

simpsonhaugh

Former Bauer Millet Site - Manchester

MMA PLANNING APPLICATION - LIST OF AMENDMENTS & MARKED UP DRAWINGS | 06 APRIL 2022

10053-MP-A-B5D9-MMA-003 | REV 01

Previous Revisions

Issue	Date	Status
01	06-04-2022	Planning Issue

1.0 PLANNING AMENDMENTS

1.0 Planning Amendments

1.1 Application Details

The following addendum has been prepared in support of a minor material amendment for the Former Bauer Millet Site as approved by the LPA on 27 July 2017 (115871/FO/2017), amended by S106 application (126868/JO/2020) and the drop in application (127260/FO/2020) with a Section 19 application to amend the LBC (127365/LO/2020).

The Addendum should be read in conjection with the Design and Access Statement and accompanying drawings which secured planning permission for the Former Bauer Millet Site, Albion Street, Manchester.

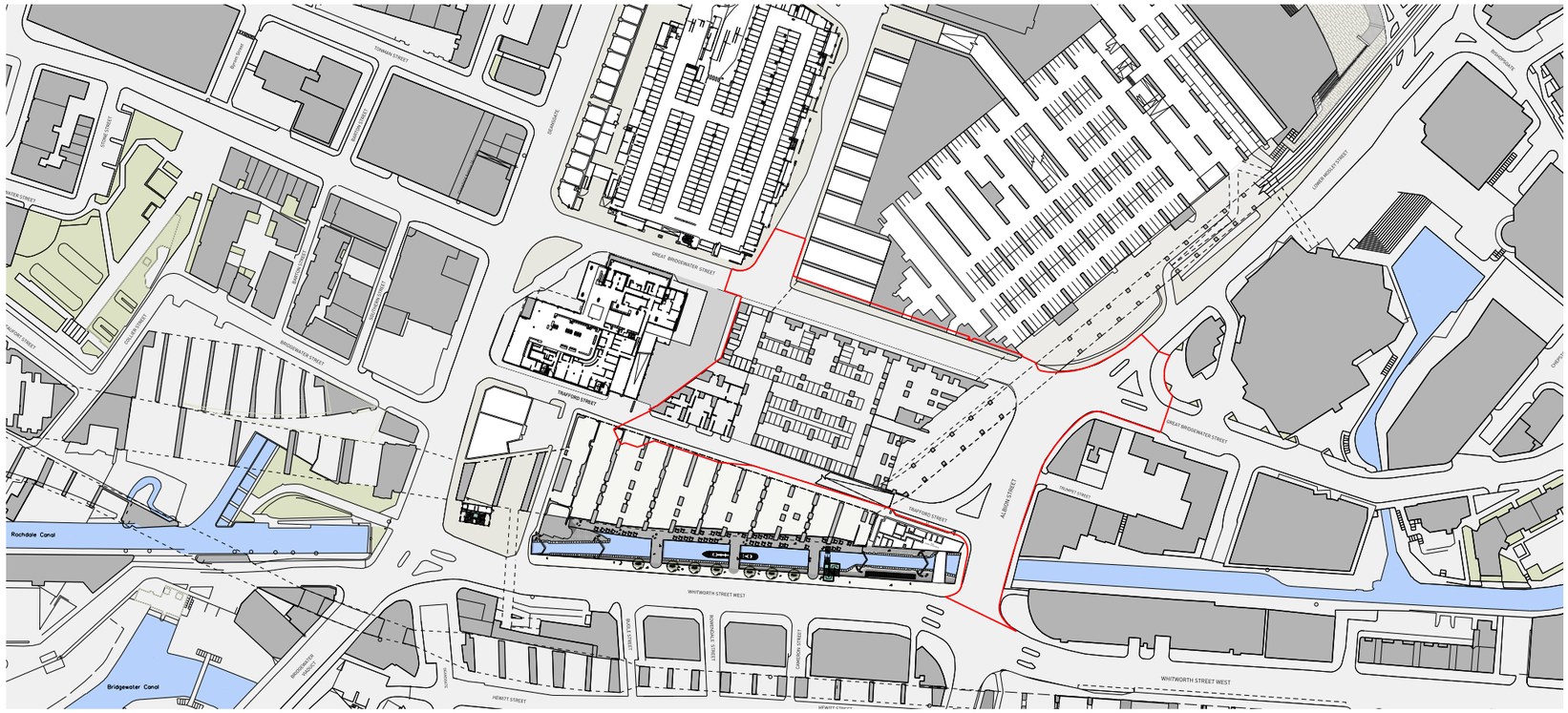
1.2 Description of development

The consented description of development was decribed as: *Erection of a 40 storey building to form 375 residential apartments](Use Class C3a) and the erection of a 14 storey building to form offices (Use Class B1) (31,756 sqm) toegether with ground floor commercial space (Use Class A1, A3 or A4) (1,010sqm) with associated enclosed service yard, public realm including stair case and lift to connect with viaduct, car parking, landscaping and other associated works.*

The sketch drawings which follow the addendum illustrate the ammendments which are highlighted in red. The marked up drawings are shown alongside the consented drawings for clarity.







1.3 Site Location

The site is located in Manchester City Centre and extends to approximately 0.72 hectares. It is bound by the former Manchester Grade II* Central Railway Station (now Manchester Central Conference Centre) to the north, Albion Street to the east, the rear service courtyard to Beetham Tower to the west, and Deansgate - Castlefield Tramstop and Deansgate Locks to the south.

The site comprises the eastern most section of the Castlefield Viaduct. At street level it comprises railway arches underneath the viaduct which accommodated the former Bauer Millet car showroom and forecourt fronting onto Albion Street. On top of the viaduct is a car park and service deck serving the adjacent Manchester Central conference centre and vehicular and pedestrian access routes across the site.

Vehicular access to the site is from Trafford Street, which incorporates a ramp up to the deck on top of the viaduct and from a car showroom forecourt on Albion Street. Pedestrian access to the viaduct deck is gained from the Metrolink Station or Great Northern Warehouse.

1.4 Historical Context

The development site is located in the vicinity of a number of imposing listed structures, most notably the Grade II* listed former Manchester Central Station building located immediately to the northeast of the site.

The Grade II listed Castlefield Viaduct consists of a brick vaulted undercroft which is predominantly used for car parking with access from Albion Street and Trafford Street. The eastern section of the viaduct arches was previously in use as a car showroom and more recently as a temporary multi-arts venue. A live primary substation is located at ground level within the arches to the south western corner of the site and fed by a series of High Voltage cables running within the arch directly north in line with Watson Street. The viaduct interiors, which are not currently visible from the street, are of high quality with brick vaulting, stone quoins and pointed transverse arches connecting the main vaulted spaces

Great Bridgewater Street Bridge which spans from the site over to the main island site of the Conference Centre provide servicing access from the service yard in to the exhibition halls. Forty-four, cast-iron, segmental, arches that make up the main part of the bridge structure carried the approach lines to Manchester Central Station over Great Bridgewater Street. The wrought iron or steel plate girder extensions seen at either end of the structure are believed to be later additions.

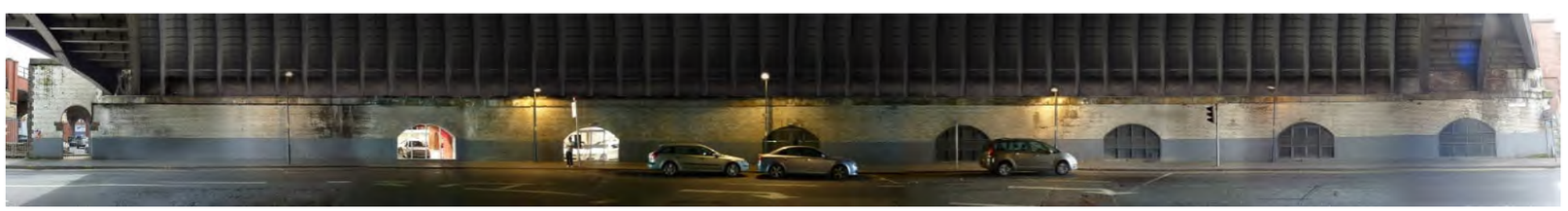












1.0 Planning Amendments

1.5 List of Amendments

1. Office Core

A - The office core has been rotated through 90 degrees and an additional passenger lift added to improve the performance / waiting times.

B - The goods lift has been updated to include a double sided opening car at ground floor with direct access to back of house for servicing. The rotation of the core reduces the impact and demolition of the listed viaduct.

2. Servicing and substations

C - The main servicing of the office has been moved from Level 01 (Man Central service yard) to Trafford Street.

D - The refuse storage at Level 01 has been relocated underneath the existing servicing ramp to Man Central service yard.

E - The lay by to Albion Street has been omitted and the full pavement width restored improving the pedestrian environment.
(Lounge bar / coffee shop servicing remains from the loading area on Great Bridgewater Street.)

F - The substations have also been relocated from Level 01 Man Central service yard to ground floor with direct access from the service road to Albion Street.

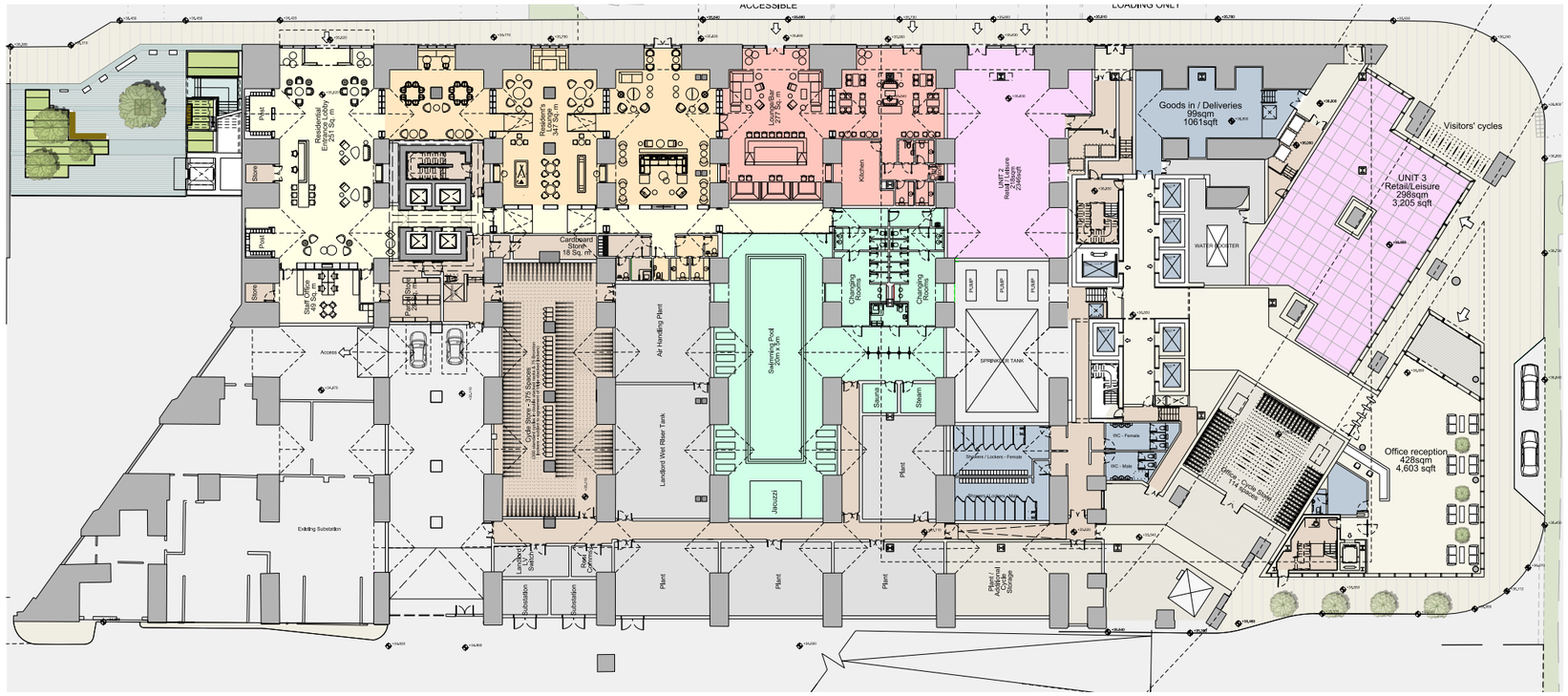
The above amendments will:

- Enable the historic viaduct arches to become front of house areas (coffee shop) which can now be seen as a heritage asset through the façade and from within the reception foyer.

- Remove the need for office use service vehicles to access Man Central service yard.

- Reduce the number of service vehicles on Albion Street and Great Bridgewater Street.

- Improve the circulation and manoeuvrability within Man Central service yard.



Phase 2 Ground Floor (Approved 2020)



Phase 2 Ground Floor (Proposed)

3. Retail use

A - Retail unit 2 has been combined with the adjacent Residential Lounge / Bar fronting Great Bridgewater Street. The entrance and escape door positions have been repositioned and coordinated with the interior design.

An illuminated canopy has been incorporated to provide emphasis to the main Lounge / Bar entrance.

B - This results in a change to the phasing at ground floor with the lounge bar being constructed as part of phase 1.

C - Retail unit 3 has become a coffee shop serving the office as part of the amenity provision and the public from Great Bridgewater Street.

D - An external seating area has been added underneath the tram bridge adjacent to the junction of Great Bridgewater Street and Albion Street.

E - The combined width of the coffee shop service corridor and office escape and firefighting access route to Great Bridgewater Street will result in the need to increase the size of opening through the listed Viaduct arch.

4. Office foyer & entrance

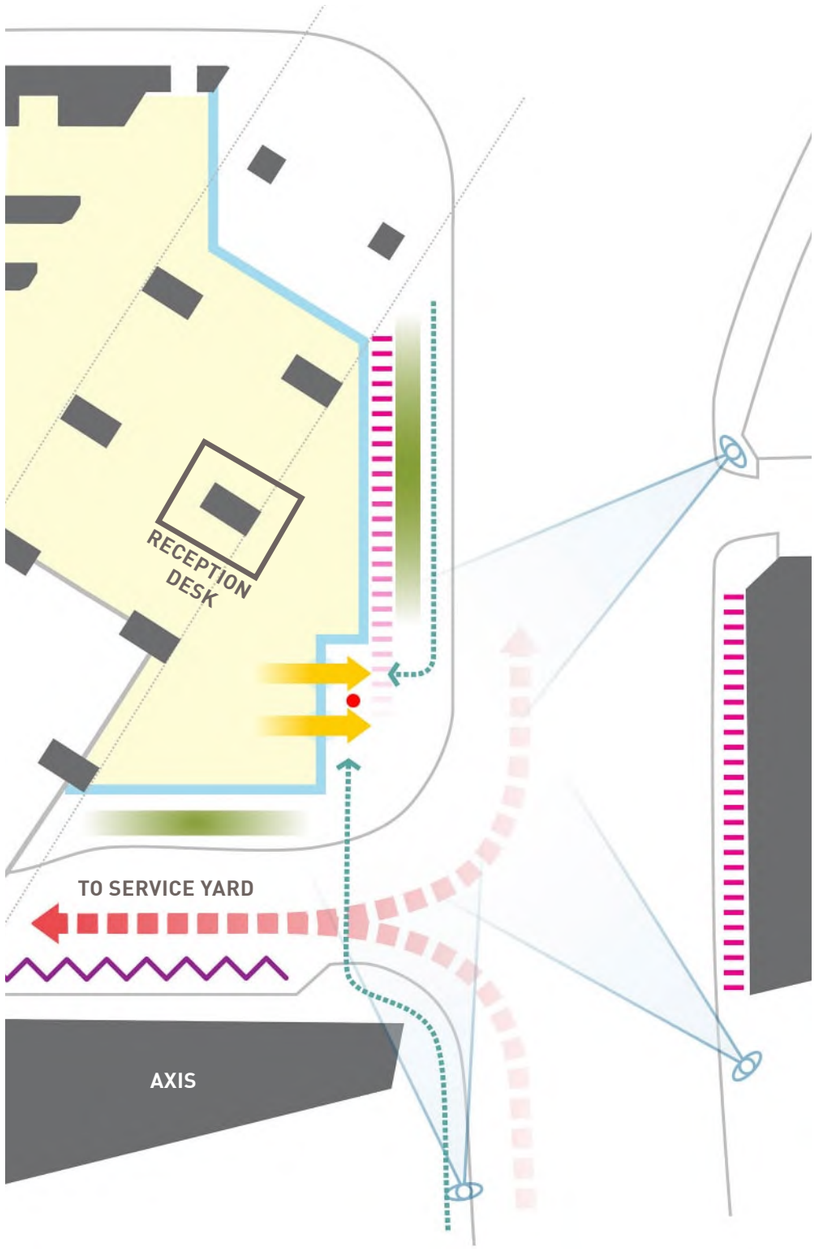
A - The pavilion building upper office floors and core (2 no. 250sqm floors) have been omitted to provide a triple height entrance foyer and sense of arrival commensurate with an office development of this scale.

B - The office entrance has been moved further down Albion Street to remove internal level changes and increase the headroom available underneath the tram bridge.

C - The reception desk has been relocated underneath the encapsulation with improved visibility of the lift lobby, entrance foyer and coffee shop.

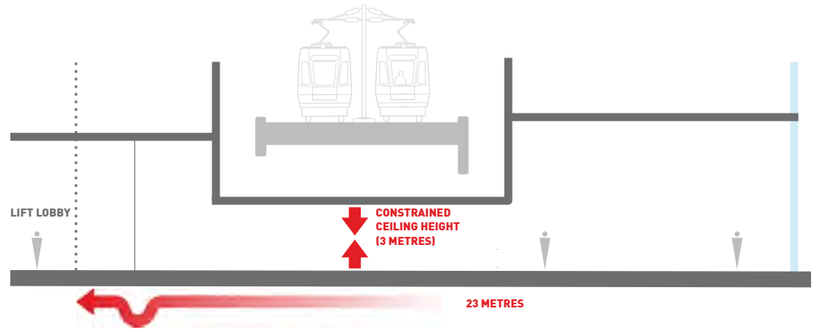
D - The office cycle store, changing facilities, plant have been reconfigured to enable the cycles to be positioned within the historic arches and plant under the metrolink bridge.

E - Access to the cycle store is gained from Albion Street and the facade has been developed as an extension of the glazed pavilion building facade which wraps under the tram encapsulation to form the entrance. The substation facade underneath the tram bridge has been designed as a series of louvred panels, which are continued as infills to the top portion of the viaduct arches for ventilating plant rooms. This continues the language from Trafford Street, behind the service ramp and with the louvres which interface from the Tram bridge to the Axis Building opposite.



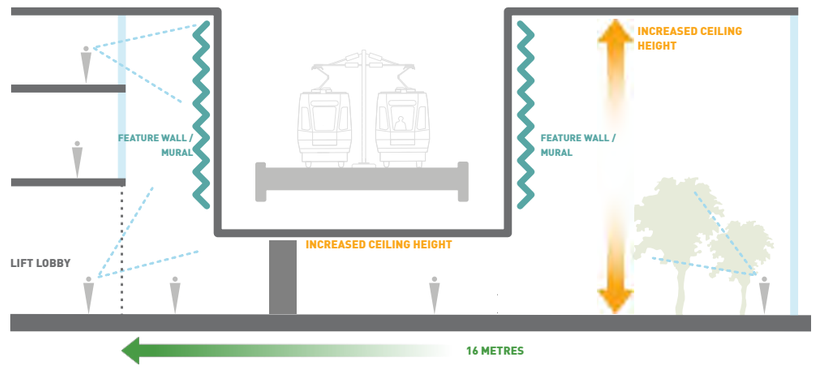
PROPOSED ENTRANCE

- Simplified geometry feels a more appropriate response
- Belongs to the orthogonal language of the pavilion
- Forms a strong corner
- Addresses Albion street and has clear visibility



2017 APPROVED DESIGN

- Lack of sense of arrival
- Constrained headroom under metrolink



PROPOSED DESIGN

- Creates a sense of arrival
- Incorporates tram encapsulation as artwork / mural
- Releases the space for amenity

KEY

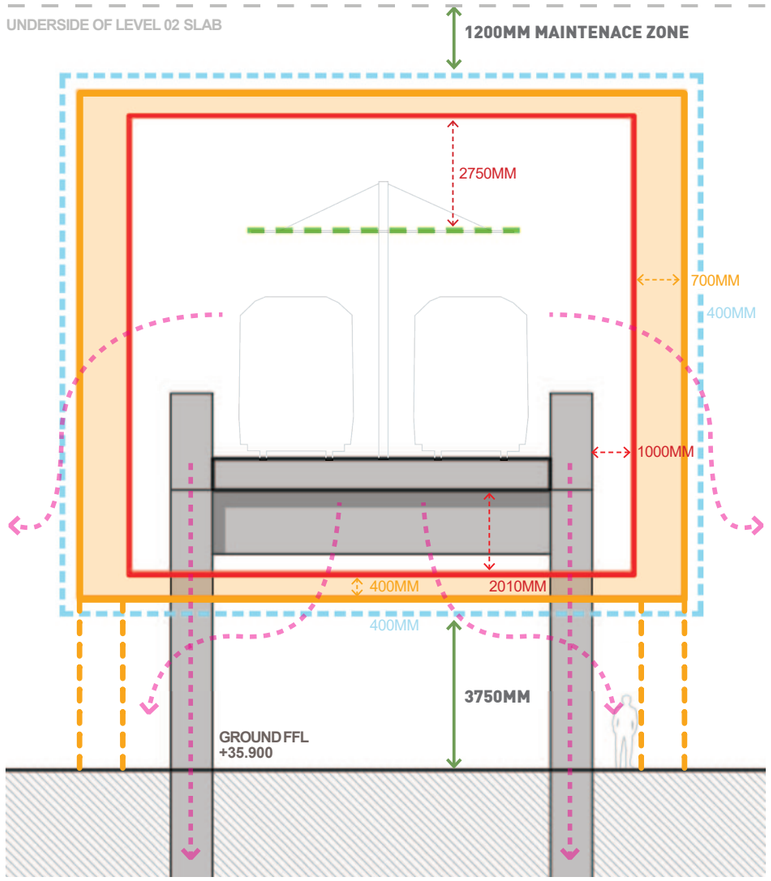
- ENTRANCE
- PEDESTRIAN ACCESS
- VEHICLE ACCESS TO SERVICE YARD & AXIS
- AXIS PARKING BAYS
- ACTIVE FRONTAGE
- VIEW OF ENTRANCE DOORS
- COLUMNS OBSTRUCTING ENTRANCE

5. Tram Encapsulation

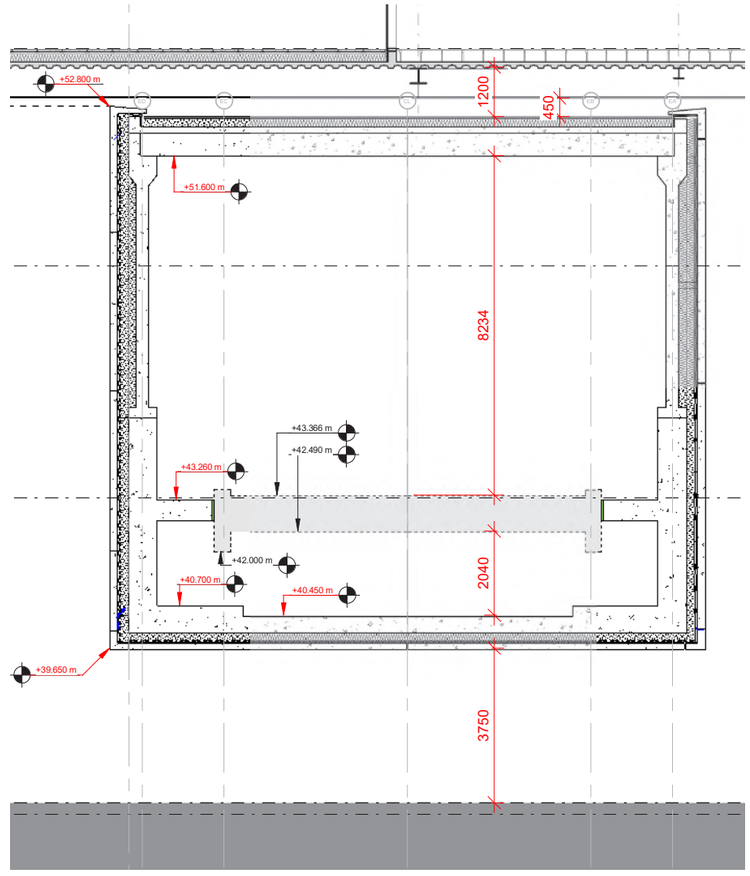
A - The tram has been encapsulated within a precast concrete tunnel which will be seen externally and from within the reception foyer. The sides of the encapsulation will feature a mural or relief providing visual interest.

B - The encapsulation deals with issues of fire, acoustics, derailment, bomb blast & creates a safe zone for construction. It will also provide an emergency safe landing zone for the BMU during the cleaning & maintenance of the building.

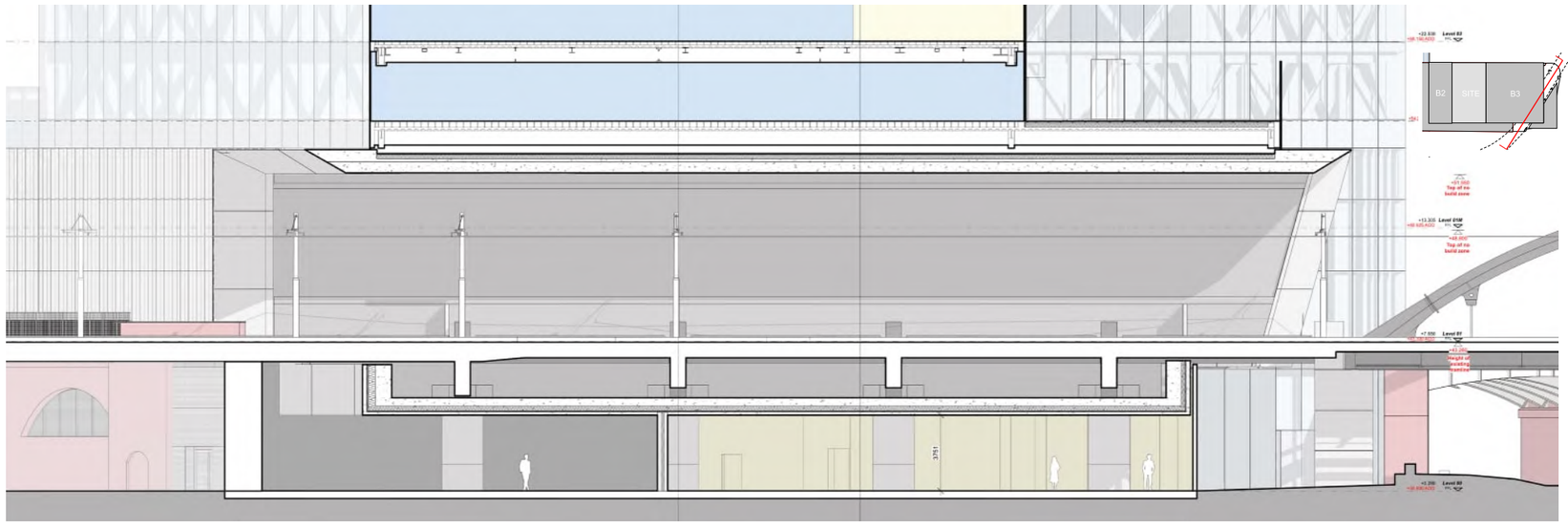
Along with full storey height perimeter glazing edge protection, the encapsulation will also assist with the planning condition which requires a scheme to be presented to protect the Metrolink infrastructure from objects being able to be thrown from the adjacent roof gardens.



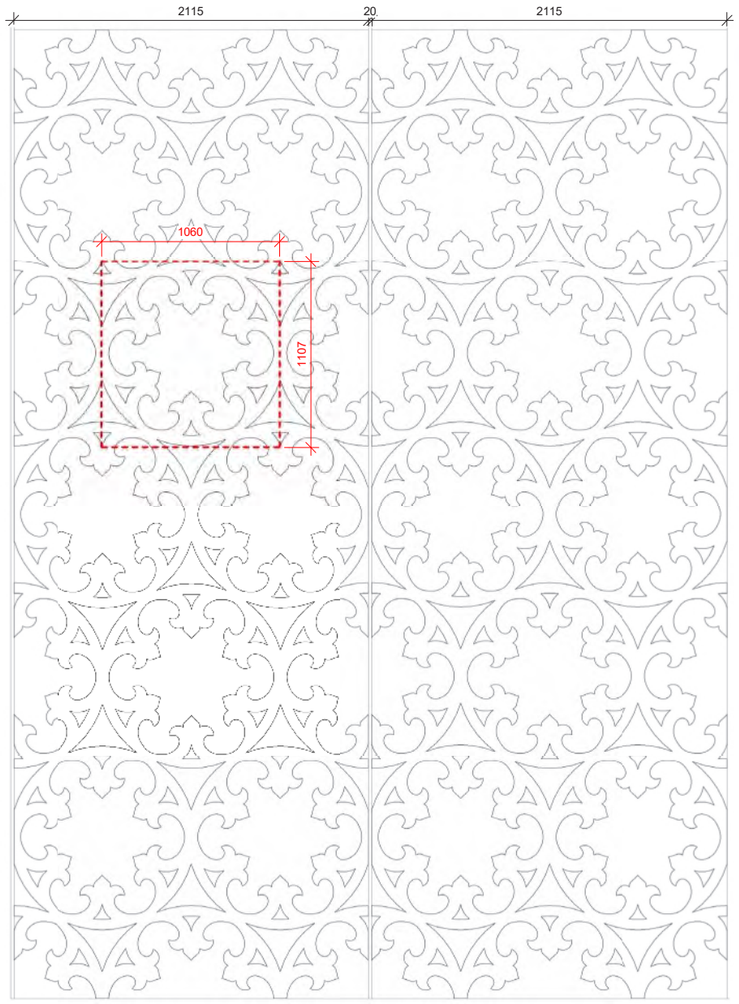
ENCAPSULATION - TfGM ZONES



ENCAPSULATION - DETAILED SECTION



PROPOSED SECTION EE



Encapsulation Panel Dimensions



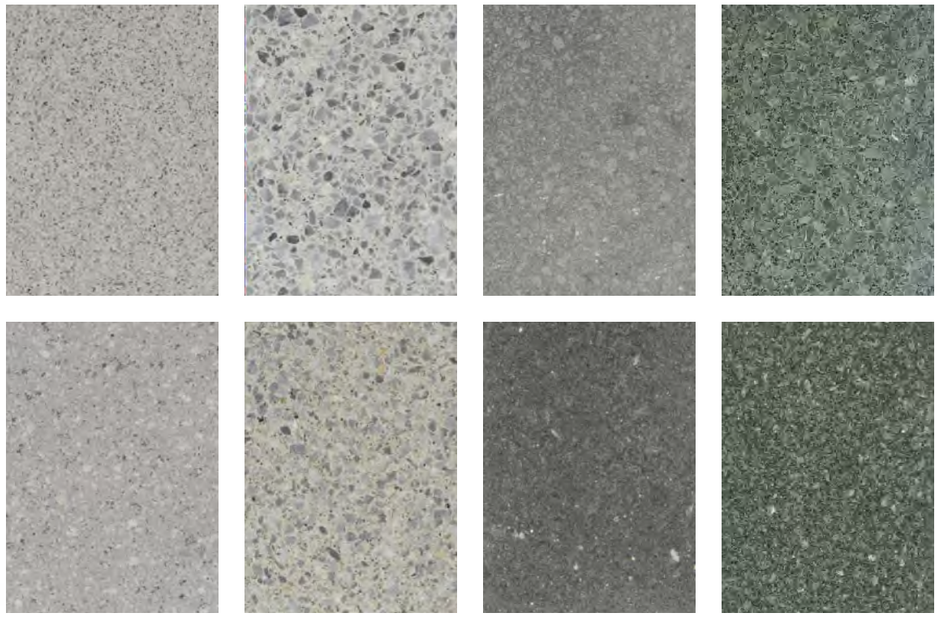
Conceptual Materiality

OPTION 01
Grey aggregate, grey cement mix

OPTION 02
Grey aggregate, beige cement mix

OPTION 03
Grey aggregate, grey cement mix

OPTION 04
Green aggregate, green cement mix



COLOUR / TEXTURE



PATTERN DERIVED FROM THE EXISTING STEEL LATTICE WORK OF MANCHESTER CENTRAL





PRECEDENTS

1.0 Planning Amendments

6. Office Amenity Space / Green rooms

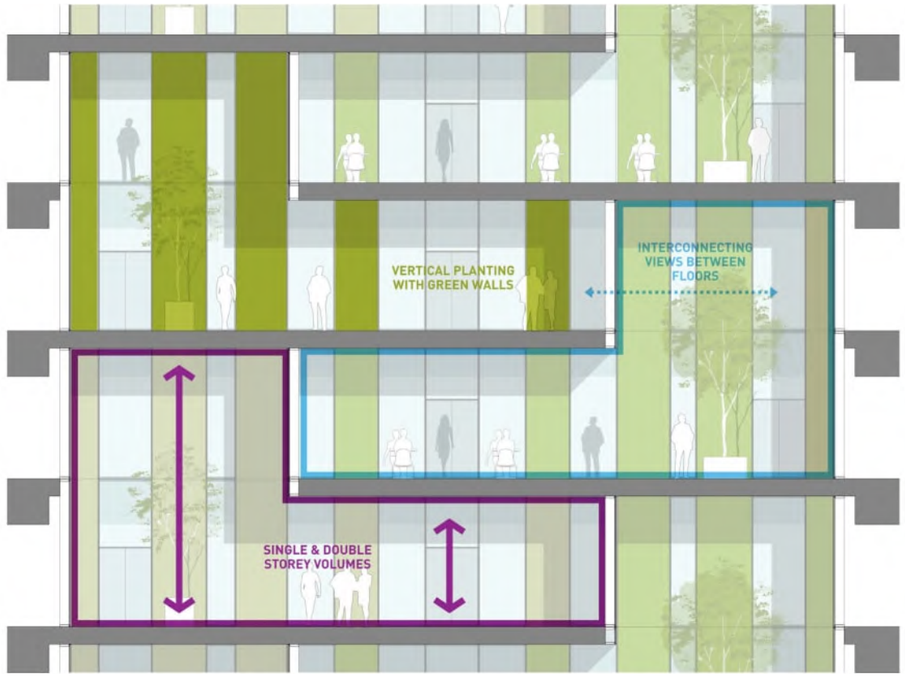
Office design has evolved considerably since the application was approved in 2017 and the provision of amenity space has become an important addition for users.

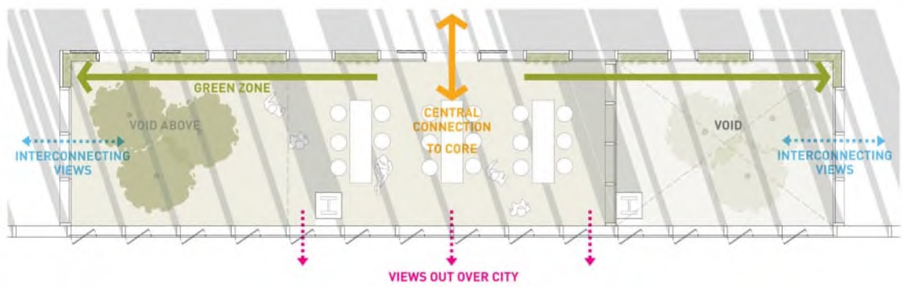
A - Office amenity space has therefore been added at level 02 in the form of external terraces to the east & west.

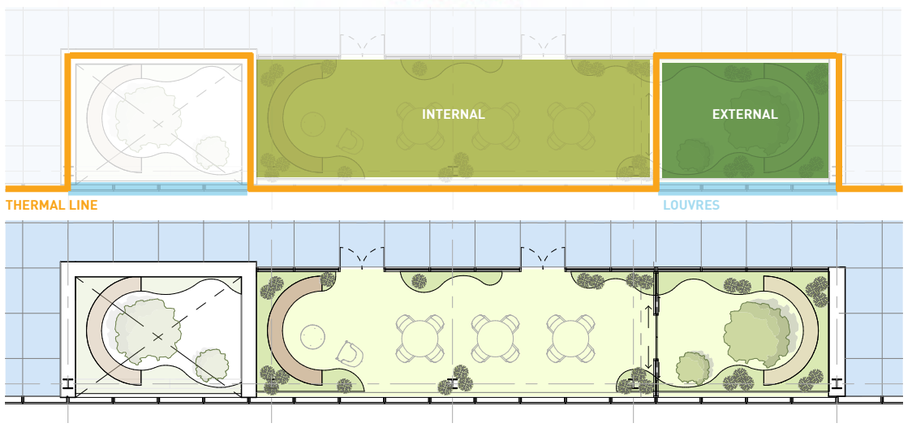
B - Amenity space for each office floorplate (level 03 upwards) has been added through the creation of landscaped green rooms which provide a focal point and visual interest to the floorplates.

C - The green rooms consist of double and single height spaces to allow for different scales of planting and provide a connection to nature through Biophilic design principles. The double height spaces have been designed as naturally ventilated wintergardens with a glass louvred façade. The position on the South East façade assists with solar control and provides uninterrupted views to the surrounding streetscape.

D - The upper roof terrace has been increased in size and repositioned to the full length of the South East facade, providing a 180 degree view across the city.

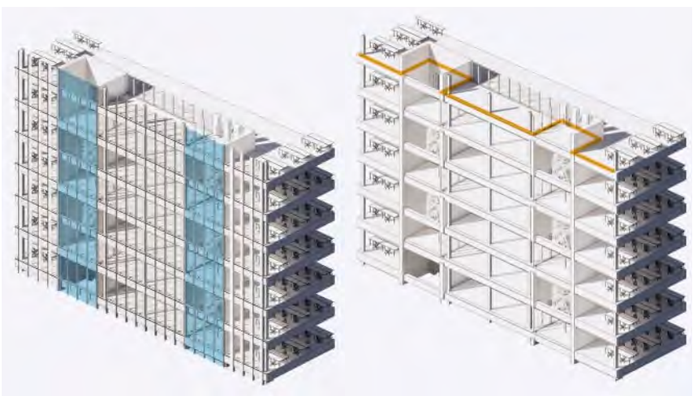


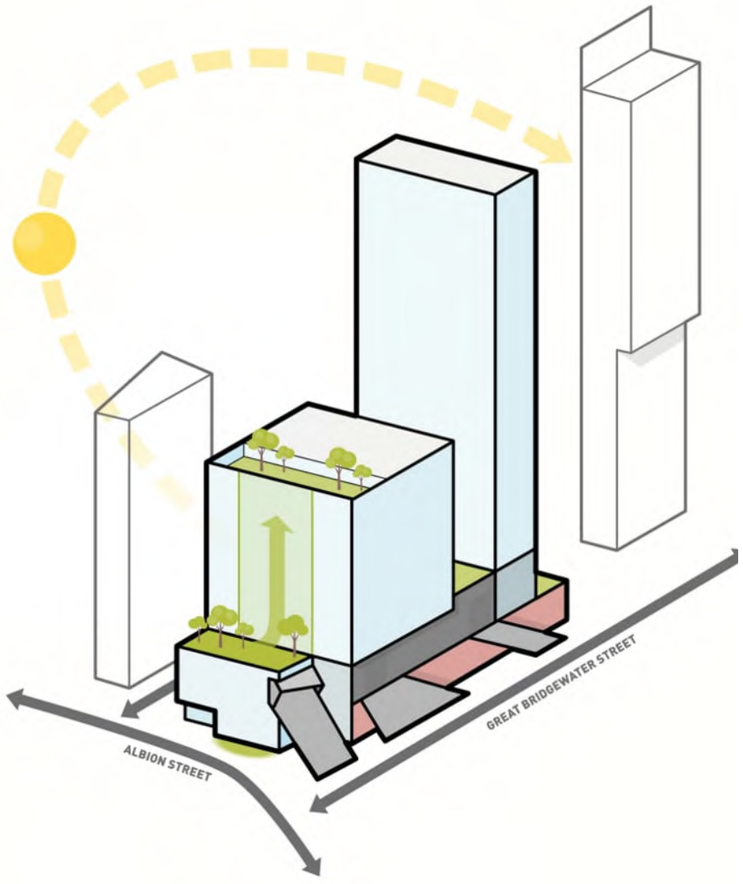


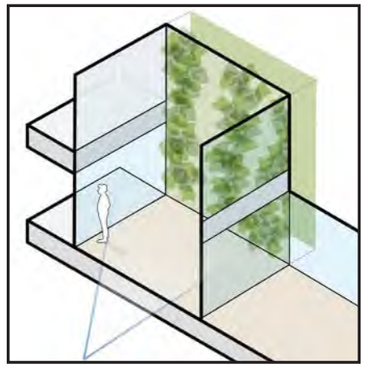


GREEN ROOM - CONCEPT DESIGN



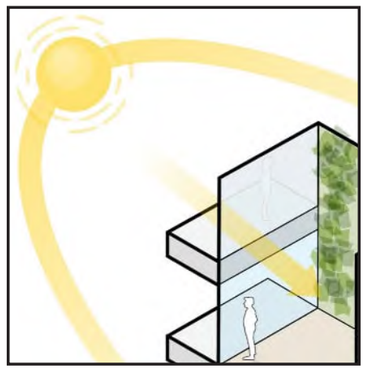




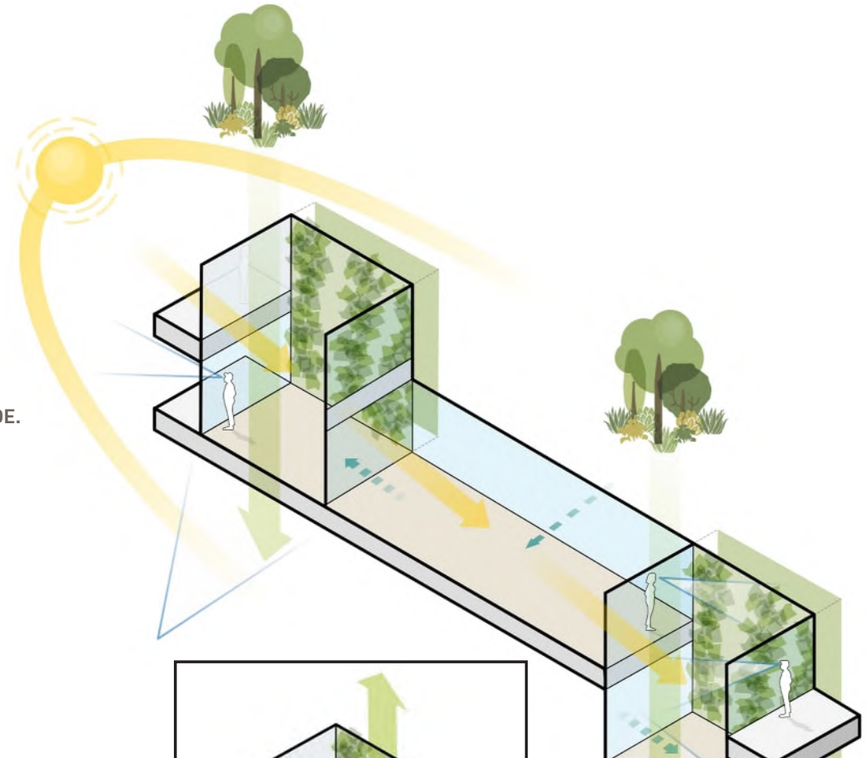


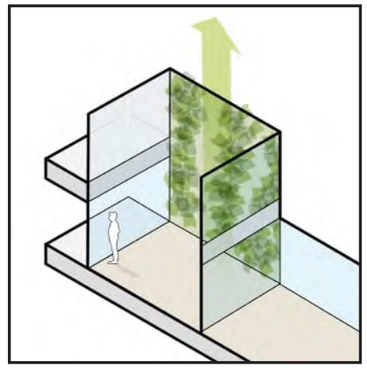
SOLID WALLS WITH VERTICAL PLANTING ARE HIGHLY VISIBLE THROUGH THE FACADE.

OPPORTUNITY FOR LOW MAINTENANCE GREEN / MOSS WALLS INTERNALLY TO OFFICE FLOORPLATES

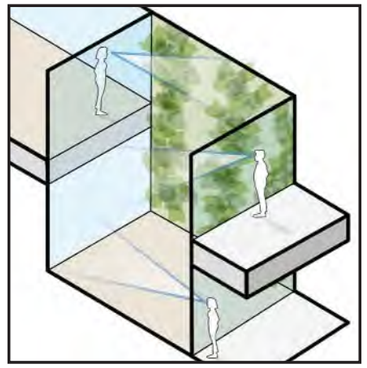


GLAZED FLANKING WALLS ALLOW MORE NATURAL LIGHT INTO GREEN ROOMS: IMPROVED GROWING CONDITIONS FOR PLANTS

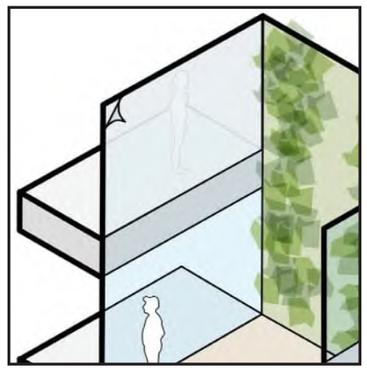




DOUBLE HEIGHT PLANTED WALLS WILL EMPHASISE THE VERTICALITY OF THE ROOMS SPATIALLY



VIEWS INTO THE GREEN ROOMS FROM THE OFFICE FLOORPLATE AND BETWEEN FLOORS, ENHANCED WELL-BEING



IF REQUIRED, PRIVACY FILM CAN BE APPLIED TO FLANKING ENDS OF GREEN ROOMS



GREEN ROOM - DESIGN DEVELOPMENT

1.0 Planning Amendments

7. Changes to structure

A - The two storey structural transfer truss at levels 02 & 03 has been developed to enable all internal columns to be positioned adjacent to the façade providing a column free floorplate.

B - The number of columns passing through the service yard at level 01 and listed viaduct have been reduced and repositioned to improve the circulation and manoeuvrability within Man Central service yard.

8. Change to floor to floor height & additional floor

A - The office floor to floor height has been revised following a review of the main structural beam depth and the client decision to have exposed soffits and services with no ceilings.

As a result the floor to floor height has been revised from 4100mm to 3950mm with a 2900mm floor to underside of structure. (BCO Guide to Specification - Best practice for offices – 2019 recommends a clear height of 2.8 to 3.2m for spaces over 18m in depth).

This provides a saving of 150mm per floor which equates to 1800mm over the 12 office floors.

Further co-ordination of the distance required between the top of the Tram Encapsulation and the underside of the office level 02 structural slab also resulted in the need to raise the upper floors by 350mm. This ensures an adequate maintenace zone of 1200mm is mantained to allow for the inspection of the steelwork to the underside of level 02.

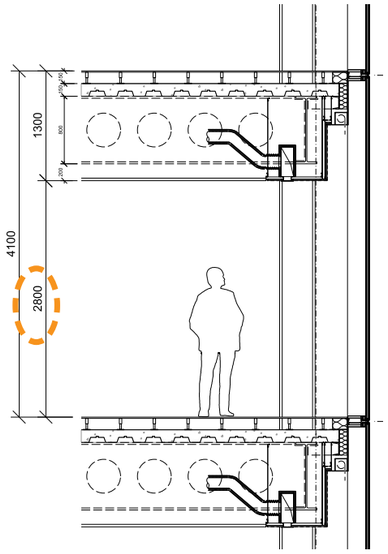
B - The overall reduction in height of 1450mm (1800mm - 350mm) resulted in the decision to add a further office floor (3950mm) which results in an overall increase in height of 2500mm.

The approved office building height is +108.300m AOD and the proposed office building height is +110.800m AOD.

The additional floor offsets the omission of the pavilion building office floors, together with the provision of amenity space and green rooms to the main office floors.

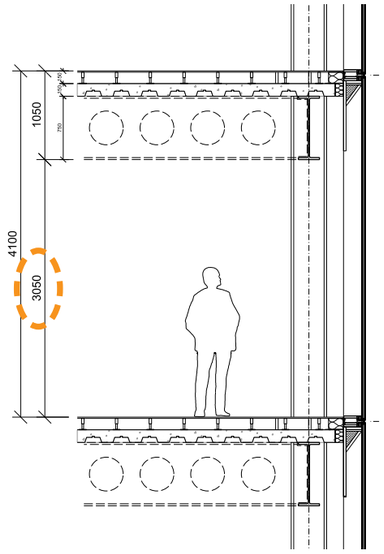
C - The overall office NIA has been increased by 12,110sqft (1,125sqm)
. Approved NIA = 251,391sqft (23,355sqm)
Proposed NIA = 263,501sqft (24,480sqm)

The office floor NIA increase and resultant occupancy change has been reviewed in terms of the provision of WC's, cycle spaces and facilities.



CONSENTED

Floor to floor height = 4100mm
Floor to ceiling = 2800mm



CONSENTED - EQUIVALENT BASED ON DEVELOPED PROPOSALS

Floor to floor height = 4100mm
Floor to underside of structure = 3050mm

BCO Guide to Specification - Best practice for offices - 2019
Clear heights:
The BCO recommends the following dimensions from finished floor to underside of the ceiling, exposed services or structure, whichever is the lowest.
- New-build typical floor: 2.6 to 2.8m
- New-build deep plan floor: 2.8 to 3.2m – for example, trading floors or spaces more than 18m in depth.

ADDITIONAL FLOOR OPTION

3.95m Floor to floor height

2.9m Floor to underside of structure

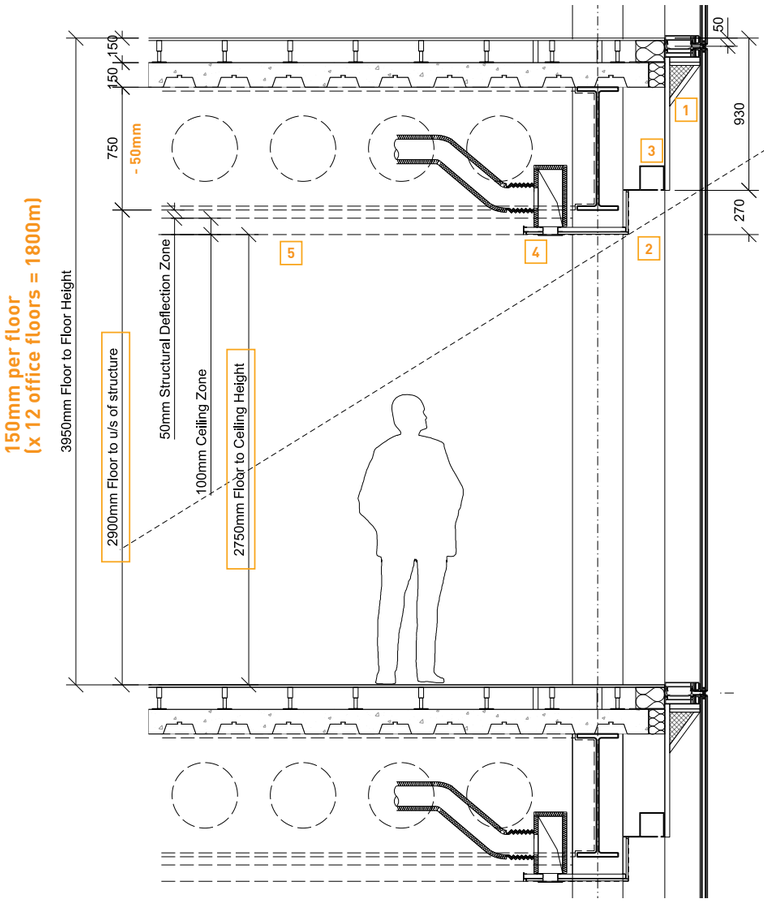
2.75m Floor to (future) ceiling height

Optimum

Level 02 FFL increased by 350mm

2.500m above consented height

NOTE:
150mm per floor (x 12 office floors = 1800m) - 350 = 1450mm
Additional floor +3950mm results in +2500mm increase in height



TYPICAL SECTION DETAIL

1. BULKHEAD / FASCIA
2. STEPPED EDGE DETAIL TO MAXIMISE LIGHT PENETRATION
3. RECESSED BLIND BOX DETAIL
4. PLASTERBOARD PERIMETER EDGE DETAIL INCORPORATING PERIMETER VENTS
5. EXPOSED SOFFIT / SERVICES ZONE (NO CEILING INSTALLATION IN BASE BUILD CONSTRUCTION)

9. Façade changes

A - Glass louvres have been introduced to the East Facade to naturally ventilate the green rooms / winter gardens.

B - The repositioned upper roof terrace is fronted by a full height clear balustrade as a continuation of the façade. This runs the full length of the East facade, reduces the area of opaque glazing and provides more visual interest to the top of the building.

The façade has been modelled and tested within its context to understand the solar radiation and inform the solar control coating and density of fritting to provide shading.

C - This has informed the percentage of ceramic fritting applied to the glass to control the level of shading and subsequent reduction in heat gain. Rather than remaining constant, the level of opacity has been amended to respond to orientation; the south elevation employs 66% fritted panels, the east & west 33% and the north remains clear. This reduces overheating, cooling costs and saves heating energy.

D - The fritting fenestration has been removed at Levels 02 & 03 to allow the transfer truss to be visually expressed and seen externally through the facade.

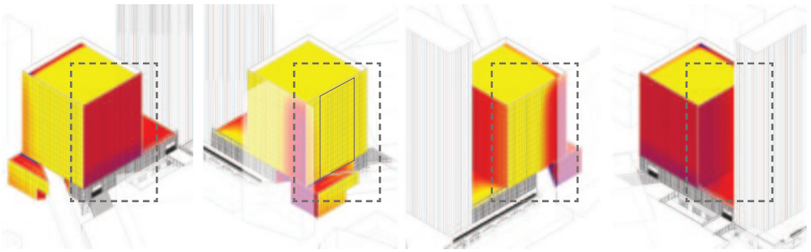
10 Amendments to Ph. 1 Building 2 (Residential) (Following Ph. 2 Building 3 (Office) Coordination)

A - The Phase 1 residential cycle store has also been repositioned into the same arch as the office cycle store which is located closer to the entrance from Albion Street. This enables the swimming pool changing facilities and plant to be exchanged, repositioning the changing facilities closer to the main residential core.

B - Following further design development the 3 gates into the service yard have been designed to slide behind the façade (internally rather than externally). This has enabled us to retain the residential facade fins which had been omitted to allow for the main service yard gate.

C - The residential terrace at Level 02 has been amended to include a defensible landscape strip for privacy and to prevent overlooking into the apartment from the terrace.

D - The brickwork pier and stone coping to Great Bridgewater Street bridge has been lowered in response to the removal of the bridge.



NORTH ELEVATION
- Low Solar Radiation
- Reduced Shading requirement

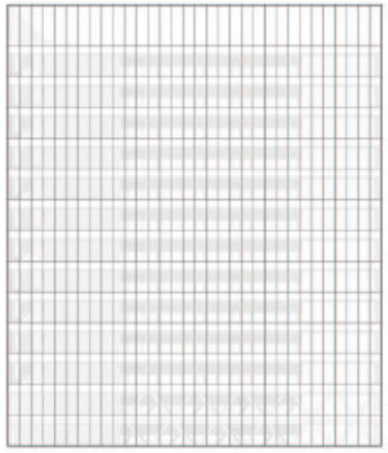
EAST ELEVATION
- High Solar Radiation
- Increased Shading requirement
- Wintergardens to provide buffer

SOUTH ELEVATION
- High Solar Radiation
- Increased Shading requirement
- Some shading from Axis

WEST ELEVATION
- Low Solar Radiation
- Low Shading requirement
- Shading from Phase 01

SOLAR RADIATION ANALYSIS

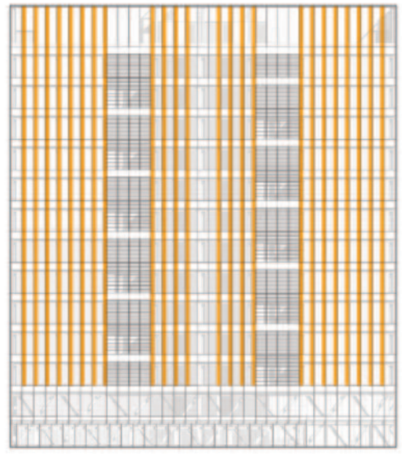
NORTH ELEVATION



- LOW SOLAR RADIATION
- REDUCED SHADING REQUIREMENT

0% Frit

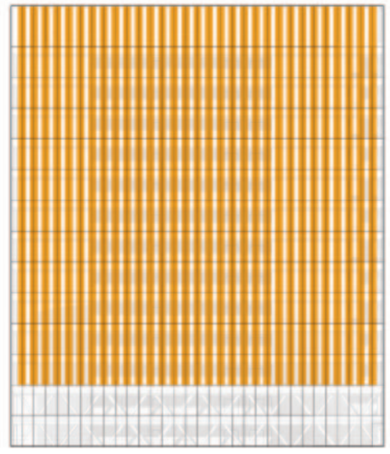
EAST ELEVATION



- HIGH SOLAR RADIATION
- INCREASED SHADING REQUIREMENT
- WINTERGARDENS TO PROVIDE BUFFER

33% Frit to clear glazed units

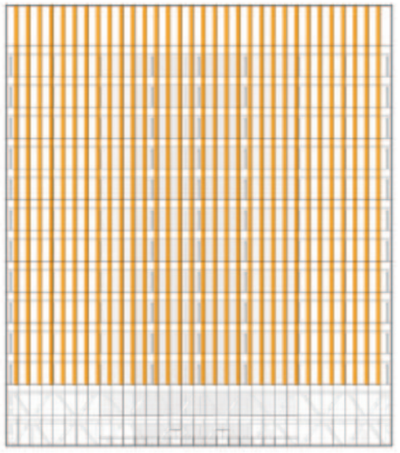
SOUTH ELEVATION



- HIGH SOLAR RADIATION
- INCREASED SHADING REQUIREMENT
- SOME SHADING FROM AXIS

66% Frit

WEST ELEVATION

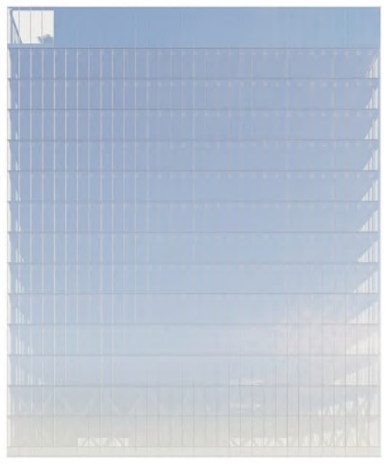


- LOW SOLAR RADIATION
- LOW SHADING REQUIREMENT
- SHADING FROM PHASE 01

33% Frit to clear glazed units

FACADE FRIT STRATEGY

NORTH ELEVATION



- LOW SOLAR RADIATION
- REDUCED SHADING REQUIREMENT

EAST ELEVATION



- HIGH SOLAR RADIATION
- INCREASED SHADING REQUIREMENT
- WINTERGARDENS TO PROVIDE BUFFER

SOUTH ELEVATION



- HIGH SOLAR RADIATION
- INCREASED SHADING REQUIREMENT
- SOME SHADING FROM AXIS

WEST ELEVATION

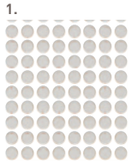


- LOW SOLAR RADIATION
- LOW SHADING REQUIREMENT
- SHADING FROM PHASE 01

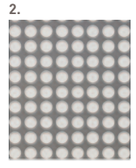
PHASE 02 FRIT COLOUR

1. Dot matrix frit RAL 7047 to face 2 of glazing
2. Dot matrix frit RAL 7047 to face 2 of glazing with full frit RAL 7021 applied to face 4

1.



2.



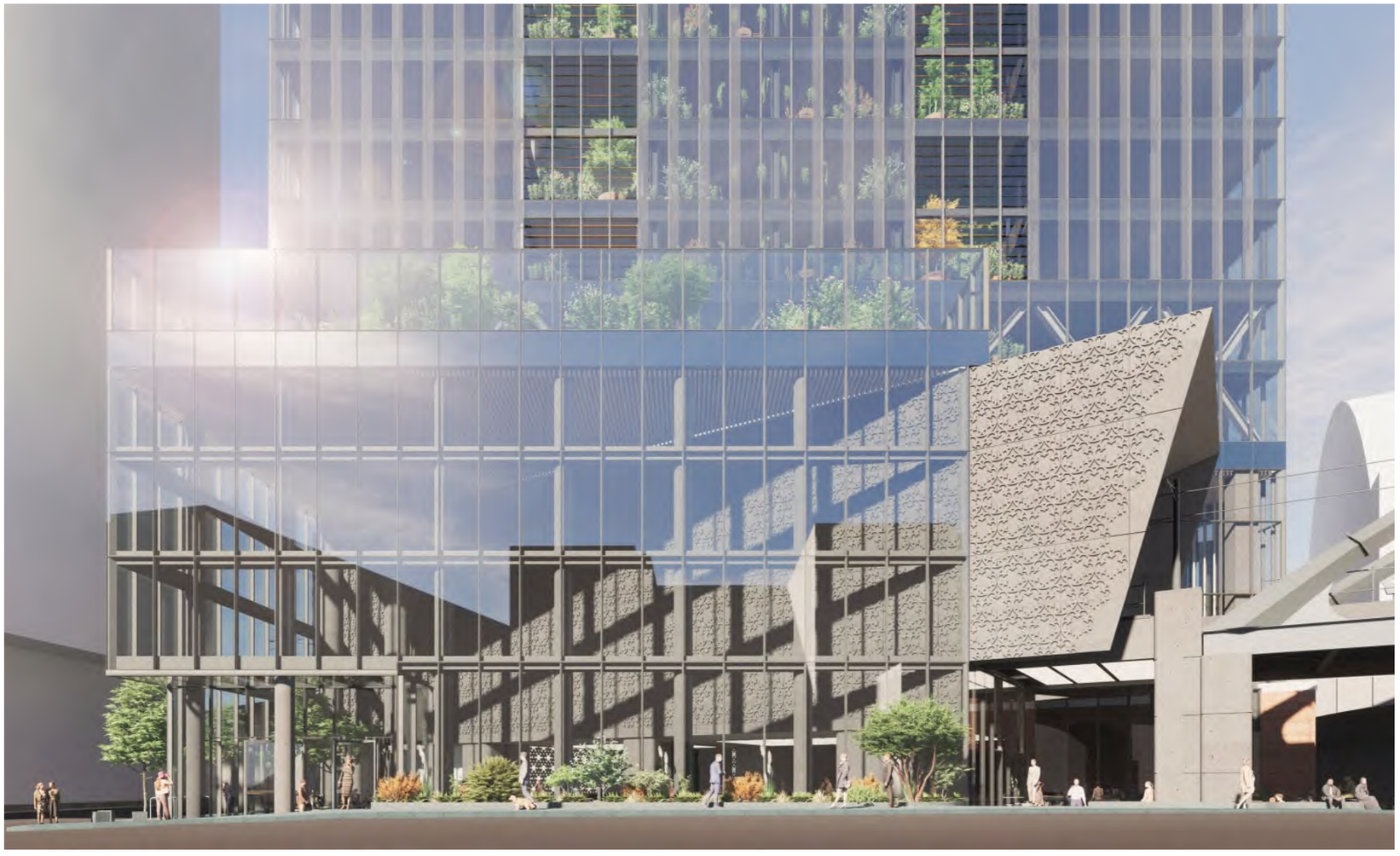
1.0 Planning Amendments



GREAT BRIDGEWATER STREET / ALBION STREET VIEW (CGI COMPARISON VIEW)



APPROVED CGI







ALBION STREET VIEWS

1.0 Planning Amendments





ENTRANCE HALL VIEWS



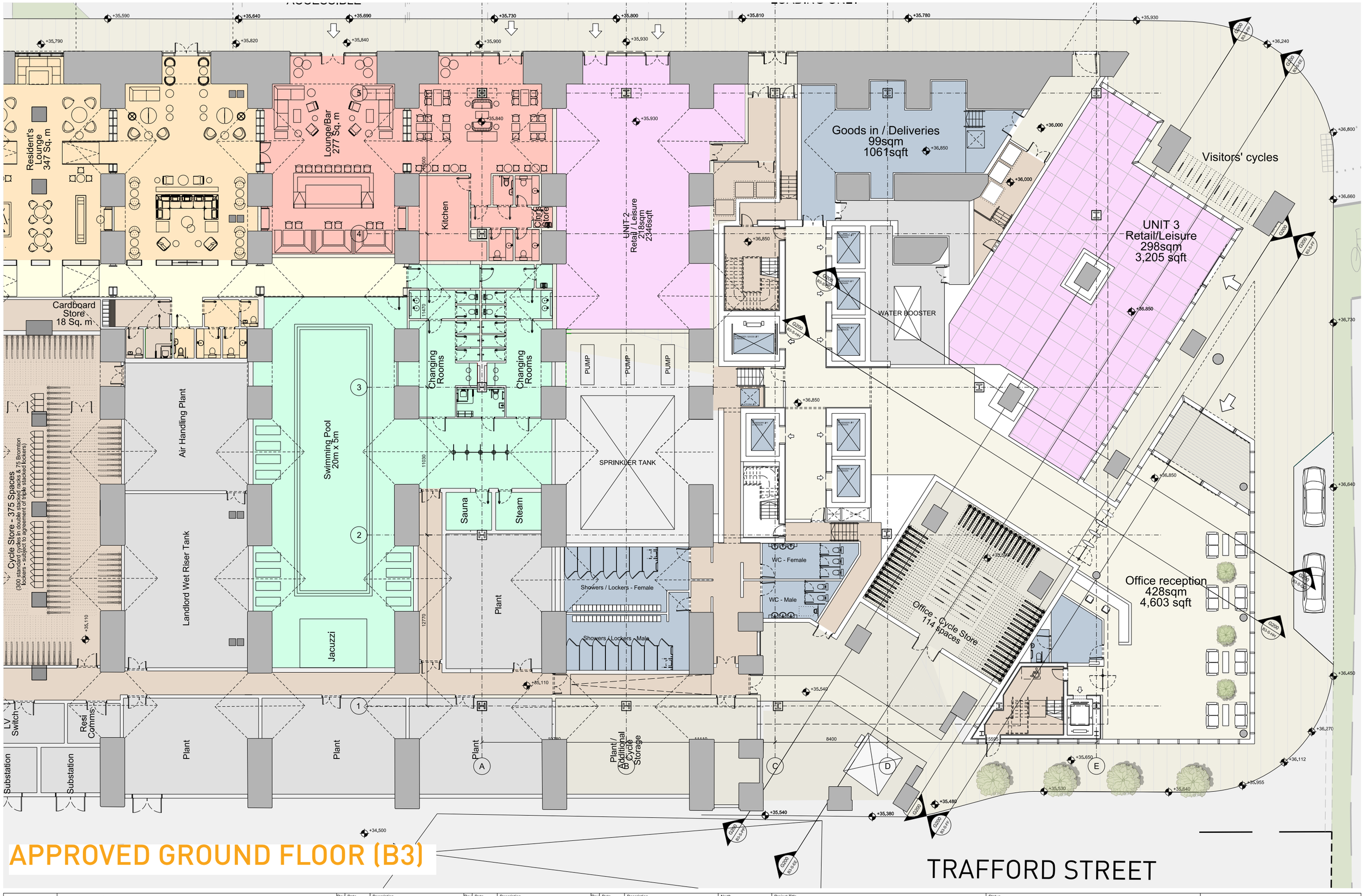




COFFEE SHOP VIEWS

2.0 DRAWING COMPARISON

2.1 B3 - OFFICE



APPROVED GROUND FLOOR (B3)

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Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application
02	29-05-2020	Minor Material Amendment Application
03	15-12-2020	Non-Material Amendment Application
04	19-02-2021	Non-Material Amendment Application

North

Project Title: Former Bauer Millet Site

Drawing Title: Building 3 - Ground Floor Plan

Status: Planning

Scale: 1:250 @ A3 1:125 @ A1

Date: March 2017

Job No: 10053

Drawing No: 10053-B3-A-B5D9-G200-P-00-001

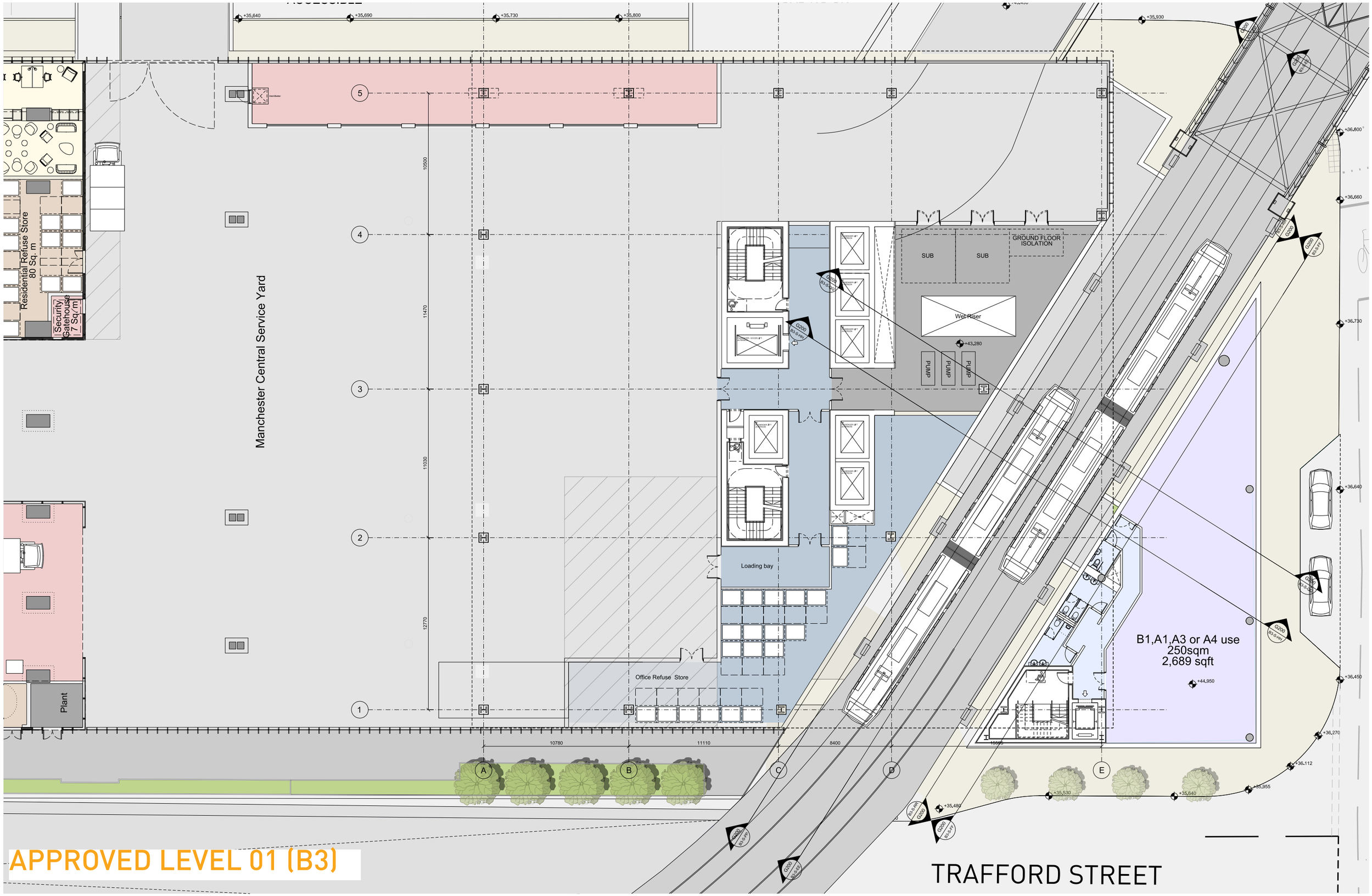
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PROPOSED GROUND FLOOR (B3)



APPROVED LEVEL 01 (B3)

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Rev	Date	Description
00	17-03-2017	Planning Issue
01	13-07-2017	Change of Use
02	30-04-2020	Minor Material Amendment Application
03	15-12-2020	Non-Material Amendment Application
04	19-02-2021	Non-Material Amendment Application

North

Project Title: Former Bauer Millet Site

Status: Planning

Scale: 1:250 @ A3 1:125 @ A1

Date: March 2017

Drawing Title: Building 3 - First Floor Plan

Job No: 10053

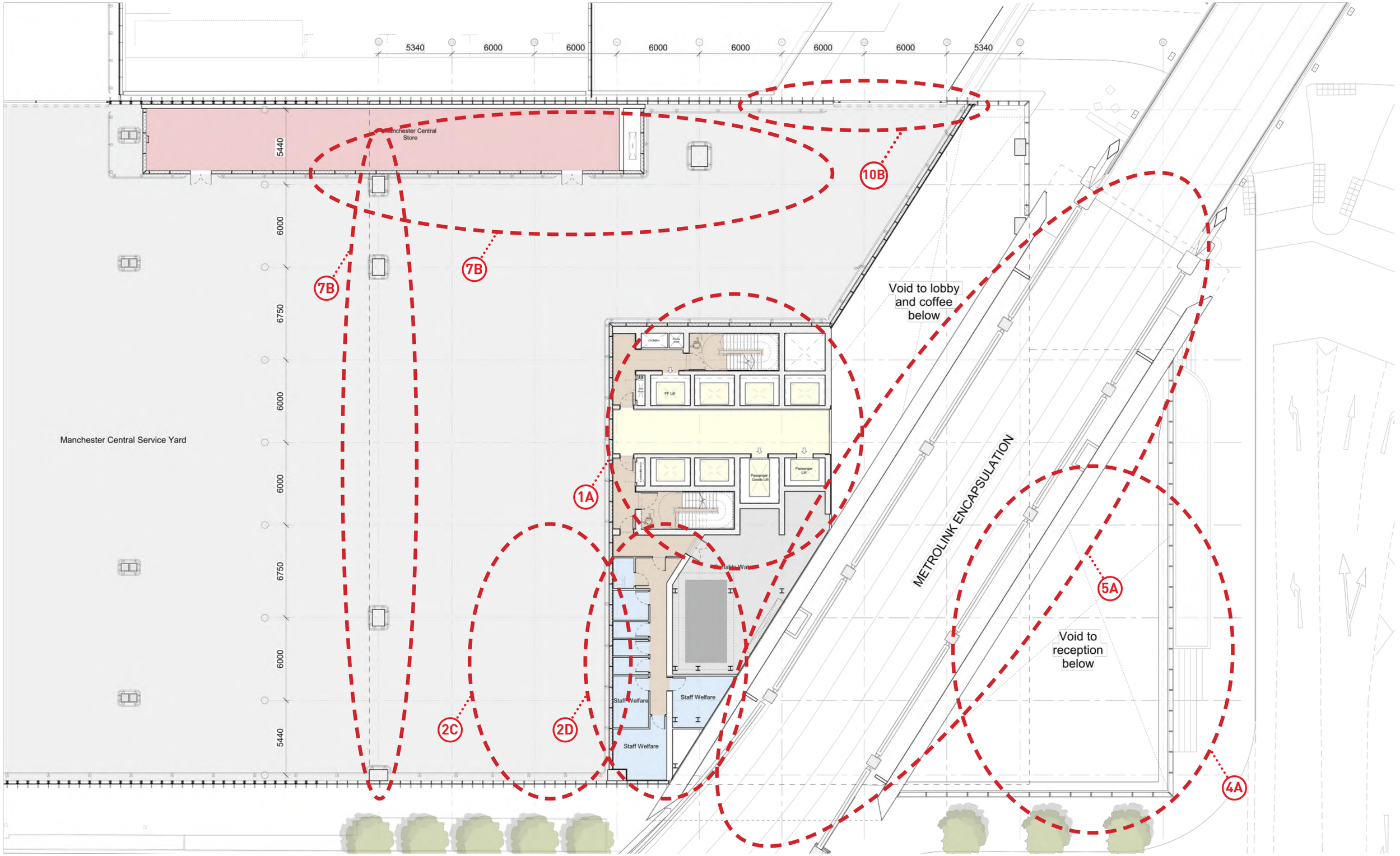
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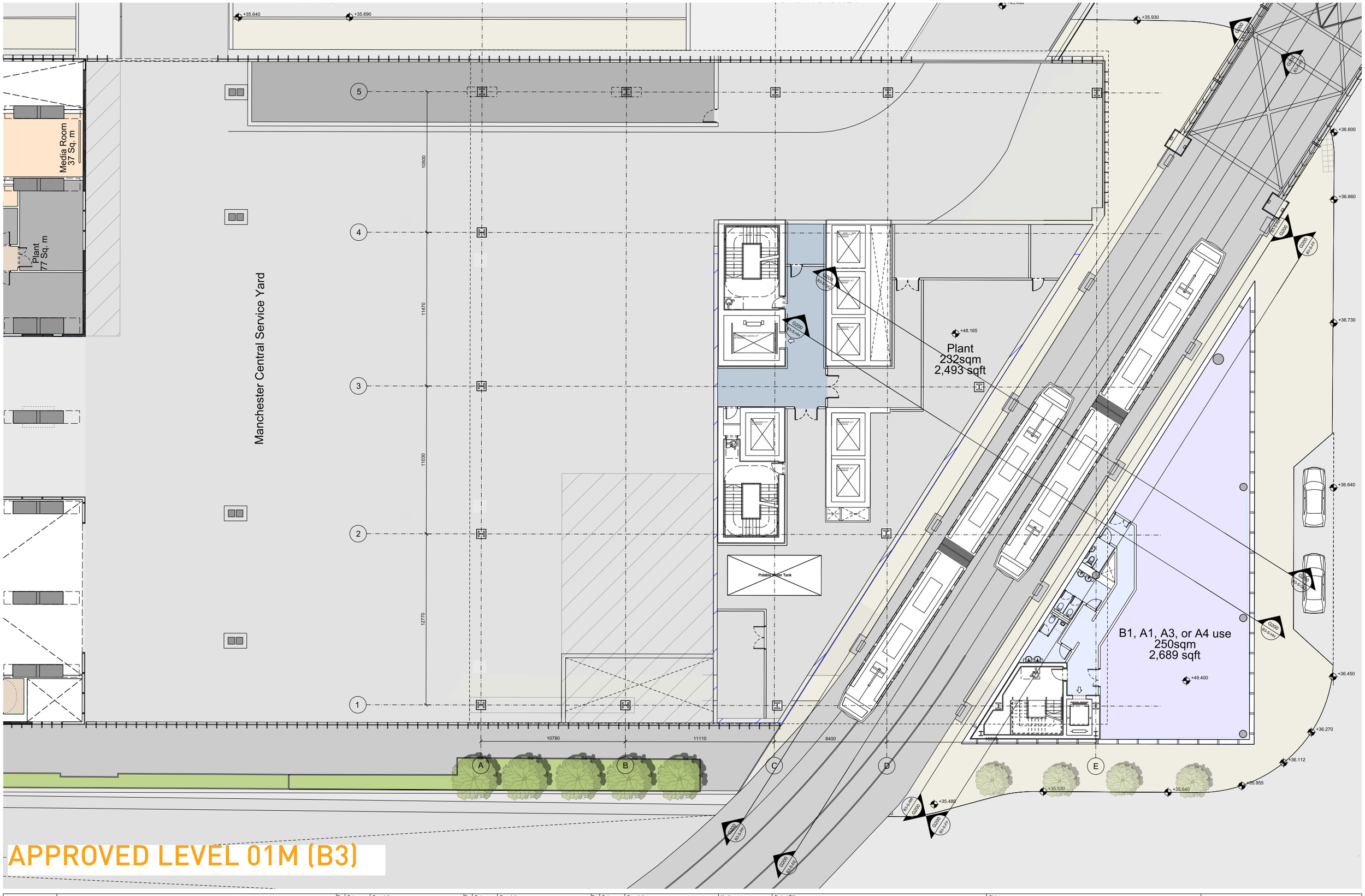
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PROPOSED LEVEL 01 (B3)





APPROVED LEVEL 01M (B3)

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Rev	Date	Description
00	17-03-2017	Planning Issue
01	13-07-2017	Change of Use
02	30-04-2020	Minor Material Amendment Application
03	15-12-2020	Non-Material Amendment Application
04	19-02-2021	Non-Material Amendment Application

North

Project Title: Former Bauer Millet Site

Drawing Title: Building 3 - First Floor Mezzanine Plan

Status: Planning

Scale: 1:250 @ A3 1:125 @ A1

Date: March 2017

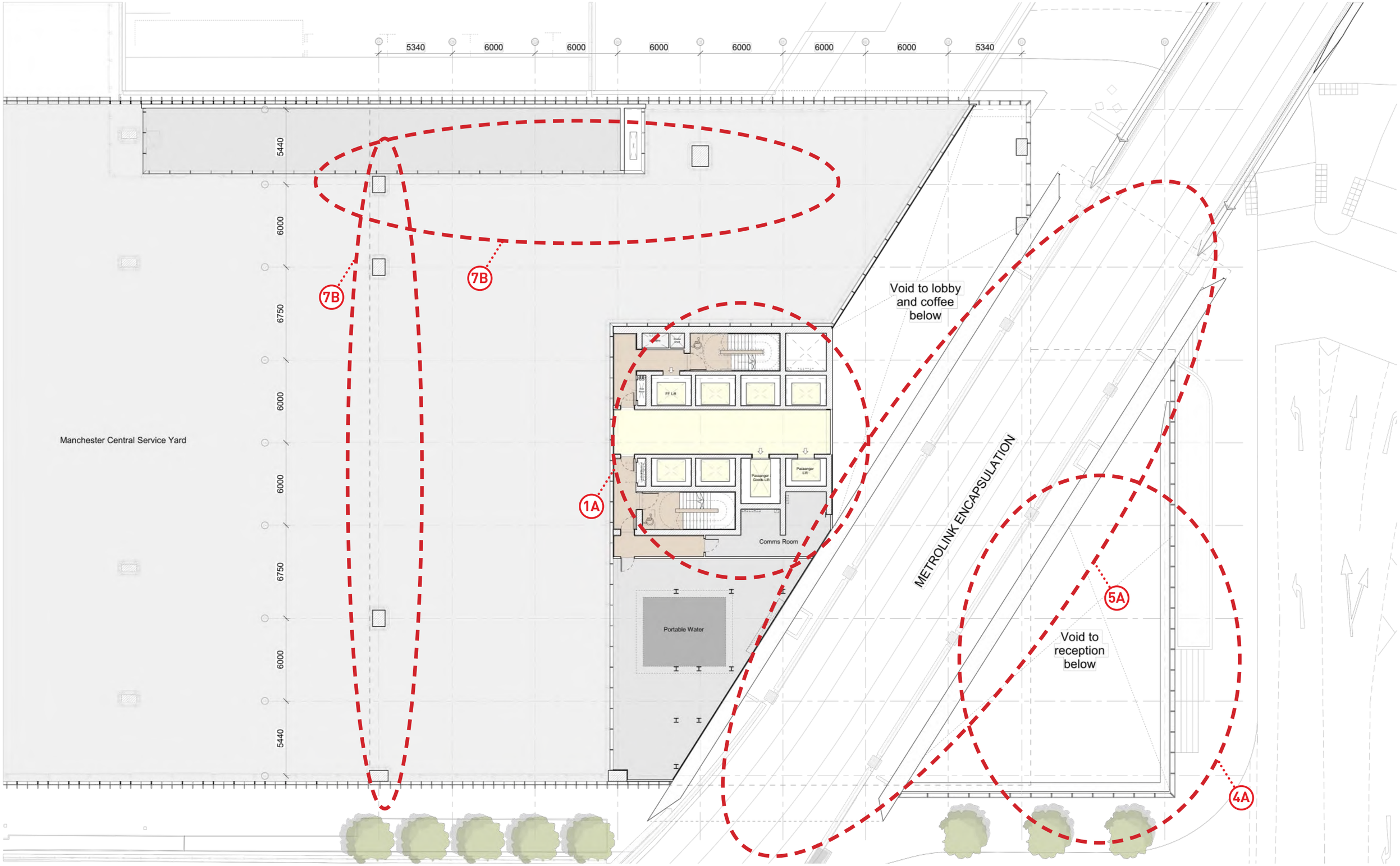
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Drawing No: 10053-B3-A-B5D9-G200-P-01M-001

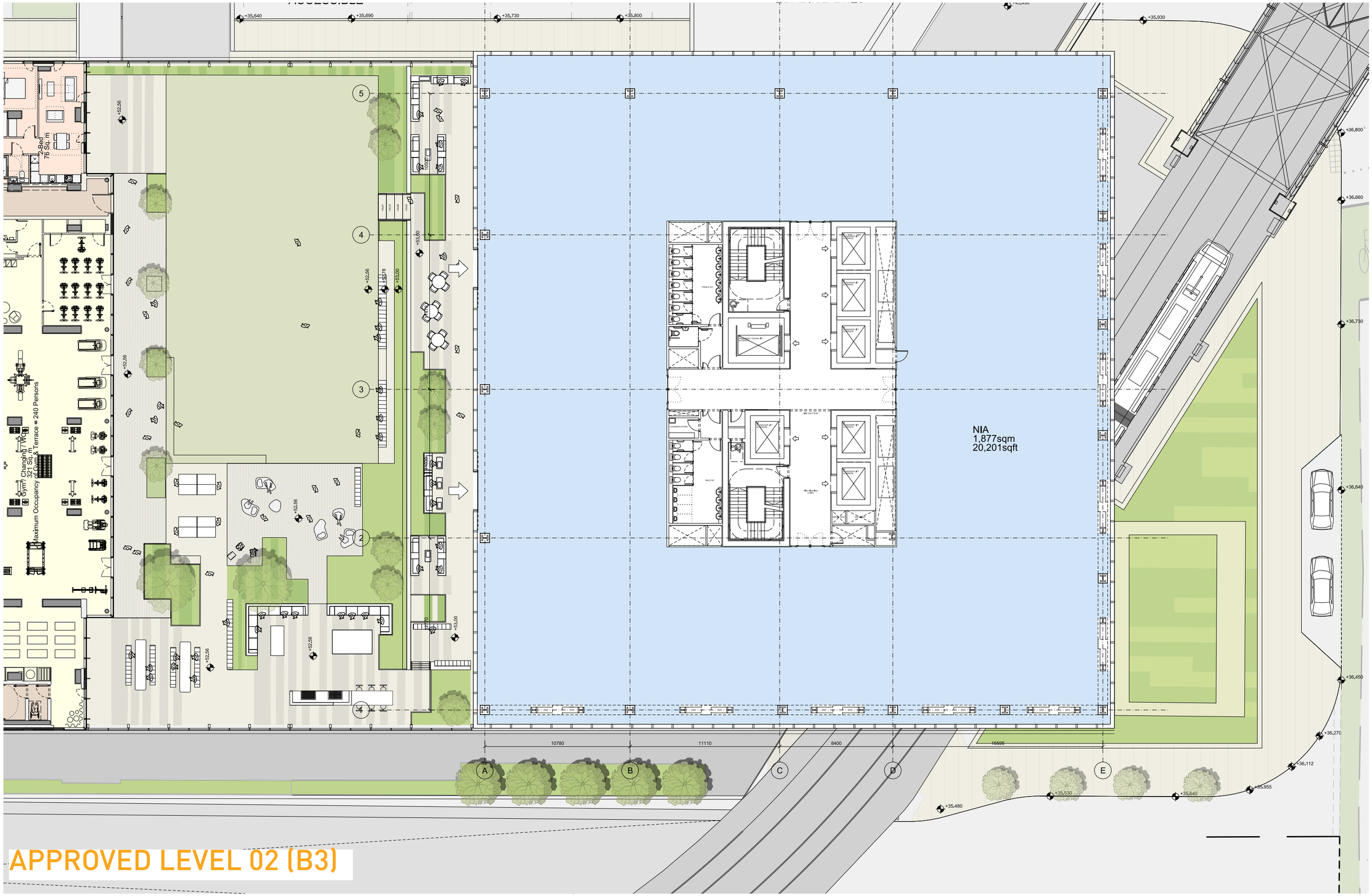
Revision: 04

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PROPOSED LEVEL 01M (B3)



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Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application
02	15-12-2020	Non-Material Amendment Application

North

Project Title: Former Bauer Millet Site

Status: Planning

Scale: 1:250 @ A3 1:125 @ A1

Date: March 2017

Drawing Title: Building 3 - Second Floor Plan

Job No: 10053

Drawing No: 10053-B3-A-B5D9-G200-P-02-001

Revision: 02

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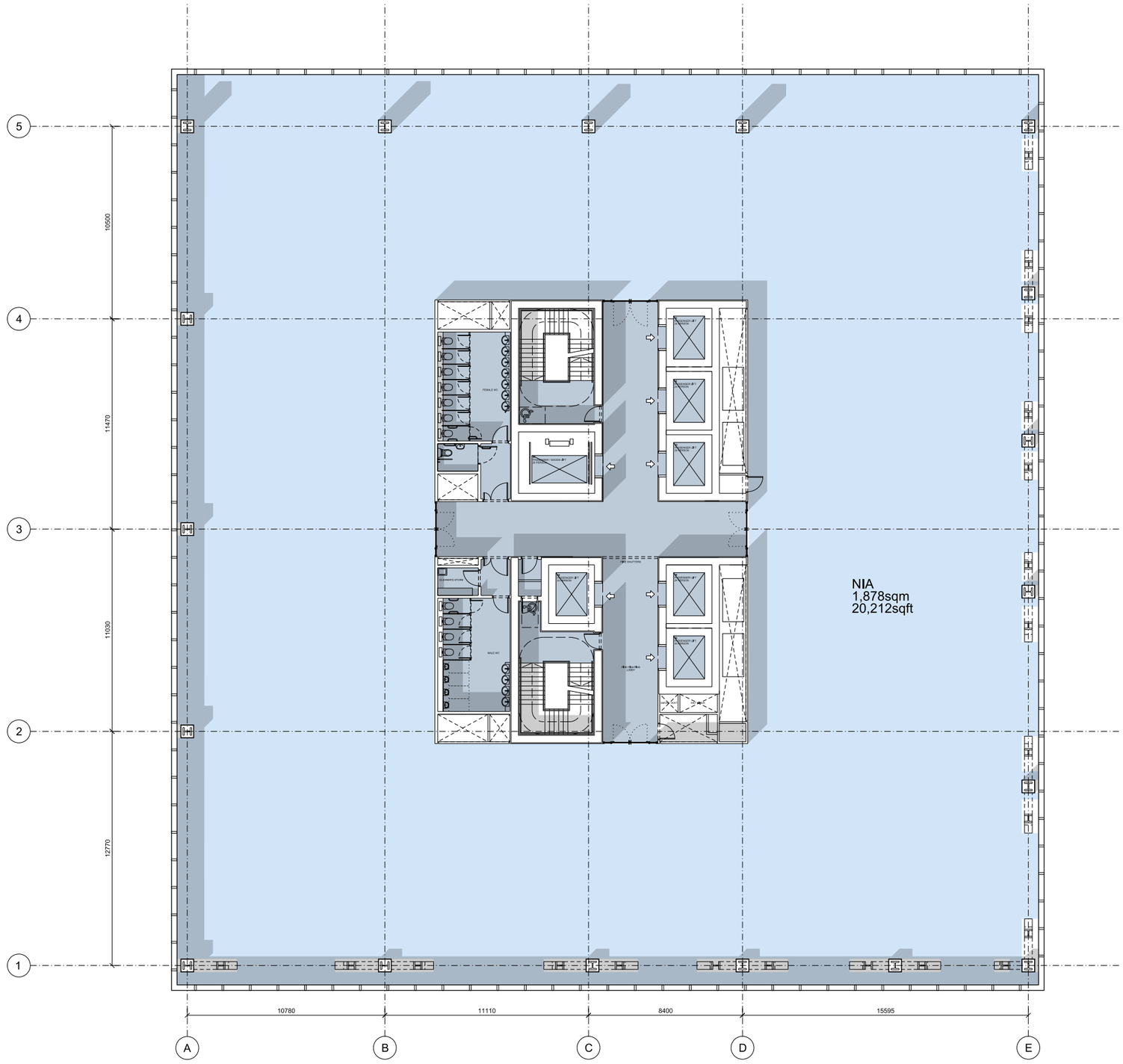
5440 6000 6750 6000 6750 6000 5440

Office
1962 m²

Roof Terrace

7A
6A
1A
5B
6A
5B
6A

PROPOSED LEVEL 02 (B3)



APPROVED LEVEL 03 (B3)

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Rev	Date	Description
00	17-03-2017	Planning Issue

North

Project Title: Former Bauer Millett Site

Drawing Title: Building 3 - Third Floor Plan

Status: Planning

Scale: 1:250 @ A3 1:125 @ A1

Date: March 2017

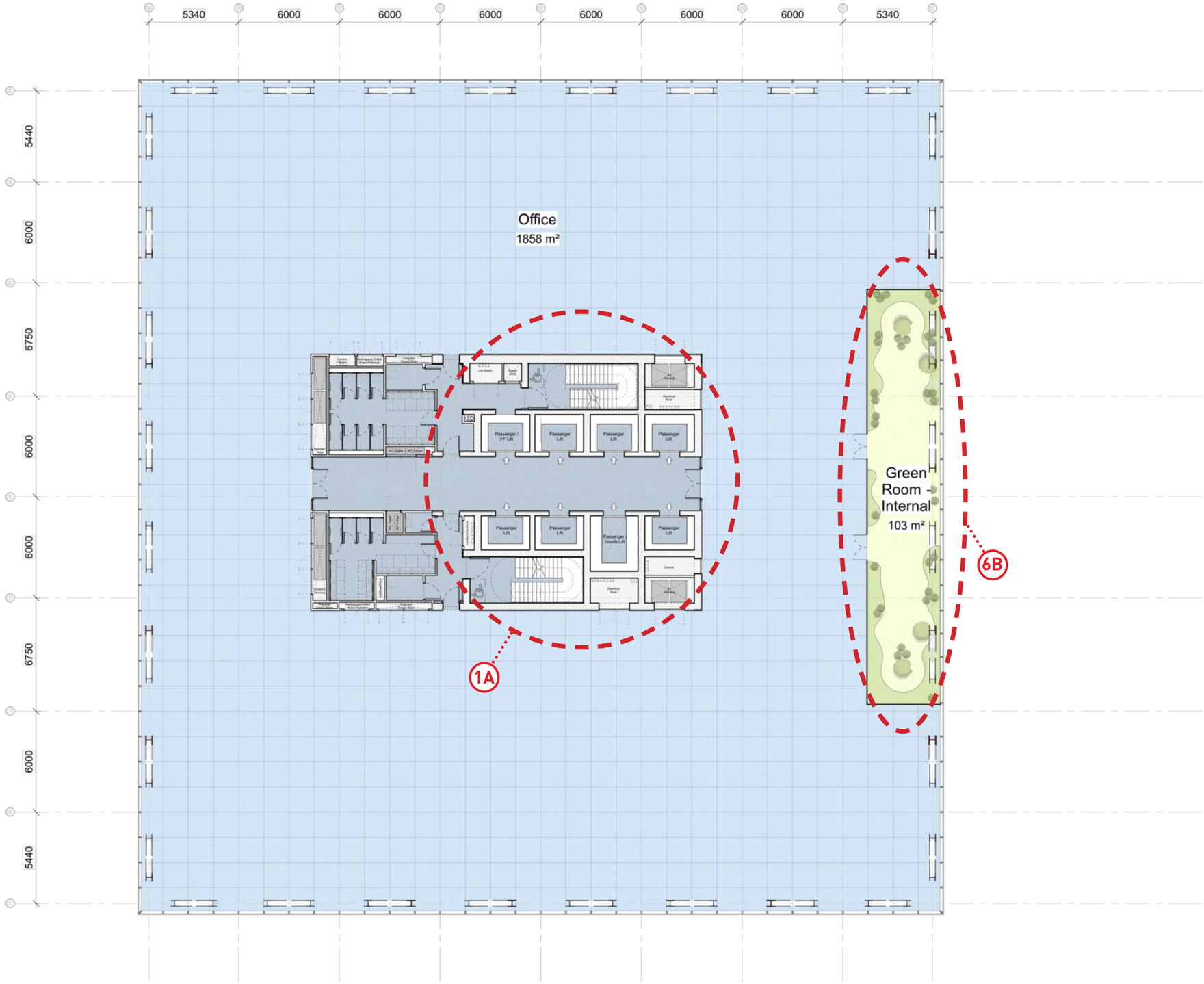
Job No: 10053

Drawing No: 10053-B3-A-B5D9-G200-P-03-001

Revision: 00

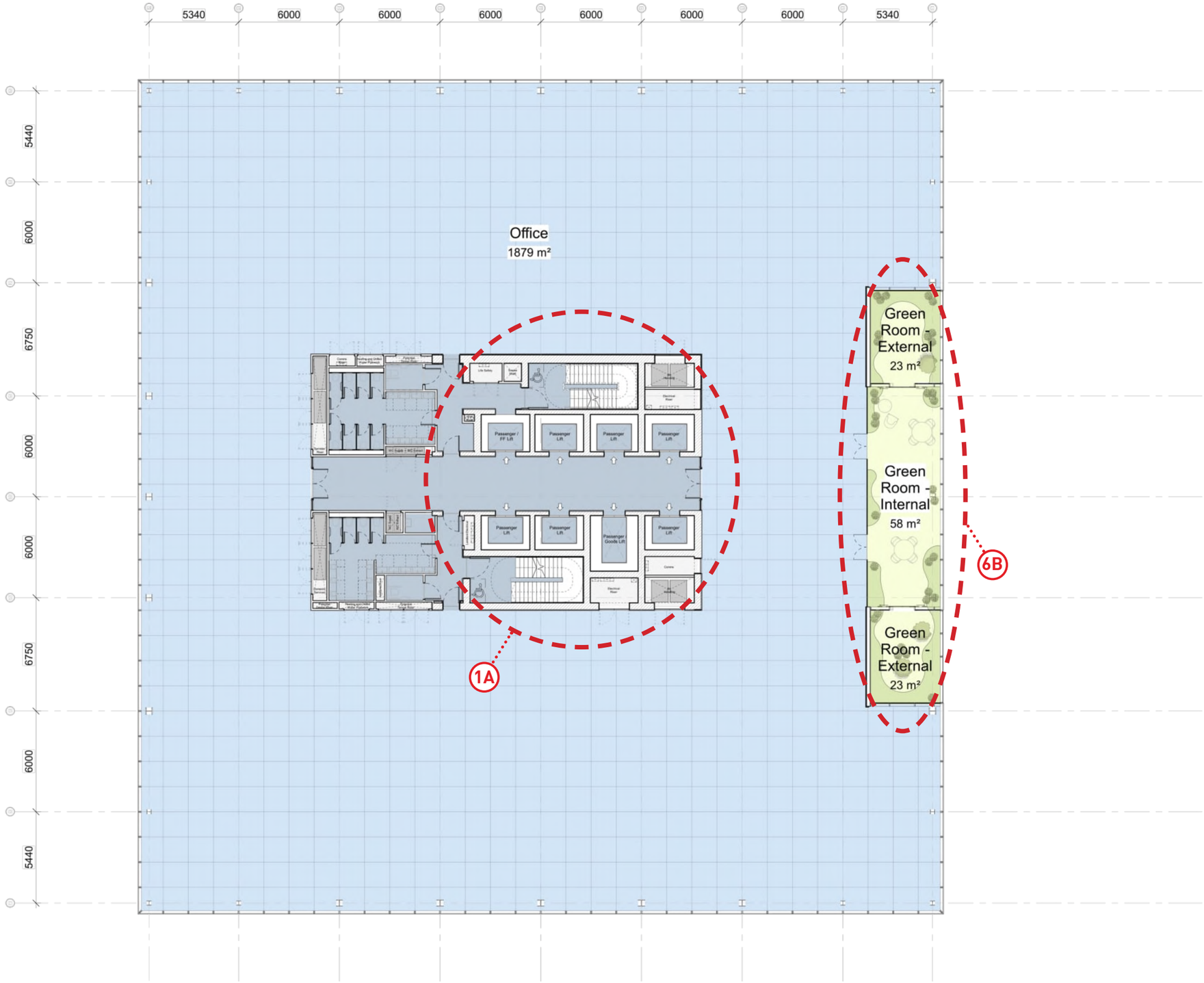
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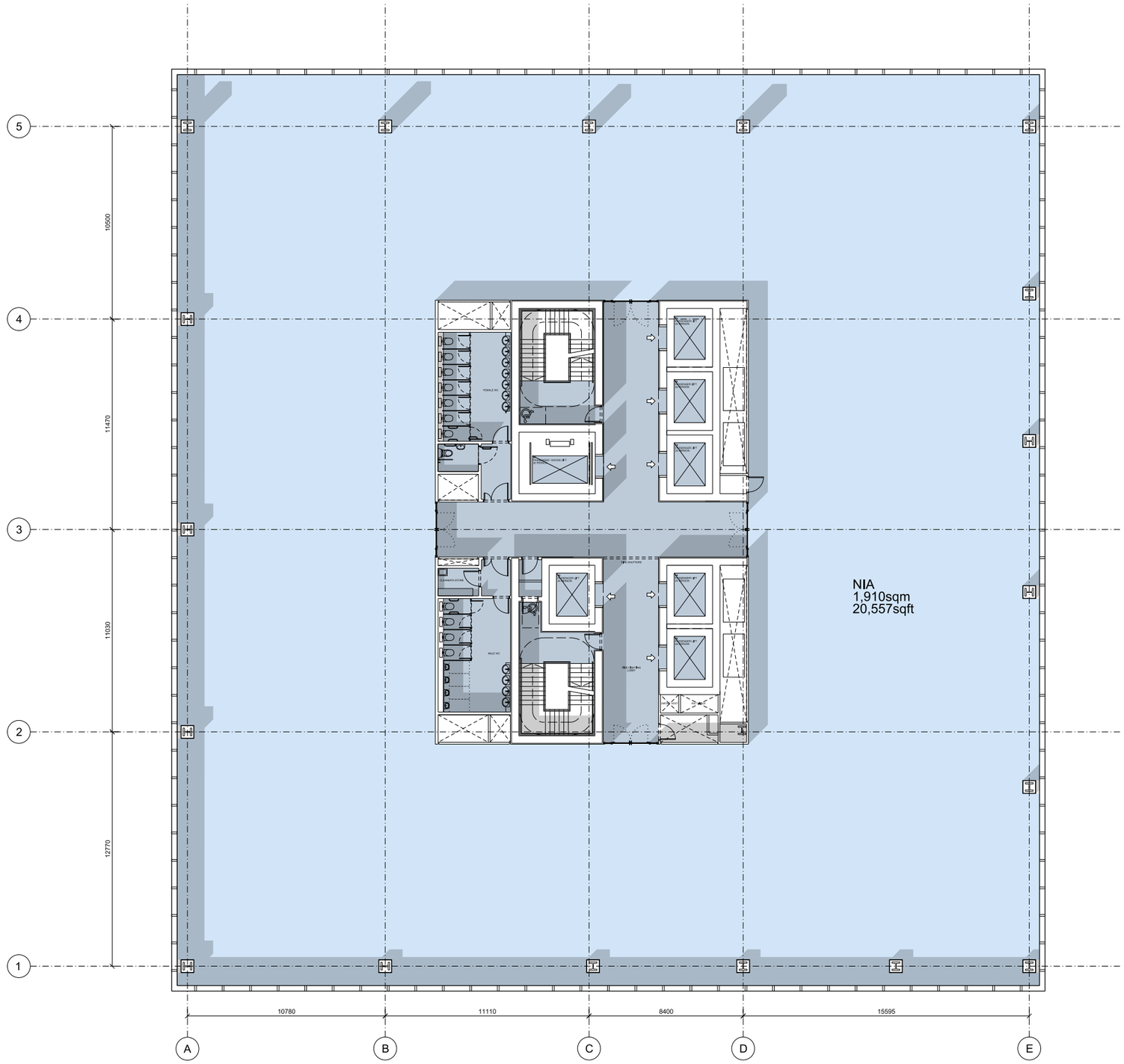


PROPOSED LEVEL 03 (B3)

APPROVED - NO PLAN



PROPOSED LEVEL 04 (B3)



APPROVED LEVEL 04 - 13 (B3)

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Rev	Date	Description
00	17-03-2017	Planning Issue

North

Project Title: Former Bauer Millett Site

Drawing Title: Building 3 - Typical Office Level Plan 04-13

Status: Planning

Scale: 1:250 @ A3 1:125 @ A1

Date: March 2017

Job No: 10053

Drawing No: 10053-B3-A-B5D9-G200-P-TYP-001

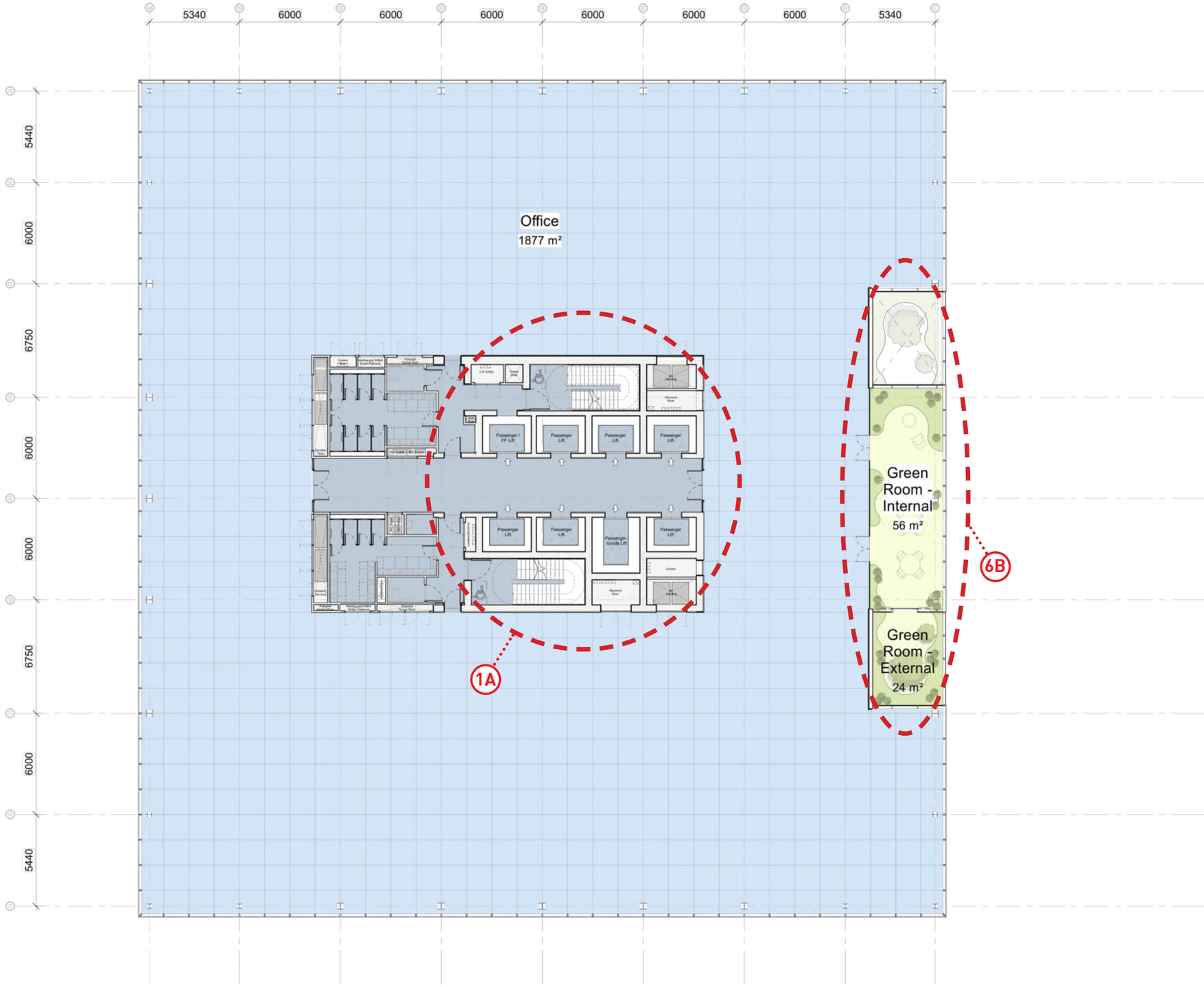
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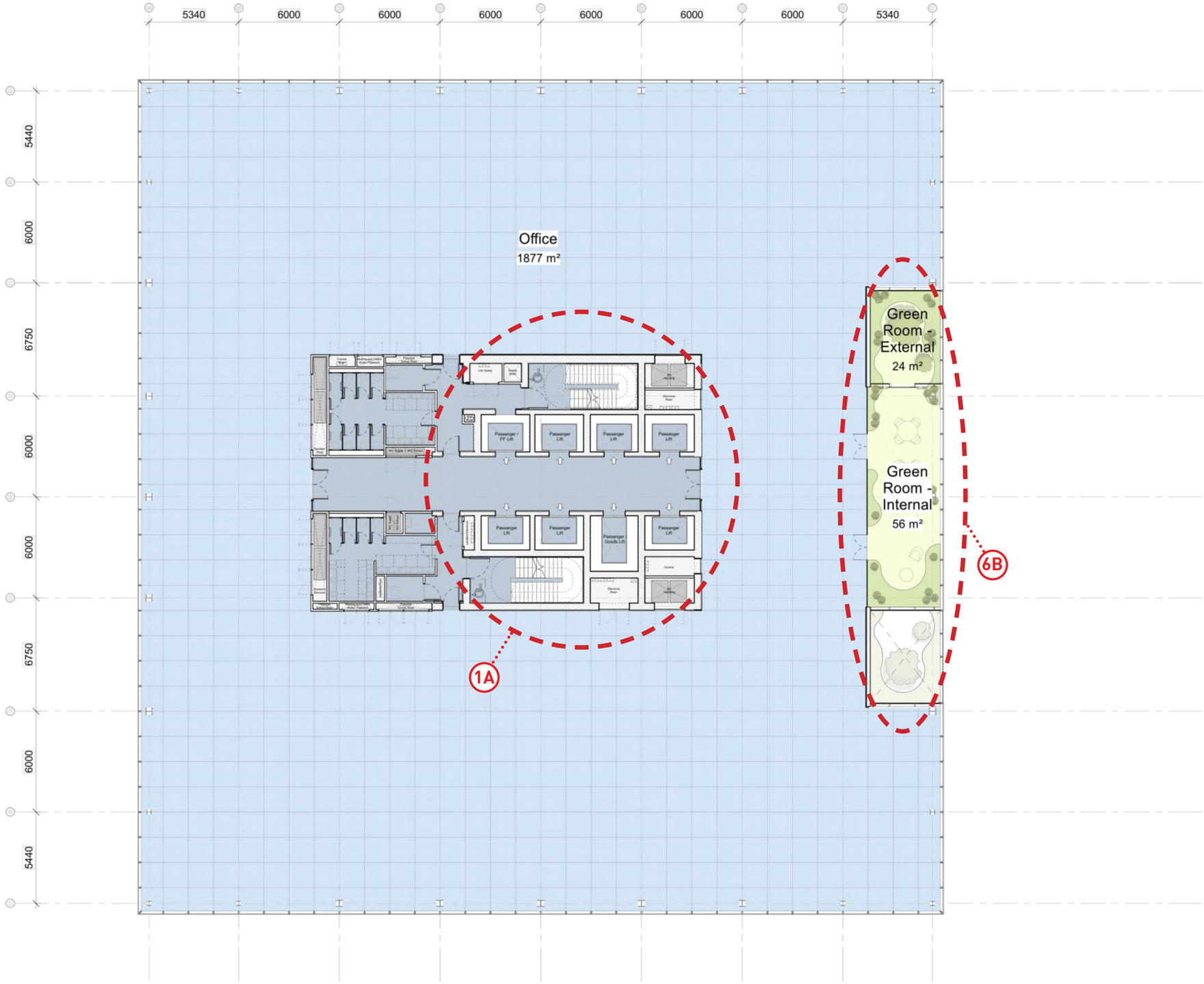
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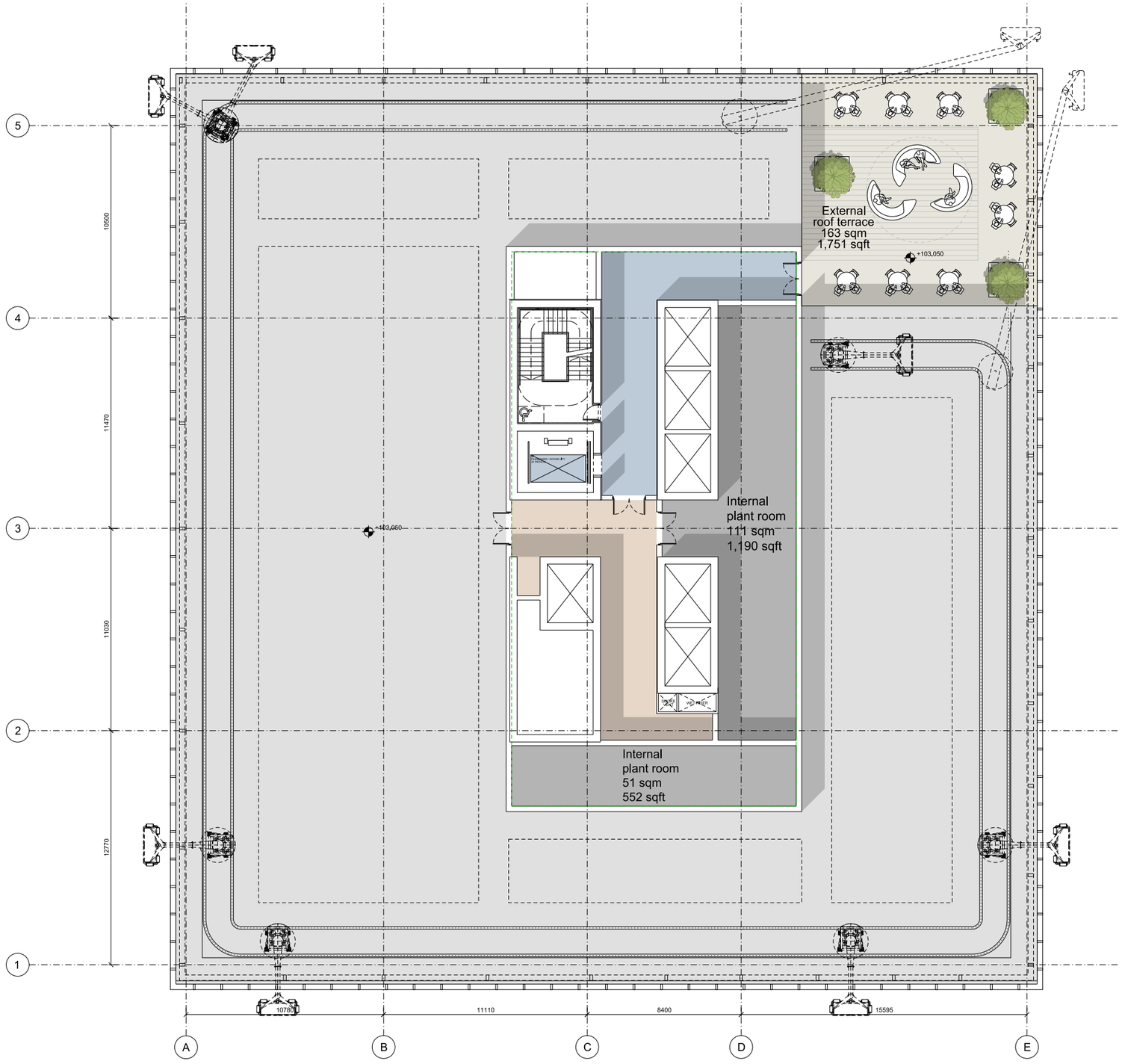


PROPOSED TYPICAL LEVEL 001
LEVELS 05, 07, 09, 11, 13 (B3)

APPROVED - NO PLAN



PROPOSED TYPICAL LEVEL 002
LEVELS 06,08,10 & 12 (B3)



APPROVED LEVEL 14 (B3)

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Rev	Date	Description
00	17-03-2017	Planning Issue

North

Project Title: Former Bauer Millett Site

Drawing Title: Building 3 - Roof Terrace Level Plan

Status: Planning

Scale: 1:250 @ A3 1:125 @ A1

Date: March 2017

Job No: 10053

Drawing No: 10053-B3-A-B5D9-G200-P-14-001

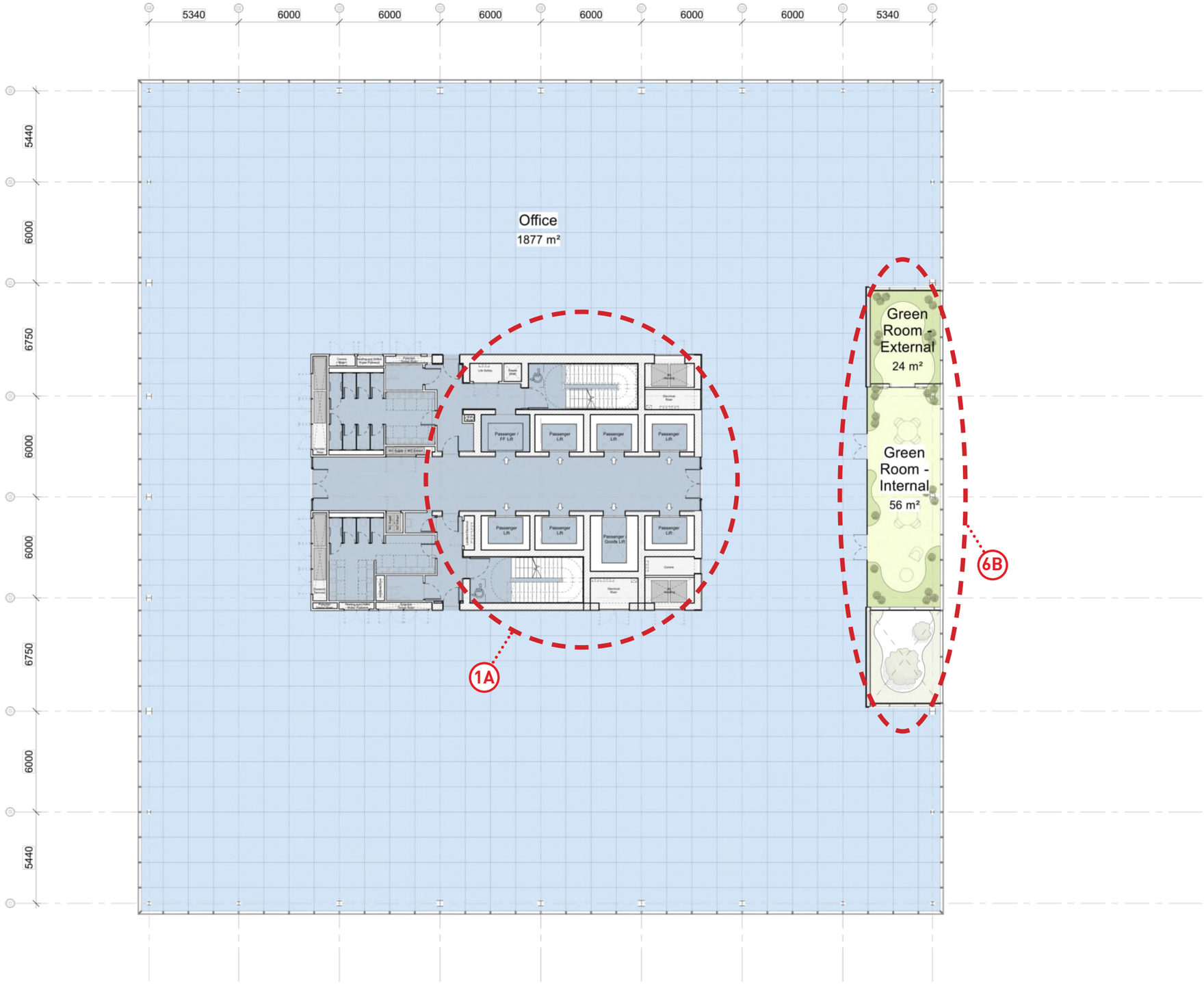
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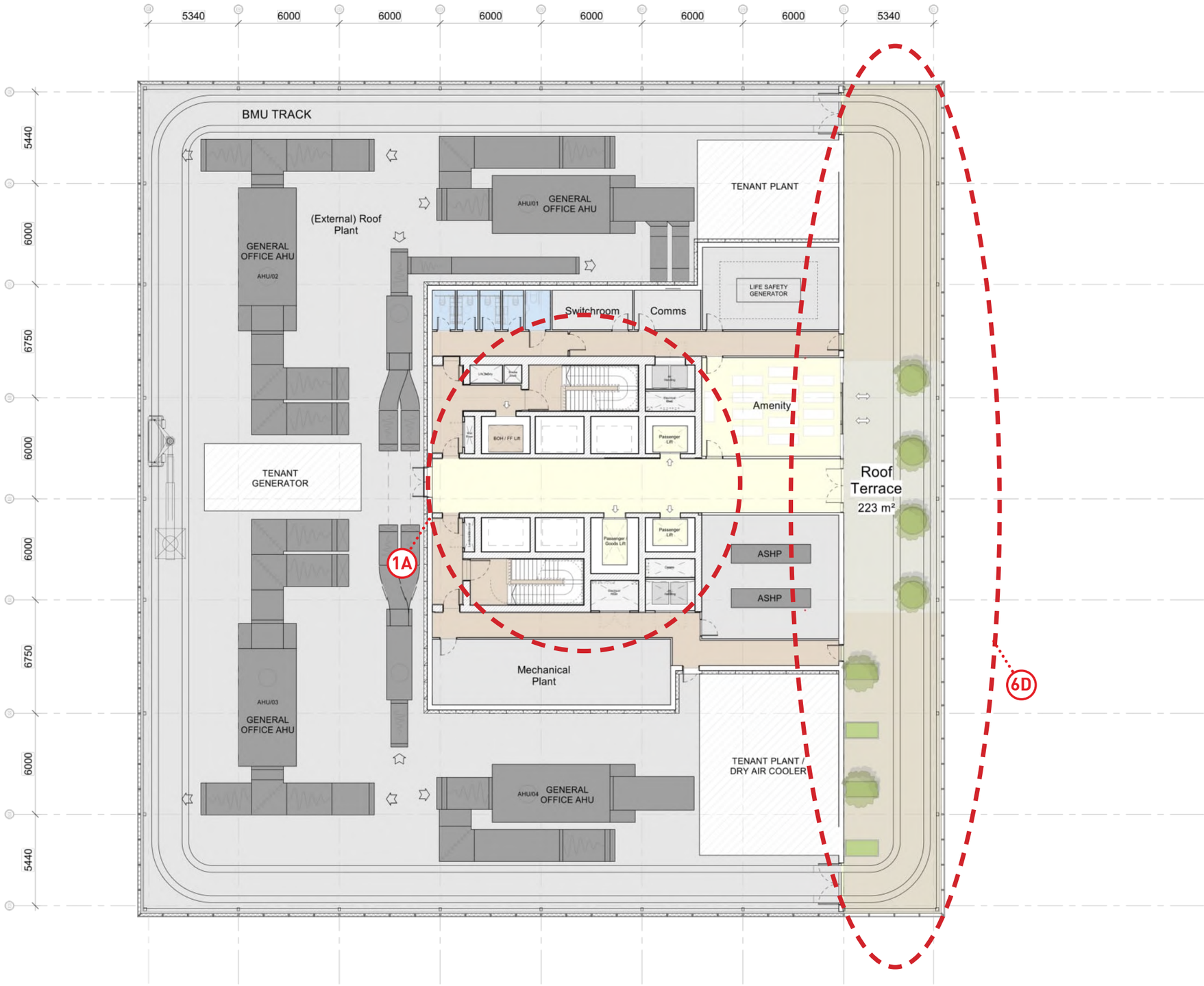
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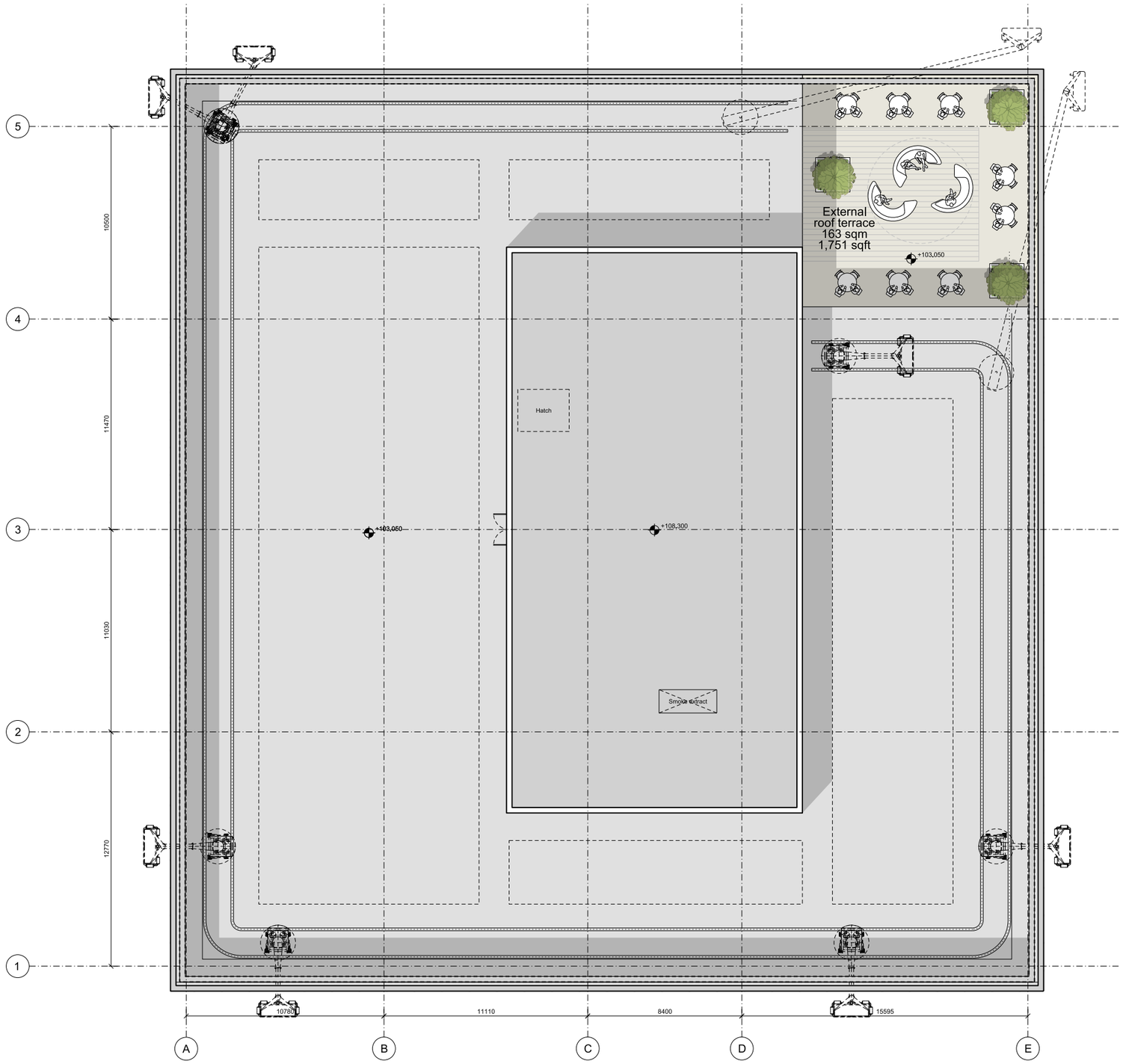


PROPOSED LEVEL 14 (B3)

APPROVED - NO PLAN



PROPOSED LEVEL 15 (B3)



APPROVED ROOF LEVEL 15 (B3)

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Rev	Date	Description
00	17-03-2017	Planning Issue

North

Project Title: Former Bauer Millett Site

Drawing Title: Building 3 - Roof plan

Status: Planning

Scale: 1:250 @ A3 1:125 @ A1

Date: March 2017

Job No: 10053

Drawing No: 10053-B3-A-B5D9-G200-P-RF-001

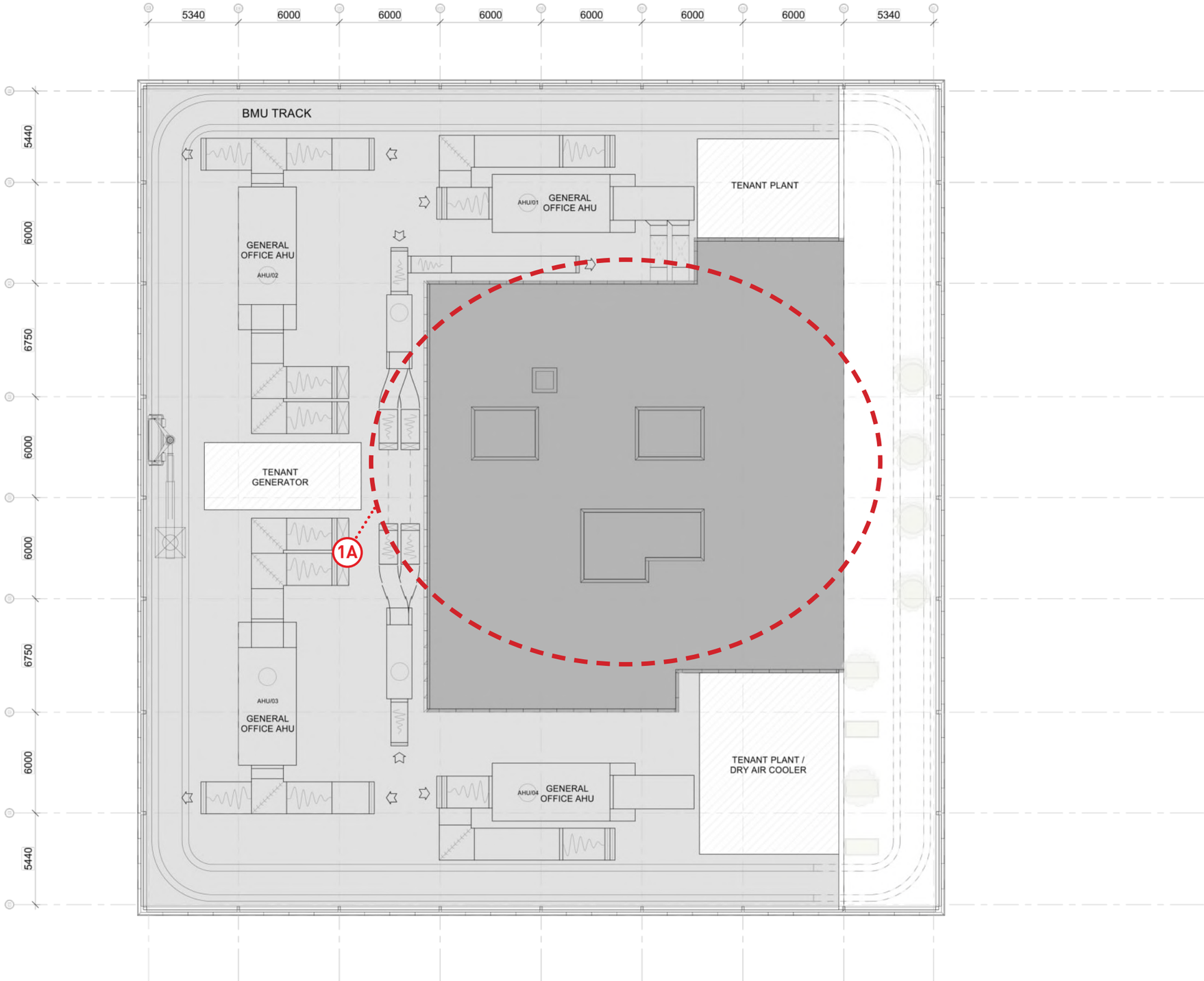
Revision: 00

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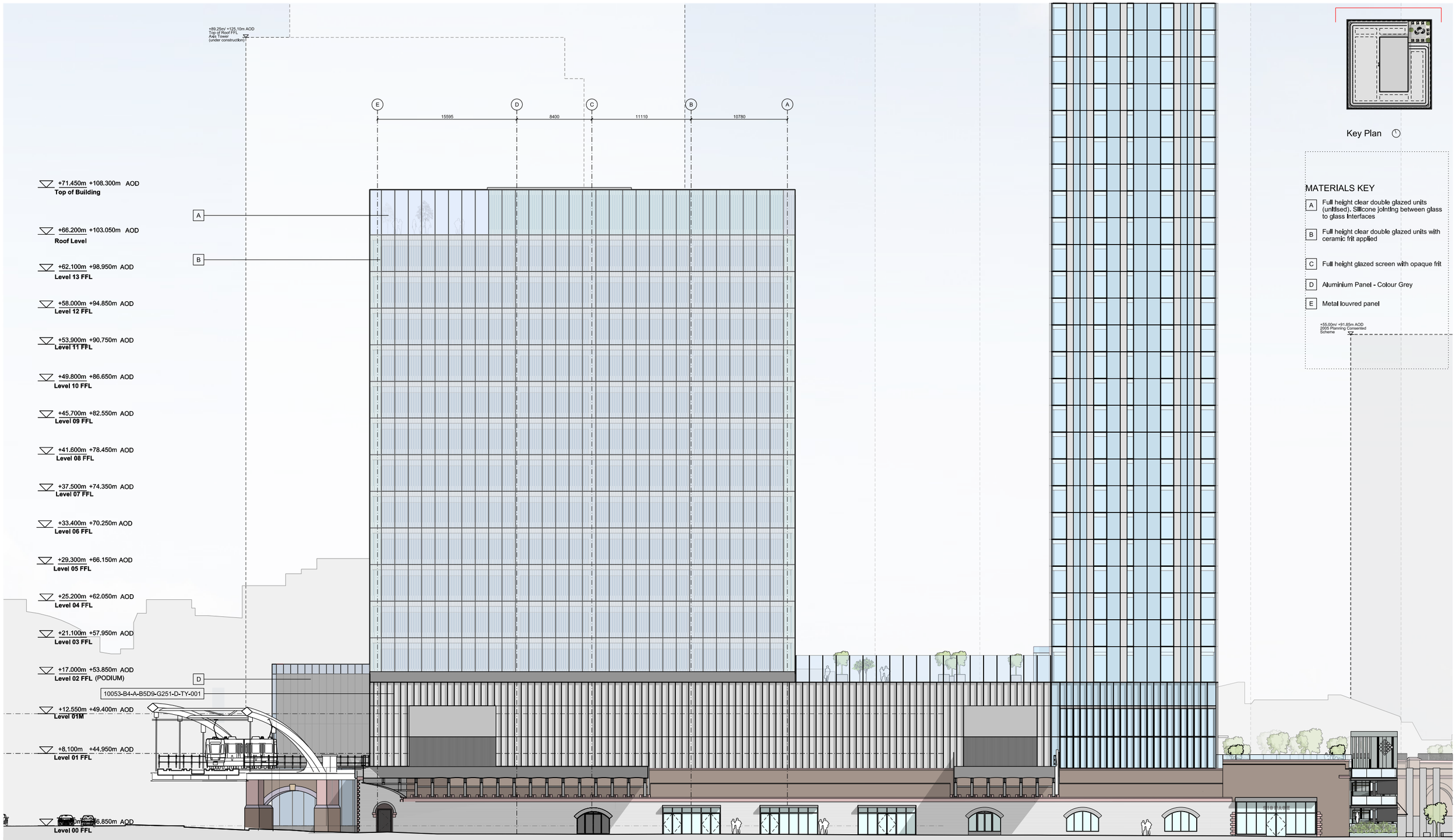
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PROPOSED ROOF LEVEL (B3)



APPROVED NORTH ELEVATION (B3)

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Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application
02	29-05-2020	Minor Material Amendment Application
03	12-06-2020	Minor Material Amendment Application
04	15-12-2020	Non-Material Amendment Application
05	19-02-2021	Non-Material Amendment Application

North

Project Title: Former Bauer Millet Site

Drawing Title: Building 3 - North Elevation

Status: Planning

Scale: 1:400 @ A3 1:200 @ A1

Date: March 2017

Job No: 10053

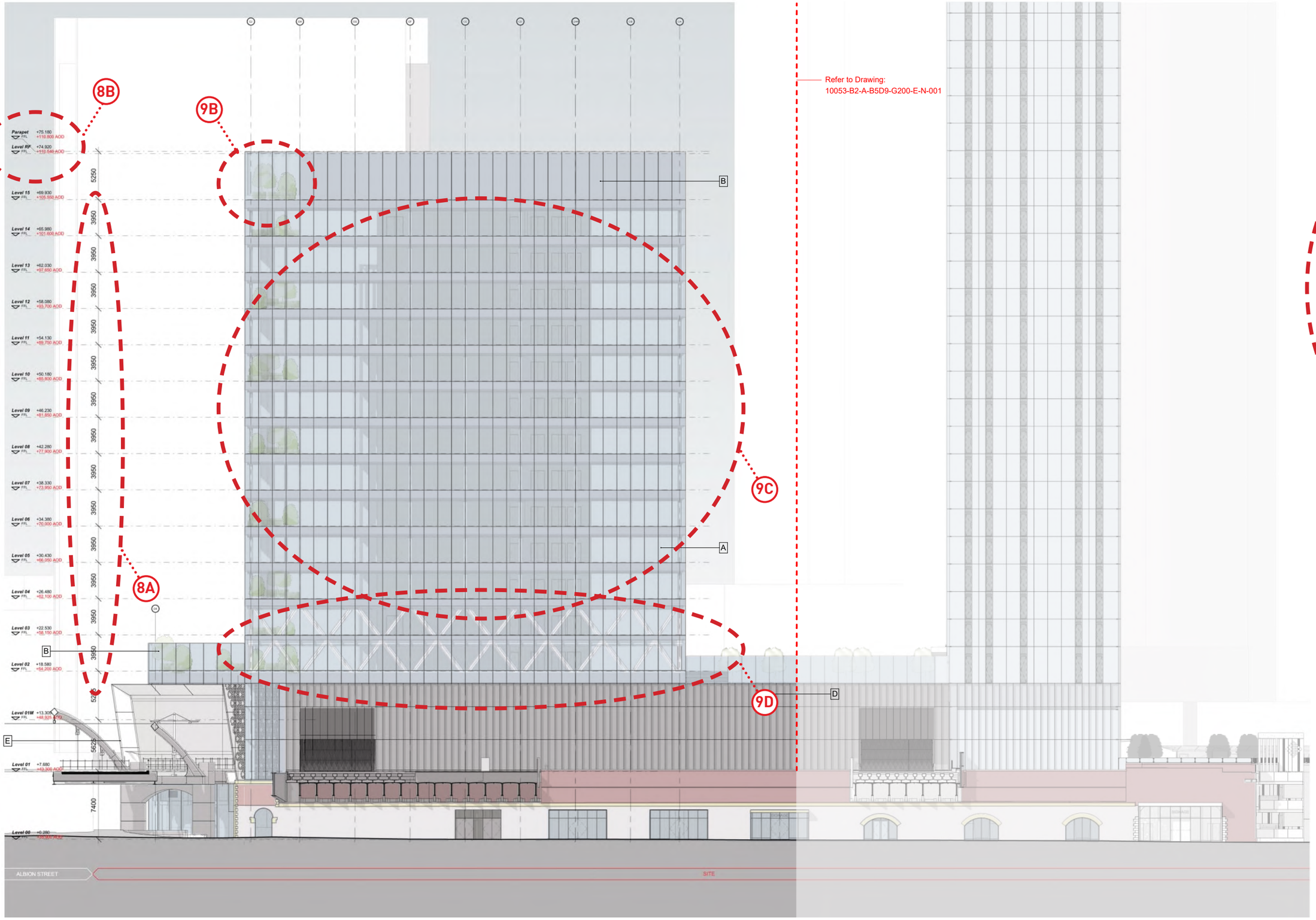
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Revision: 05

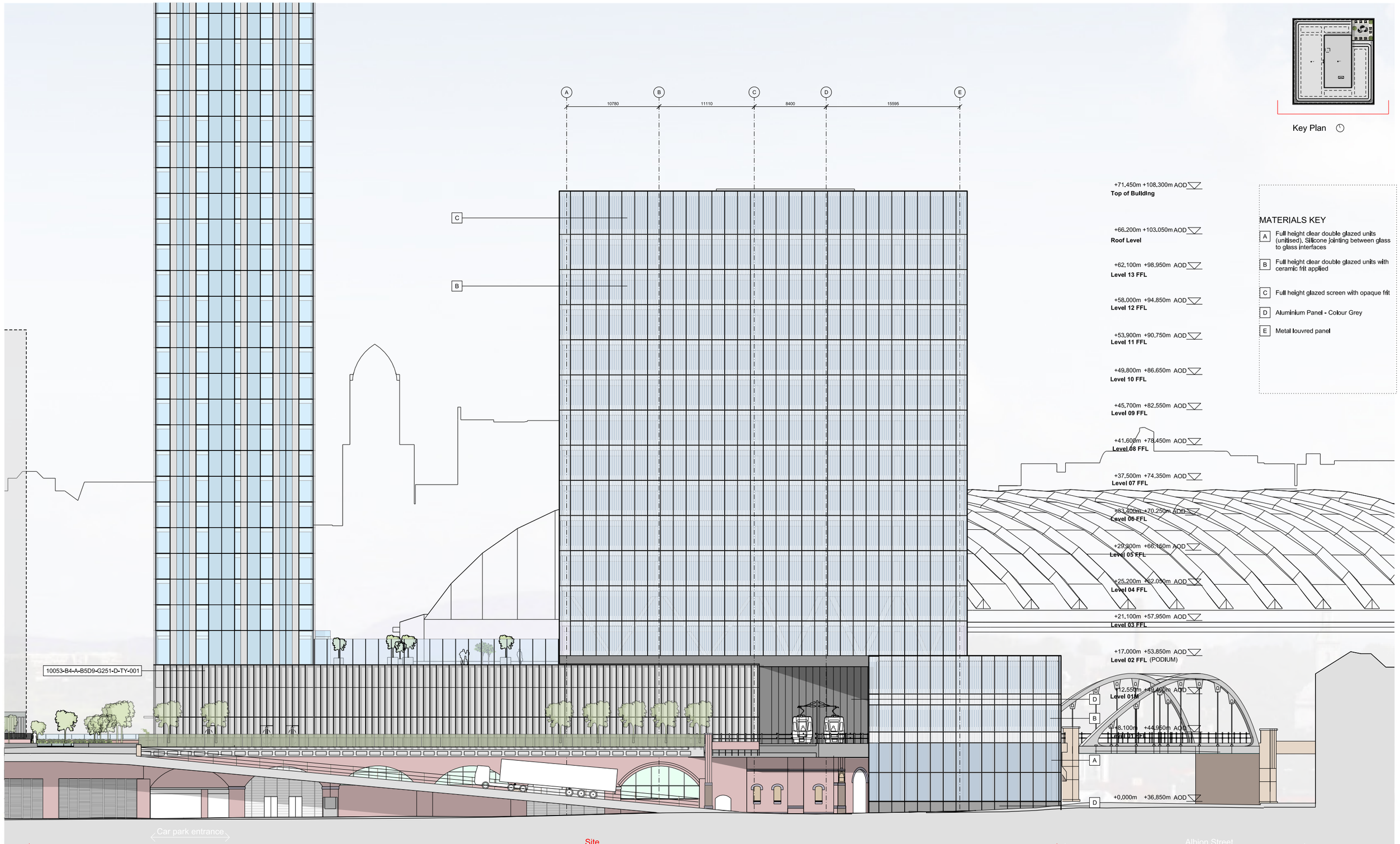
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PROPOSED NORTH ELEVATION (B3)



Key Plan

MATERIALS KEY

- A Full height clear double glazed units (untitised). Silicone jointing between glass to glass interfaces
- B Full height clear double glazed units with ceramic frit applied
- C Full height glazed screen with opaque frit
- D Aluminium Panel - Colour Grey
- E Metal louvred panel

APPROVED SOUTH ELEVATION (B3)

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Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application
02	29-05-2020	Minor Material Amendment Application
03	12-06-2020	Minor Material Amendment Application
04	15-12-2020	Non-Matertal Amendment Application

North

Project Title: Former Bauer Millet Site

Status: Planning

Scale: 1:400 @ A3 1:200 @ A1

Date: March 2017

Drawing Title: Building 3 - South Elevation

Job No: 10053

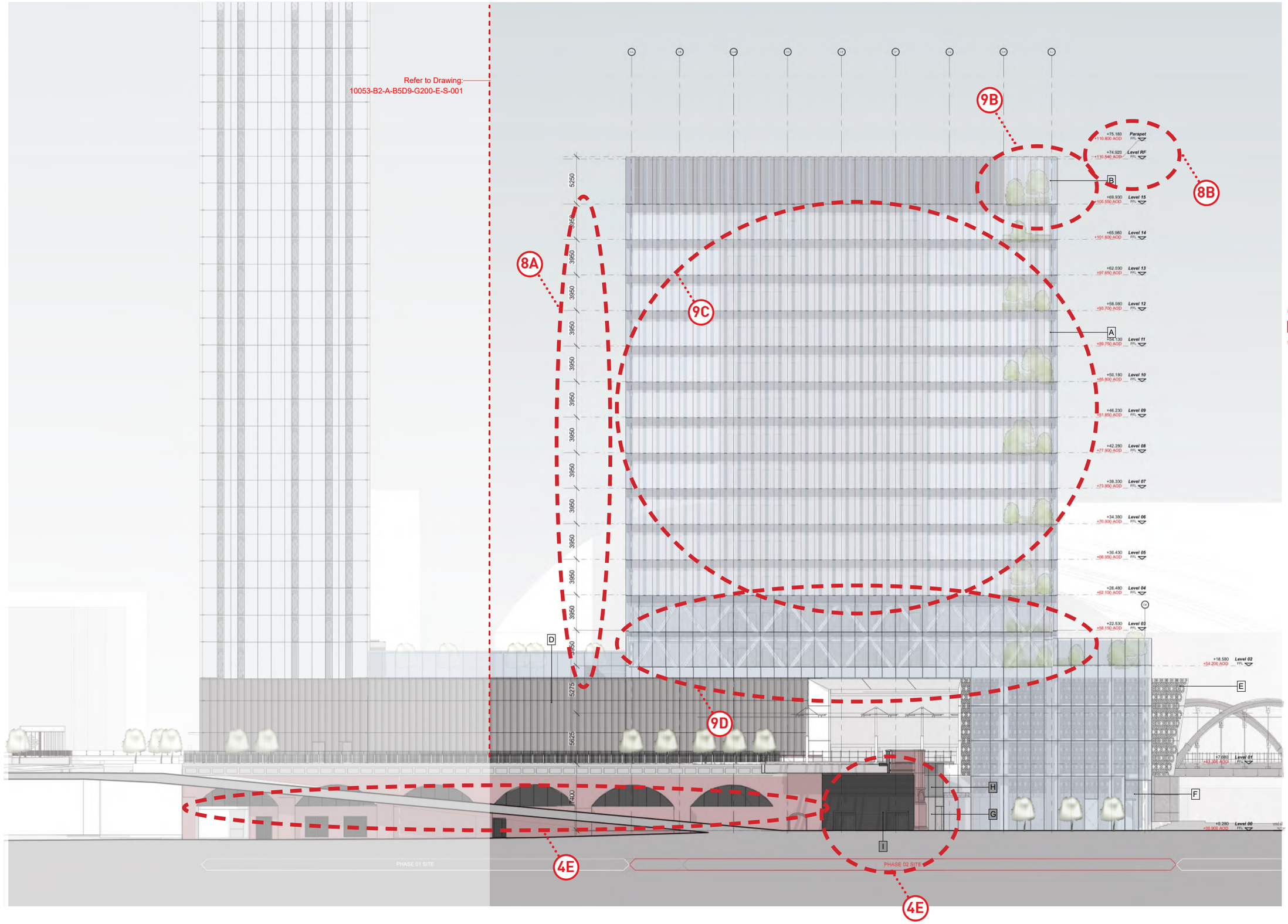
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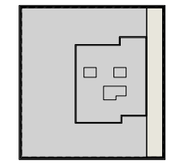
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10053-B2-A-B5D9-G200-E-S-001





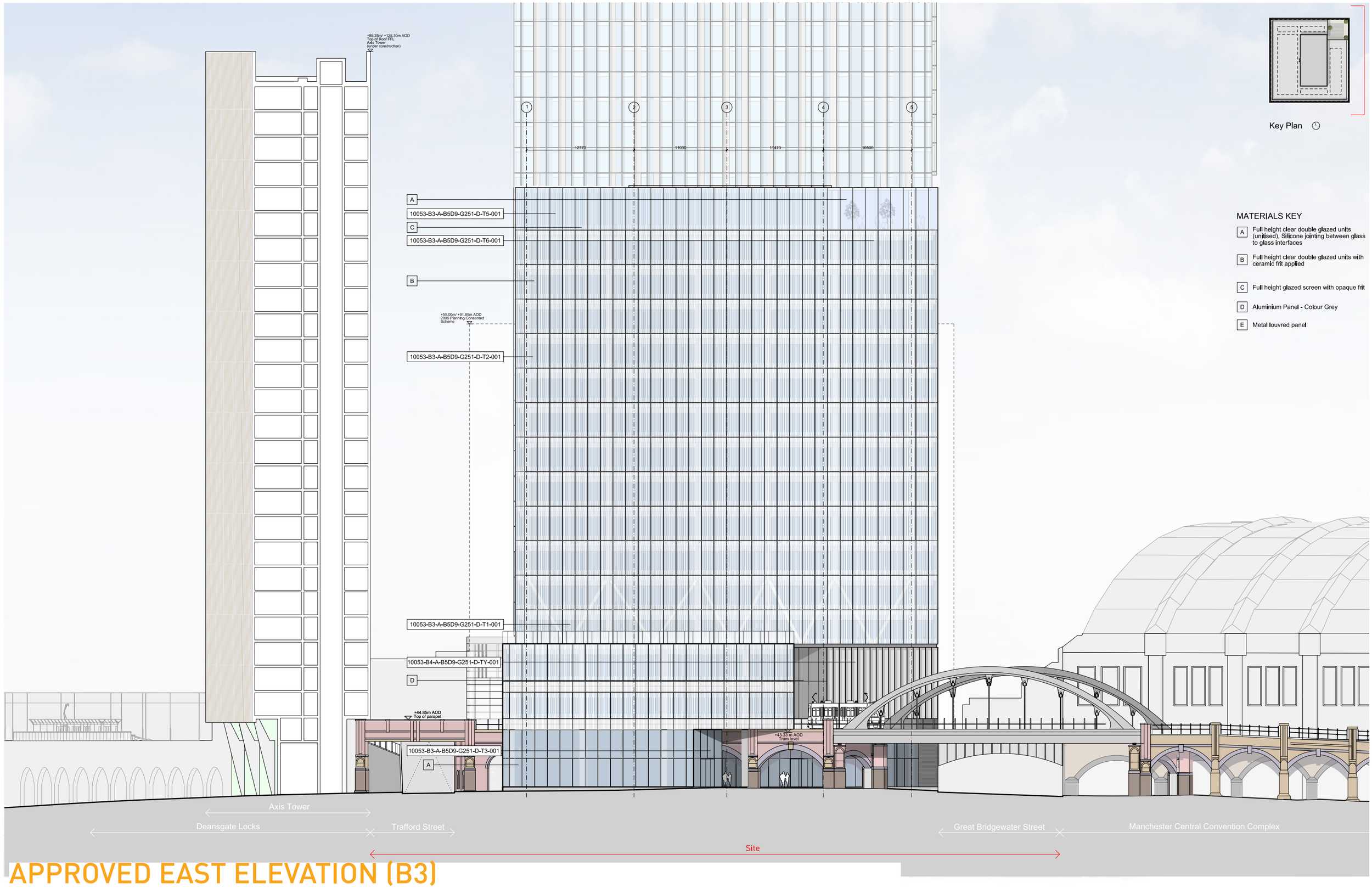
Key Plan

MATERIALS KEY

- A Aluminium unitised cladding system with ceramic fritting (subject to orientation)
- B Full height glazed screen with ceramic fritting (subject to orientation)
- C Clear glass louvres
- D Perforated metal screen to level 01 service yard
- E Encapsulation precast decorative panels
- F Clear glass curtain walling
- G Opaque glass curtain walling
- H Metal infill panels
- I Aluminium louvres

9

PROPOSED SOUTH ELEVATION (B3)



Key Plan

MATERIALS KEY

- A — Full height clear double glazed units (unitised). Silicone jointing between glass to glass interfaces
- B — Full height clear double glazed units with ceramic frit applied
- C — Full height glazed screen with opaque frit
- D — Aluminium Panel - Colour Grey
- E — Metal louvred panel

APPROVED EAST ELEVATION (B3)

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Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application

North

Project Title: Former Bauer Millet Site

Status: Planning

Scale: 1:400 @ A3 1:200 @ A1

Date: March 2017

Drawing Title: Building 3 - East Elevation

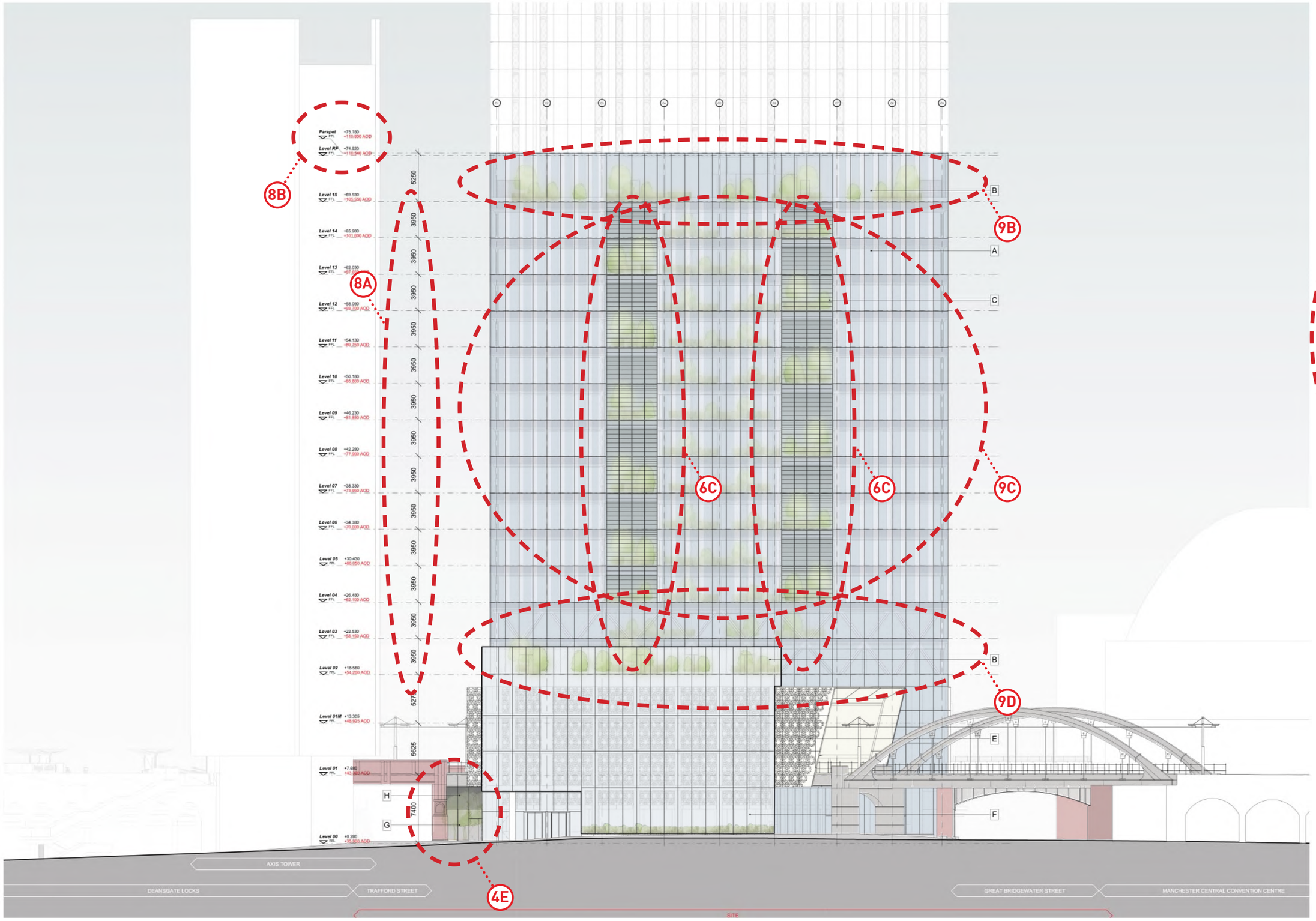
Job No: 10053

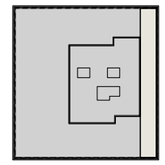
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Revision: 01

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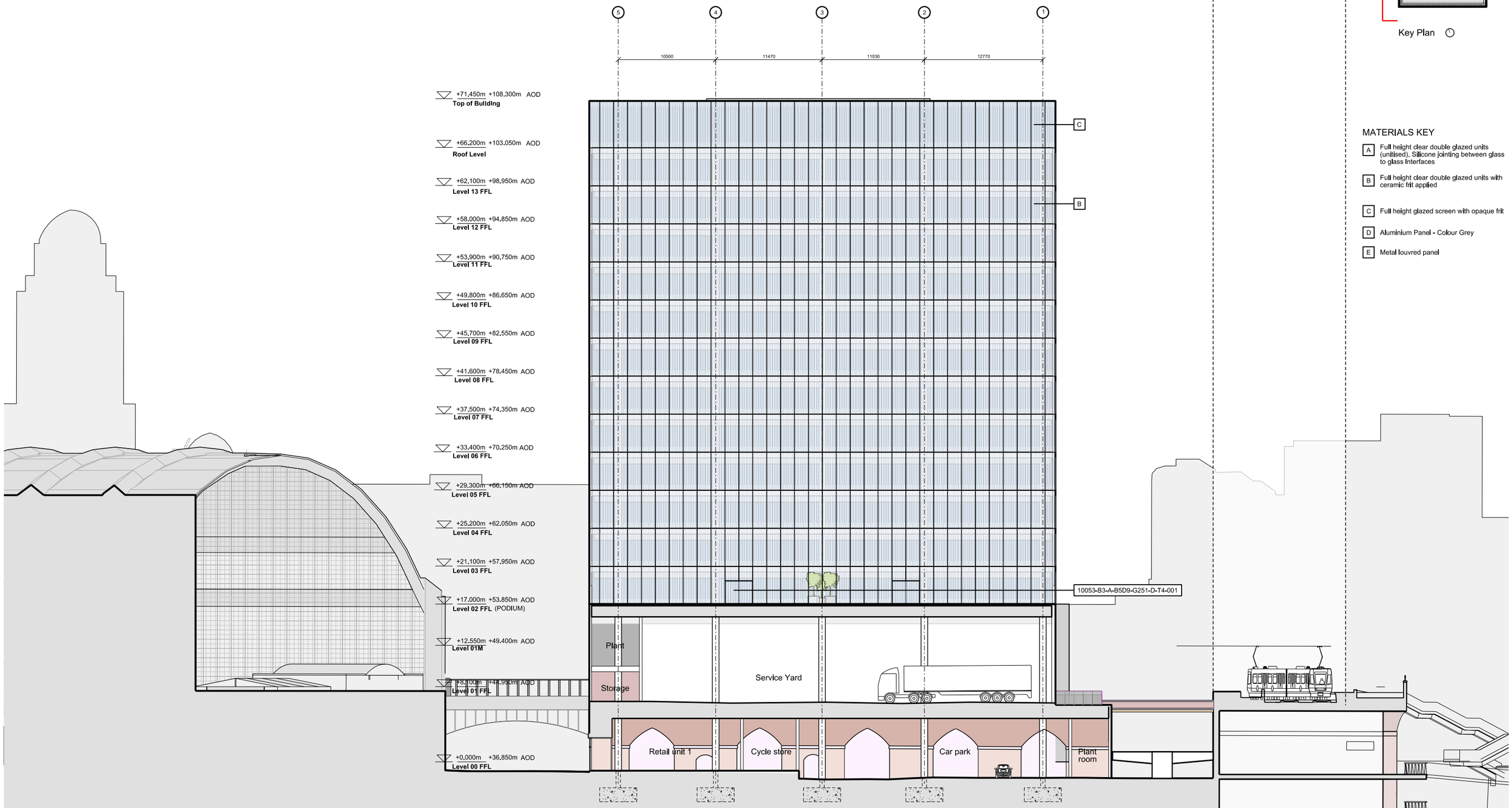
Key Plan

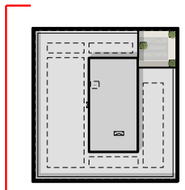
MATERIALS KEY

- A Aluminium unitised cladding system with ceramic fritting (subject to orientation)
- B Full height glazed screen with ceramic fritting (subject to orientation)
- C Clear glass louvres
- D Perforated metal screen to level 01 service yard
- E Encapsulation precast decorative panels
- F Clear glass curtain walling
- G Opaque glass curtain walling
- H Metal infill panels
- I Aluminium louvres

9

PROPOSED EAST ELEVATION (B3)





Key Plan

MATERIALS KEY

- A Full height clear double glazed units (unitised). Silicone jointing between glass to glass interfaces
- B Full height clear double glazed units with ceramic frit applied
- C Full height glazed screen with opaque frit
- D Aluminium Panel - Colour Grey
- E Metal louvred panel

APPROVED WEST ELEVATION (B3)

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Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application

North

Project Title: Former Bauer Millet Site

Drawing Title: Building 3 - West Elevation

Status: Planning

Scale: 1:400 @ A3 1:200 @ A1

Date: March 2017

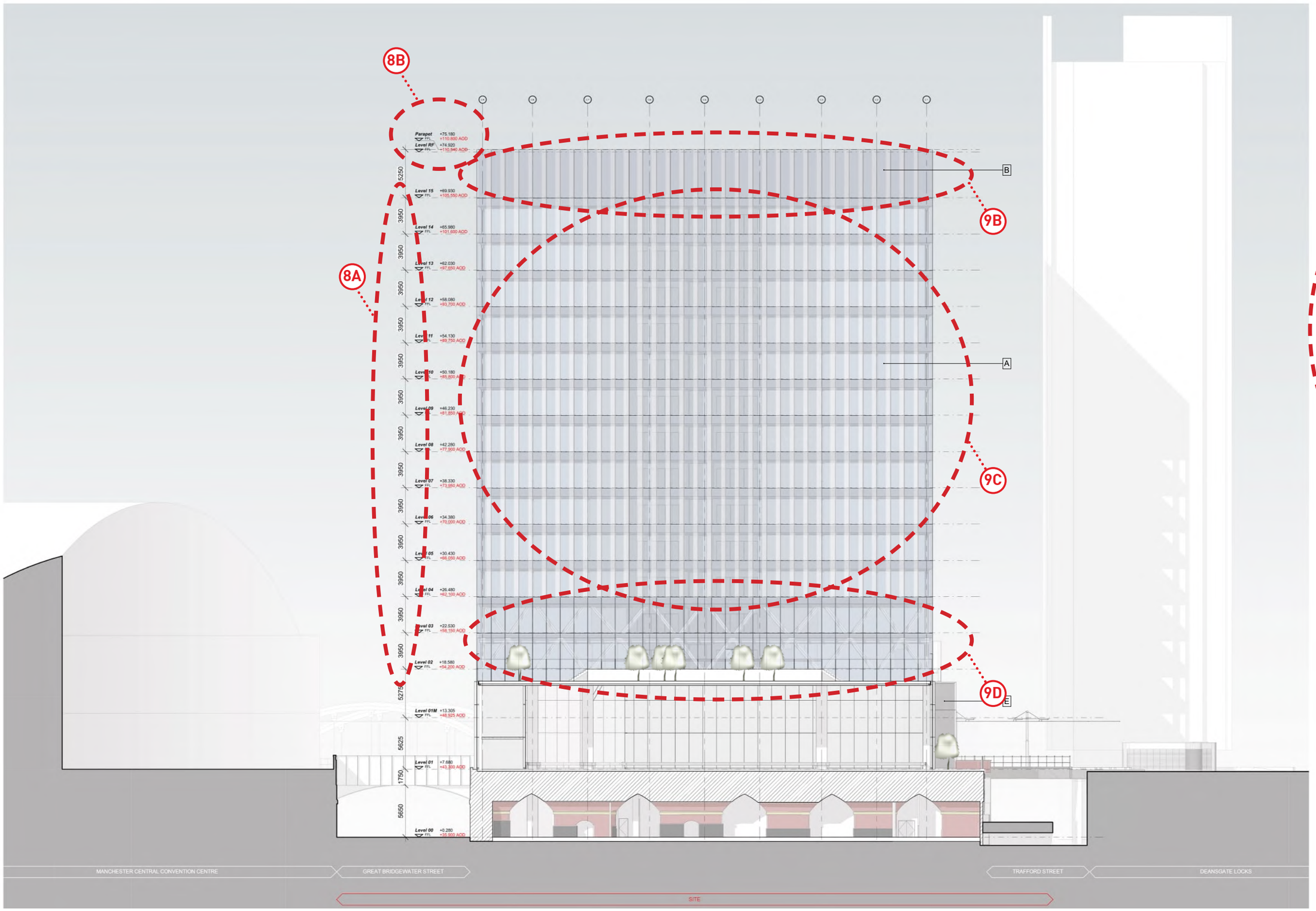
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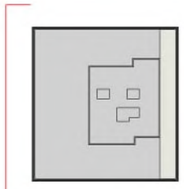
Drawing No: 10053-B3-A-B5D9-G200-E-W-001

Revision: 01

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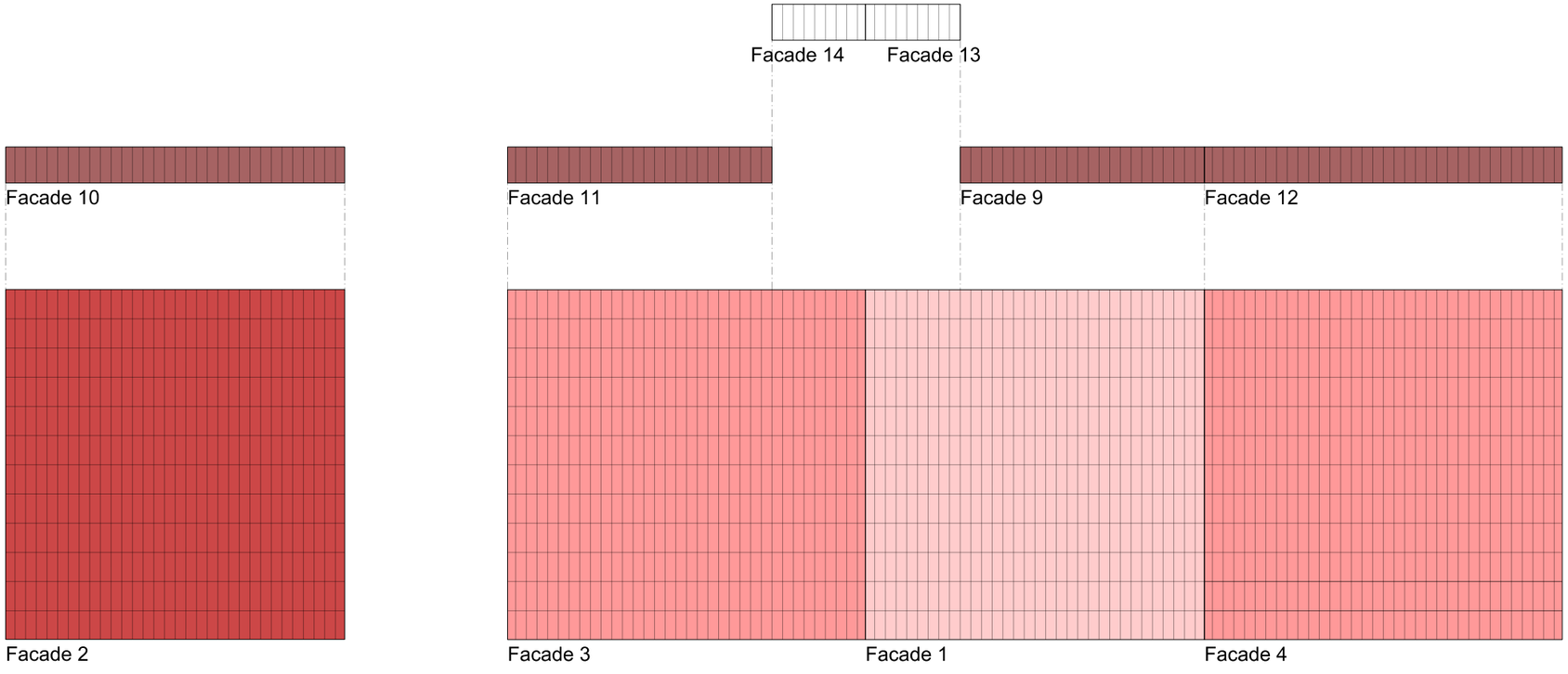
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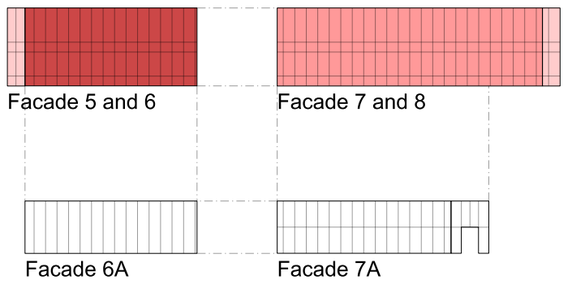
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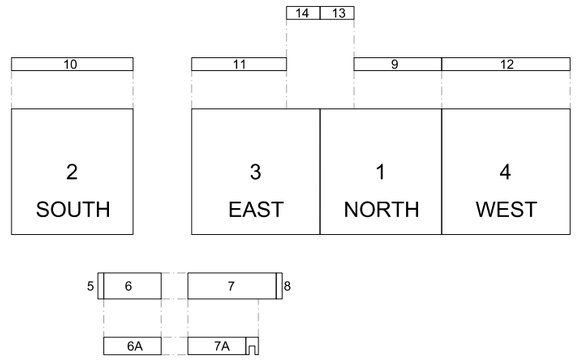
- A Aluminium unitised cladding system with ceramic fritting (subject to orientation)
- B Full height glazed screen with ceramic fritting (subject to orientation)
- C Clear glass louvres
- D Perforated metal screen to level 01 service yard
- E Encapsulation precast decorative panels
- F Clear glass curtain walling
- G Opaque glass curtain walling
- H Metal infill panels
- I Aluminium louvres

9

PROPOSED WEST ELEVATION (B3)







Clear glazed unit

Fritted panel with opaque finish

Heavy density dot ratio

Medium density dot ratio

Light density dot ratio

APPROVED UNFOLDED FACADE ELEVATIONS (B3)

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Rev	Date	Description
00	17-03-2017	Planning Issue

North

Project Title: Former Bauer Millett Site

Drawing Title: Building 3 - Unfolded Facade Elevations

Status: Planning

Scale: 1:800 @ A3 1:400 @ A1

Date: March 2017

Job No: 10053

Drawing No: 10053-B3-A-B5D9-G200-E-AL-001

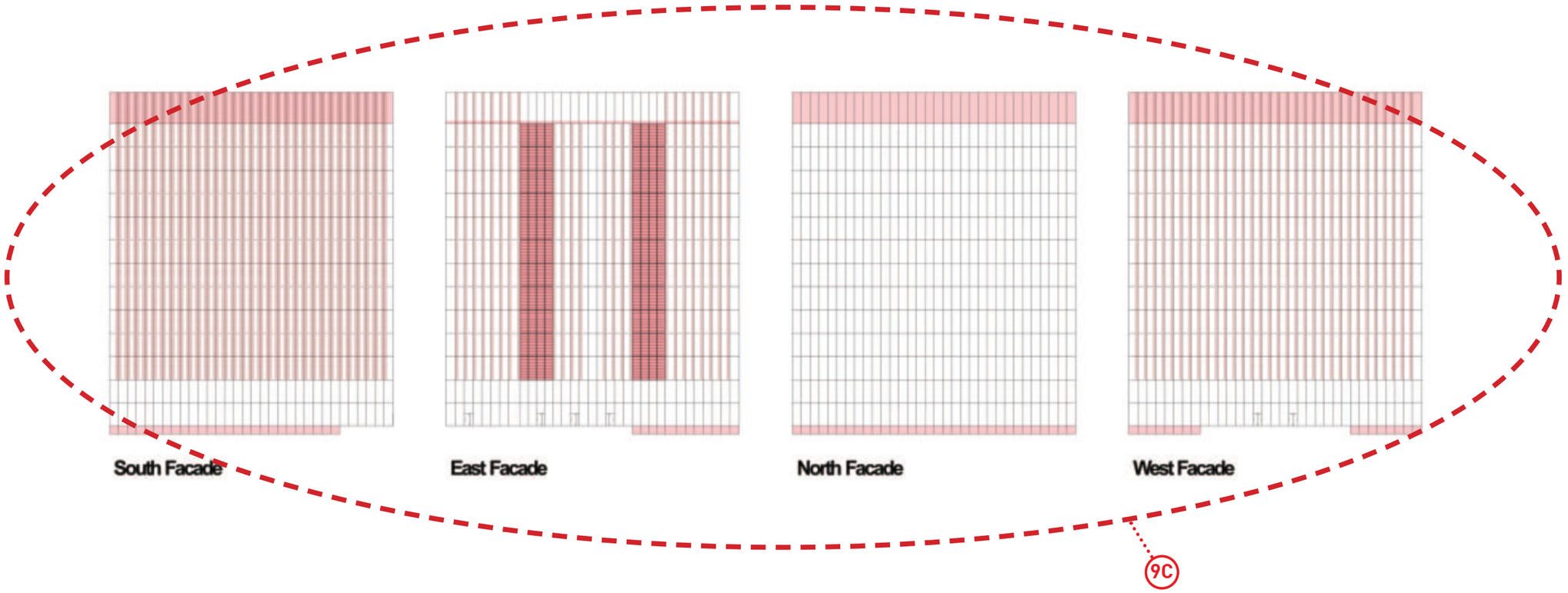
Revision: 00

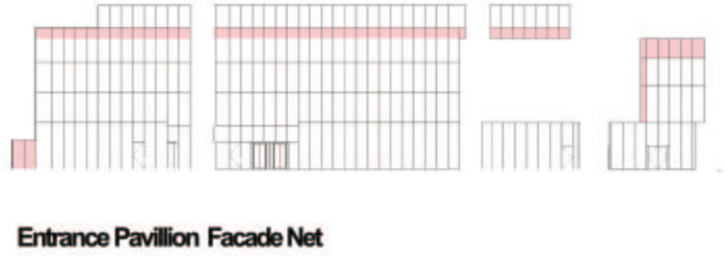
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Clear glazing

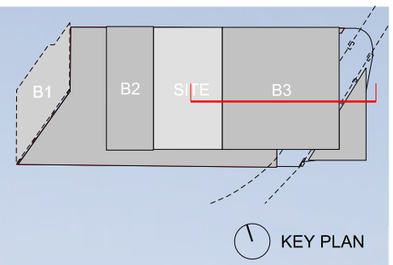
Medium density dot frit

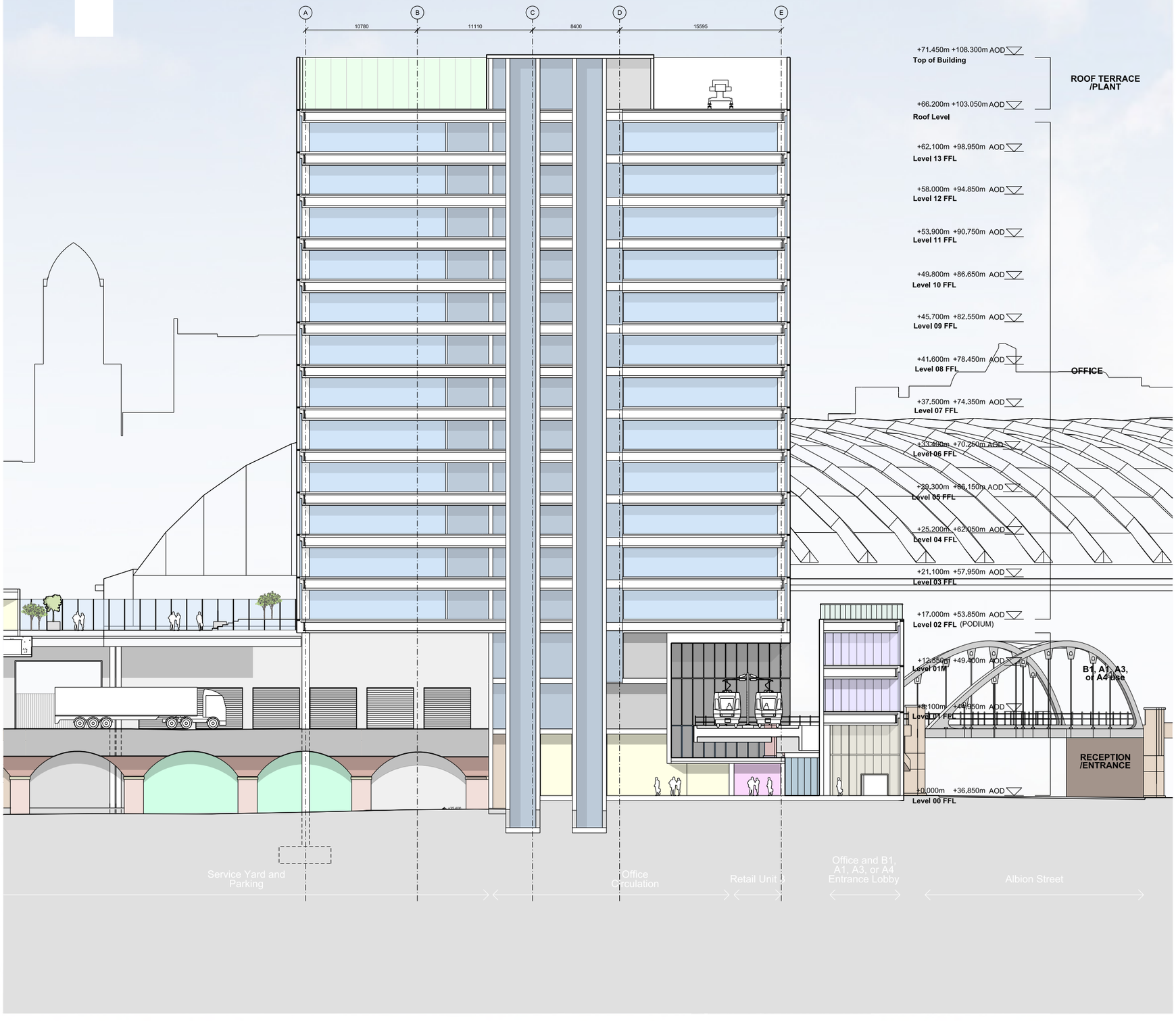
Opaque frit

Glazed louvres

PROPOSED UNFOLDED FACADE ELEVATIONS (B3)

APPROVED SECTION A-A (B3)





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NOTE:

NORTH

Rev	Date	Description
00	17-03-2017	Planning Issue
01	13-07-2017	Change of Use
02	30-04-2020	Minor Material Amendment Application
03	29-05-2020	Minor Material Amendment Application
04	19-02-2021	Non-Material Amendment Application

Project Title: Former Bauer Millett Site

Drawing Title: Building 3 - Section AA

Job No: 10053

Scale: 1:200@ A1, 1:400 @ A3

Date: March 2017

Status: Planning

Drawing No: 10053-B3-A-B5D9-G200-S-AA-001

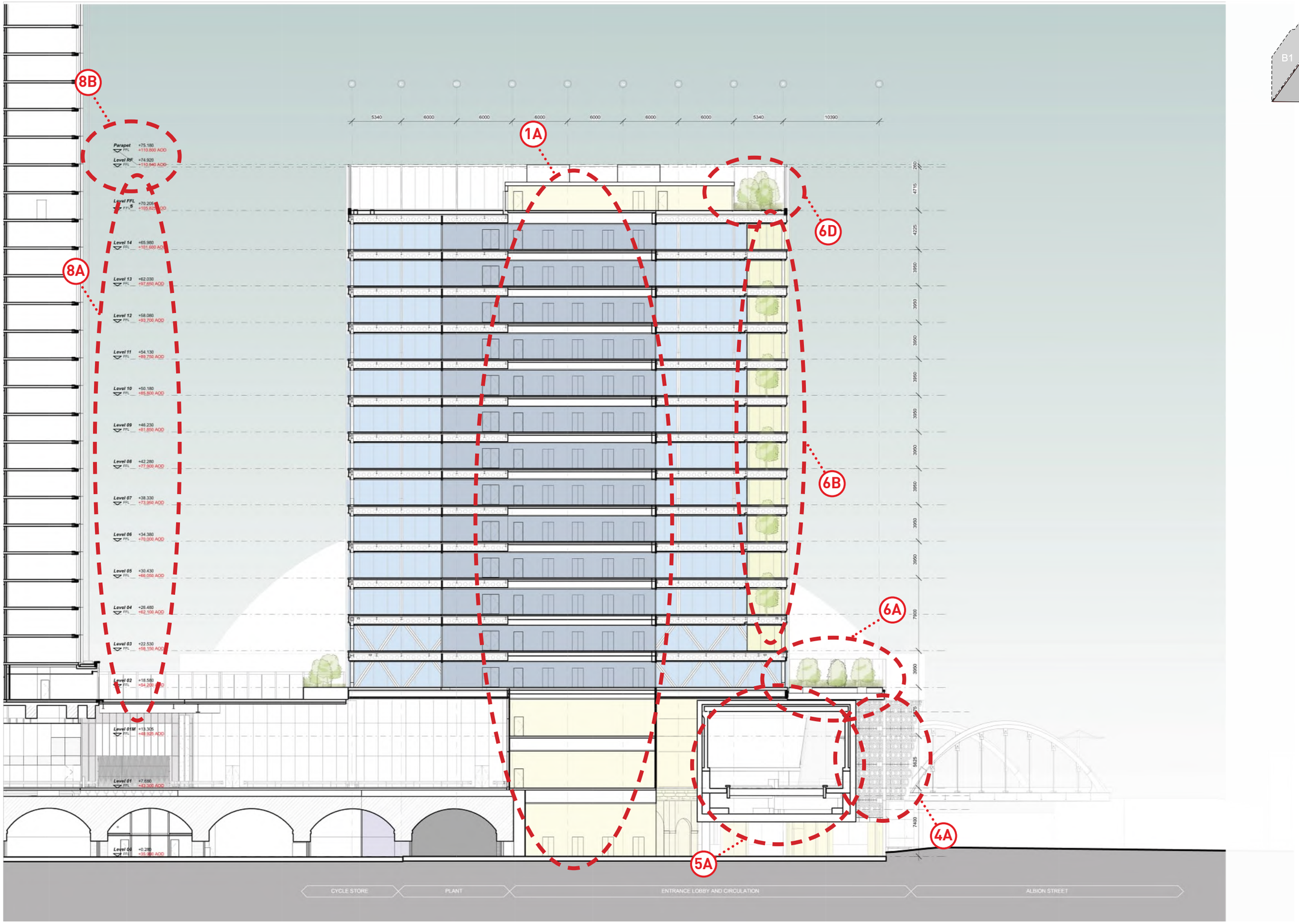
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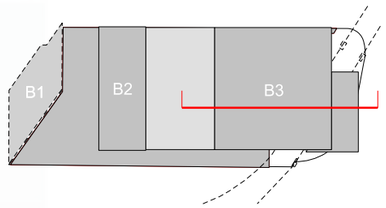
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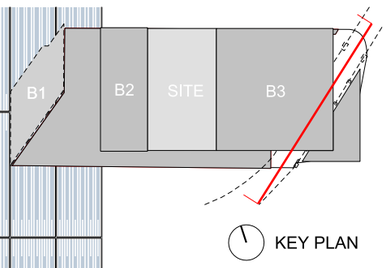
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KEY PLAN

PROPOSED SECTION A-A (B3)



APPROVED SECTION E-E (B3)

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Rev	Date	Description
00	17-03-2017	Planning issue
01	30-04-2020	Minor Material Amendment Application

North

Project Title: Former Bauer Millett Site

Status: Planning

Scale: 1:200 @ A3 1:100 @ A1

Date: March 2017

Drawing Title: Building 3 - Section EE

Job No: 10053

Drawing No: 10053-B3-A-B5D9-G200-S-EE-001

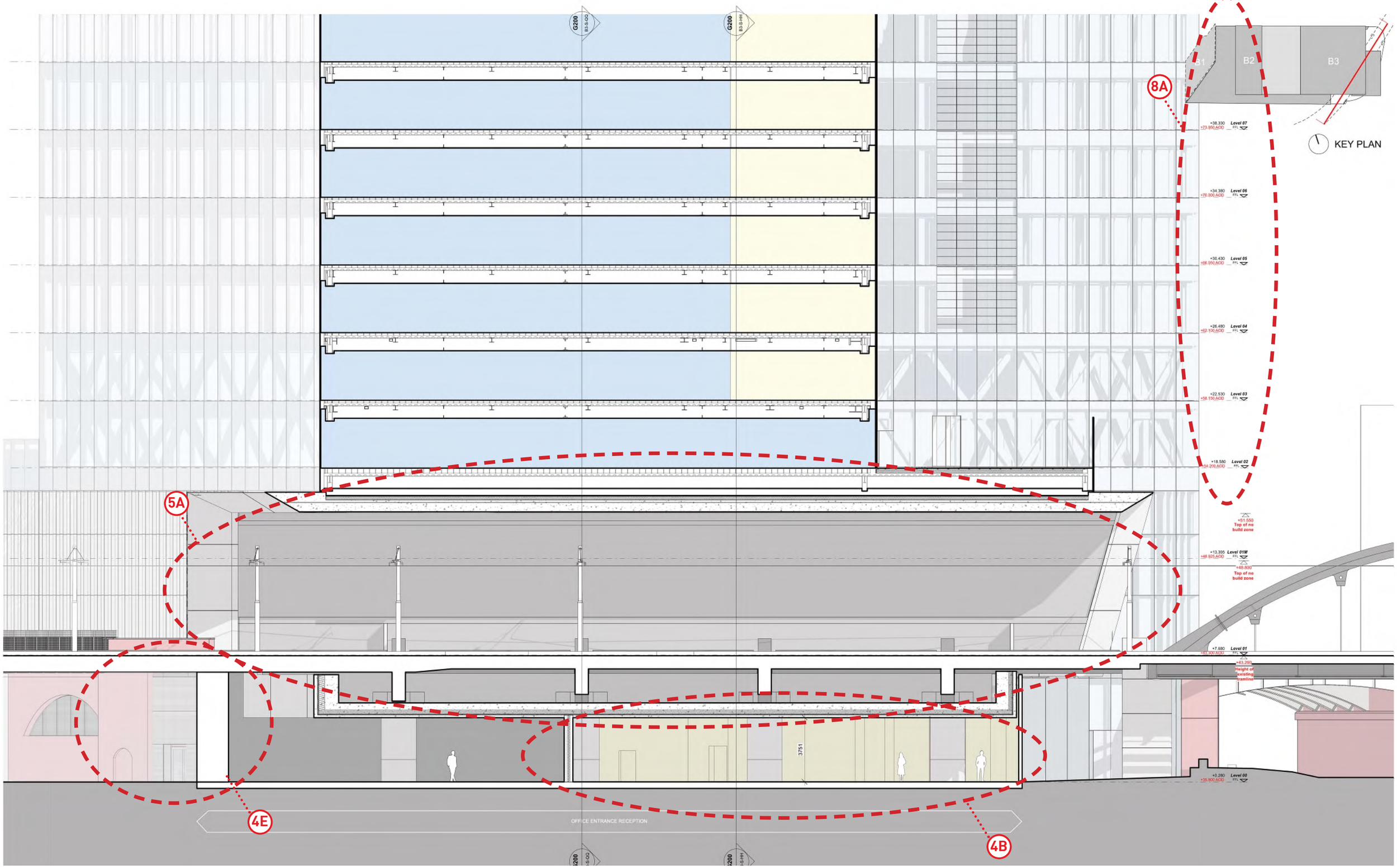
Revision: 01

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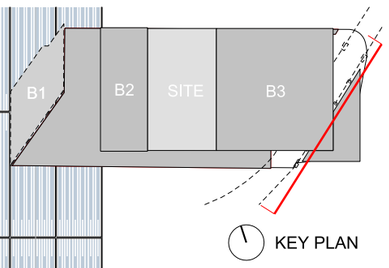
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PROPOSED SECTION E-E (B3)



APPROVED SECTION F-F (B3)

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Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application

North

Project Title: Former Bauer Millet Site

Status: Planning

Scale: 1:200 @ A3 1:100 @ A1

Date: March 2017

Drawing Title: Building 3 - Section FF

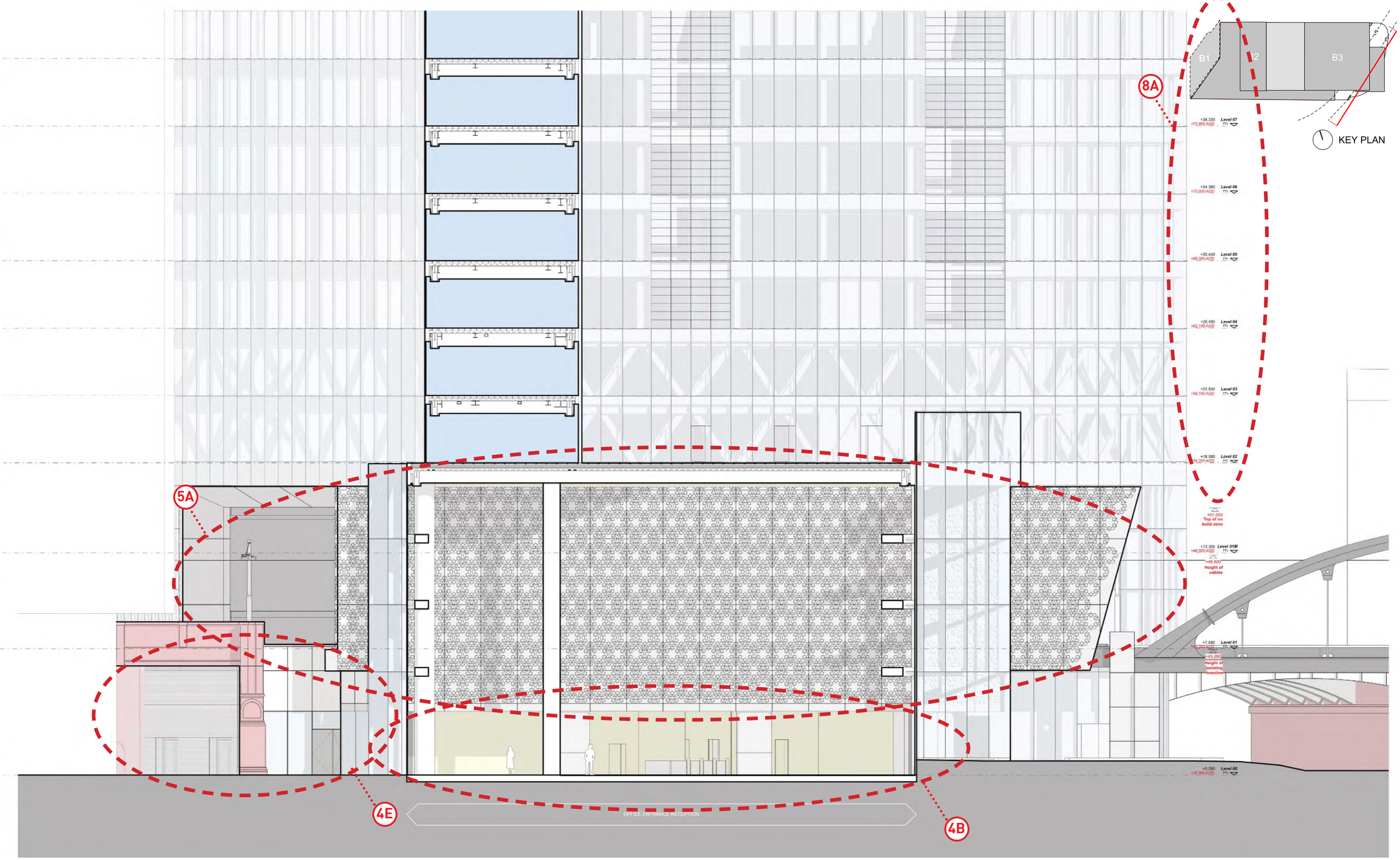
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Drawing No: 10053-B3-A-B5D9-G200-S-FF-001

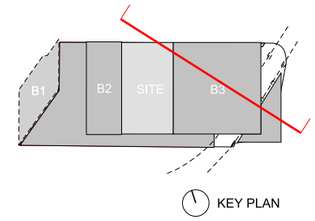
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PROPOSED SECTION F-F (B3)



APPROVED SECTION H-H (B3)

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Rev	Date	Description
00	17-03-2017	Planning Issue

North

Project Title: Former Bauer Millett Site

Drawing Title: Building 3 - Section HH

Status: Planning

Scale: 1:100 @ A3 1:50 @ A1

Date: March 2017

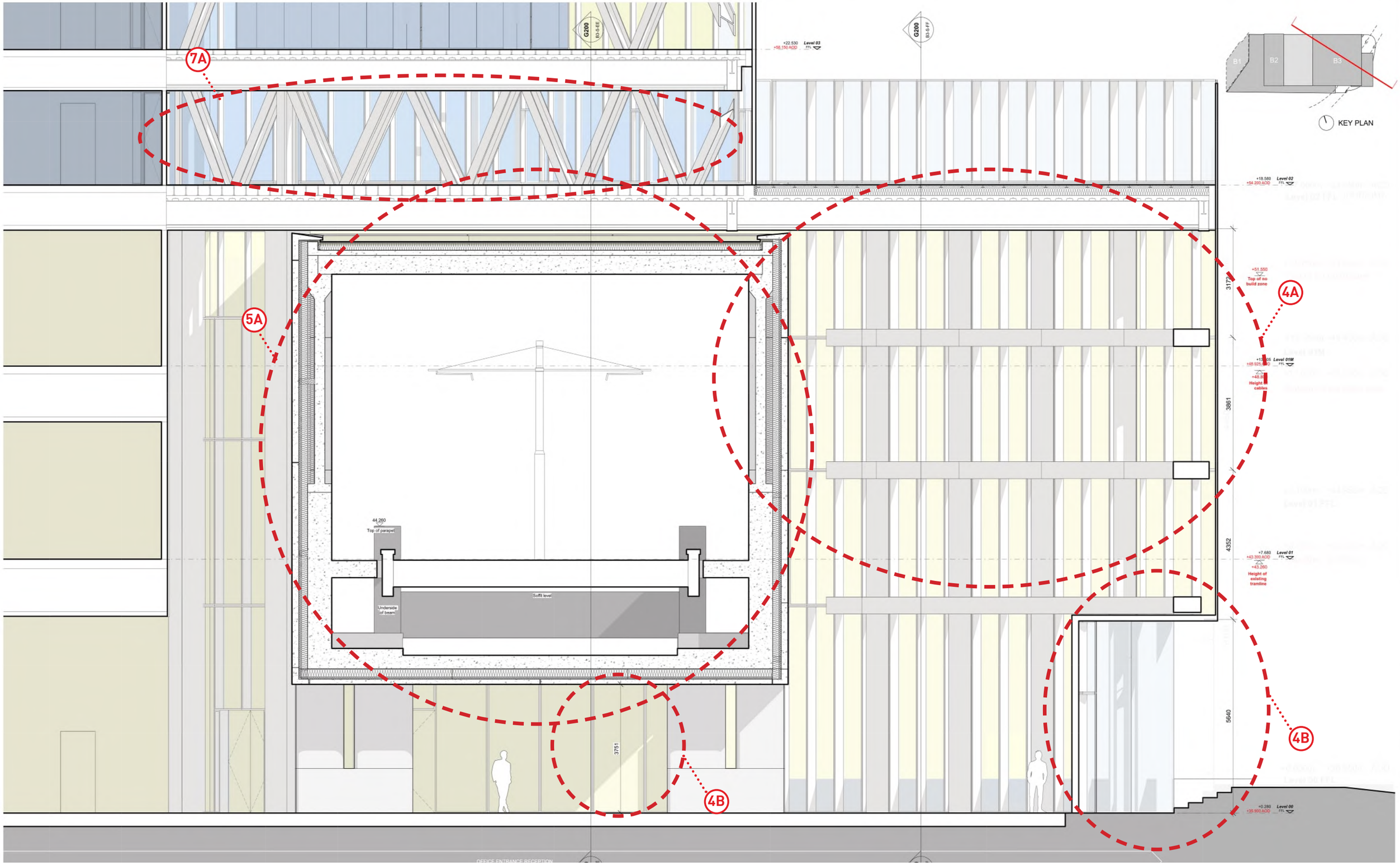
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Drawing No: 10053-B3-A-B5D9-G200-S-HH-001

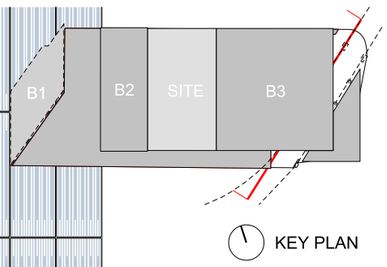
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PROPOSED SECTION H-H (B3)



APPROVED SECTION P-P (B3)

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Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application

North

Project Title: Former Bauer Millet Site

Drawing Title: Building 3 - Section PP

Status: Planning

Scale: 1:200 @ A3 1:100 @ A1

Date: March 2017

Job No: 10053

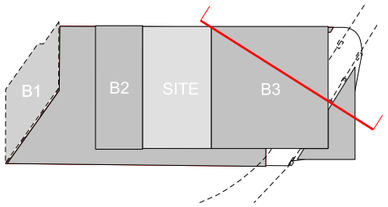
Drawing No: 10053-B3-A-B5D9-G200-S-PP-001

Revision: 01

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OMITTED SECTION P-P (B3)



KEY PLAN

+17.000m +53.850m AOD
Level 02 FFL (PODIUM)

+14.700m +51.550m AOD
Top of no build zone

+12.550m +49.400m AOD
Level 01M

+11.950m +48.800m AOD
Bottom of no build zone

+8.100m +44.950m AOD
Level 01 FFL

+6.150m +43.334m AOD
Tramline (Estimate)

+0.000m +36.850m AOD
Level 00 FFL

4450
4450
8100
6800

G200 B3-S-PP
G200 B3-S-EE
G200 B3-S-FF

+44.852m AOD
Top of of parapet

+43.334m AOD
Tram level

+40.980m AOD
Soffit level

+42.000m AOD
Underside of beam

+40.860m AOD
Base of concrete beam

480
140
3100

+35.550m AOD
Base of existing column

Office Entrance

APPROVED SECTION Q-Q (B3)

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Rev	Date	Description
00	17-03-2017	Planning Issue

North

Project Title: Former Bauer Millett Site

Status: Planning

Scale: 1:100 @ A3 1:50 @ A1

Date: March 2017

Drawing Title: Building 3 - Section QQ

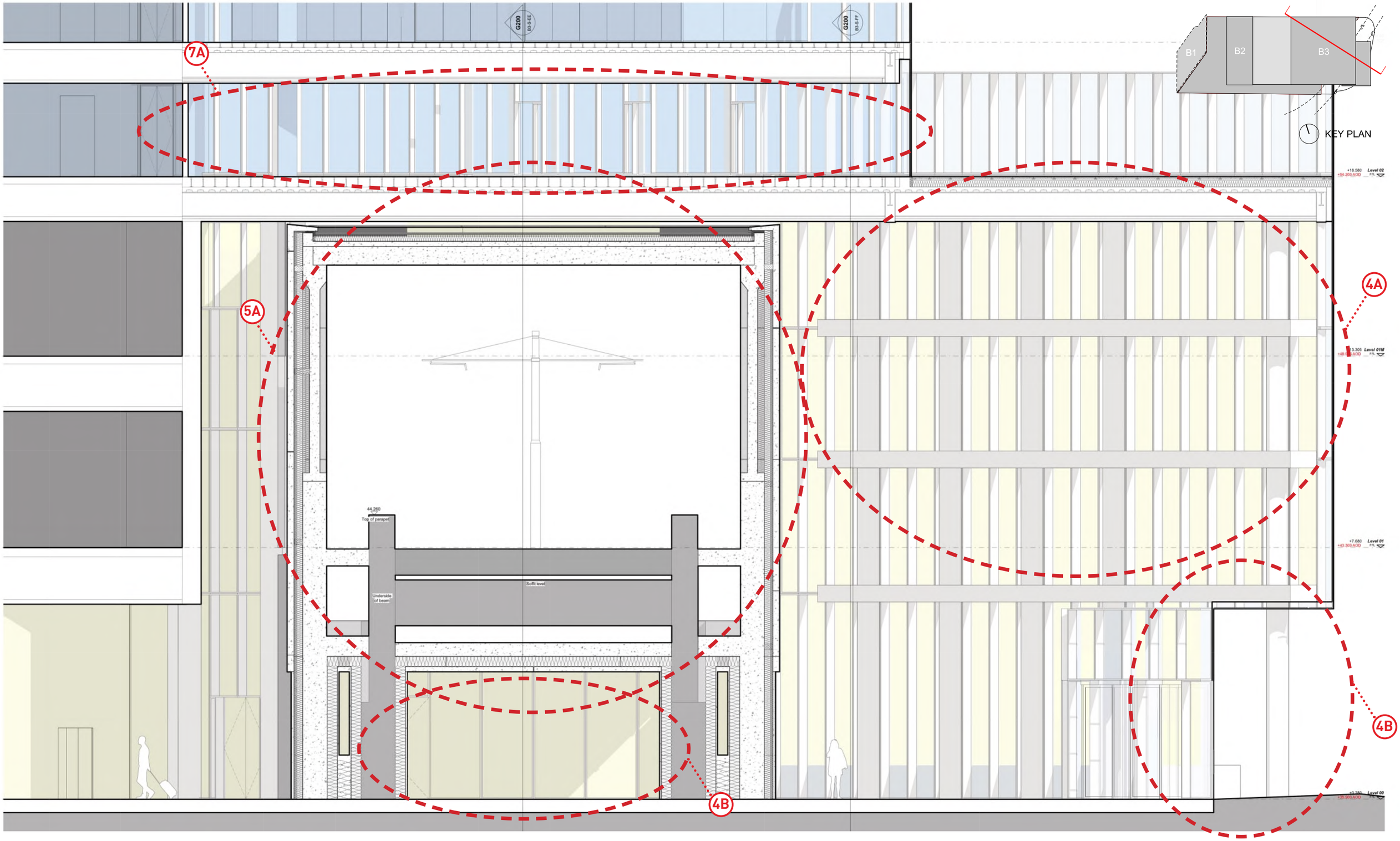
Job No: 10053

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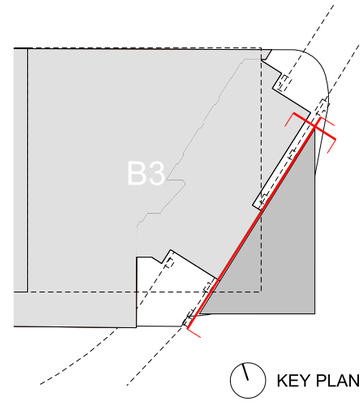
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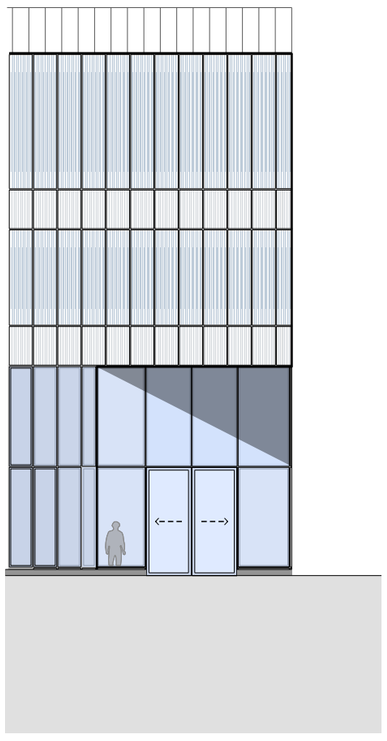
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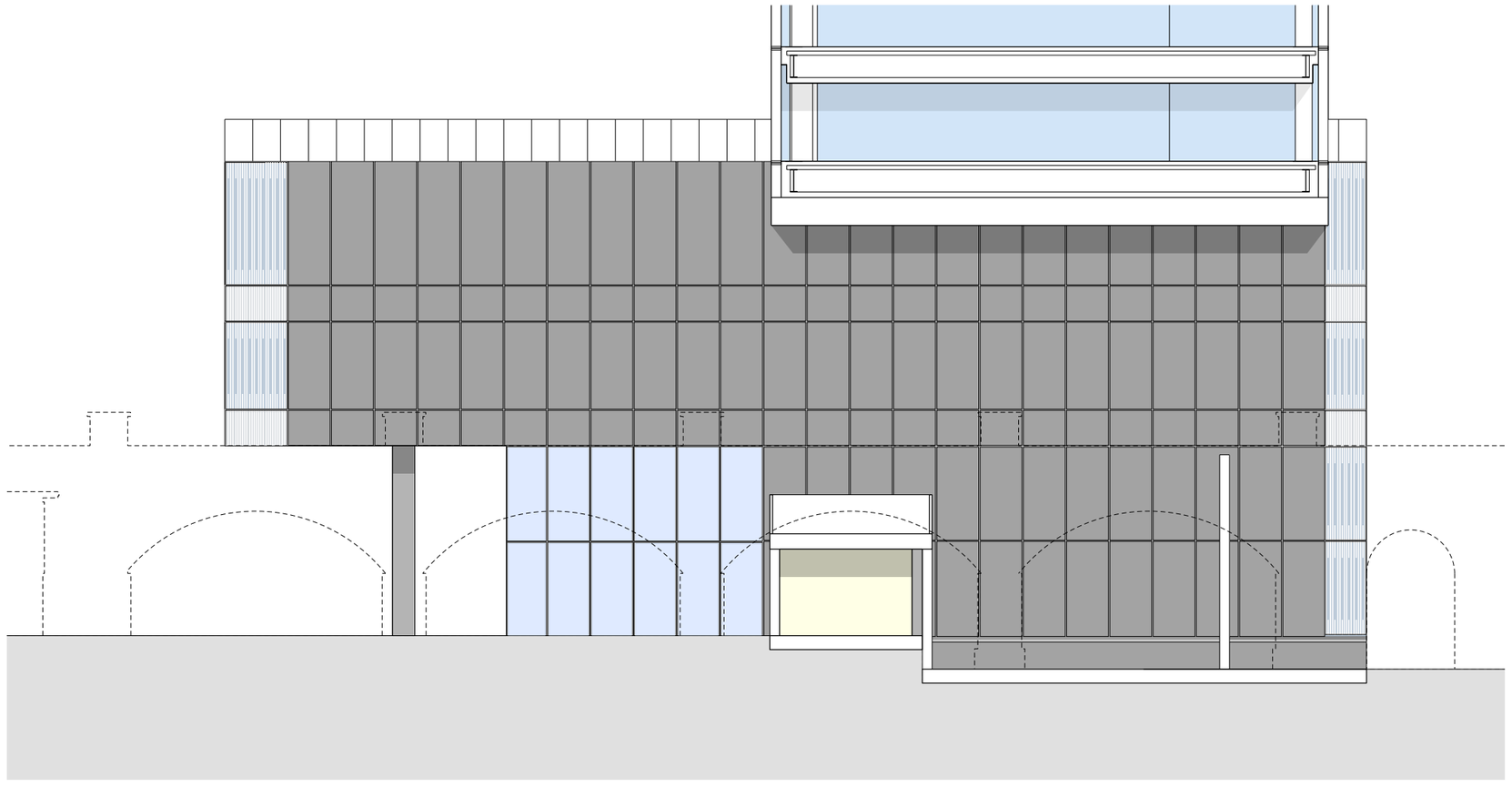


PROPOSED SECTION Q-Q (B3)





Office Entrance Elevation
Building 3



Section RR
Building 3

APPROVED SECTION R-R (B3)

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Rev	Date	Description
00	17-03-2017	Planning Issue

North

Project Title: Former Bauer Millett Site

Status: Planning

Scale: 1:200 @ A3 1:100 @ A1

Date: March 2017

Drawing Title: Building 3 - Section RR and Office Entrance Elevation

Job No: 10053

Drawing No: 10053-B3-A-B5D9-G200-S-RR-001

Revision: 00

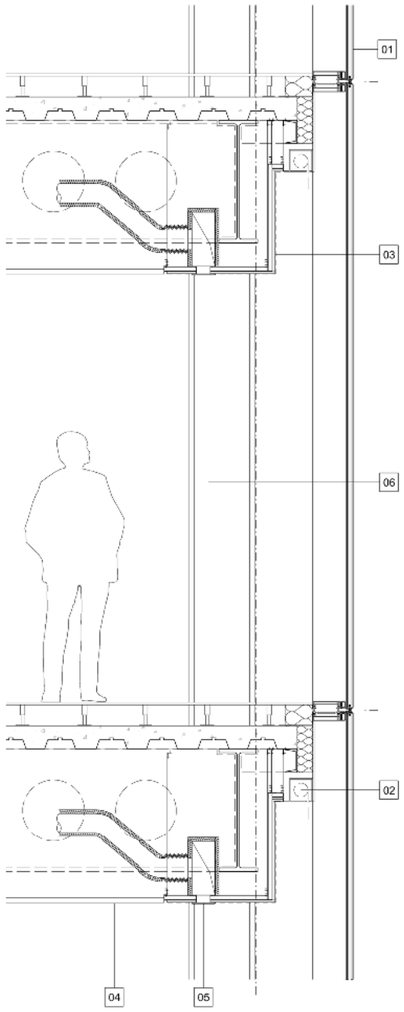
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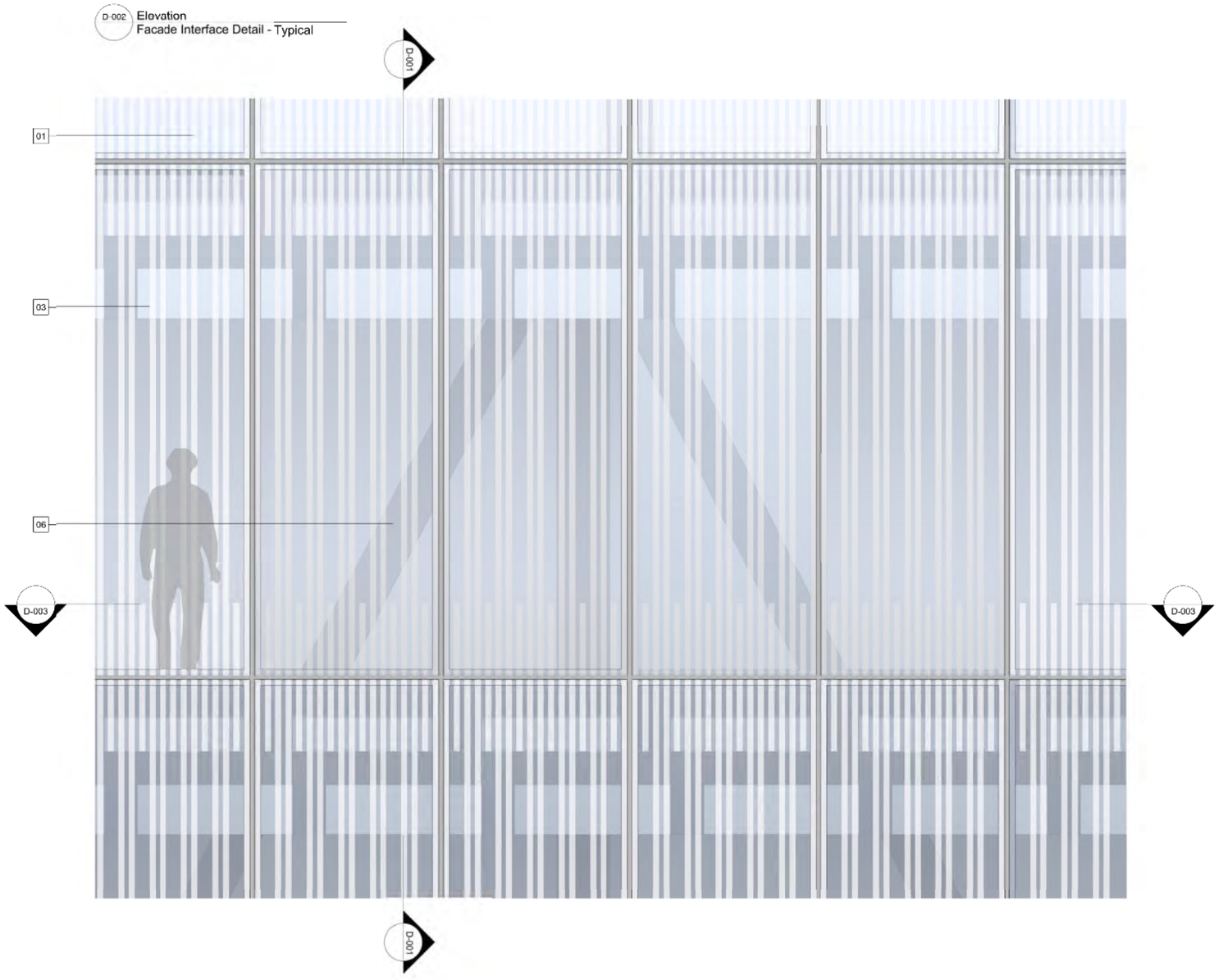
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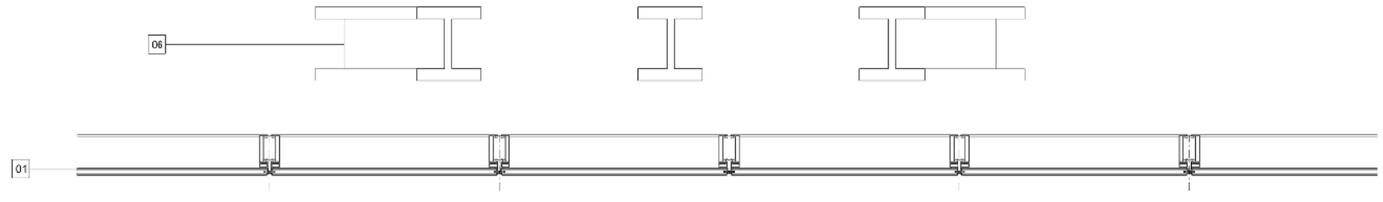
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OMITTED SECTION R-R (ELEVATIONS REMOVED)



D-001 Section
Facade Interface Detail - Typical

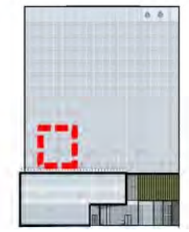




D-003 Plan
Facade Interface Detail - Typical

APPROVED
FACADE DETAIL - TYPICAL (B3)

KEY:



KEY

01 Aluminium unitised cladding system with ceramic frit applied

02 Roller blind

03 Plasterboard bulkhead / ceiling

04 Lay-in grid ceiling system

05 Perimeter vents

06 Feature steel columns

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Project Title
Former Bauer Millet Site

Drawing Title
Building 3 - Facade Interface Detail - Typical

Status
Planning

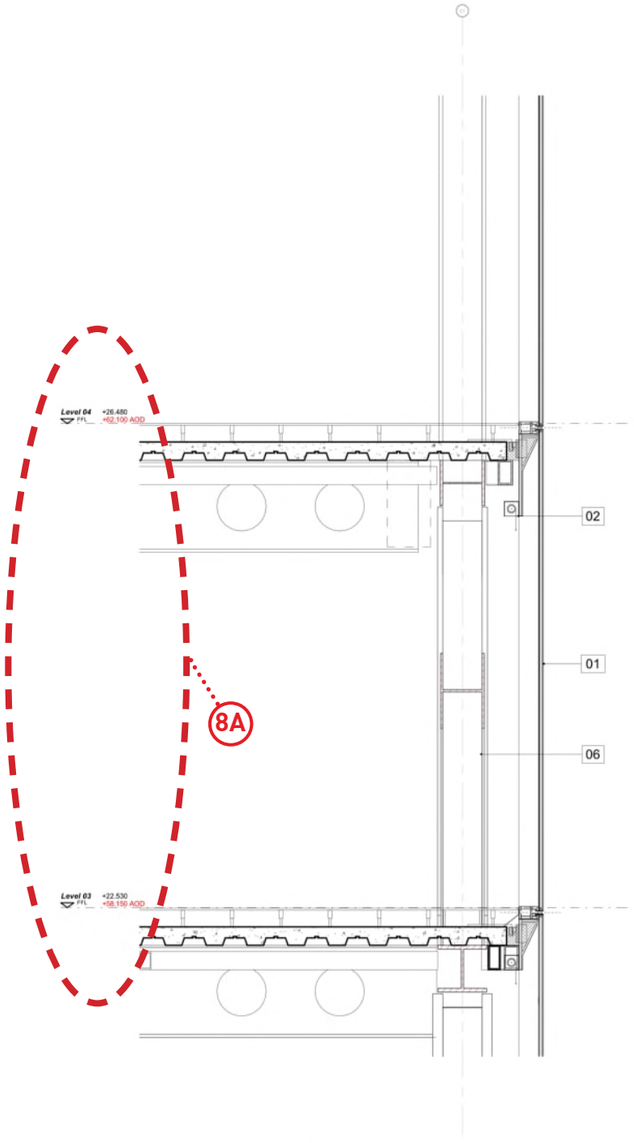
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Job No: 10053	Date: March 2017
Drawing No: 10053-B3-A-B5D9-G251-D-T1-001	Revision: 00

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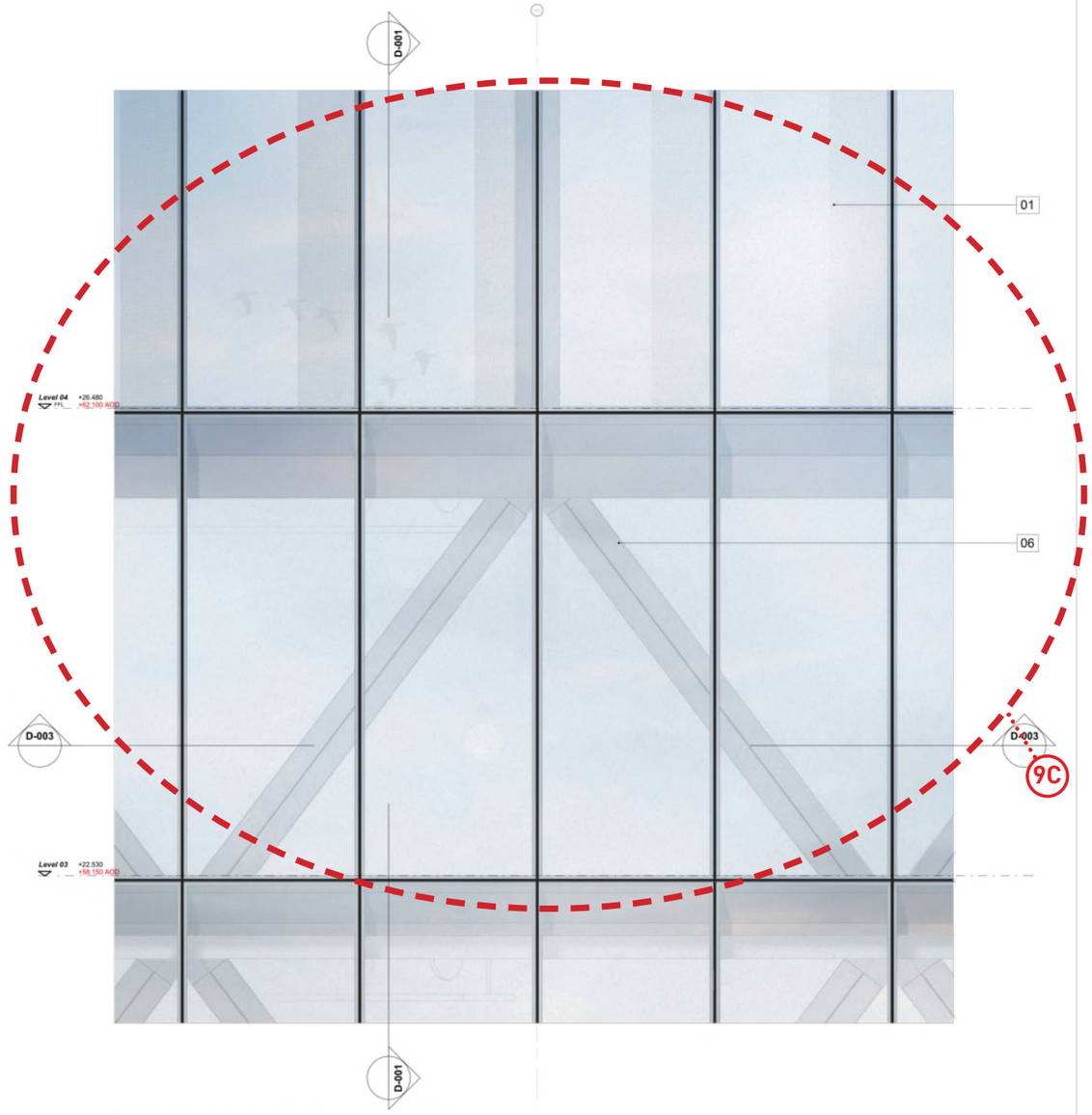
Rev	Date	Description
00	17-03-2017	Planning Issue

North

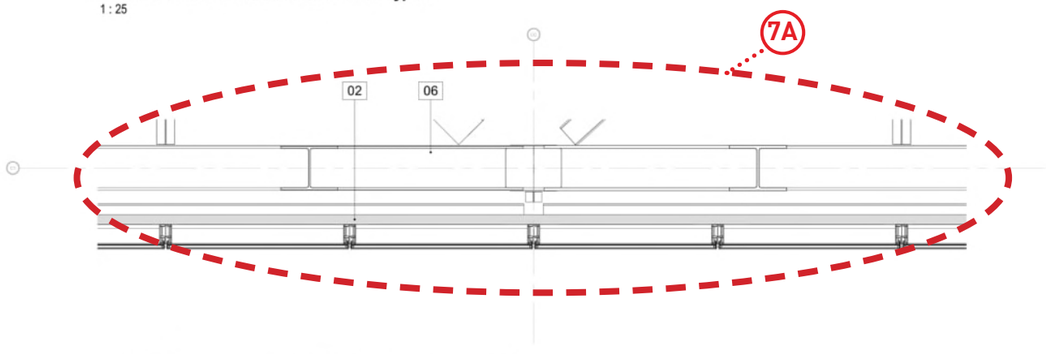
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D-001: Section - Facade Interface Detail - Typical
1 : 25

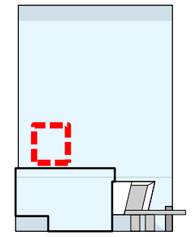


D-002: Elevation - Facade Interface Detail - Typical
1 : 25



D-003: Reflected Ceiling Plan - Facade Interface Detail - Typical
1 : 25

KEY:



KEY

01 Aluminium unitised cladding system with ceramic fritting
02 Roller blind
03 Perimeter ceiling bulkhead
04 Exposed soffit & services
05 Perimeter vents
06 Transfer truss
07 Steel columns
08 Secondary support steelwork
09 Glass fronted solid panel
10 Glass louvres
11 Clear glass curtain walling
12 Frameless glass revolving door
13 Clear glass fronted aluminium pass door
14 Clear glass soffit
15 Encapsulation precast decorative panels
16 Clear glass fronted aluminium double door

9

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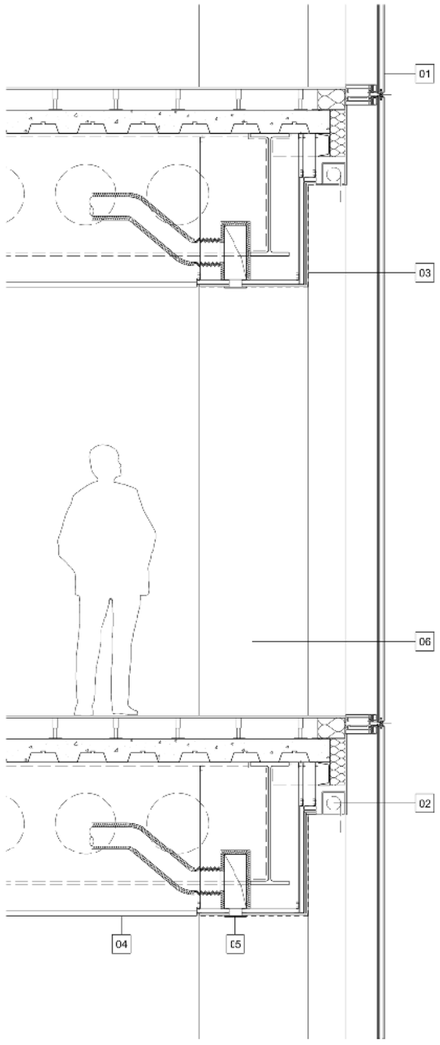
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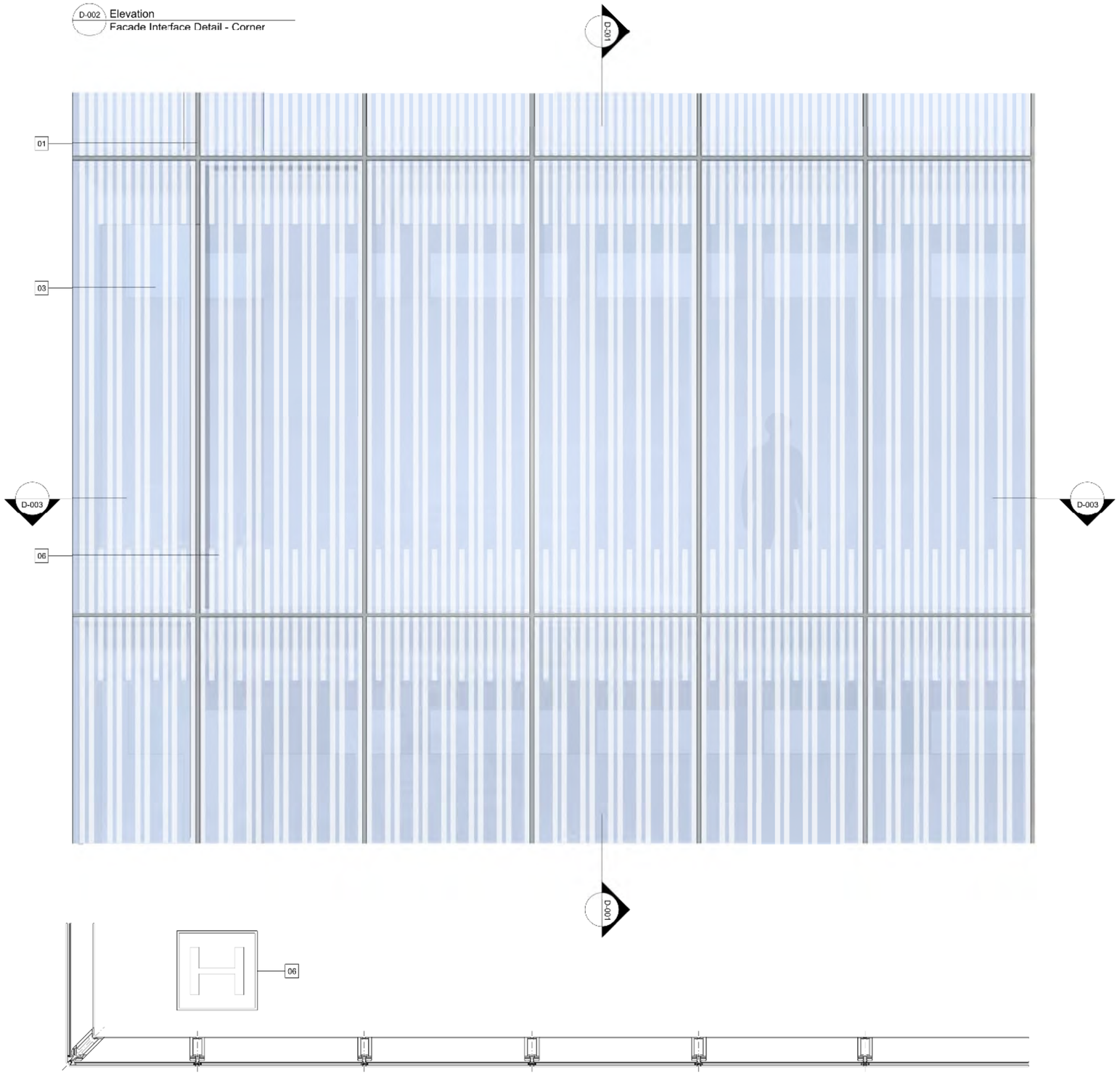
Project Title
Former Bauer Millett Site

Drawing Title
Building 3 - Facade Interface Detail - Typical

PROPOSED FACADE DETAIL - TYPICAL (B3)



D-001 Section
Facade Interface Detail - Corner

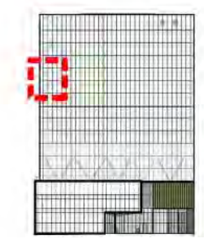


D-002 Elevation
Facade Interface Detail - Corner

D-003 Plan
Facade Interface Detail - Corner

APPROVED
FACADE DETAIL - CORNER (B3)

KEY:



KEY

01 Aluminium unitised cladding system with ceramic frit applied

02 Roller blind

03 Plasterboard bulkhead / ceiling

04 Lay-in grid ceiling system

05 Perimeter vents

06 Encased steel columns

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Project Title
Former Bauer Millett Site

Drawing Title
Building 3 - Facade Interface Detail - Corner

Status
Planning

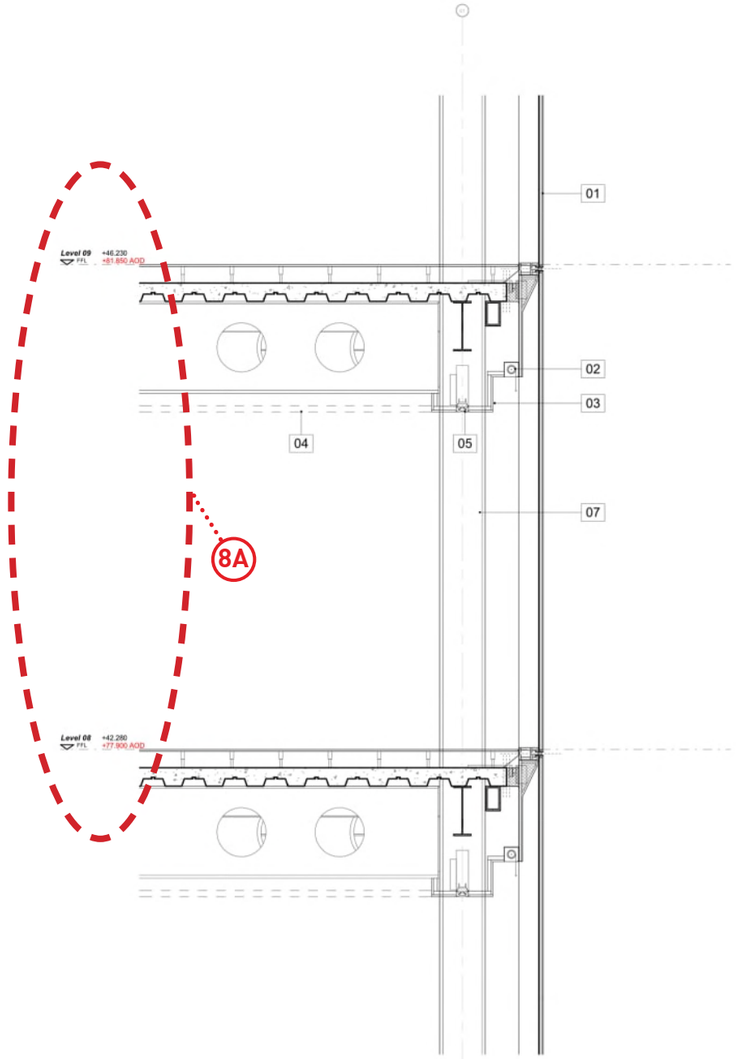
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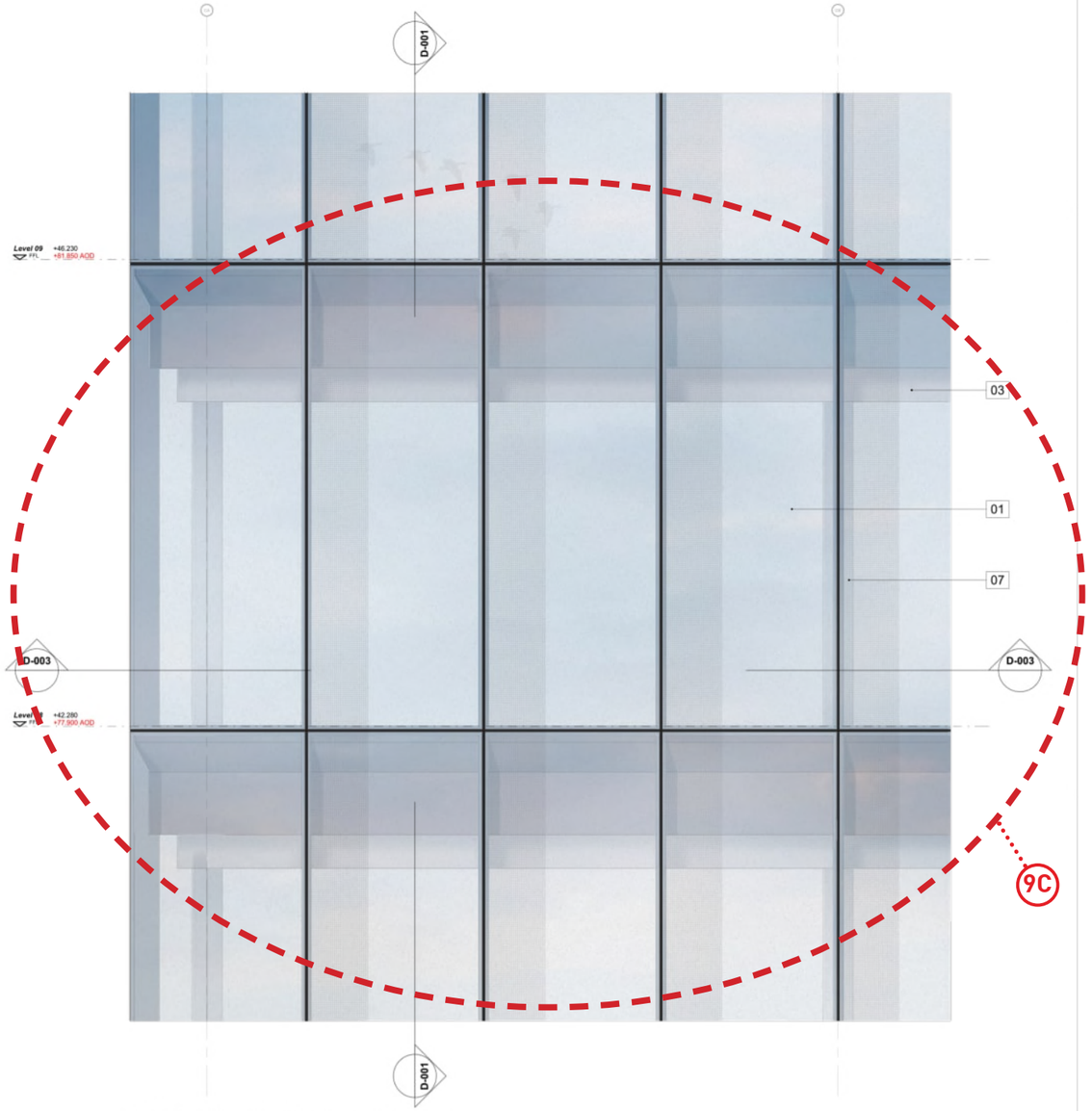
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Scale 1:20 @ A1 | Scale 1:40 @ A3
Job No 10053 | Date March 2017
Drawing No 10053-B3-A-B5D9-G251-D-T2-001 | Revision 00

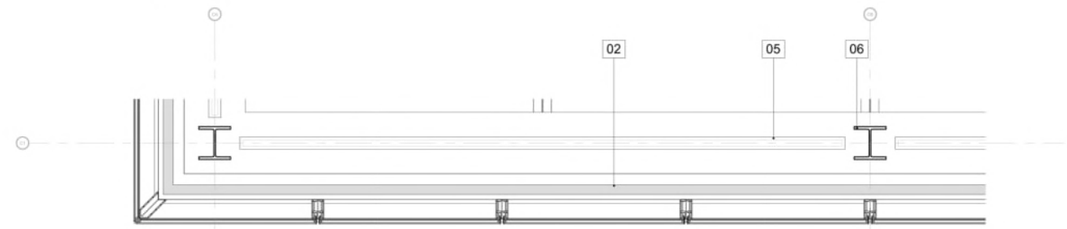
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D-001: Section - Facade Interface Detail - Typical
1 : 25

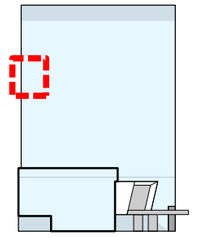


D-002: Elevation - Facade Interface Detail - Corner
1 : 25



D-003: Reflected Ceiling Plan - Facade Interface Detail - Corner
1 : 25

KEY:



KEY

01 Aluminium unitised cladding system with ceramic fritting
02 Roller blind
03 Perimeter ceiling bulkhead
04 Exposed soffit & services
05 Perimeter vents
06 Transfer truss
07 Steel columns
08 Secondary support steelwork
09 Glass fronted solid panel
10 Glass louvres
11 Clear glass curtain walling
12 Frameless glass revolving door
13 Clear glass fronted aluminium pass door
14 Clear glass soffit
15 Encapsulation precast decorative panels
16 Clear glass fronted aluminium double door

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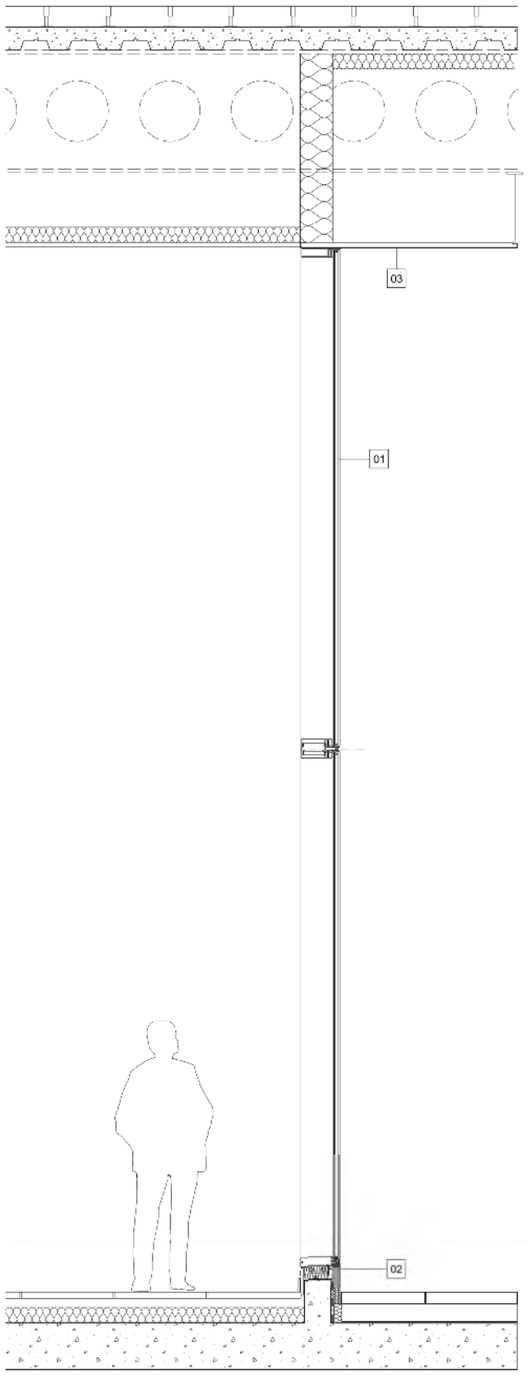
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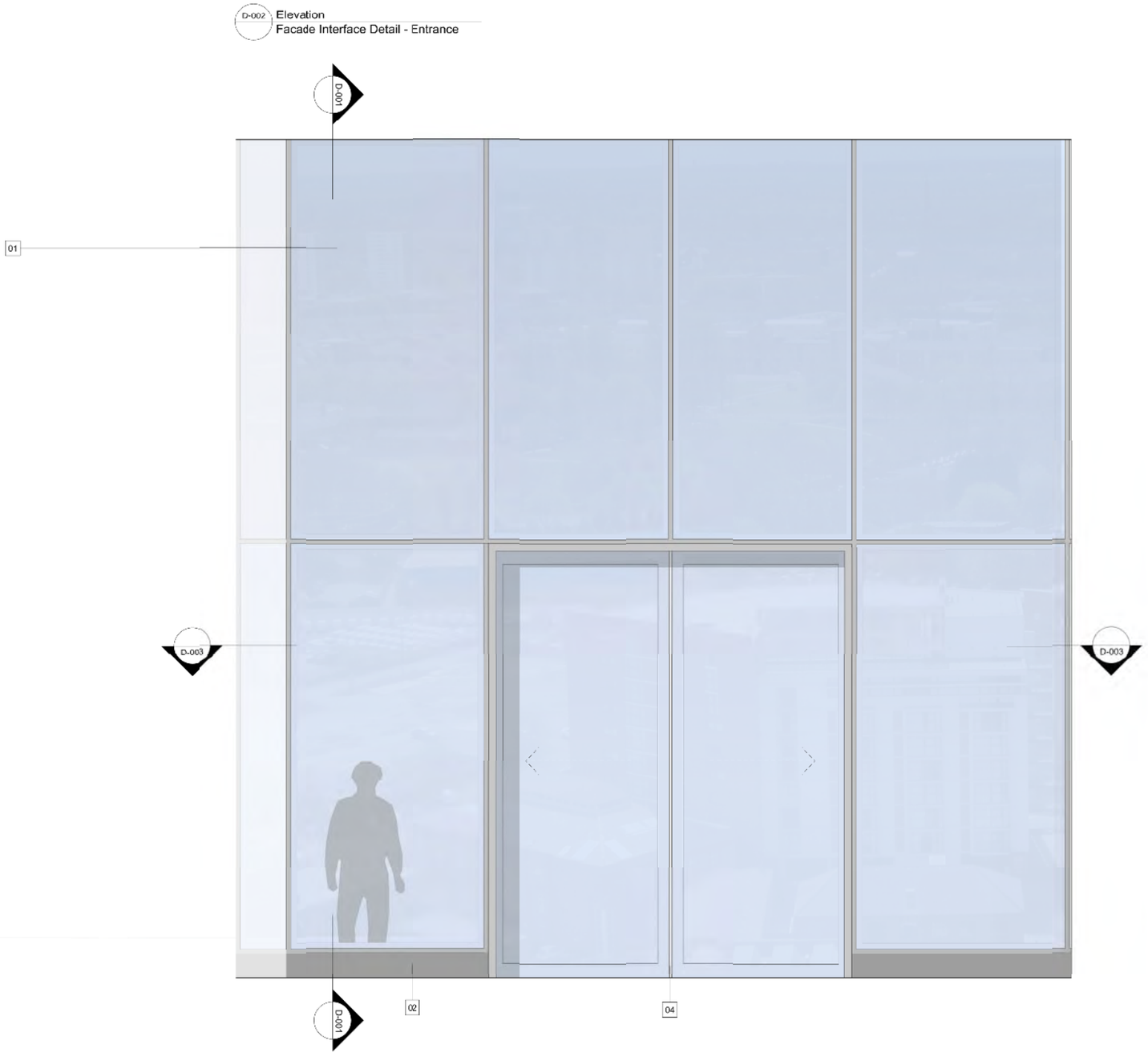
Project Title
Former Bauer Millett Site

Drawing Title
Building 3 - Facade Interface Detail - Corner

PROPOSED FACADE DETAIL - CORNER (B3)



D-001 Section
Facade Interface Detail - Entrance



D-002 Elevation
Facade Interface Detail - Entrance

D-003 Plan
Facade Interface Detail - Entrance

APPROVED
FACADE DETAIL - ENTRANCE (B3)

KEY:



KEY

01 Aluminium unitised cladding system

02 Aluminium cover plate

03 Aluminium composite soffit panels

04 Aluminium automatic sliding door system

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Rev	Date	Description	Rev	Date	Description	Rev	Date	Description
00	17-03-2017	Planning Issue						

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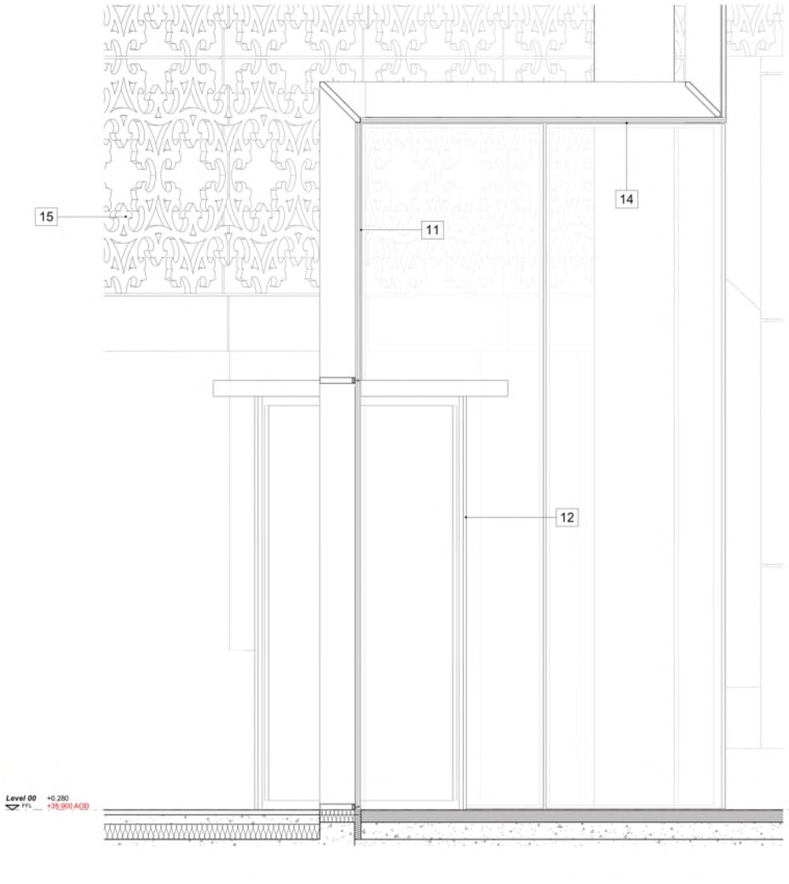
Project Title
Former Bauer Millett Site

Drawing Title
Building 3 - Office
Facade Interface Detail - Entrance

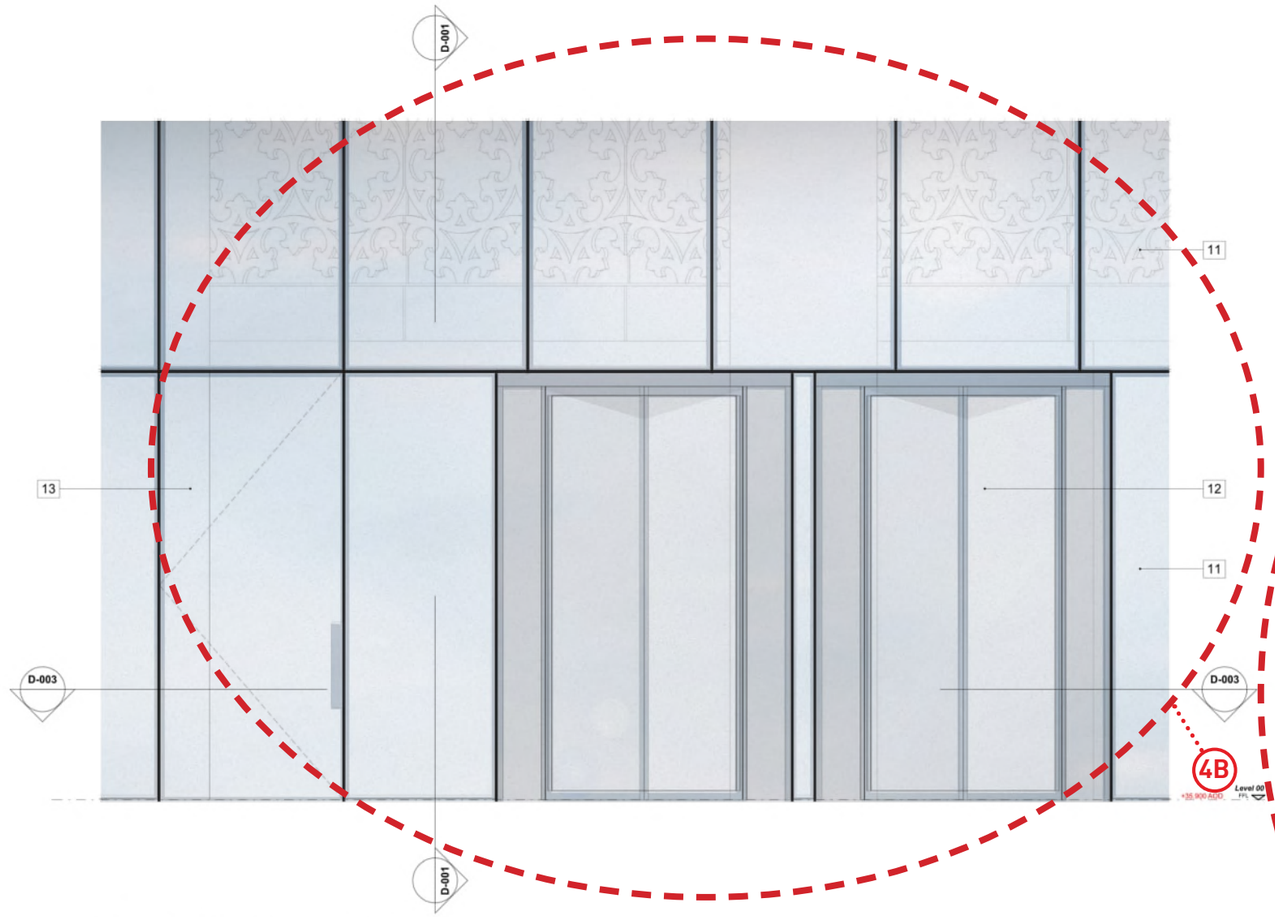
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Scale	Scale
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Job No	Date
10053	March 2017
Drawing No	Revision
10053-B3-A-B5D9-G251-D-T3-001	00

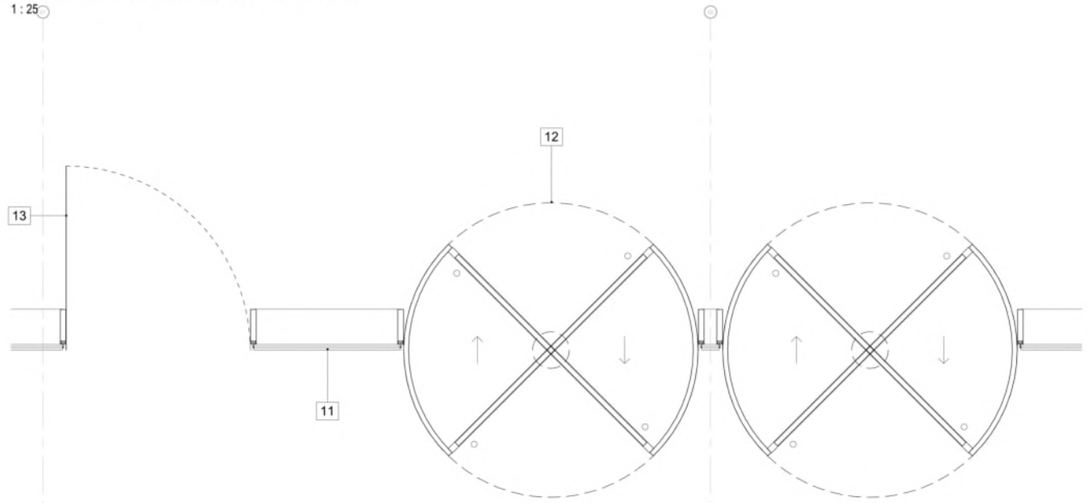
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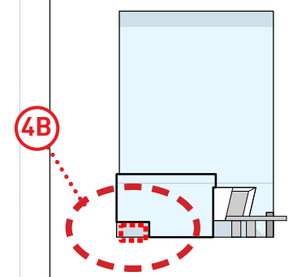
D-001: Section - Facade Interface Detail - Entrance
1 : 25



D-002: Elevation - Facade Interface Detail - Entrance
1 : 25



D-003: Plan - Facade Interface Detail -Entrance
1 : 25



KEY:

KEY

01 Aluminium unitised cladding system with ceramic fritting
02 Roller blind
03 Perimeter ceiling bulkhead
04 Exposed soffit & services
05 Perimeter vents
06 Transfer truss
07 Steel columns
08 Secondary support steelwork
09 Glass fronted solid panel
10 Glass louvres
11 Clear glass curtain walling
12 Frameless glass revolving door
13 Clear glass fronted aluminium pass door
14 Clear glass soffit
15 Encapsulation precast decorative panels
16 Clear glass fronted aluminium double door

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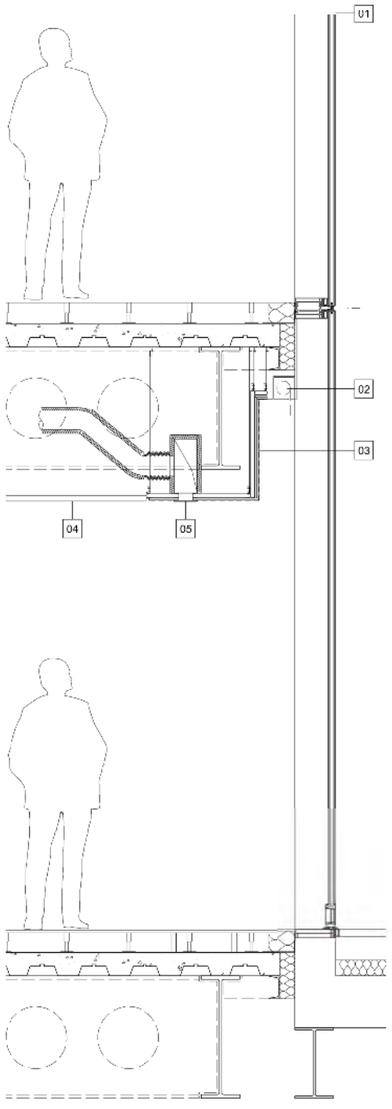
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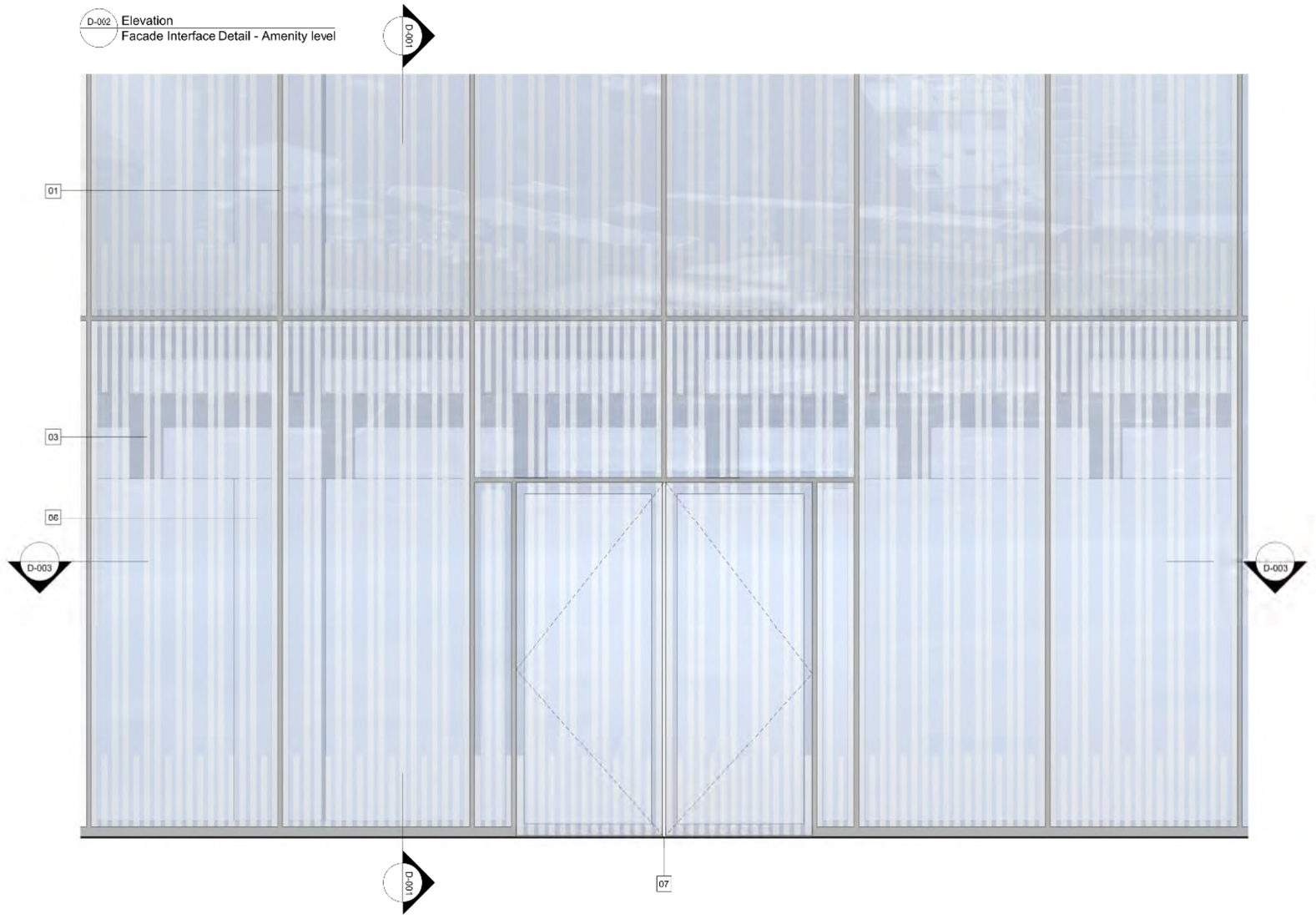
Project Title
Former Bauer Millett Site

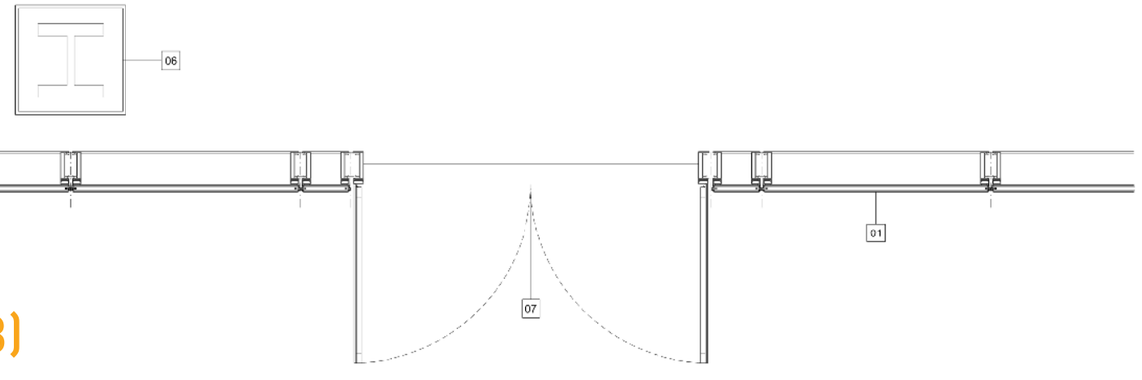
Drawing Title
Building 3 - Office
Facade Interface Detail - Entrance

PROPOSED FACADE DETAIL - ENTRANCE (B3)

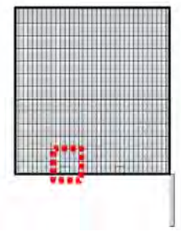


D-002 Elevation
Facade Interface Detail - Amenity level





KEY:



KEY

01 Aluminium unitised cladding system with ceramic frit applied
02 Roller blind
03 Plasterboard bulkhead / ceiling
04 Lay-in grid ceiling system
05 Perimeter vents
06 Encased steel columns
07 Aluminium double door

APPROVED
FACADE DETAIL - AMENITY LEVEL (B3)

D-001 Section
Facade Interface Detail - Amenity Level

D-003 Plan
Facade Interface Detail - Amenity Level

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Rev	Date	Description	Rev	Date	Description	Rev	Date	Description
00	17-03-2017	Planning Issue						

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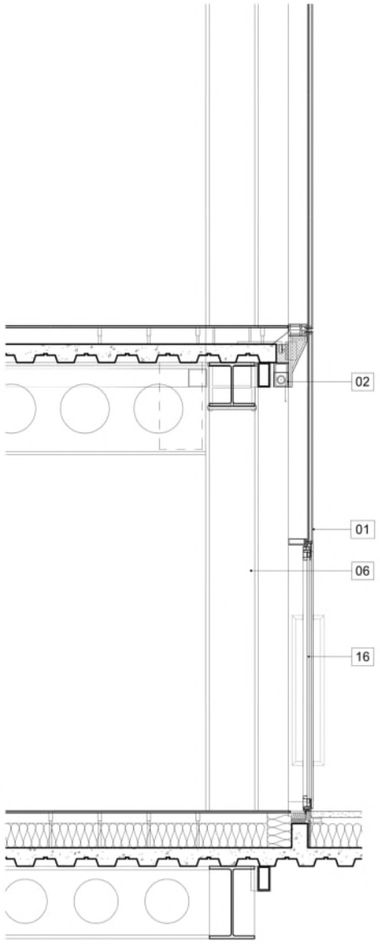
Project Title
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Drawing Title
Building 3 - Facade Interface Detail - Amenity Level

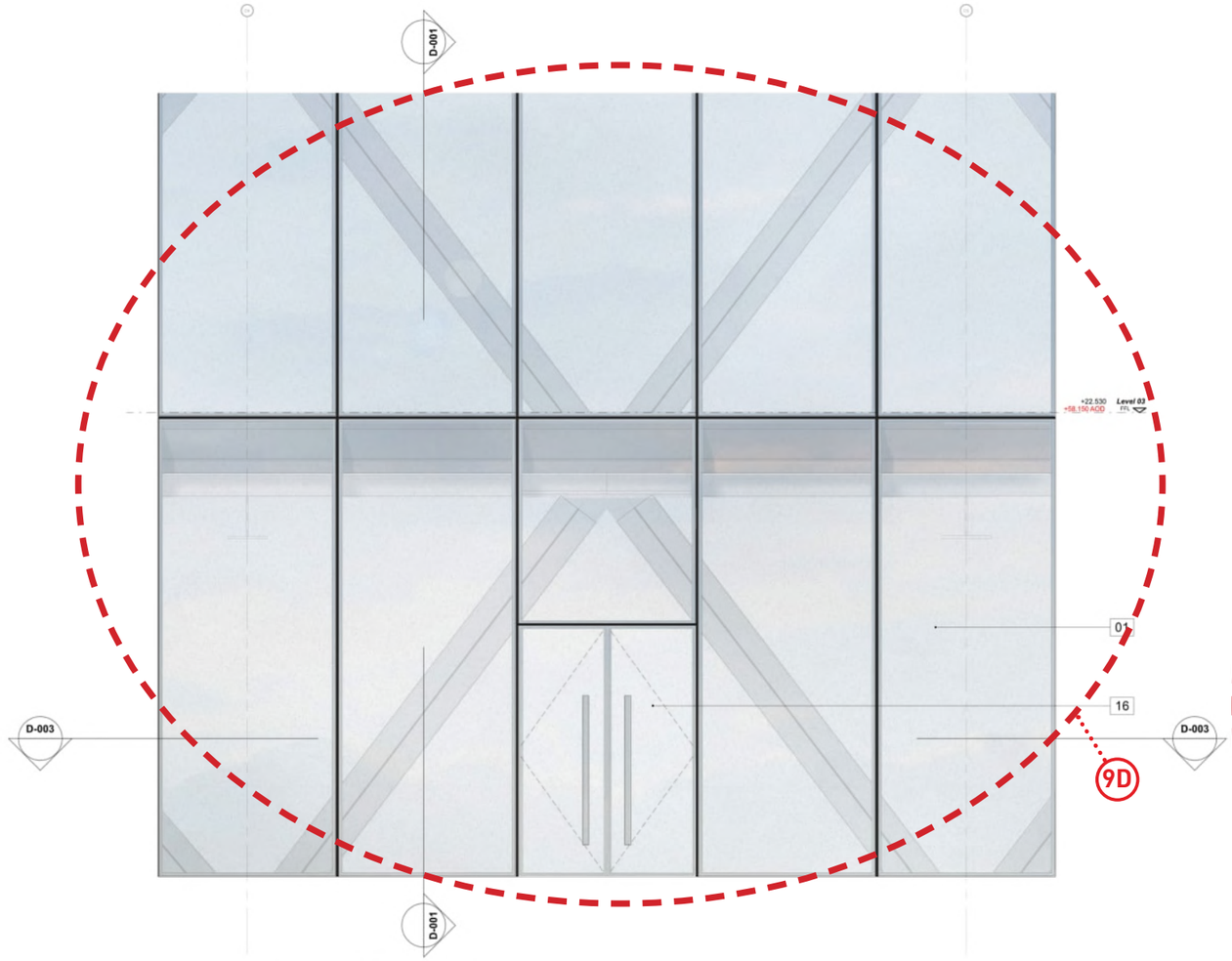
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Drawing No: 10053-B3-A-B5D9-G251-D-T4-001	Revision: 00

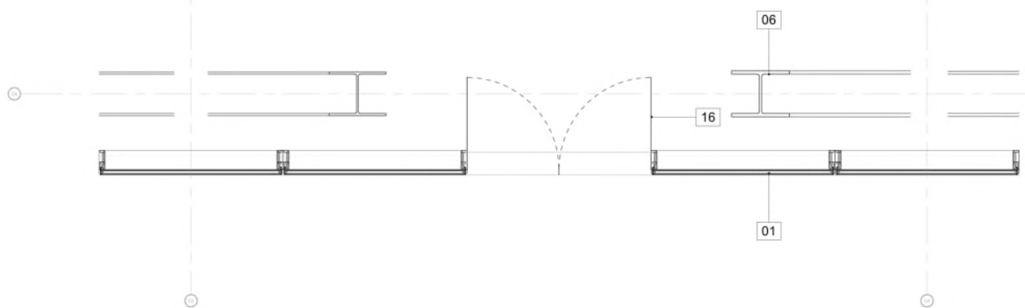
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D-001: Section - Facade Interface Detail - Amenity Level
1 : 25

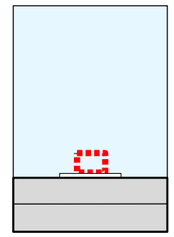


D-002: Elevation - Facade Interface Detail - Amenity Level
1 : 25



D-003: Plan - Facade Interface Detail - Amenity Level
1 : 25

KEY:



KEY

01 Aluminium unitised cladding system with ceramic fritting
02 Roller blind
03 Perimeter ceiling bulkhead
04 Exposed soffit & services
05 Perimeter vents
06 Transfer truss
07 Steel columns
08 Secondary support steelwork
09 Glass fronted solid panel
10 Glass louvres
11 Clear glass curtain walling
12 Frameless glass revolving door
13 Clear glass fronted aluminium pass door
14 Clear glass soffit
15 Encapsulation precast decorative panels
16 Clear glass fronted aluminium double door

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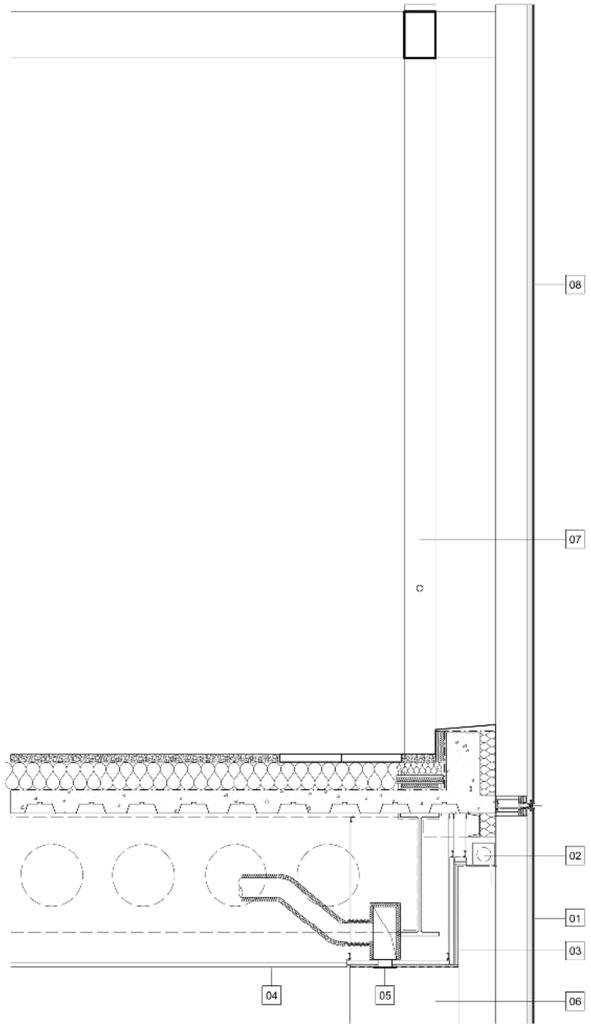
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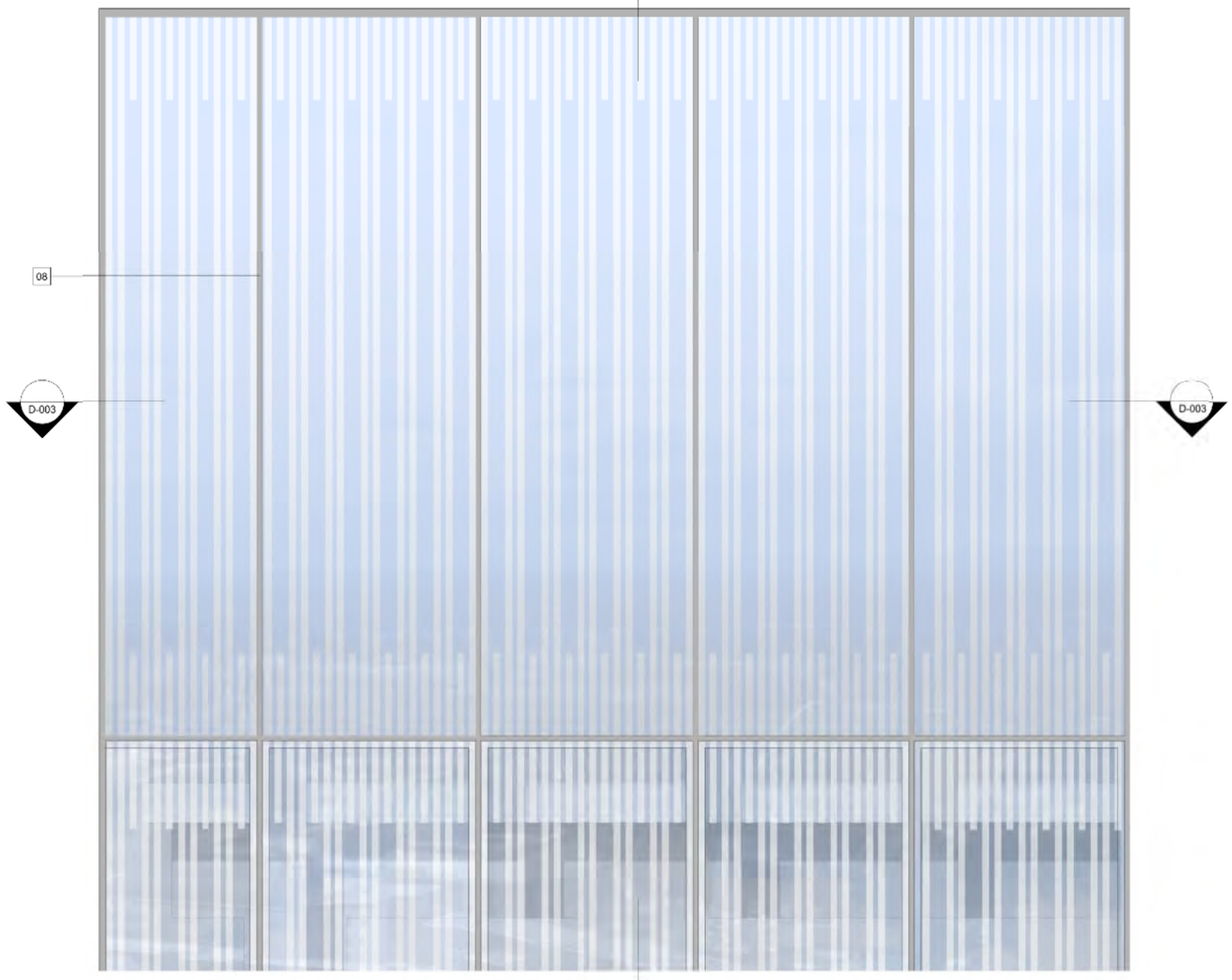
Drawing Title
Building 3 - Facade Interface Detail - Amenity Level

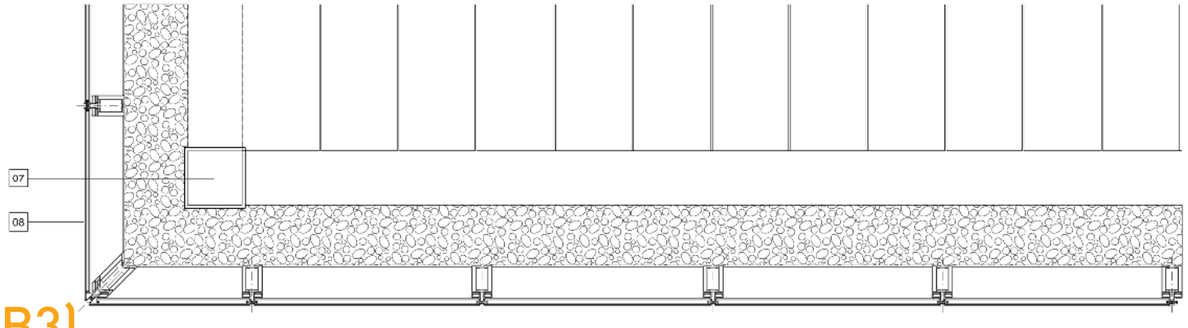
PROPOSED FACADE DETAIL - AMENITY LEVEL (B3)



D-001 Section
Facace Interface Detail - Typical Roof Level Parapet

D-002 Elevation
Facade Interface Detail - Typical Roof Level Parapet

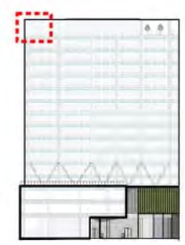




D-003 Plan
Facade Interface Detail - Typical Roof Parapet

APPROVED
FACADE DETAIL - ROOF PARAPET (B3)

KEY:



KEY

01 Aluminium unitised cladding system with ceramic frit applied
02 Roller blind
03 Plasterboard bulkhead / ceiling
04 Lay-in grid ceiling system
05 Perimeter vents
06 Encased steel columns
07 Steel sub-frame
08 Glass fronted solid panel

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00	17-03-2017	Planning Issue						

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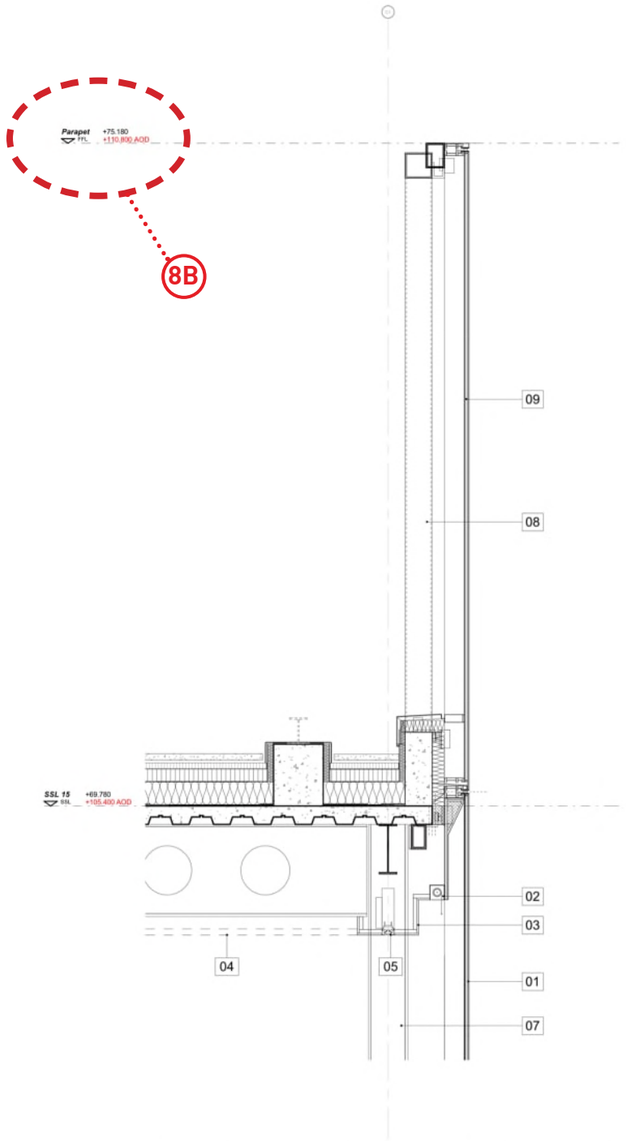
Project Title
Former Bauer Millett Site

Drawing Title
Building 3 - Facade Interface Detail - Typical Roof Level Parapet

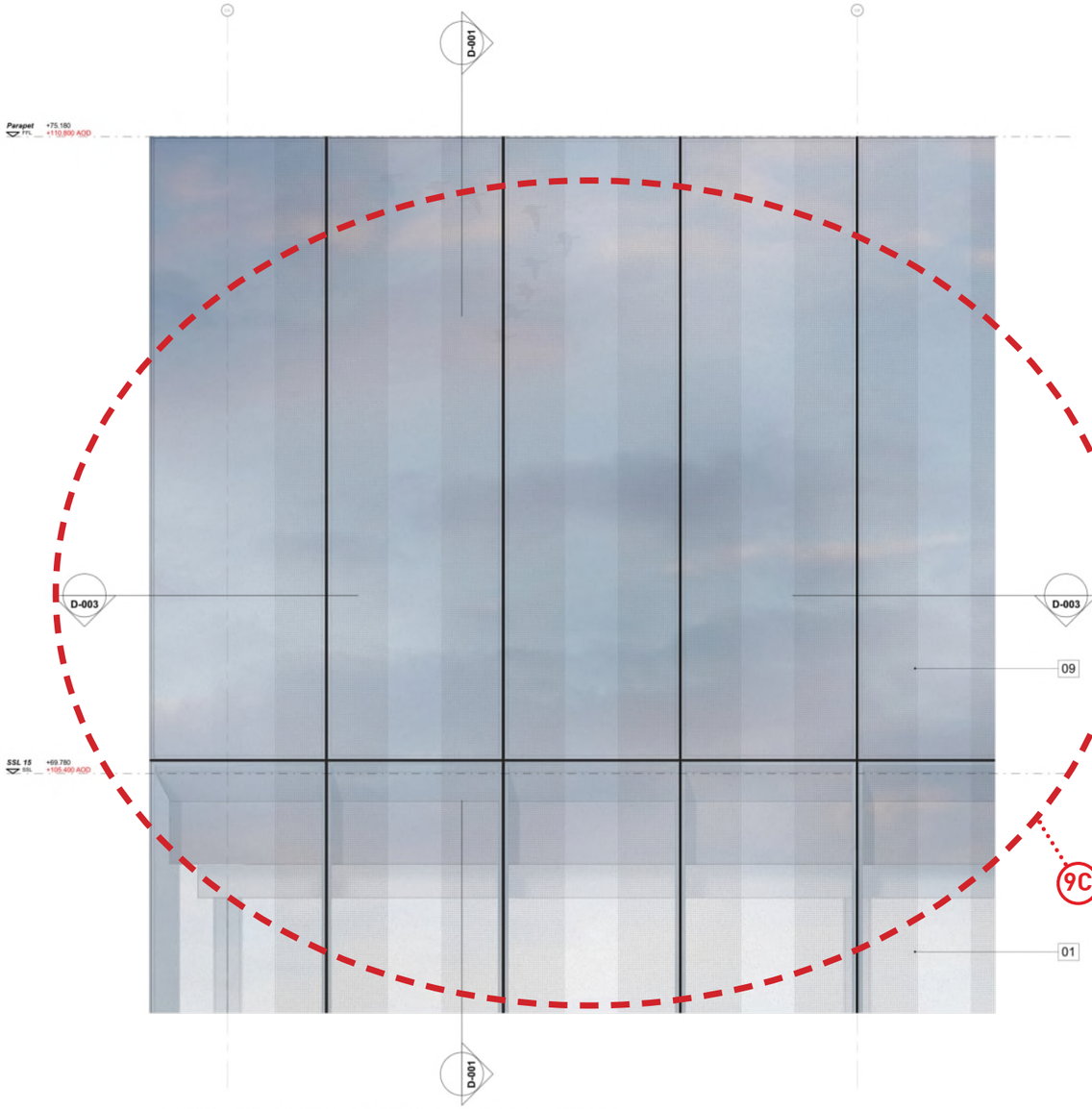
Status
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Job No	Date
10053	March 2017
Drawing No	Revision
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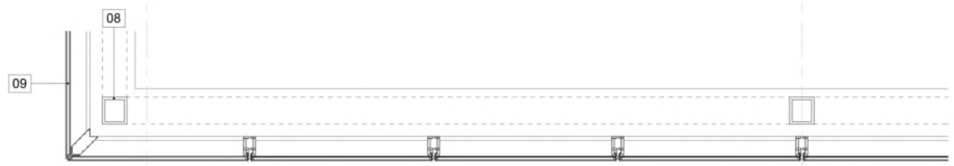
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D-001: Section - Facade Interface Detail - Typical Roof Level Parapet
1 : 25

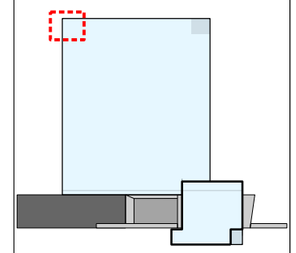


D-002: Elevation - Facade Interface Detail - Typical Roof Level Parapet
1 : 25



D-003: Plan - Facade Interface Detail - Typical Roof Level Parapet
1 : 25

KEY:



KEY

01 Aluminium unitised cladding system with ceramic fritting
02 Roller blind
03 Perimeter ceiling bulkhead
04 Exposed soffit & services
05 Perimeter vents
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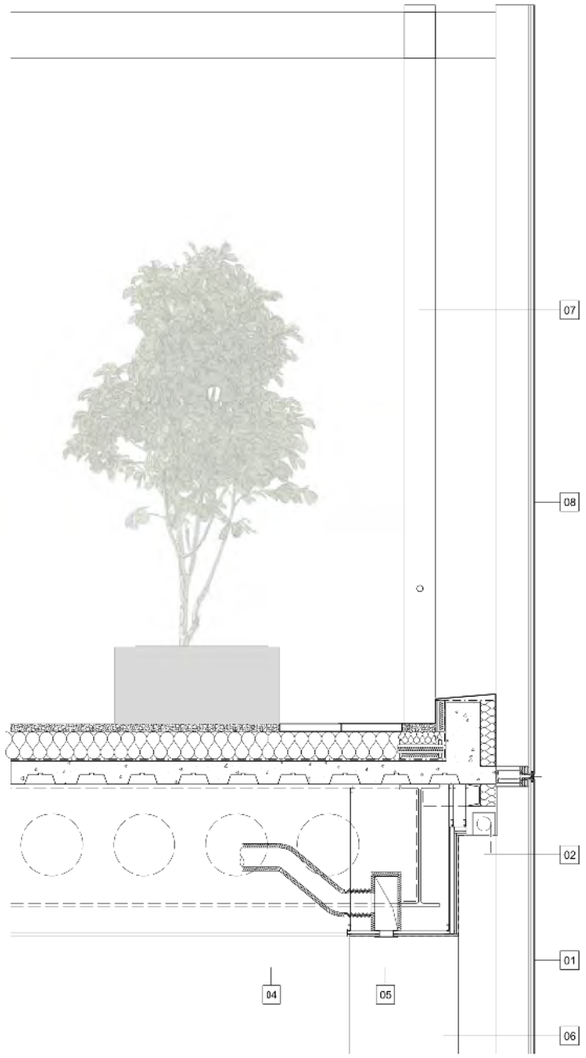
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Project Title
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Drawing Title
Building 3 - Facade Interface Detail - Typical Roof Level Parapet

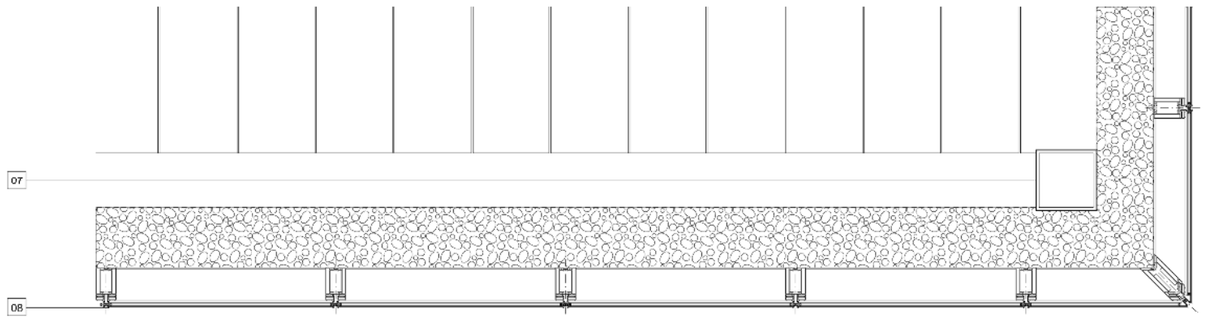
PROPOSED FACADE DETAIL - ROOF PARAPET (B3)



D-001 Section
Facade Interface Detail - Terrace Roof Level Parapet

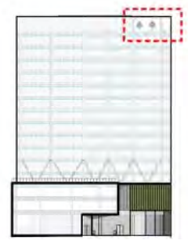
D-002 Elevation
Facade Interface Detail - Terrace Roof Level Parapet





D-003 Plan
Facade Interface Detail - Terrace Roof Level Parapet

KEY:



KEY

01 Aluminium unitised cladding system with ceramic frit applied
02 Roller blind
03 Plasterboard bulkhead / ceiling
04 Lay-in grid ceiling system
05 Perimeter vents
06 Encased steel columns
07 Steel sub-frame
08 Aluminium unitised cladding system

APPROVED
FACADE DETAIL - TERRACE (B3)

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Rev	Date	Description	Rev	Date	Description	Rev	Date	Description
00	17-03-2017	Planning Issue						

North

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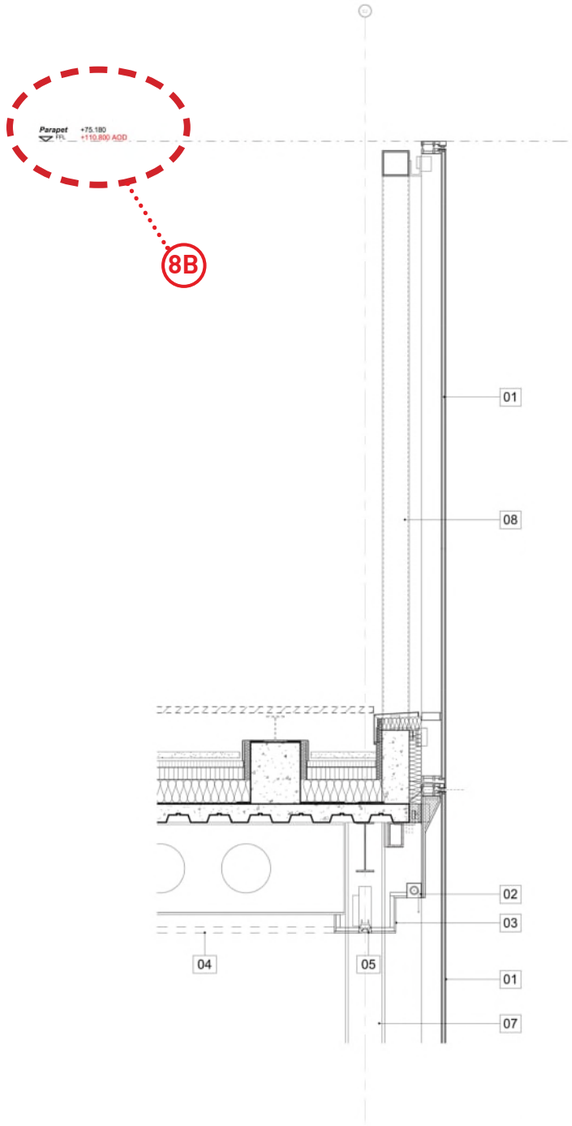
Project Title
Former Bauer Millett Site

Drawing Title
Building 3 - Facade Interface Detail - Terrace Roof Level Parapet

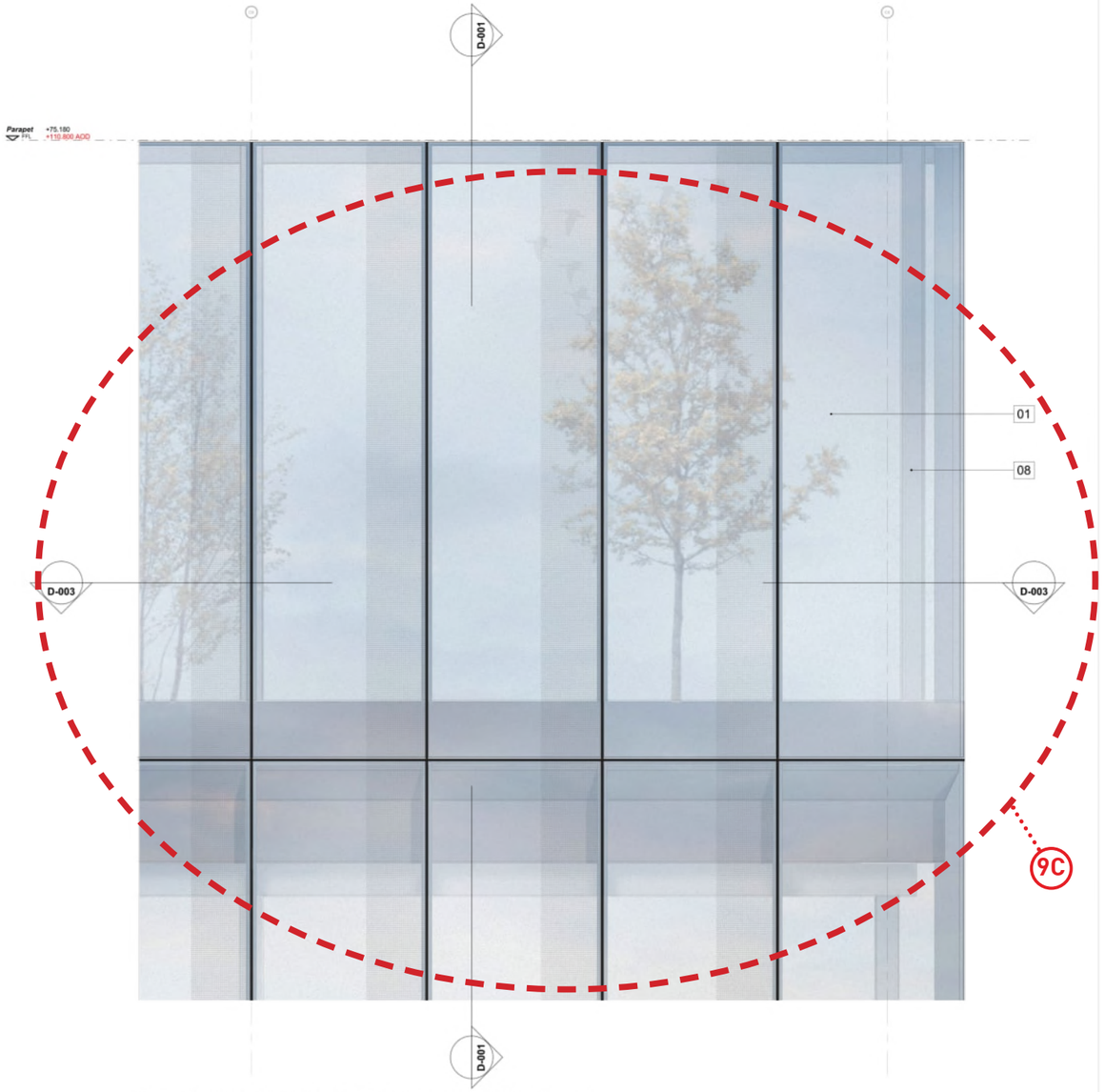
Status
Planning

Scale	Scale
1:20 @ A1	1:40 @ A3
Job No	Date
10053	March 2017
Drawing No	Revision
10053-B3-A-B5D9-G251-D-T6-001	00

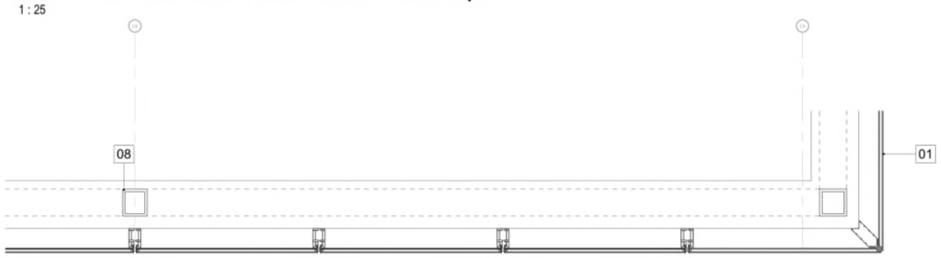
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D-001: Section - Facade Interface Detail - Terrace Roof Level Parapet
1 : 25

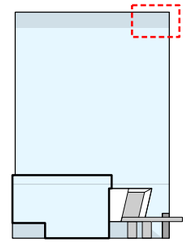


D-002: Elevation - Facade Interface Detail - Terrace Roof Level Parapet
1 : 25



D-003: Plan - Facade Interface Detail - Terrace Roof Level Parapet
1 : 25

KEY:



KEY

01 Aluminium unitised cladding system with ceramic fritting
02 Roller blind
03 Perimeter ceiling bulkhead
04 Exposed soffit & services
05 Perimeter vents
06 Transfer truss
07 Steel columns
08 Secondary support steelwork
09 Glass fronted solid panel
10 Glass louvres
11 Clear glass curtain walling
12 Frameless glass revolving door
13 Clear glass fronted aluminium pass door
14 Clear glass soffit
15 Encapsulation precast decorative panels
16 Clear glass fronted aluminium double door

9

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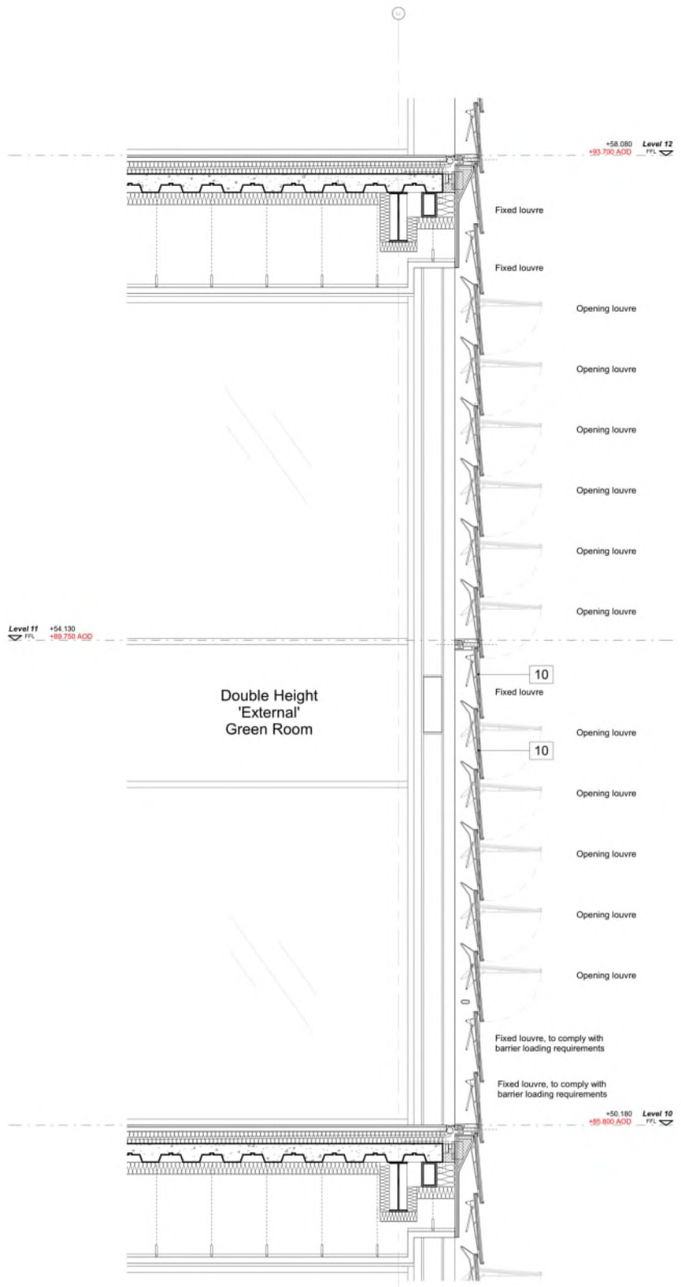
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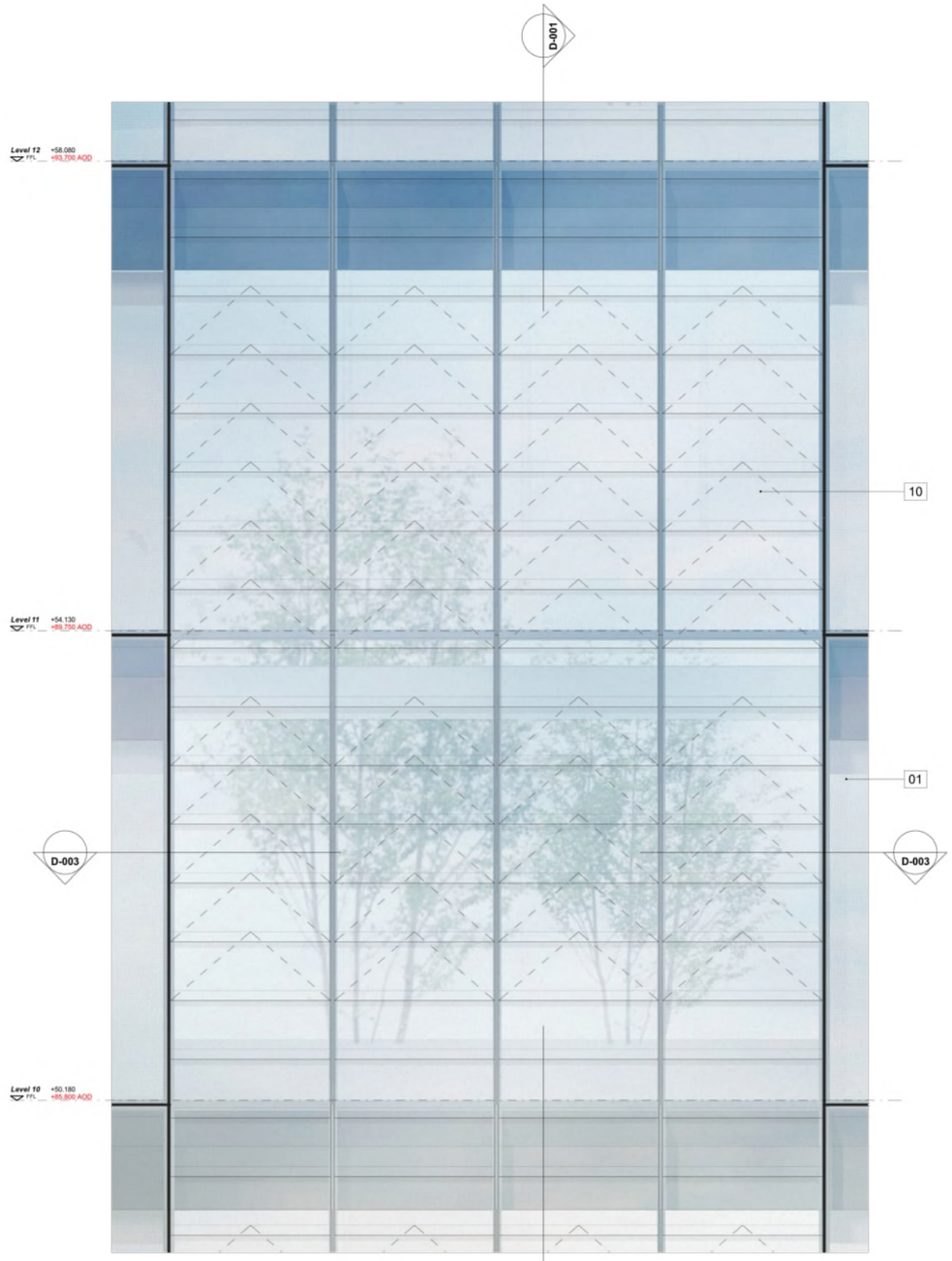
Project Title
Former Bauer Millett Site

Drawing Title
Building 3 - Facade Interface Detail - Terrace Roof Level Parapet

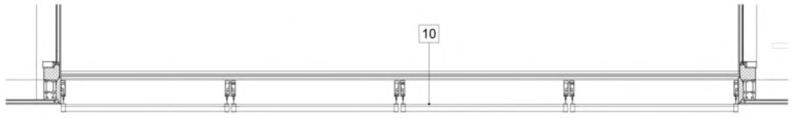
PROPOSED FACADE DETAIL - TERRACE (B3)



D-001: Section - Facade Interface Detail - Green Room
1 : 25

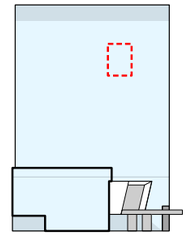


D-002: Elevation - Facade Interface Detail - Green Room
1 : 25



D-003: Plan- Facade Interface Detail - Green Room
1 : 25

KEY:



KEY

01 Aluminium unitised cladding system with ceramic fritting
02 Roller blind
03 Perimeter ceiling bulkhead
04 Exposed soffit & services
05 Perimeter vents
06 Transfer truss
07 Steel columns
08 Secondary support steelwork
09 Glass fronted solid panel
10 Glass louvres
11 Clear glass curtain walling
12 Frameless glass revolving door
13 Clear glass fronted aluminium pass door
14 Clear glass soffit
15 Encapsulation precast decorative panels
16 Clear glass fronted aluminium double door

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Project Title
Former Bauer Millett Site

Drawing Title
Building 3 - Facade Interface Detail - Green Rooms

PROPOSED FACADE DETAIL - GREEN ROOM (B3) (NEW DRAWING)

Area Schedule

Height (m)	AOD (m)	Level	Program	GIA (sq ft)	GIA (sq m)	GEA (sq ft)	GEA (sq m)	NIA (sq ft)	NIA (sq m)
				Total		Total		Total	
0	36.85	0	Office reception	14,467	1,344	16,391	1523		
6.15	43.00	1	Plant (extg. service yard)	7,040	654	7,403	688		
11.95	48.50	1m	Plant (Mezz. Service yard)	6,491	603	7,403	688		
8.10	44.95	1	Entrance Bldg. - Office	3,710	345	4,069	378	2,691	250
12.55	49.40	1m	Entrance Bldg. - Office	3,710	345	4,069	378	2,691	250
		2	**Overall Totals**	**7,421**	**689**	**8,138**	**756**	**5,382**	**500**
17.0	53.85	2	Office (Transfer)	25,112	2,333	25,746	2,392	20,204	1,877
21.1	57.95	3	Office (Transfer)	25,112	2,333	25,746	2,392	20,215	1,878
25.2	62.05	4	Office	25,112	2,333	25,746	2,392	20,559	1,910
29.3	66.15	5	Office	25,112	2,333	25,746	2,392	20,559	1,910
33.4	70.25	6	Office	25,112	2,333	25,746	2,392	20,559	1,910
37.5	74.35	7	Office	25,112	2,333	25,746	2,392	20,559	1,910
41.6	78.45	8	Office	25,112	2,333	25,746	2,392	20,559	1,910
45.7	82.55	9	Office	25,112	2,333	25,746	2,392	20,559	1,910
49.8	86.65	10	Office	25,112	2,333	25,746	2,392	20,559	1,910
53.9	90.75	11	Office	25,112	2,333	25,746	2,392	20,559	1,910
58.0	94.85	12	Office	25,112	2,333	25,746	2,392	20,559	1,910
62.1	98.95	13	Office	25,112	2,333	25,746	2,392	20,559	1,910
			Office Levels Total	**301,346**	**27,996**	**308,954**	**28,703**	**246,009**	**22,855**
66.2	103.05	Roof / Terrace	Plant (internal plant room)	5,054	470	5,353	497		
71.45	108.3	Parapet							
		14	**Overall Totals**	**341,818**	**31,756**	**353,642**	**32,854**	**251,391**	**23,355**
0	35.59	0	Cycle Store (external)	1,335	124				
			114 spaces						

NOTE
Parking is included within masterplan schedule

APPROVED BUILDING 3 - OFFICE AREAS

All areas are approximate. The scheme illustrated is indicative only and has not been subject of a detailed design or co-ordinated exercise. The areas should therefore not be relied upon for the basis of a development appraisal.

Area Schedule

AOD (m)	Level	Program	GIA (sq ft)	GIA (sq m)	GEA (sq ft)	GEA (sq m)	NIA (sq ft)	NIA (sq m)	
			Total		Total		Total		
35.90	0	Office reception/ Amenity	17,879	1,661	18,675	1,735			NOTE: Includes plant rooms, changing facilities and circulation
43.30	1	Plant (extg. service yard)	4,338	403	4,646	432			
48.93	1m	Plant (Mezz. Service yard)	4,338	403	4,650	432			
N/A	1	~~Entrance Bldg. - B1, A1, A3, or A4~~							NOTE: Omitted
N/A	1m	~~Entrance Bldg. - B1, A1, A3, or A4~~							
54.20	2	Office (Transfer)	25,263	2,347	25,683	2,386	21,130	1,963	
58.15	3	Office (Transfer)	25,263	2,347	25,683	2,386	20,010	1,859	
62.10	4	Office	24,692	2,294	25,683	2,386	20,215	1,878	
66.05	5	Office	24,972	2,320	25,683	2,386	20,215	1,878	
70.00	6	Office	24,972	2,320	25,683	2,386	20,215	1,878	
73.95	7	Office	24,972	2,320	25,683	2,386	20,215	1,878	
77.90	8	Office	24,972	2,320	25,683	2,386	20,215	1,878	
81.85	9	Office	24,972	2,320	25,683	2,386	20,215	1,878	
85.80	10	Office	24,972	2,320	25,683	2,386	20,215	1,878	
89.75	11	Office	24,972	2,320	25,683	2,386	20,215	1,878	
93.70	12	Office	24,972	2,320	25,683	2,386	20,215	1,878	
97.65	13	Office	24,972	2,320	25,683	2,386	20,215	1,878	
101.60	14	Office	24,972	2,320	25,683	2,386	20,215	1,878	
		Office Levels Total	**324,941**	**30,188**	**333,875**	**31,018**	**263,501**	**24,480**	
105.55	Roof / Terrace	Internal Plant Rooms & Amenity	6,405	595	6,889	640			
110.80	Parapet								
	15	**Overall Totals**	**357,900**	**33,250**	**368,735**	**34,257**	**263,501**	**22,602**	

35.90	0	Cycle Store (Internal)	1,808	168
		267 spaces		

NOTE:
Green rooms and external amenity spaces not included in NIA
Parking is included within B4 schedule

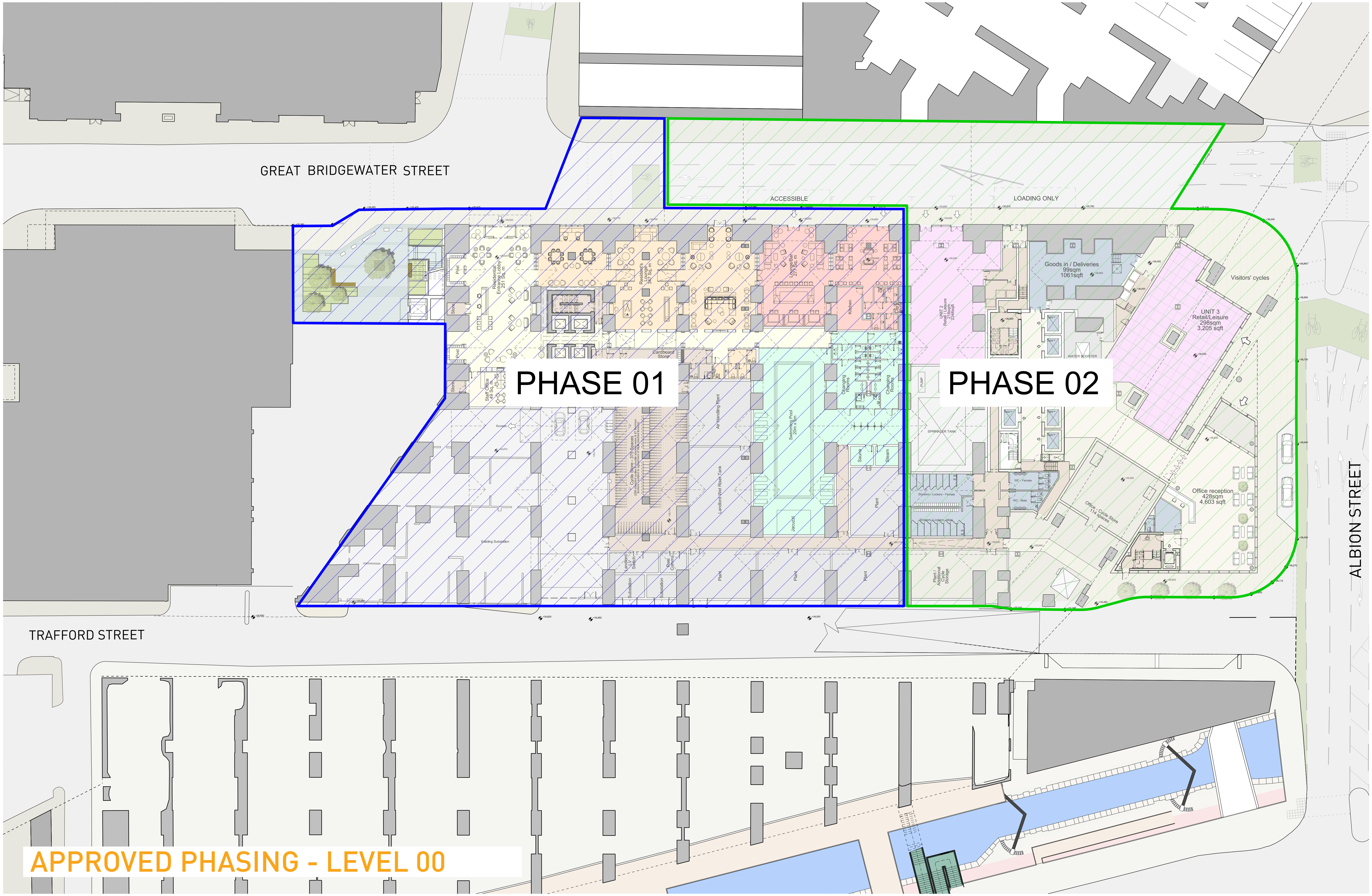
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8C

PROPOSED BUILDING 3 - OFFICE AREAS

2.0 DRAWING COMPARISON

2.2 MP - MASTERPLAN



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0m 2.5m 5m 10m

Rev	Date	Description
00	15-12-2020	Non-Material Amendment Application
01	19-02-2021	Non-Material Amendment Application

North

Project Title: Former Bauer Millet Site

Drawing Title: Masterplan- Proposed Phasing Plan- Level 00

Status: Planning

Scale: 1:500 @ A3 / 1:250@ A1

Date: December 2020

Job No: 10053

Drawing No: 10053-MP-B5D9-A-F000-P-00-001

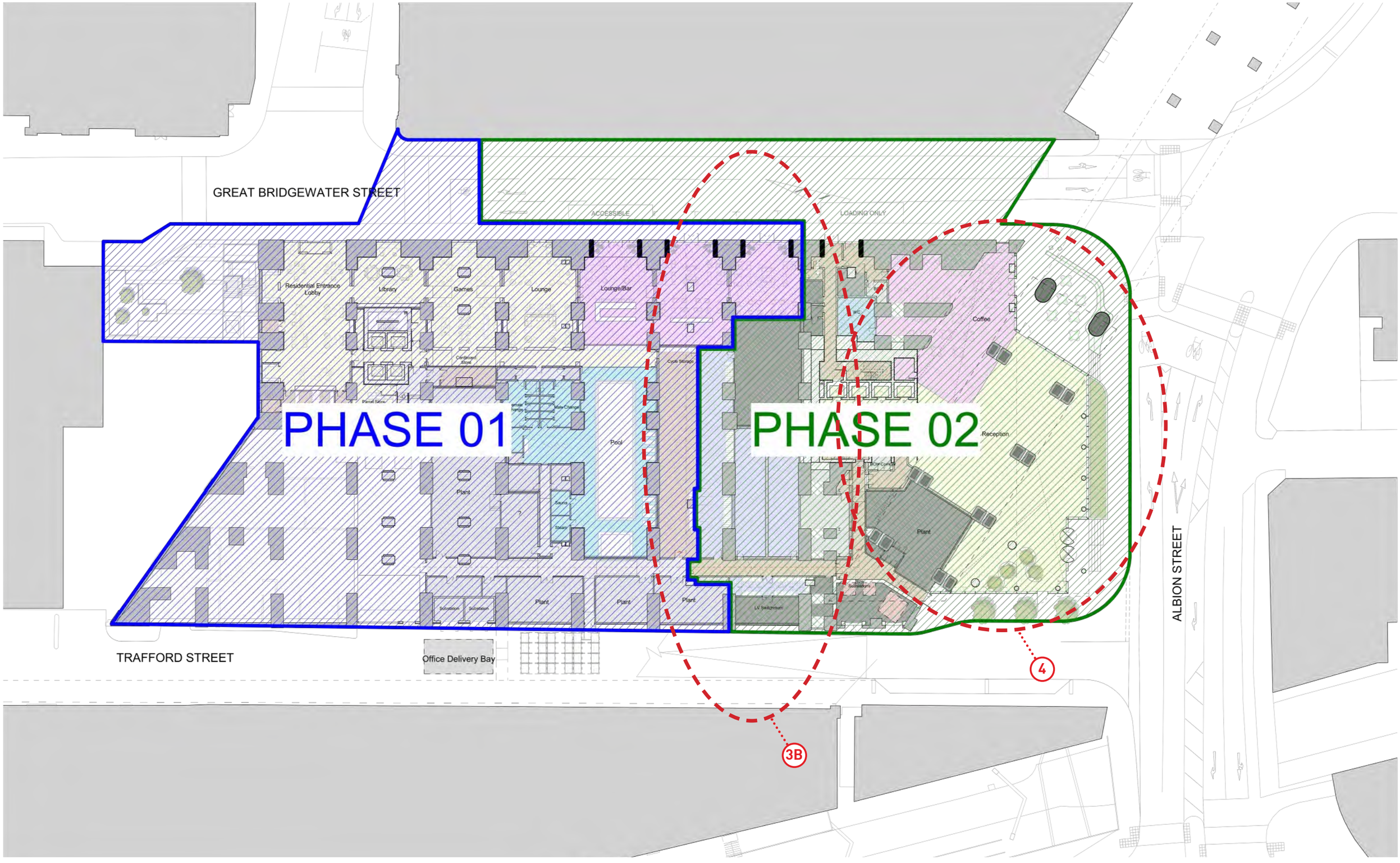
Revision: 01

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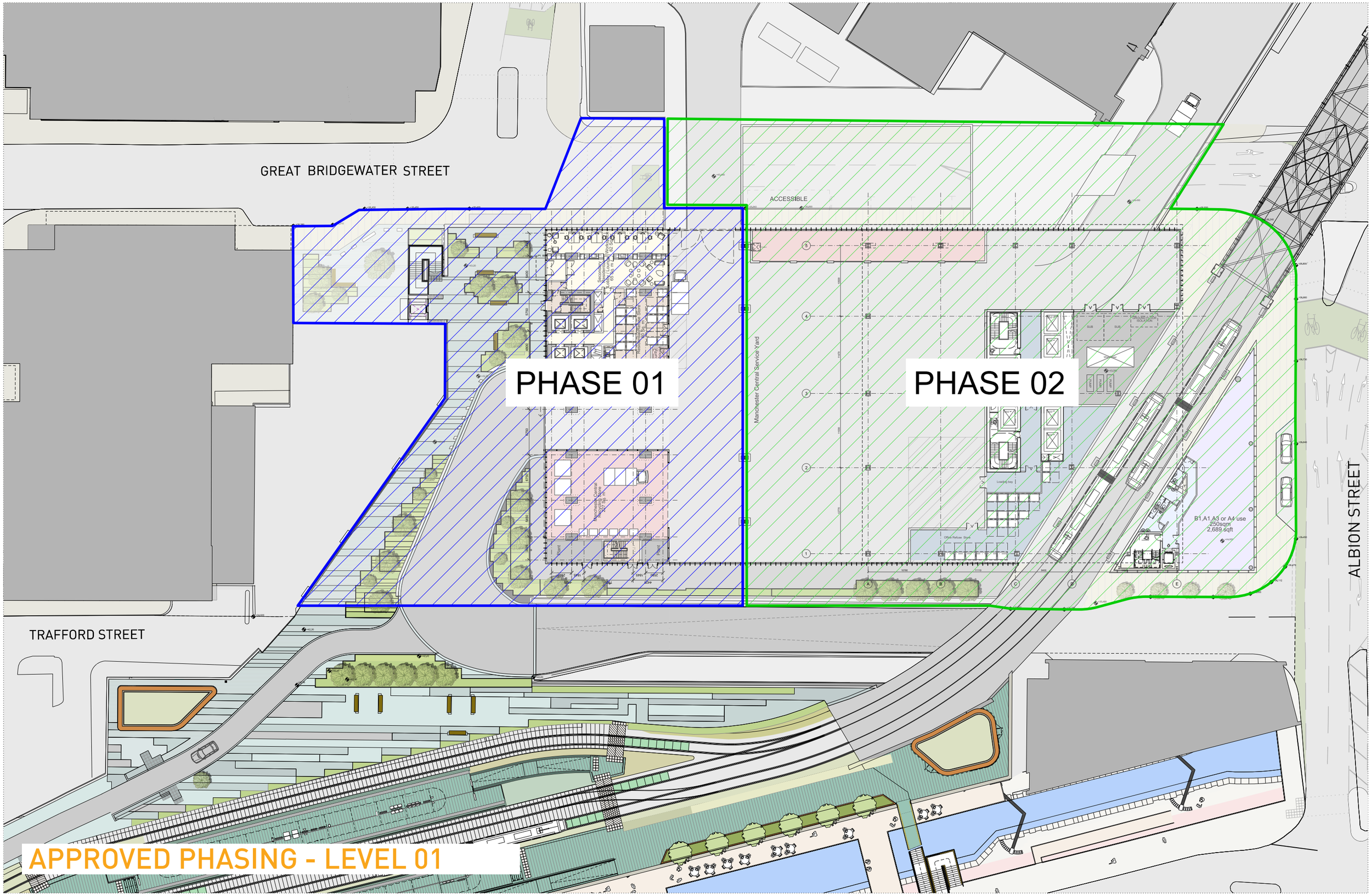
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PROPOSED PHASING - LEVEL 00



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Rev	Date	Description
00	15-12-2020	Non-Material Amendment Application
01	19-02-2021	Non-Material Amendment Application

North

Project Title: Former Bauer Millet Site

Status: Planning

Scale: 1:500 @ A3 / 1:250 @ A1

Date: December 2020

Drawing Title: Masterplan- Proposed Phasing Plan- Level 01

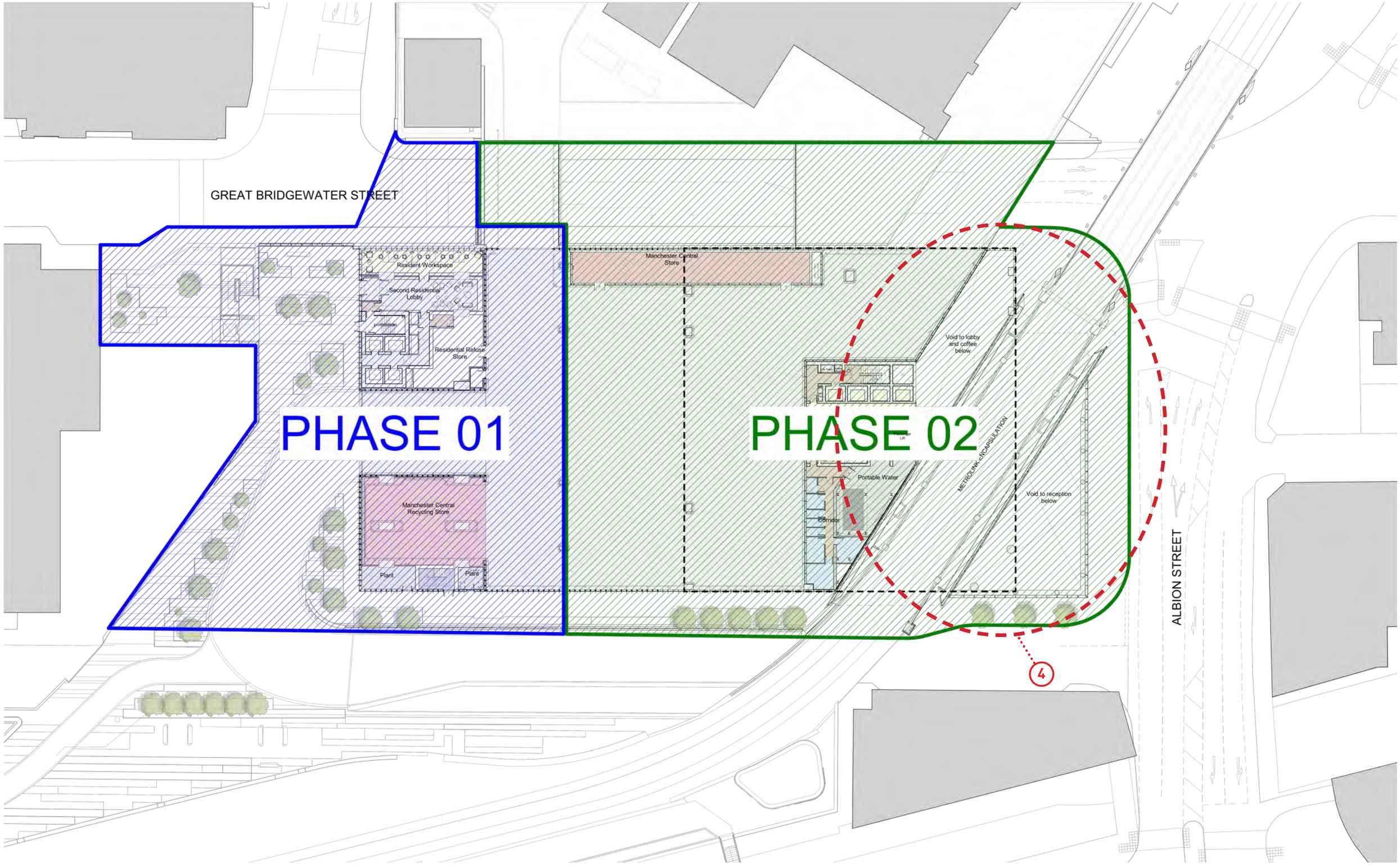
Job No: 10053

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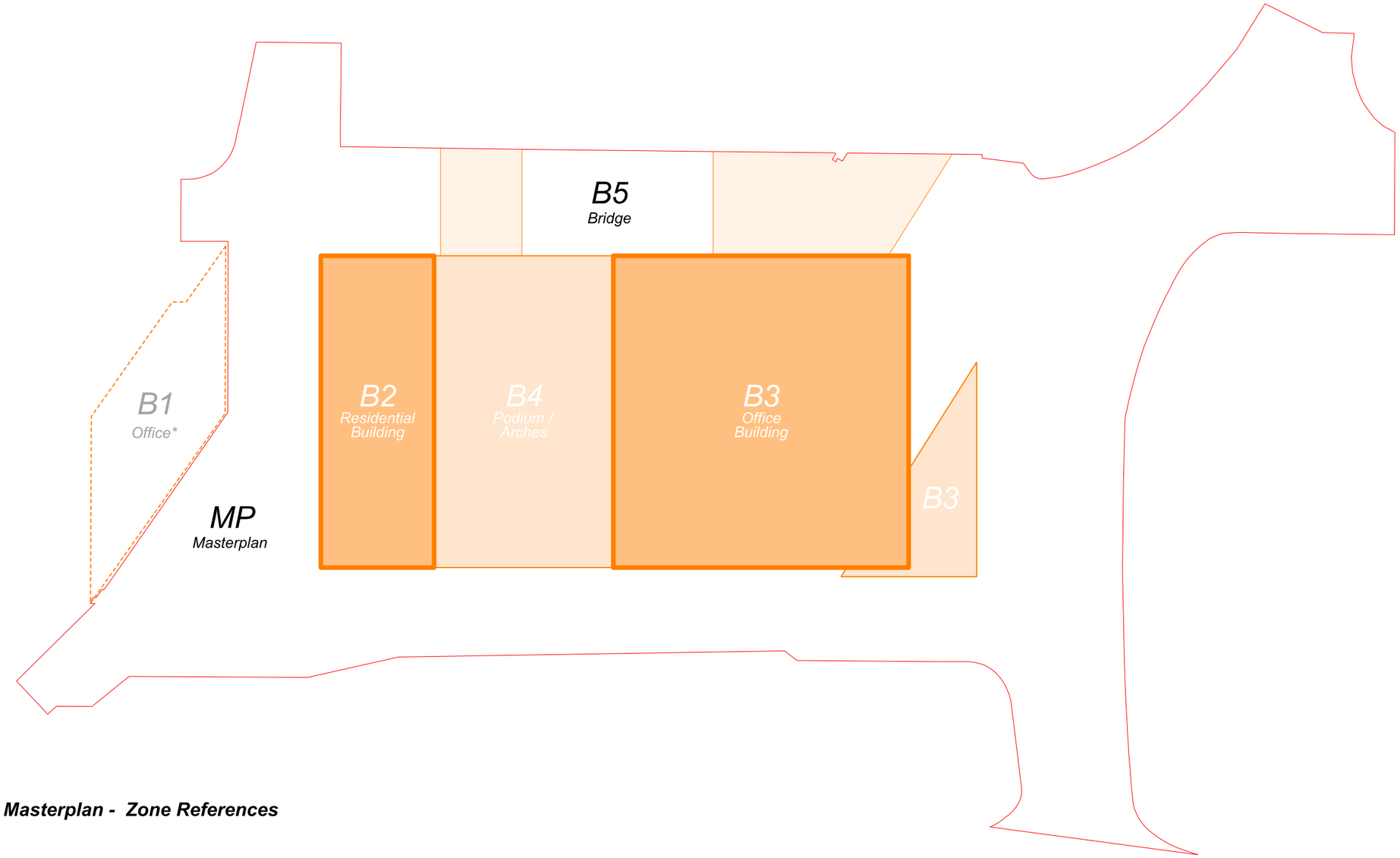
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PROPOSED PHASING - LEVEL 01



Masterplan - Zone References

MP - Masterplan
Site wide drawings

B1 - Office
**(building subject to extant 2005 Planning Permission) not part of this scheme or application*

B2 - Residential
Residential Tower

B3 - Office Building
Typical office - including triangular office entrance building

B4 - Podium / Arches
Zone comprising listed arches and new podium structure around service yard

B5 - Bridge
Zone comprising listed bridge and south elevation of Manchester Central

APPROVED ZONING DIAGRAM

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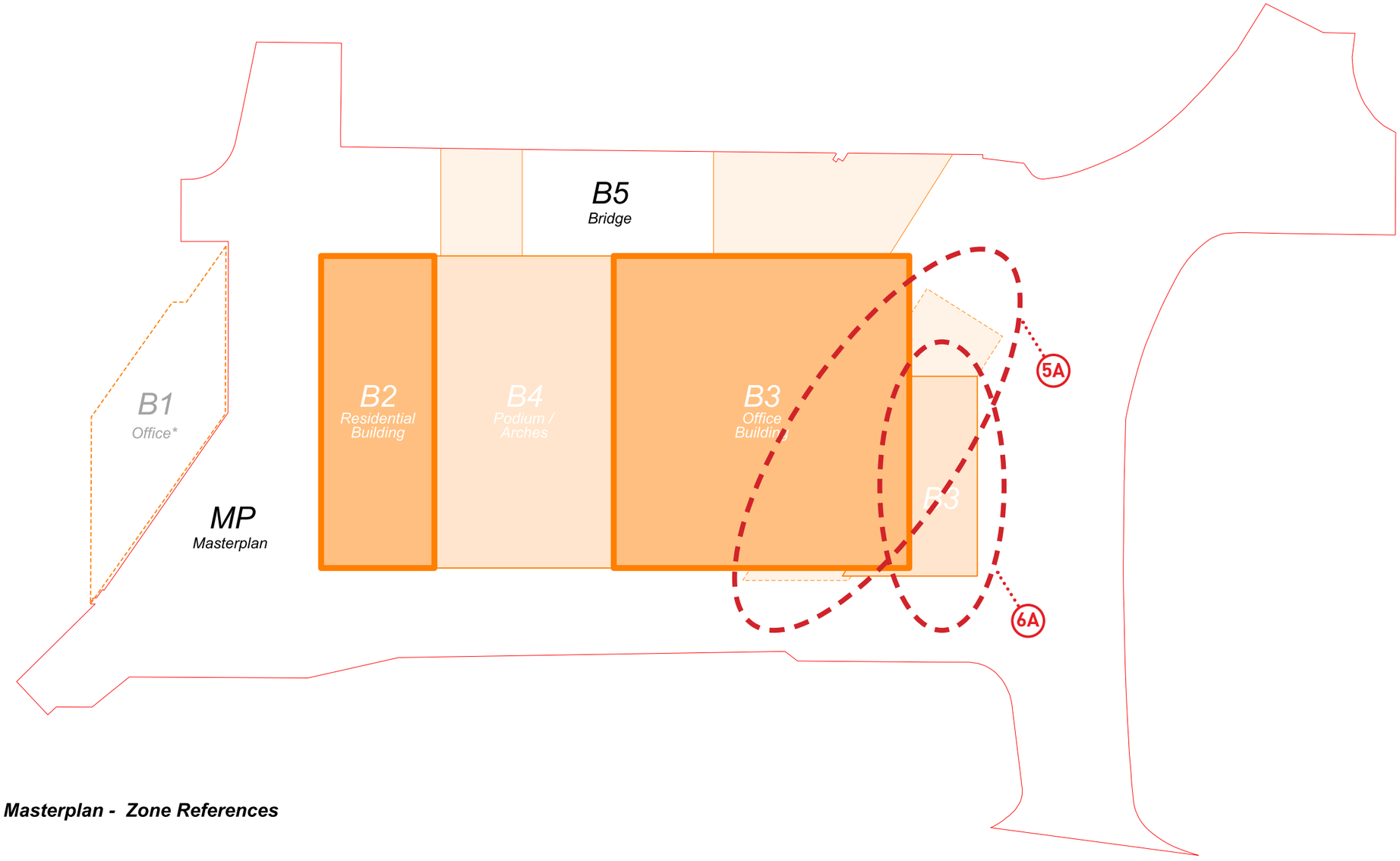
Rev	Date	Description
00	17-03-2017	Planning Issue

North

Project Title	Former Bauer Millett Site
Drawing Title	MASTERPLAN - ZONING DIAGRAM
Status	Planning
Scale	1:750 @ A3 / 1:375 @ A1
Date	March 2017
Job No	10053
Drawing No	10053-MP-A-B5D9-F900-P-AL-001
Revision	00

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Masterplan - Zone References

MP - Masterplan
Site wide drawings

B1 - Office
**(building subject to extant 2005 Planning Permission) not part of this scheme or application*

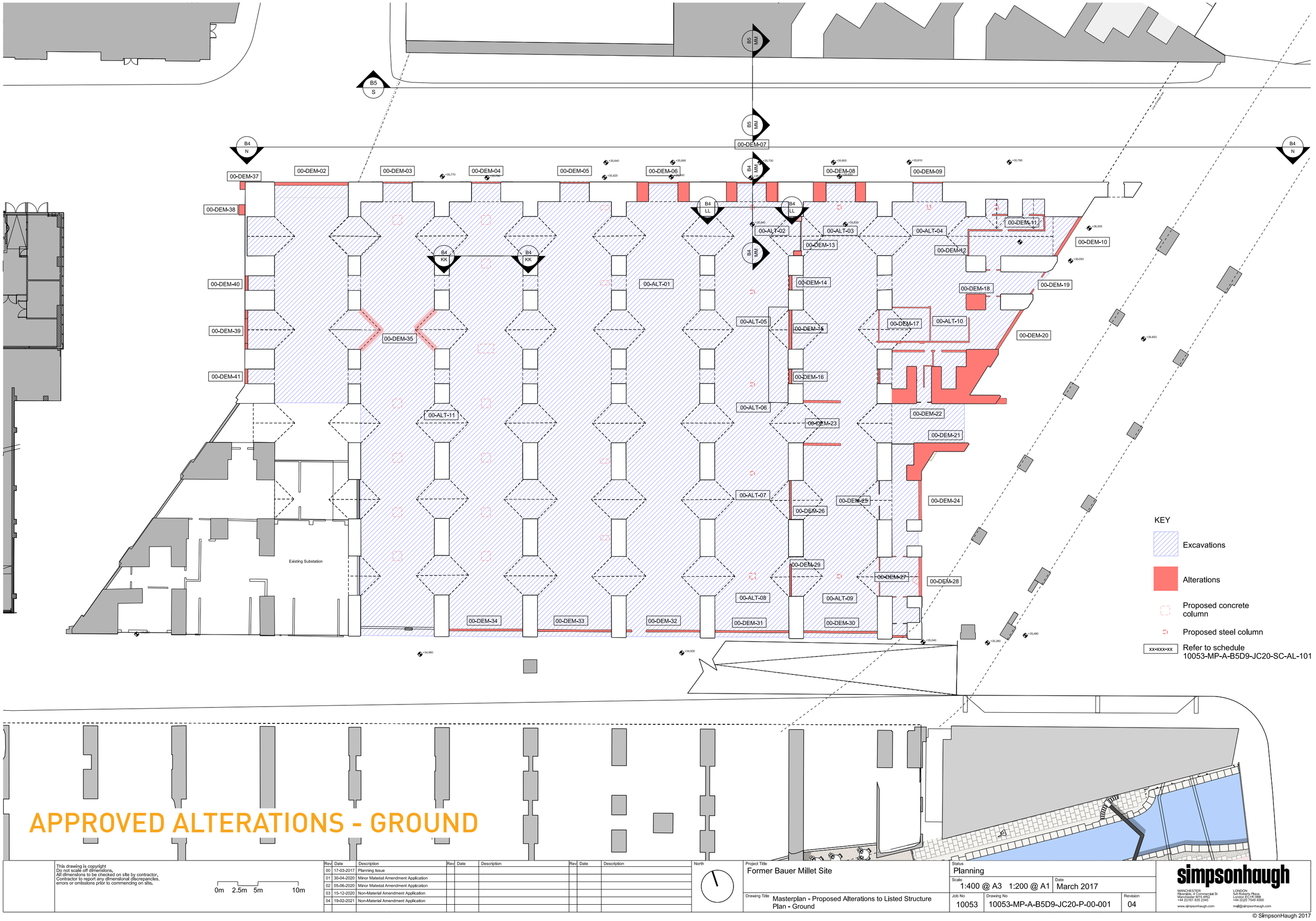
B2 - Residential
Residential Tower

B3 - Office Building
Typical office - including triangular office entrance building

B4 - Podium / Arches
Zone comprising listed arches and new podium structure around service yard

B5 - Bridge
Zone comprising listed bridge and south elevation of Manchester Central

PROPOSED ZONING DIAGRAM



APPROVED ALTERATIONS - GROUND

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Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application
02	05-06-2020	Minor Material Amendment Application
03	15-12-2020	Non-Material Amendment Application
04	19-02-2021	Non-Material Amendment Application

North

Project Title: Former Bauer Millet Site

Drawing Title: Masterplan - Proposed Alterations to Listed Structure Plan - Ground

Status: Planning

Scale: 1:400 @ A3 1:200 @ A1

Date: March 2017

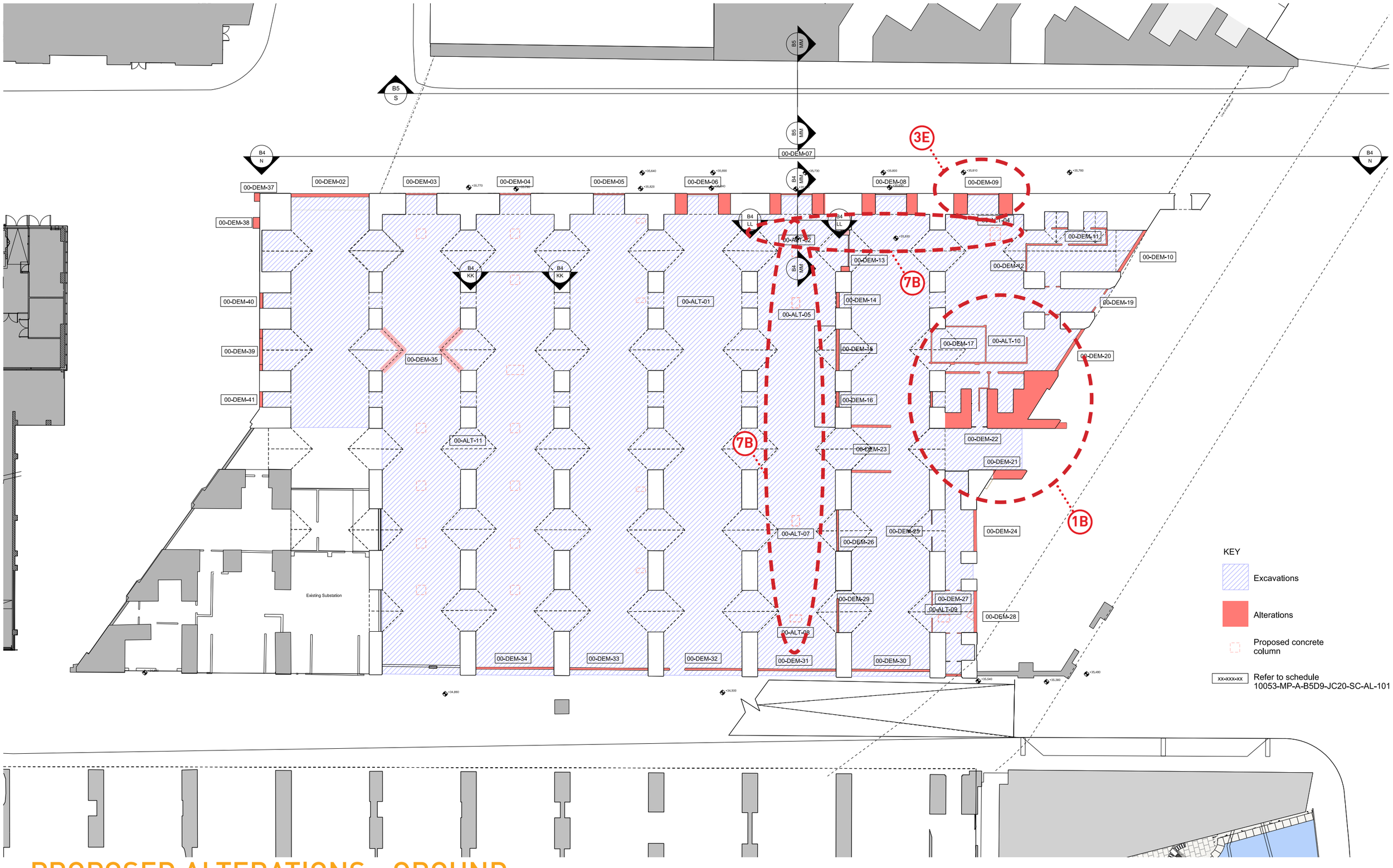
Job No: 10053

Drawing No: 10053-MP-A-B5D9-JC20-P-00-001

Revision: 04

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PROPOSED ALTERATIONS - GROUND



APPROVED ALTERATIONS - LEVEL 01

00 28-04-2017 First Issue

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Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application
02	05-06-2020	Minor Material Amendment Application
03	12-06-2020	Minor Material Amendment Application
04	15-12-2020	Non-Material Amendment Application
05	19-02-2021	Non-Material Amendment Application

North

Project Title: Former Bauer Millet Site

Drawing Title: Masterplan - Proposed Alterations to Listed Structure Plan Service Yard - Level 01

Status: Planning

Scale: 1:400 @ A3 1:200 @ A1

Date: March 2017

Job No: 10053

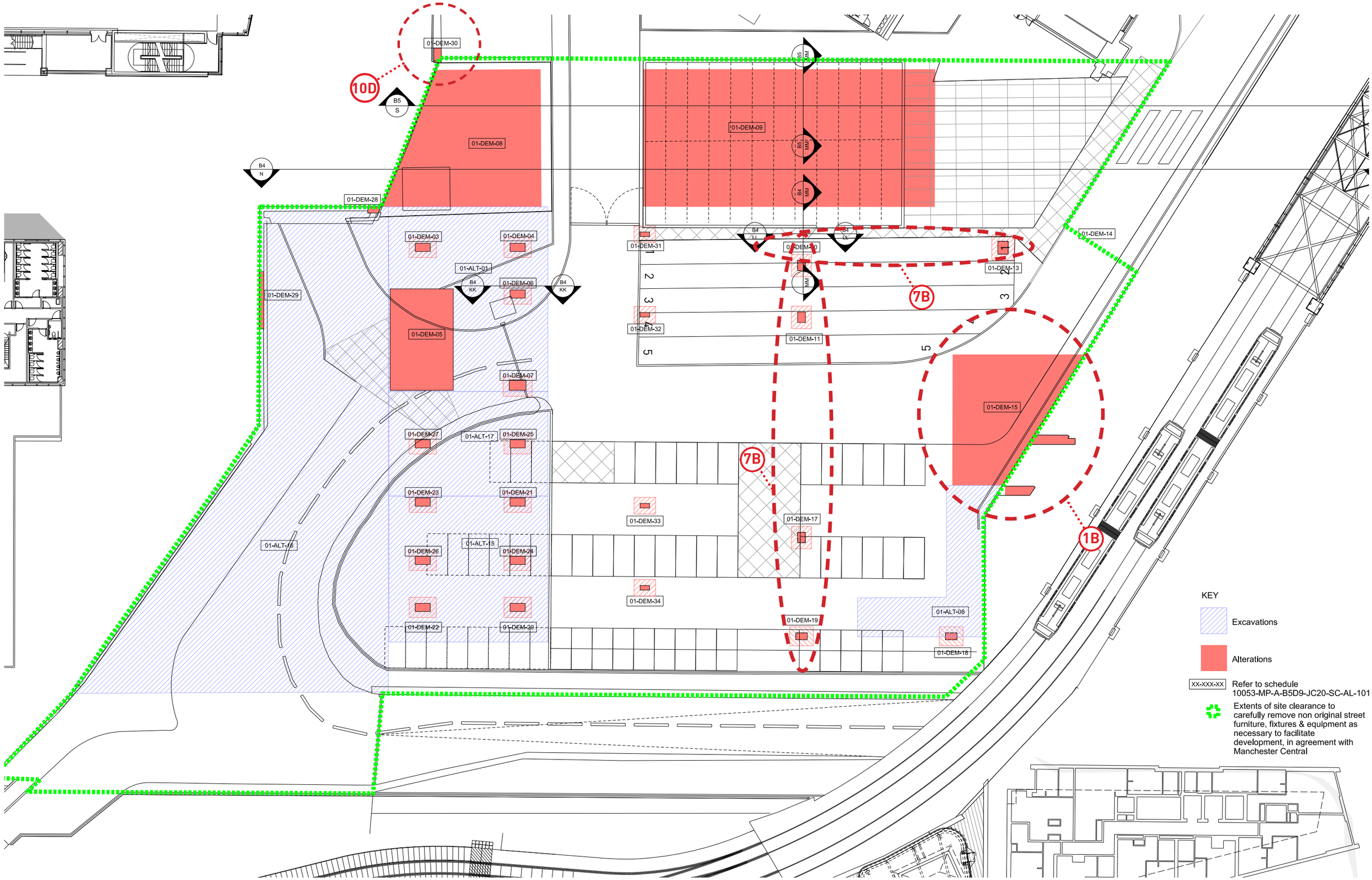
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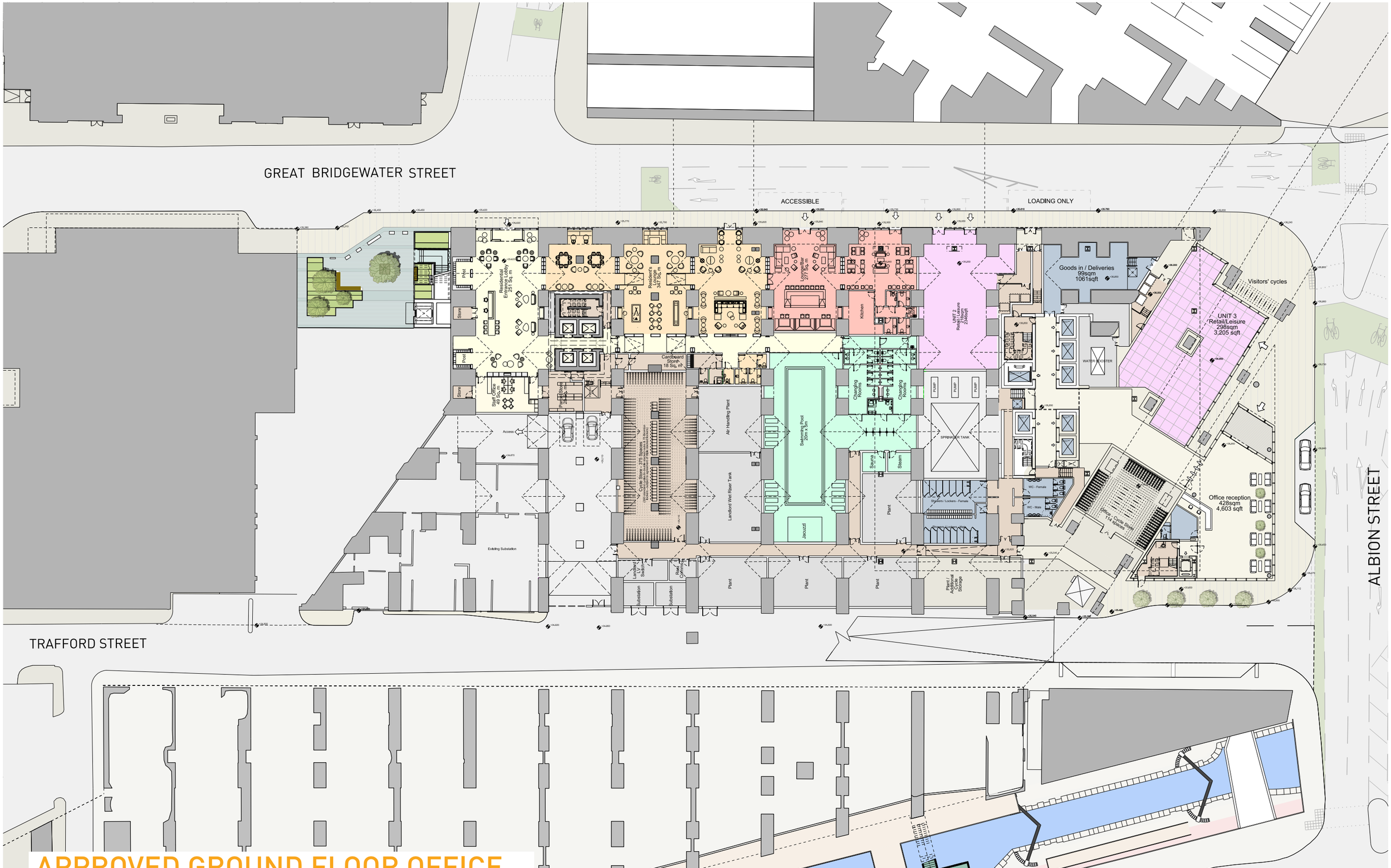
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PROPOSED ALTERATIONS - LEVEL 01





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NOTE:

0m 2.5m 5m 10m

NORTH

Rev	Date	Description
00	15-06-2020	Planning Issue
01	15-12-2020	Non-Material Amendment Application
02	16-12-2020	Non-Material Amendment Application
03	19-02-2021	Non-Material Amendment Application

Project Title
Viadux
Great Bridgewater Street Stair and Lift
Great Bridgewater Street
Manchester

Drawing Title
Masterplan - Proposed Plan
Level 00

Job No 10337 | Scale 1:500 @ A3 / 1:250 @ A1 | Date 15 June 2020

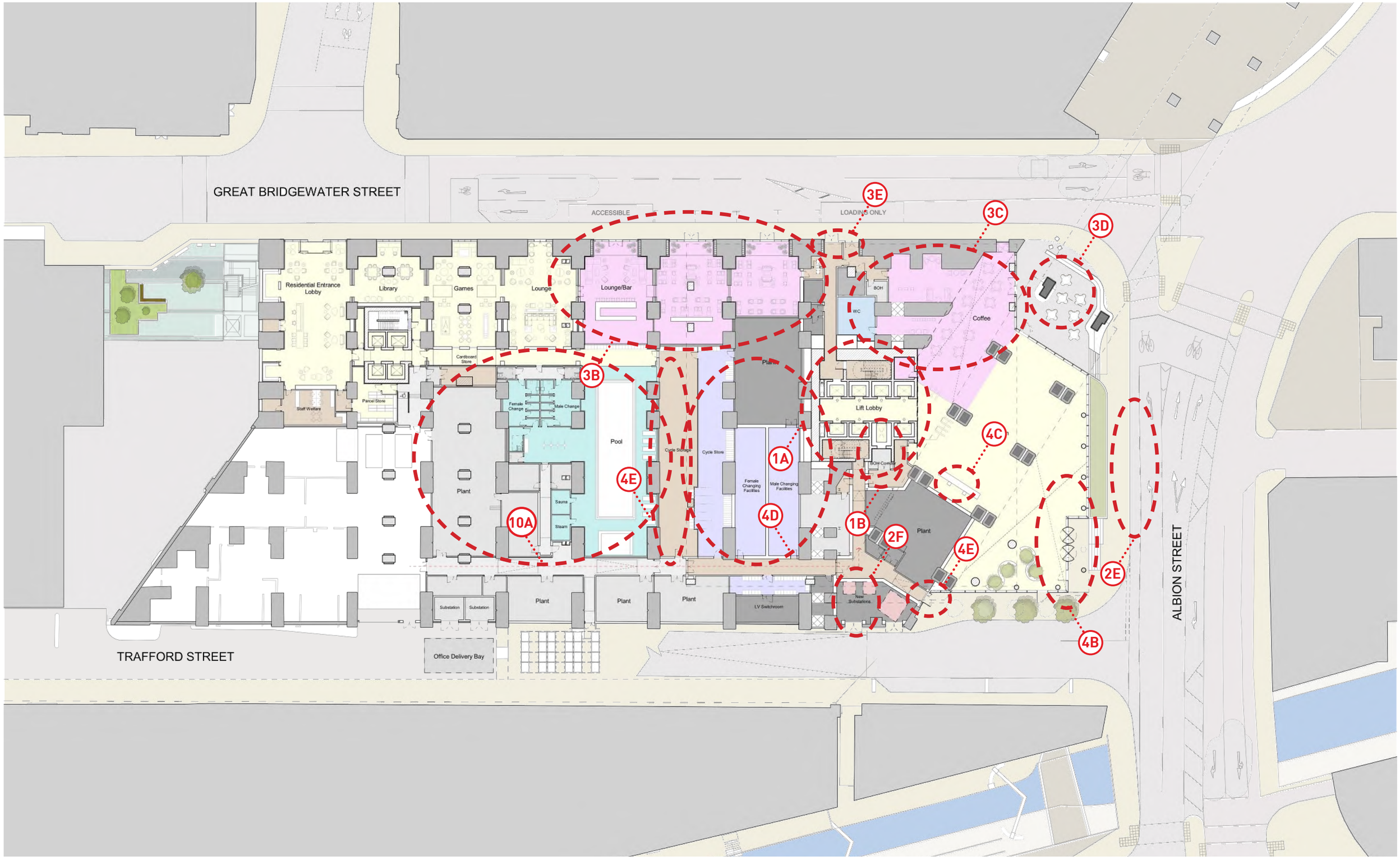
Status Planning | Drawing No 10337-Z1-A-B5D9-G100-PL-00-001 | Revision 03

Amendments relate to PP Ref 127260/FO/2020 pursuant to PP Ref 115871/FO/2017

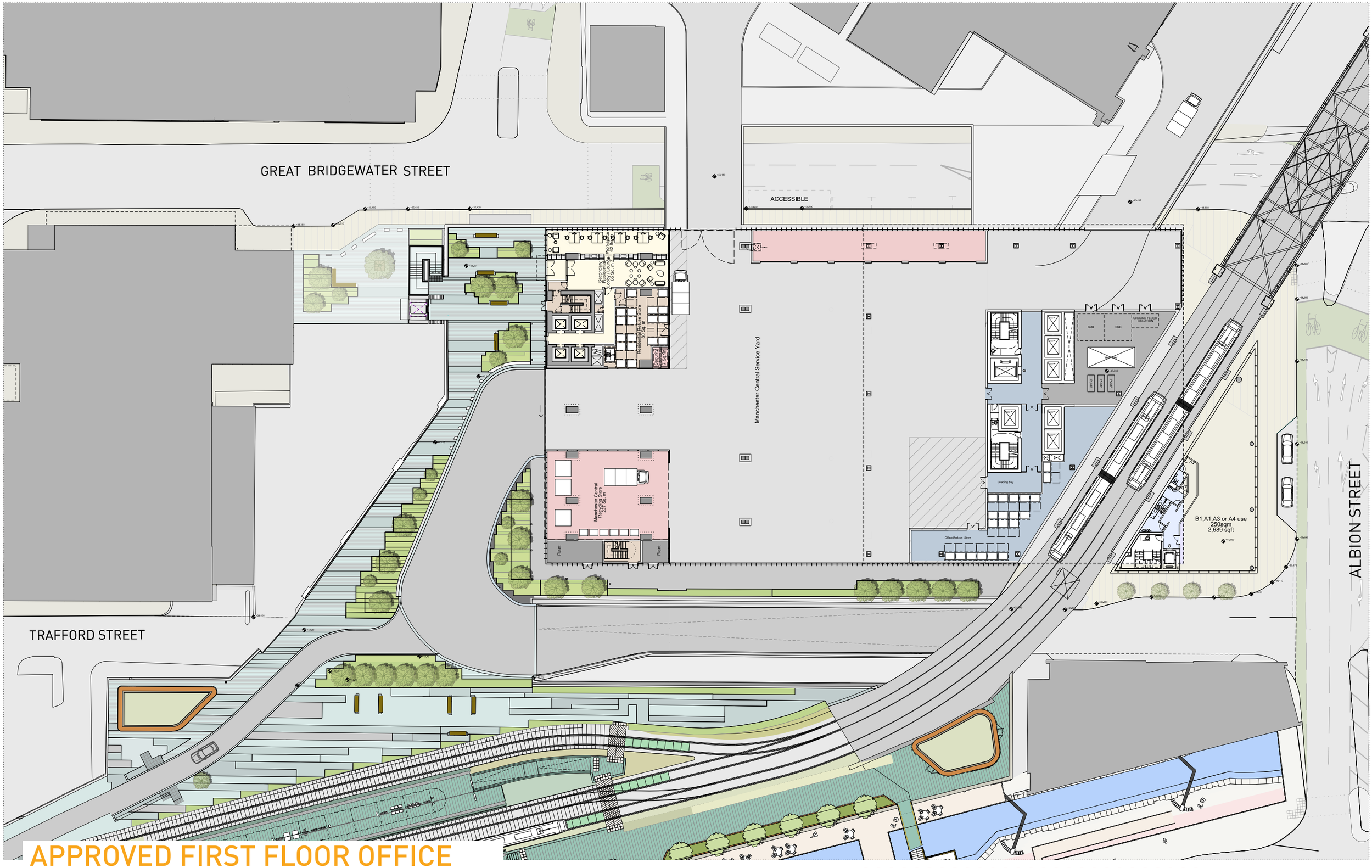
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PROPOSED GROUND FLOOR OFFICE



APPROVED FIRST FLOOR OFFICE

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NOTE:

0m 2.5m 5m 10m

NORTH

Rev	Date	Description
00	15-06-2020	Planning Issue
01	15-12-2020	Non-Material Amendment Application
02	16-12-2020	Non-Material Amendment Application
03	19-02-2021	Non-Material Amendment Application

Project Title
Viadux
Great Bridgewater Street Stair and Lift
Great Bridgewater Street
Manchester

Drawing Title
Masterplan - Proposed Plan
Level 01

Job No 10337 | Scale 1:500 @ A3 / 1:250 @ A1 | Date 15 June 2020

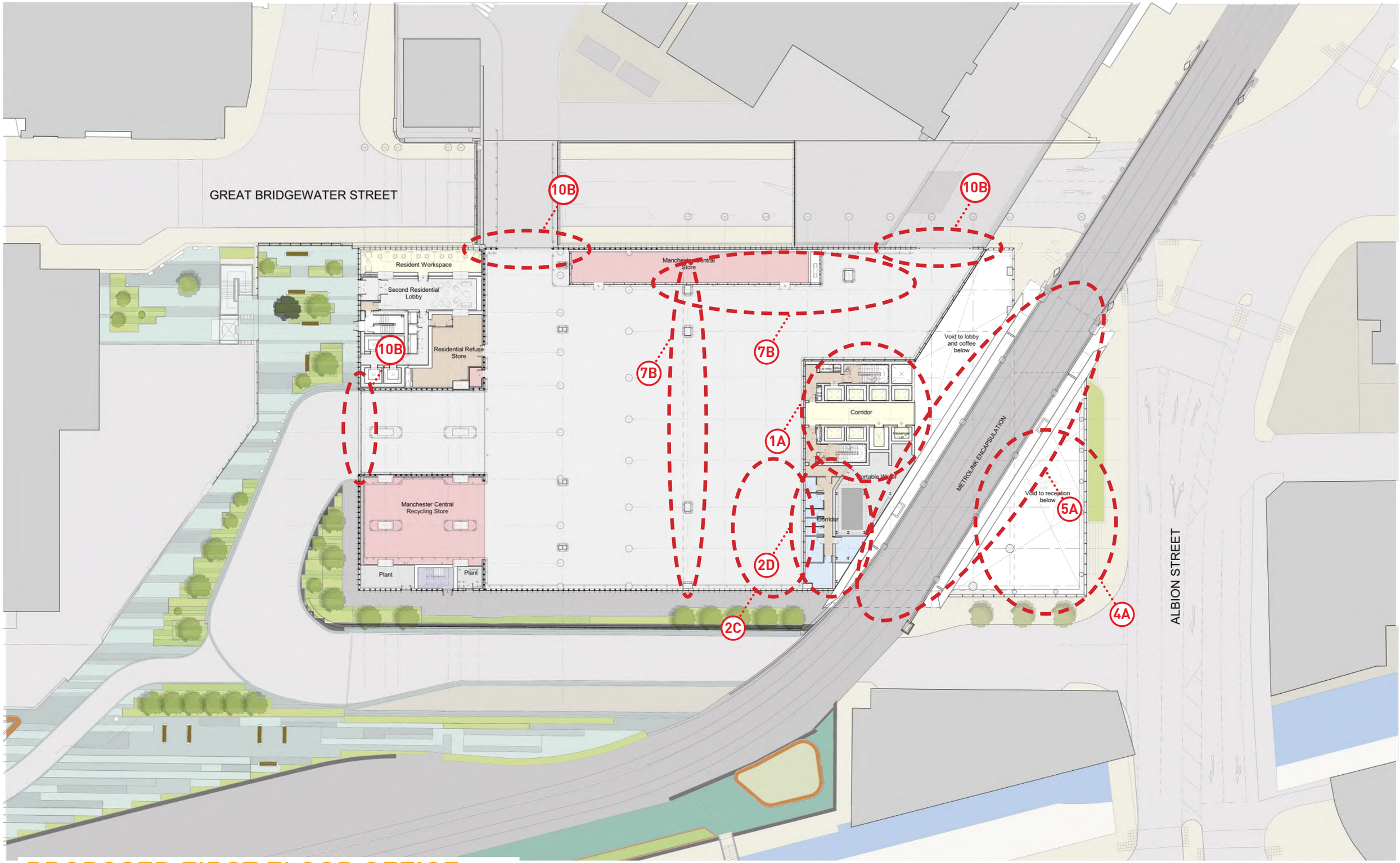
Status Planning | Drawing No 10337-Z1-A-B5D9-G100-PL-01-001 | Revision 03

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Amendments relate to PP Ref 127260/FO/2020 pursuant to PP Ref 115871/FO/2017



PROPOSED FIRST FLOOR OFFICE

GREAT BRIDGEWATER STREET

TRAFFORD STREET

ALBION STREET

Manchester Central Service Yard

ACCESSIBLE

Loading bay

Office Refuse Store

B1,A1,A3 or A4 use
250sqm
2,689 sqft

Male Toilet
Female Toilet
Cleaners Room
Plant
Sub Station

G200 MP-S-AA

G200 B5-AA

G200 B4-AA

G200 B4-EE

G200 B5-AA

G200 MP-S-AA

APPROVED LEVEL 01M OFFICE

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0m 2.5m 5m 10m

Rev	Date	Description
00	17-03-2017	Planning Issue
01	13-07-2017	Change of Use
02	30-04-2020	Minor Material Amendment Application
03	29-05-2020	Minor Material Amendment Application
04	15-12-2020	Non-Material Amendment Application
05	19-02-2021	Non-Material Amendment Application

North

Project Title: Former Bauer Millet Site

Status: Planning

Scale: 1:500 @ A3 / 1:250 @ A1

Date: March 2017

Drawing Title: Masterplan- Proposed Plan- Service Yard 01 Mezzanine

Job No: 10053

Drawing No: 10053-MP-B5D9-A-G100-P-01M-001

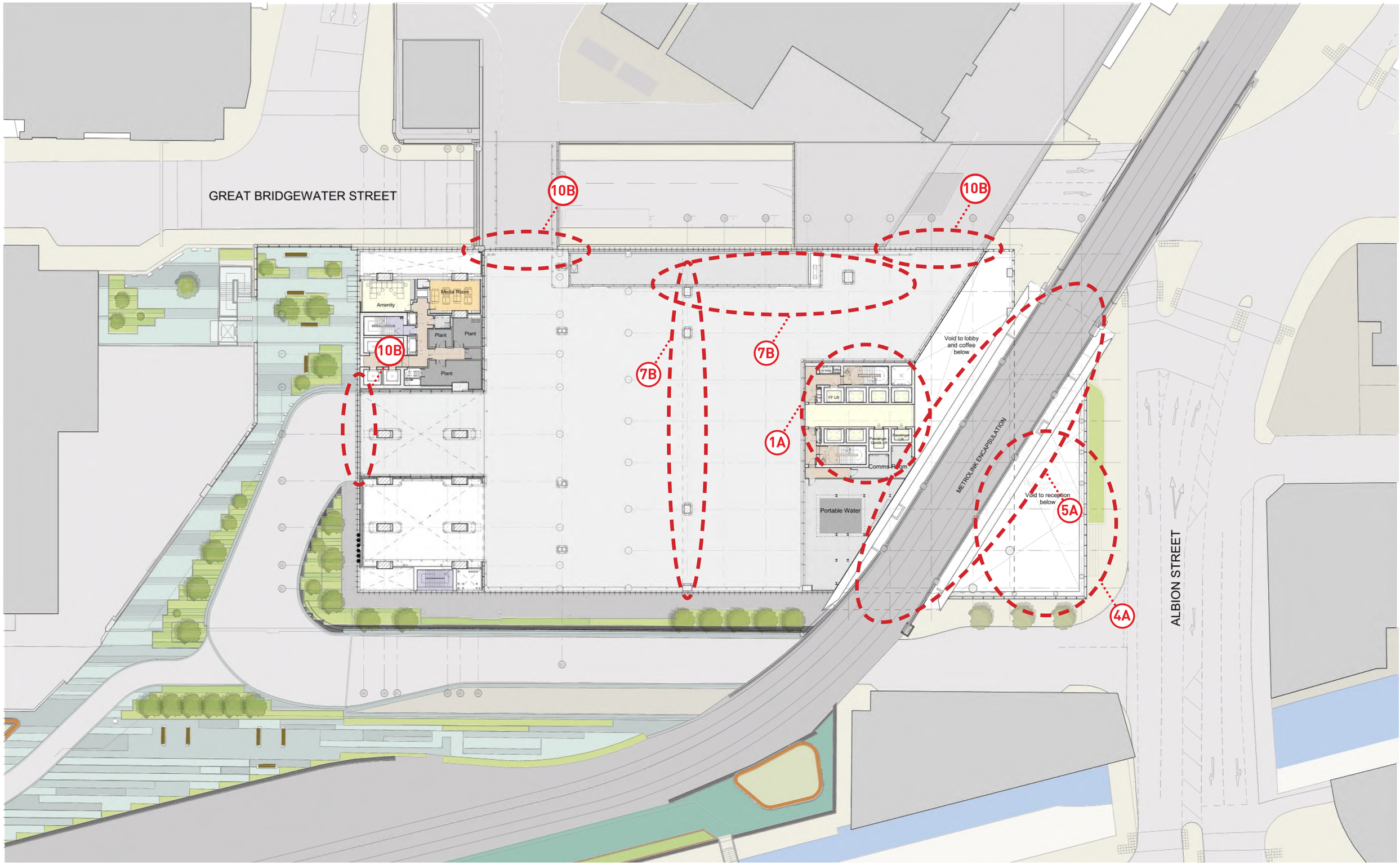
Revision: 05

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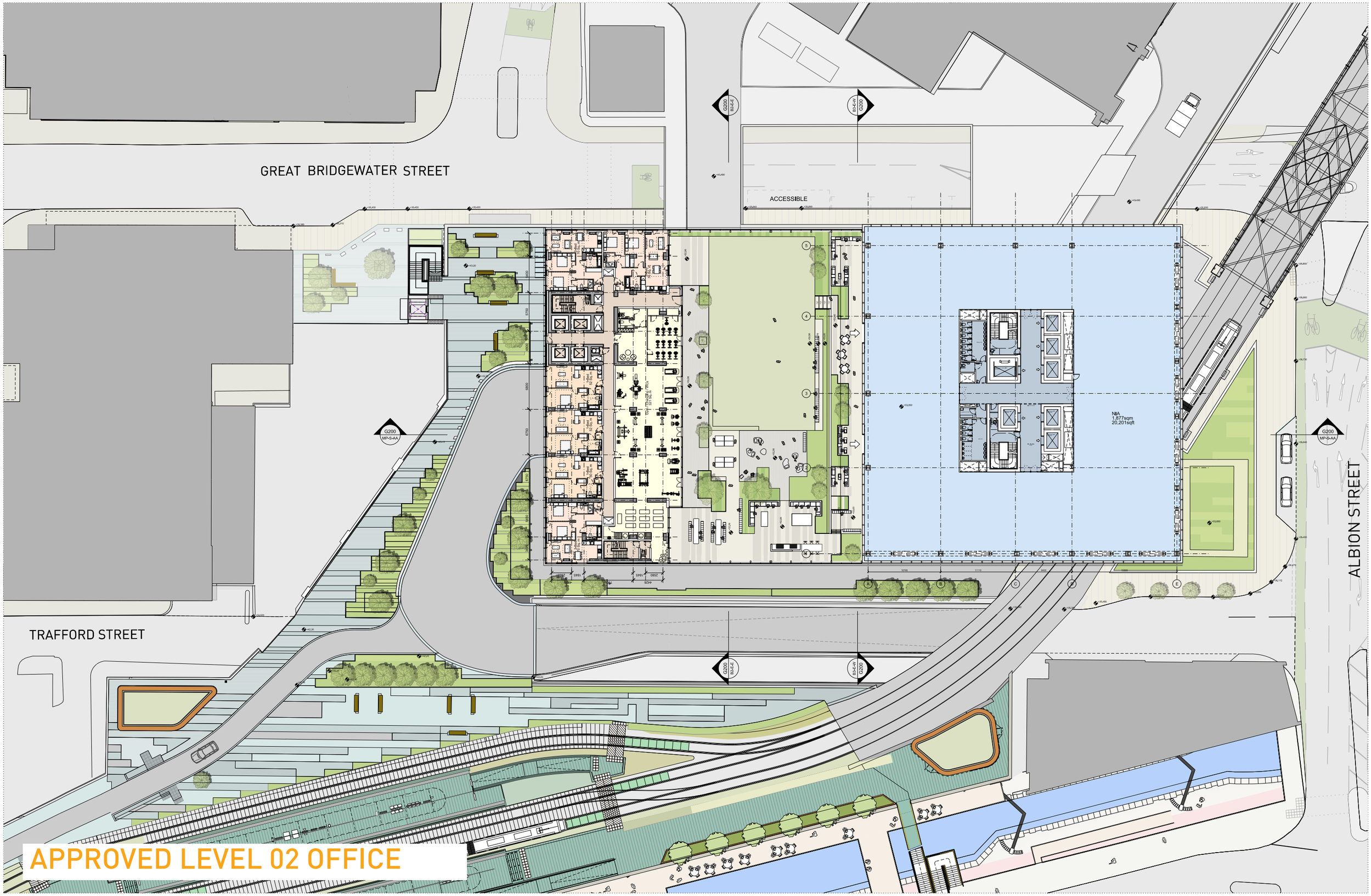
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PROPOSED LEVEL 01M OFFICE



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Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application
02	29-05-2020	Minor Material Amendment Application
03	15-12-2020	Non-Material Amendment Application
04	19-02-2021	Non-Material Amendment Application

North

Project Title: Former Bauer Millet Site

Drawing Title: Masterplan- Proposed Plan- Podium Level 02

Status: Planning

Scale: 1:500 @ A3 / 1:250@ A1

Date: March 2017

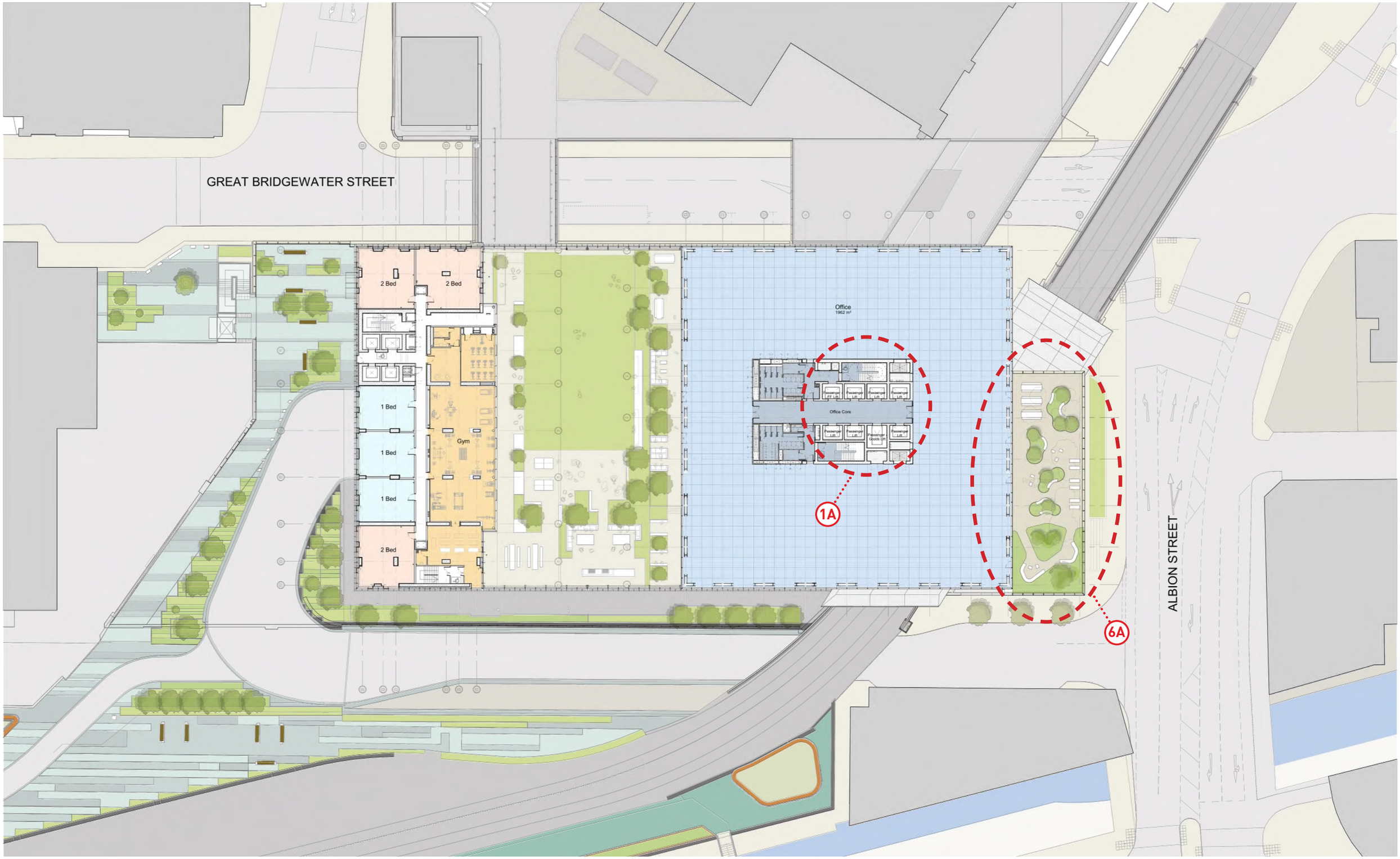
Job No: 10053

Drawing No: 10053-MP-B5D9-A-G100-P-02-001

Revision: 04

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PROPOSED LEVEL 02 OFFICE

GREAT BRIDGEWATER STREET

TRAFFORD STREET

ALBION STREET

ACCESSIBLE

NIA
1,878sqm
20,212sqft

APPROVED LEVEL 03 OFFICE

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0m 2.5m 5m 10m

Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application
02	29-05-2020	Minor Material Amendment Application
03	15-12-2020	Non-Material Amendment Application
04	19-02-2021	Non-Material Amendment Application

North

Project Title: Former Bauer Millet Site

Status: Planning

Scale: 1:500 @ A3 / 1:250 @ A1

Date: March 2017

Drawing Title: Masterplan- Proposed Plan- Podium Level 03

Job No: 10053

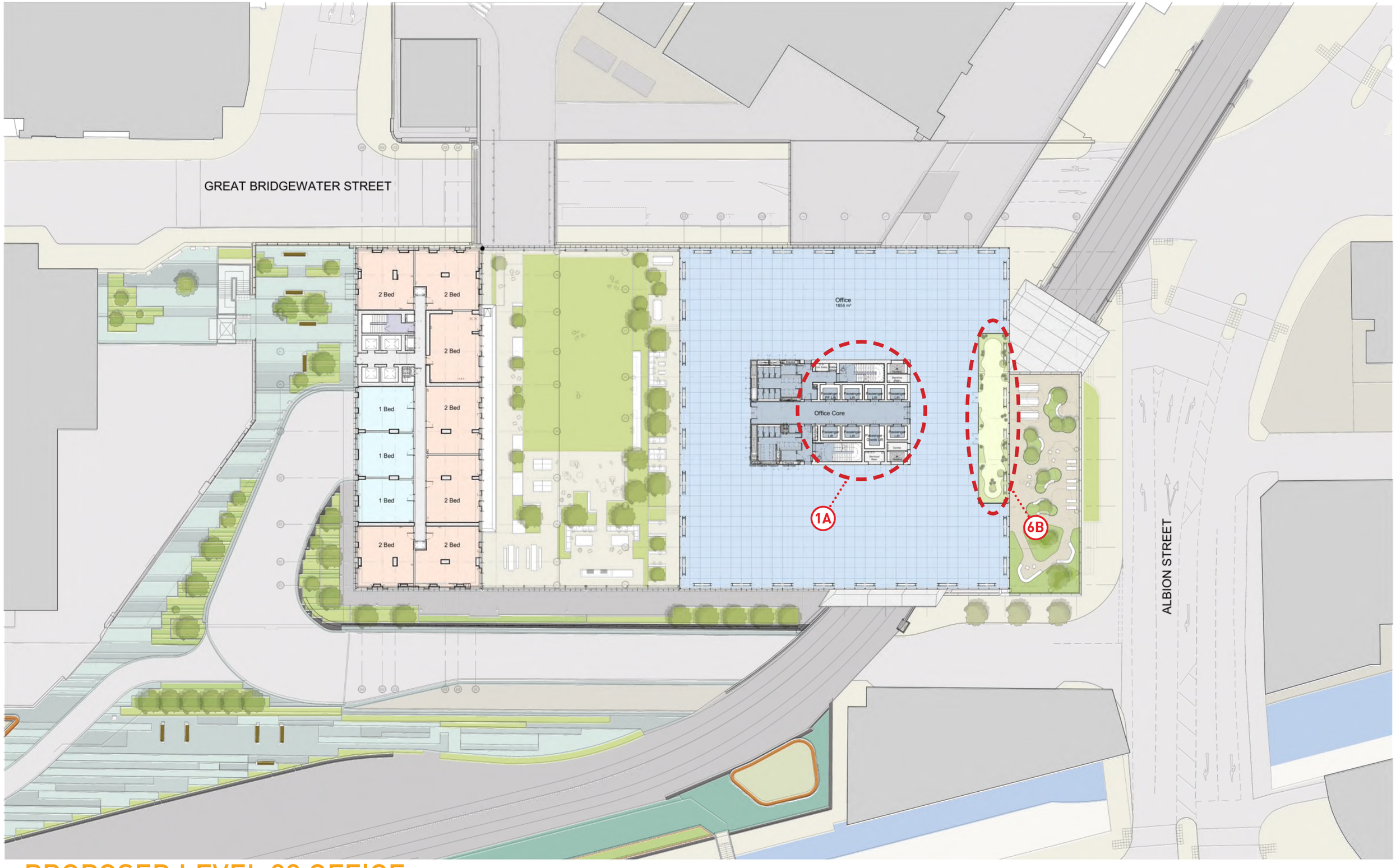
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Revision: 04

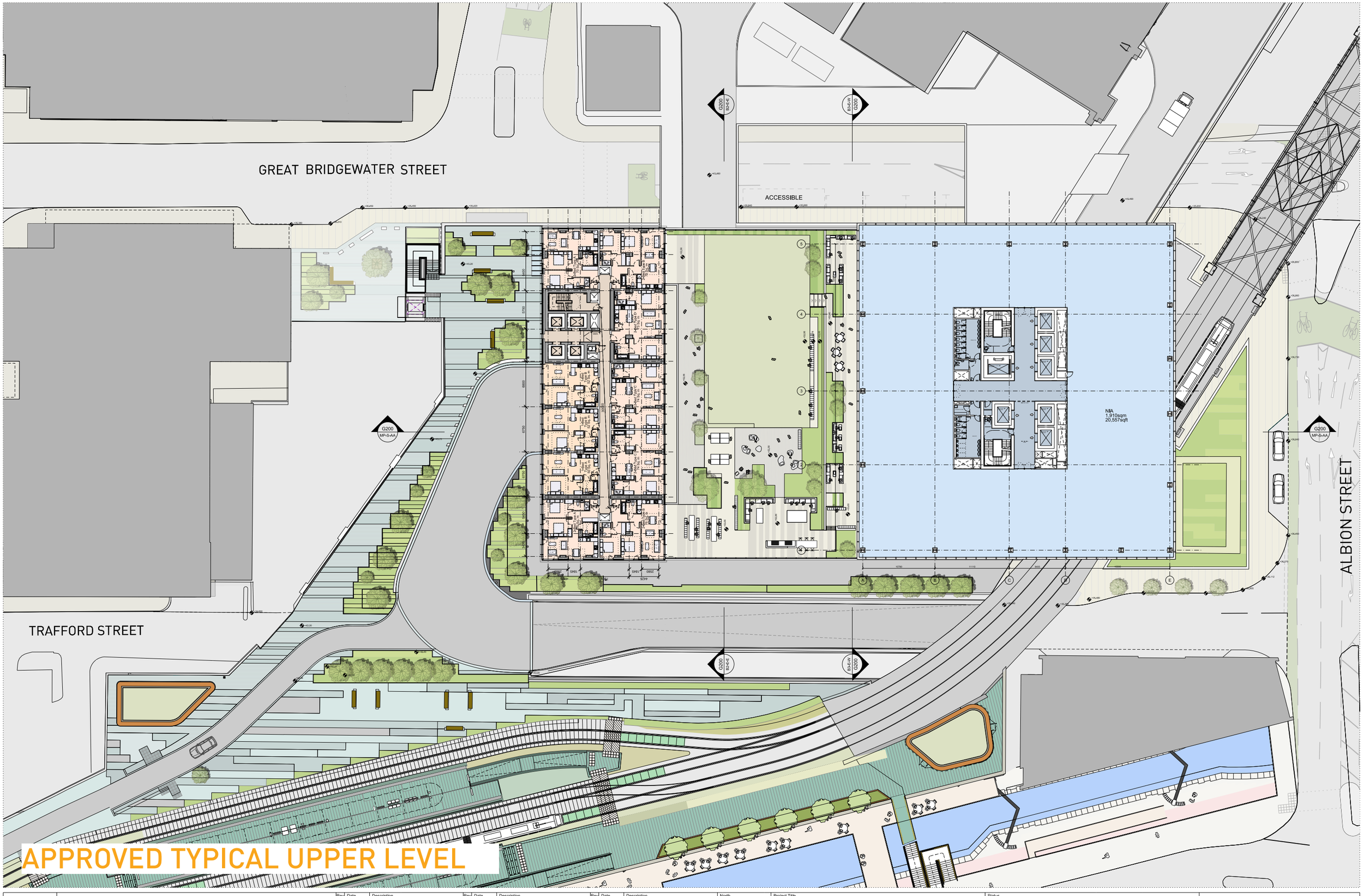
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Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application
02	29-05-2020	Minor Material Amendment Application
03	15-12-2020	Non-Material Amendment Application
04	19-02-2021	Non-Material Amendment Application

North

Project Title: Former Bauer Millet Site

Status: Planning

Scale: 1:500 @ A3 / 1:250 @ A1

Date: March 2017

Drawing Title: Masterplan- Proposed Plan- Typical Upper Level TY1

Job No: 10053

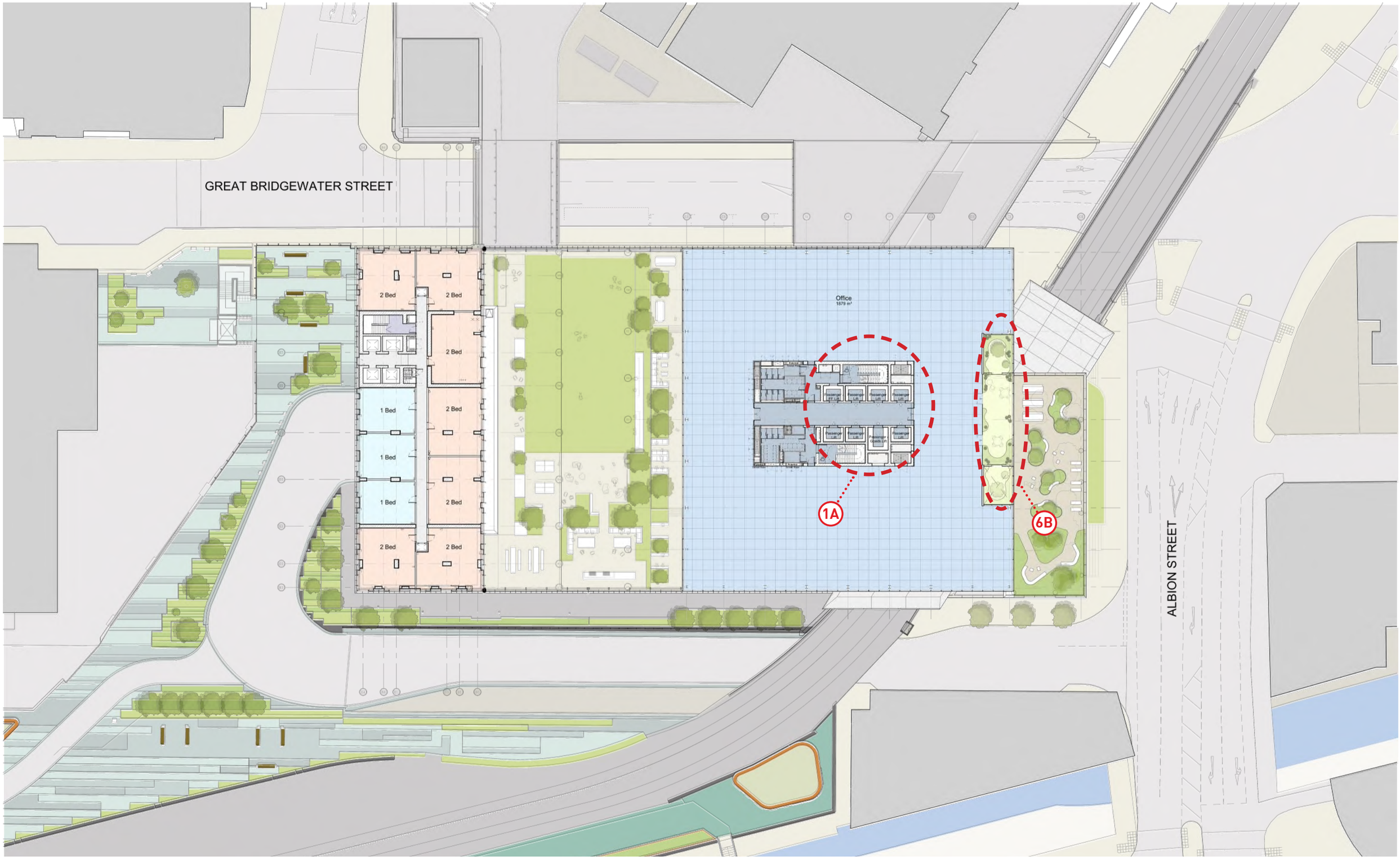
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Revision: 04

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PROPOSED TYPICAL UPPER LEVEL

GREAT BRIDGEWATER STREET

TRAFFORD STREET

ALBION STREET

ACCESSIBLE

External roof terrace 163 sqm 1,751 sqft

Internal plant room 111 sqm 1,190 sqft

Internal plant room 51 sqm 552 sqft

G200 MP-S-AA

G200 B-C-EE

G200 E-E-AA

G200 E-E-FF

APPROVED - LEVEL 14 OFFICE / LEVEL 19 RESIDENTIAL

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0m 2.5m 5m 10m

Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application
02	29-05-2020	Minor Material Amendment Application
03	15-12-2020	Non-Material Amendment Application
04	19-02-2021	Non-Material Amendment Application

North

Project Title: Former Bauer Millet Site

Drawing Title: Masterplan- Proposed Plan- Office Level 14 Intermediate Residential Plant Level

Status: Planning

Scale: 1:500 @ A3 / 1:250 @ A1

Date: March 2017

Job No: 10053

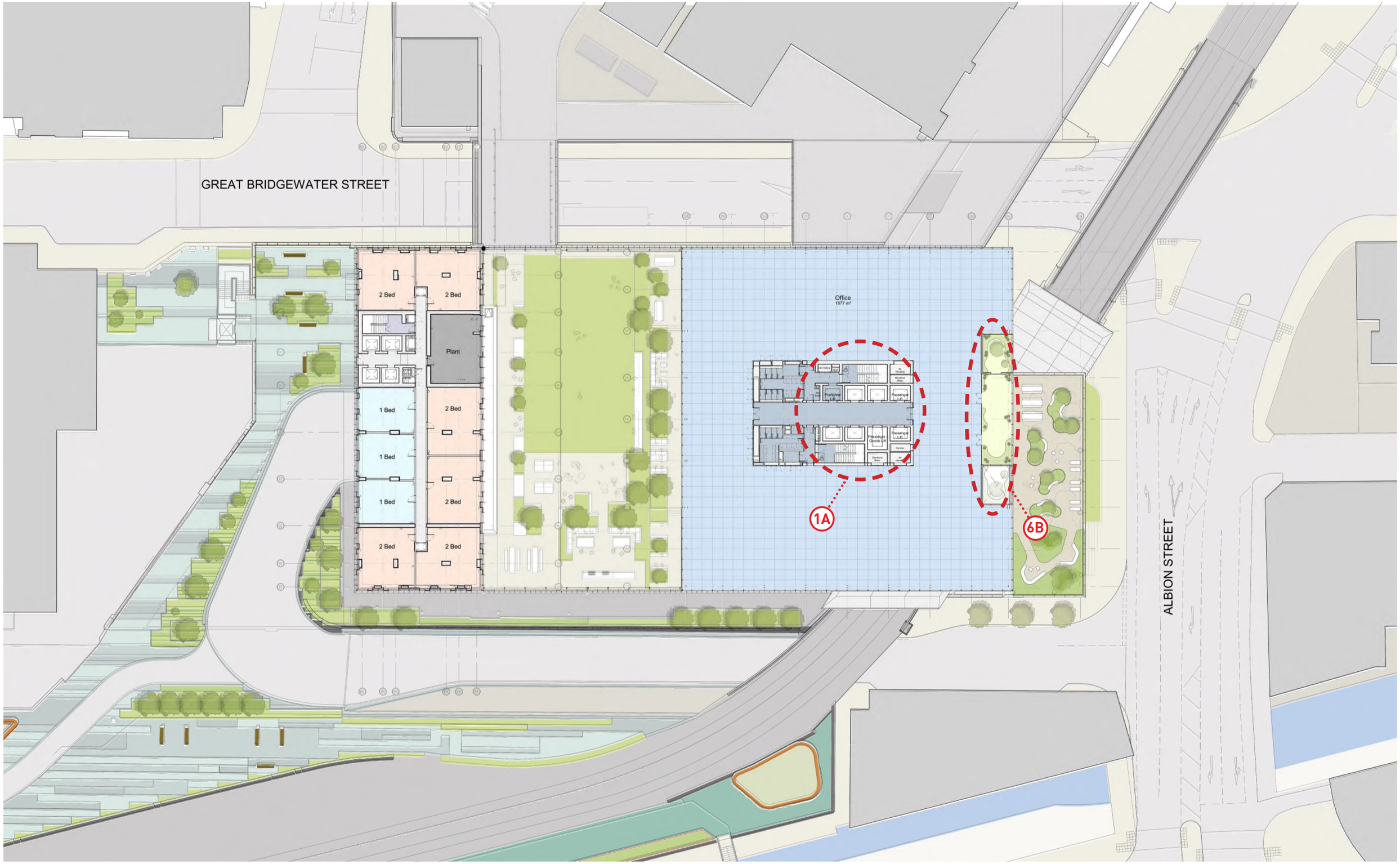
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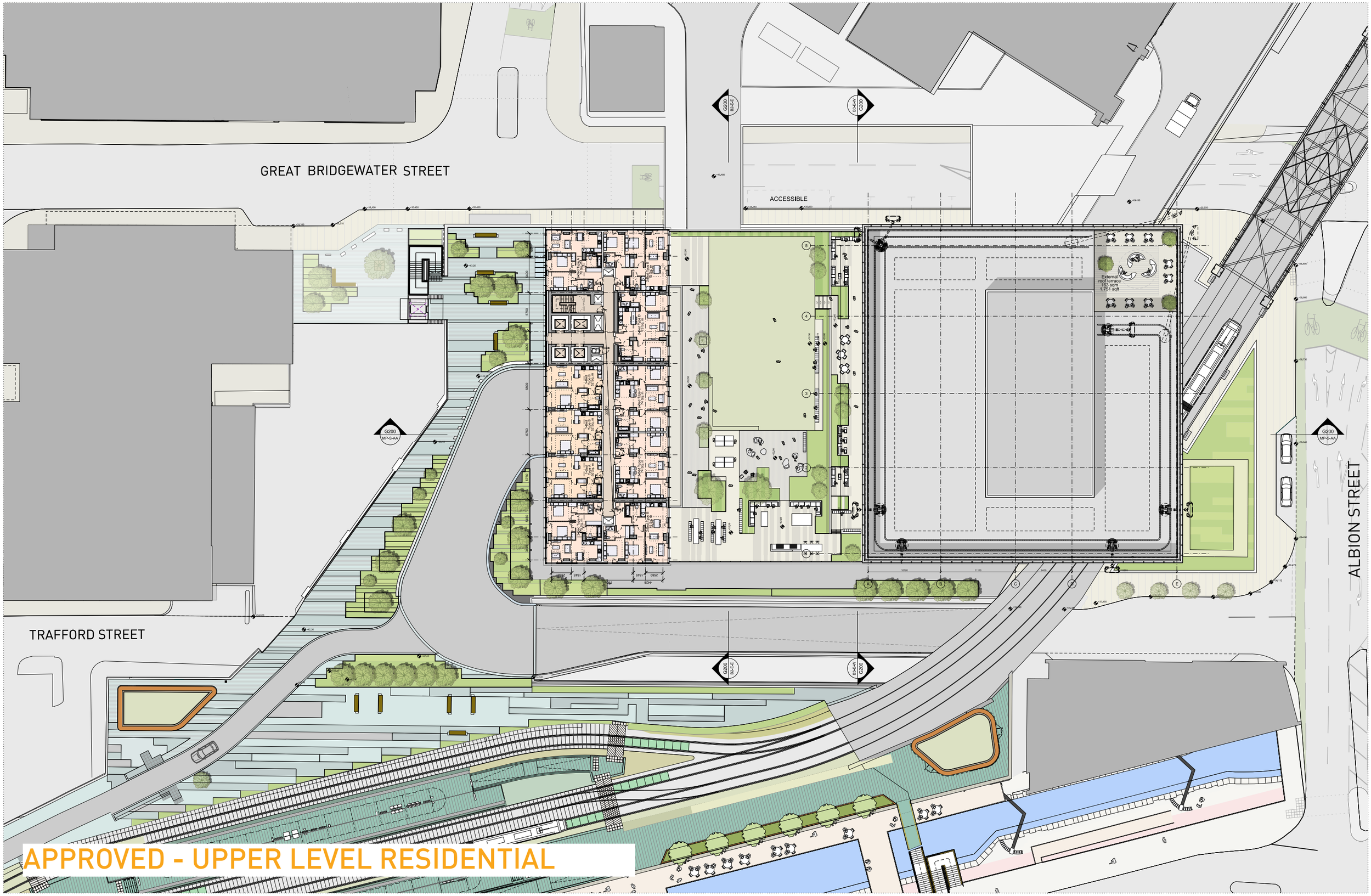
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PROPOSED - LEVEL 14 OFFICE / LEVEL 19 RESIDENTIAL



APPROVED - UPPER LEVEL RESIDENTIAL

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0m 2.5m 5m 10m

Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application
02	29-05-2020	Minor Material Amendment Application
03	15-12-2020	Non-Material Amendment Application
04	19-02-2021	Non-Material Amendment Application

North

Project Title: Former Bauer Millet Site

Drawing Title: Masterplan- Proposed Plan- Upper Level Residential

Status: Planning

Scale: 1:500 @ A3 / 1:250 @ A1

Date: March 2017

Job No: 10053

Drawing No: 10053-MP-B5D9-A-G100-P-20-001

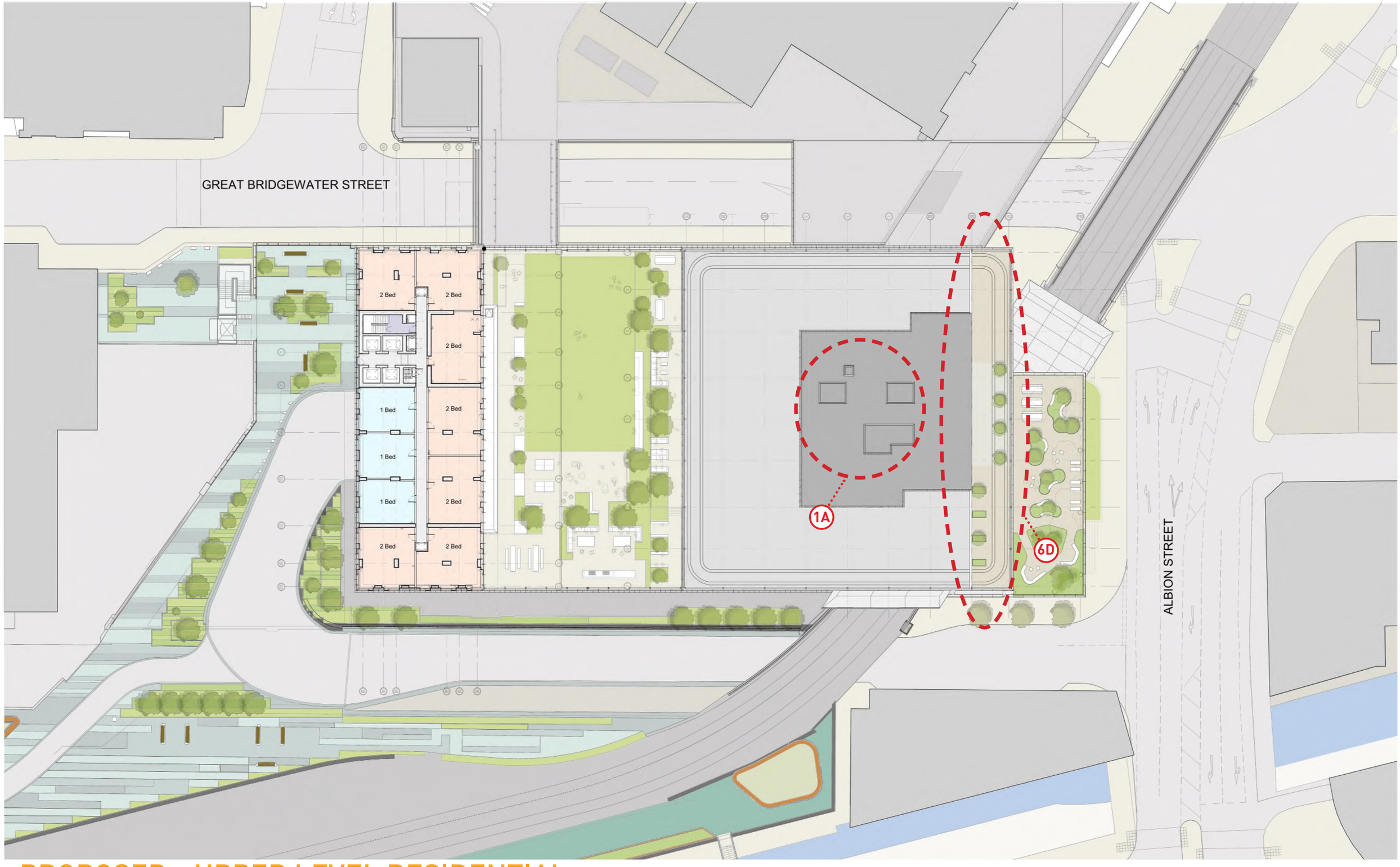
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PROPOSED - UPPER LEVEL RESIDENTIAL

GREAT BRIDGEWATER STREET

TRAFFORD STREET

ALBION STREET

ACCESSIBLE

External roof terrace 163 sqm 1,751 sqft

G200 MP-S-AA

G200 B5-A-E

B5-A-AA G200

APPROVED - ROOF PLAN

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0m 2.5m 5m 10m

Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application
02	29-05-2020	Minor Material Amendment Application
03	15-12-2020	Non-Material Amendment Application

North

Project Title: Former Bauer Millet Site

Status: Planning

Scale: 1:500 @ A3 / 1:250 @ A1

Date: March 2017

Drawing Title: Masterplan- Proposed Plan- Roof Plan

Job No: 10053

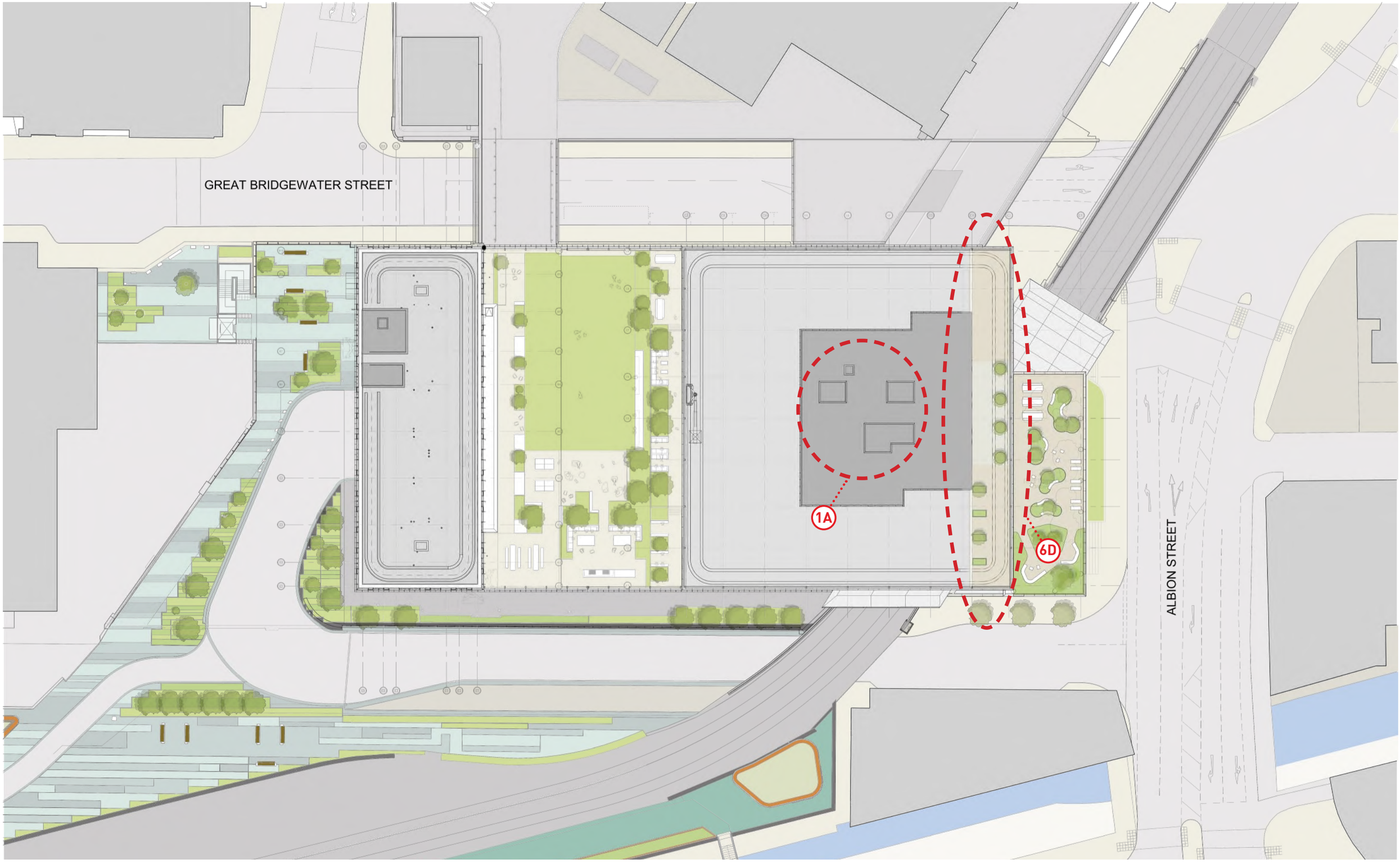
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Revision: 03

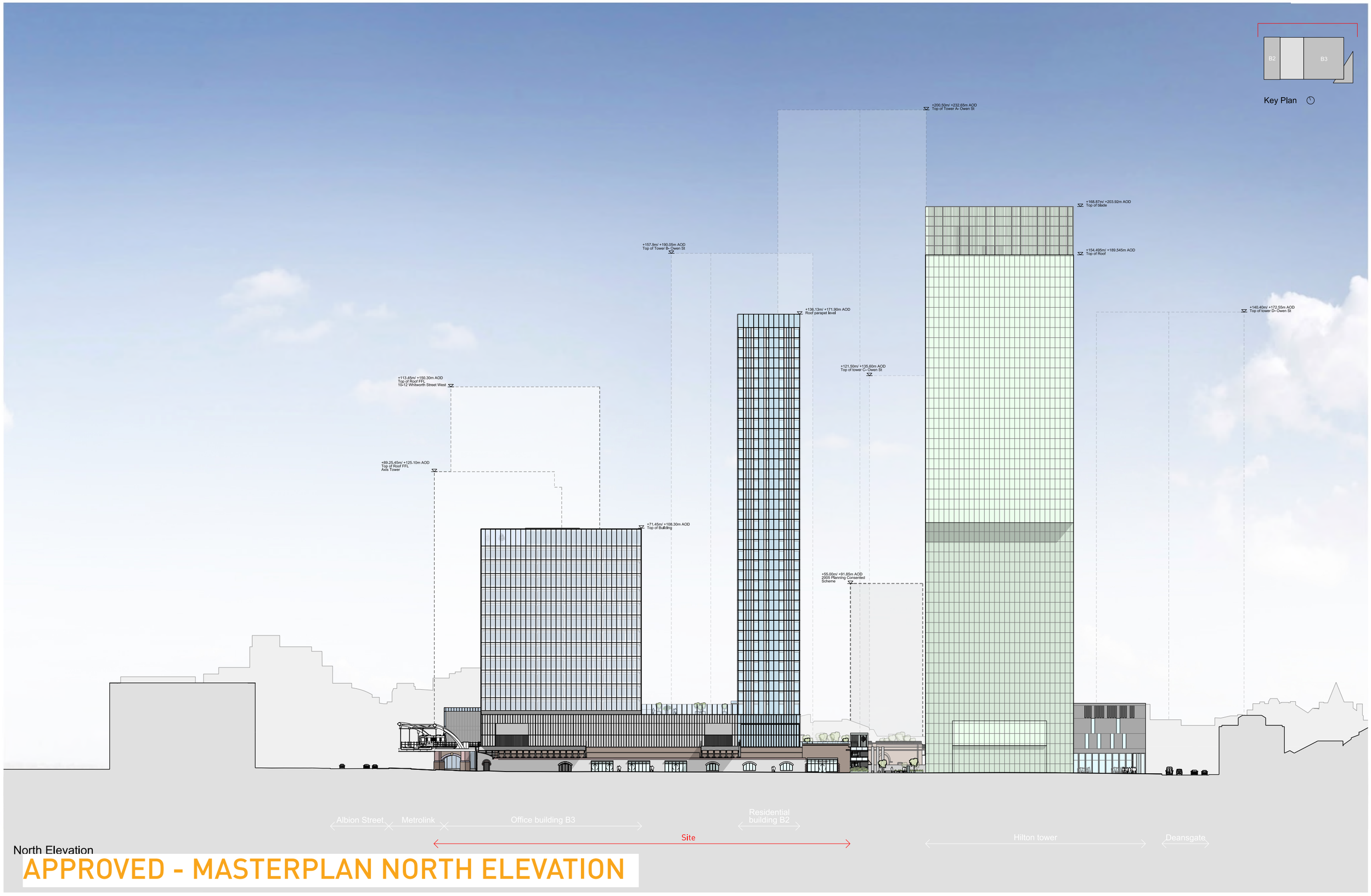
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PROPOSED - ROOF PLAN



North Elevation

APPROVED - MASTERPLAN NORTH ELEVATION

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Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application
02	29-05-2020	Minor Material Amendment Application
03	12-06-2020	Minor Material Amendment Application
04	15-12-2020	Non-Material Amendment Application
05	19-02-2021	Non-Material Amendment Application

North

Project Title: Former Bauer Millet Site

Status: Planning

Scale: 1:1000 @ A3 1:500 @ A1

Date: March 2017

Drawing Title: Masterplan - Proposed North Elevation

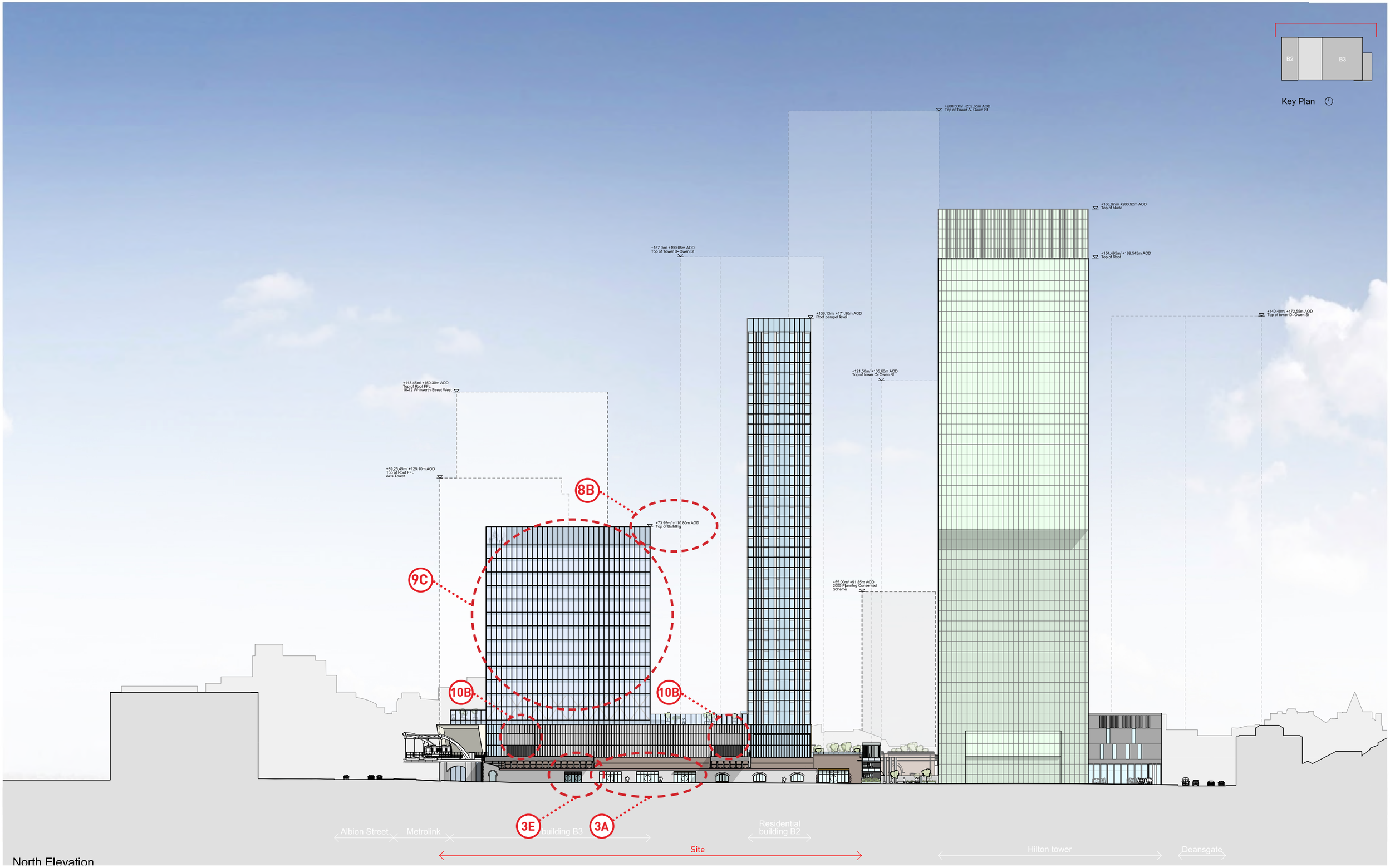
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Drawing No: 10053-MP-A-B5D9-G200-E-N-001

Revision: 05

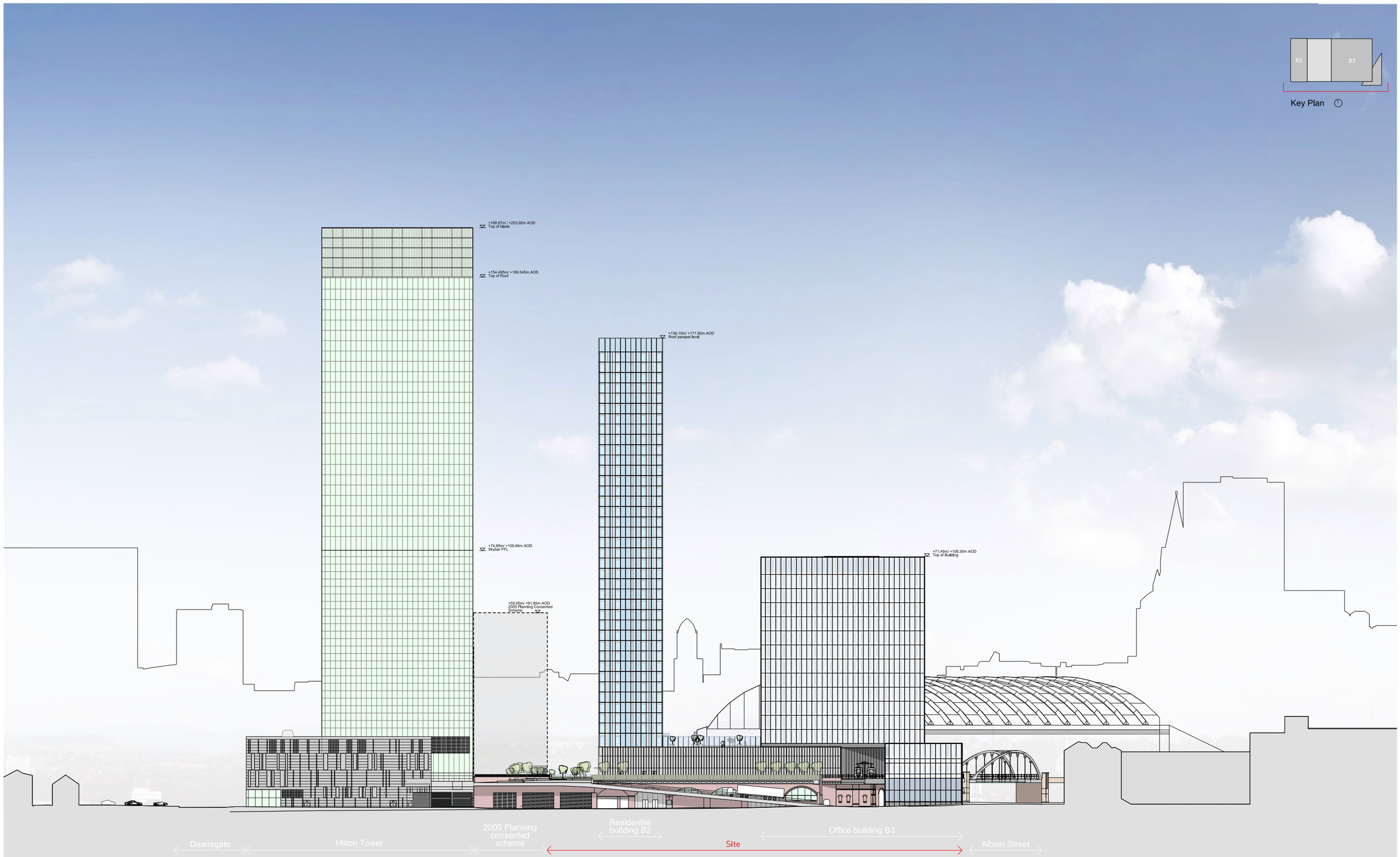
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North Elevation

PROPOSED - MASTERPLAN NORTH ELEVATION



South Elevation

APPROVED - MASTERPLAN SOUTH ELEVATION

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Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application
02	29-05-2020	Minor Material Amendment Application
03	12-06-2020	Minor Material Amendment Application
04	15-12-2020	Non-Material Amendment Application
05	19-02-2021	Non-Material Amendment Application

North

Project Title: Former Bauer Millet Site

Status: Planning

Scale: 1:1000 @ A3 1:500 @ A1

Date: March 2017

Drawing Title: Masterplan - Proposed South Elevation

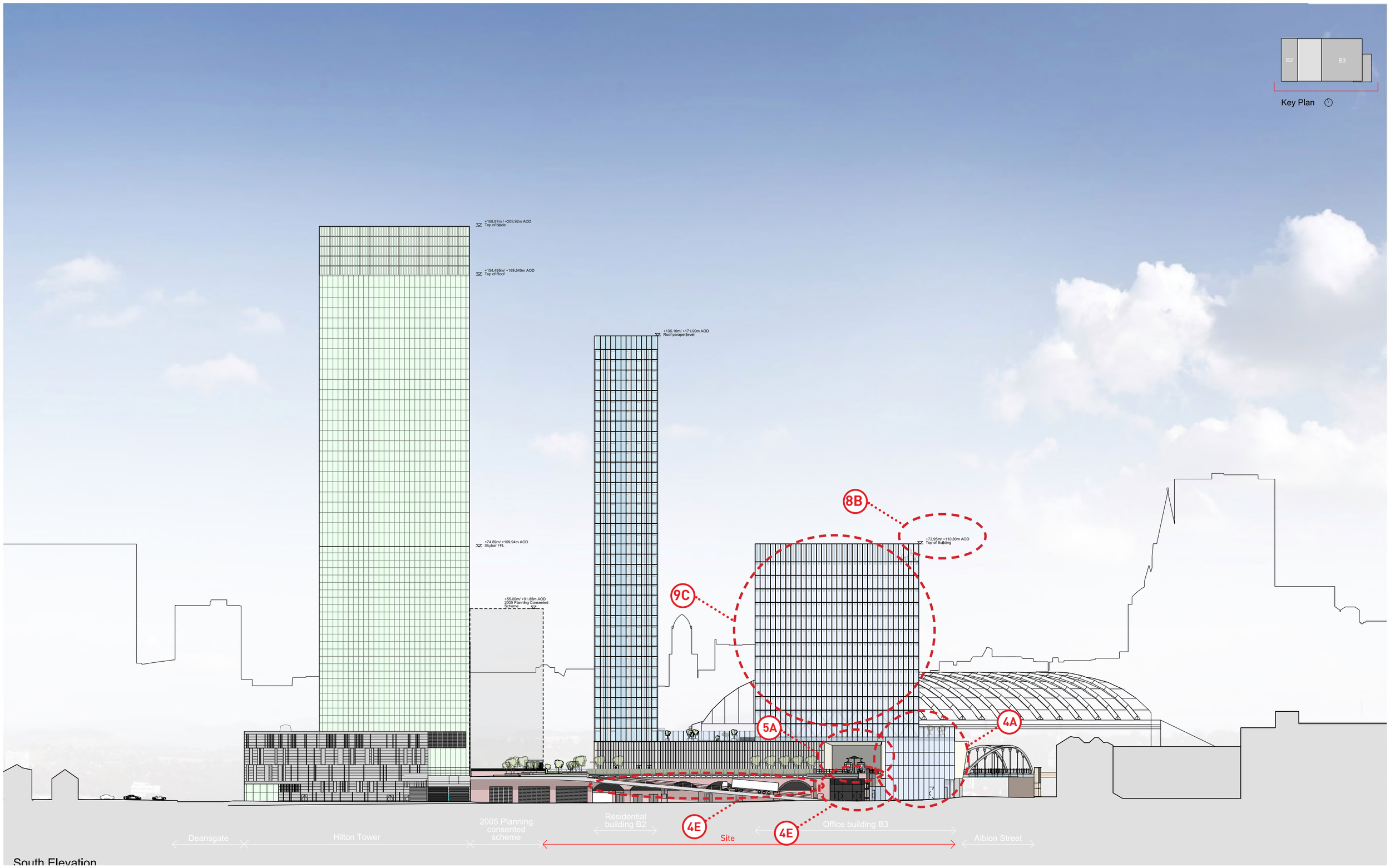
Job No: 10053

Drawing No: 10053-MP-A-B5D9-G200-E-S-001

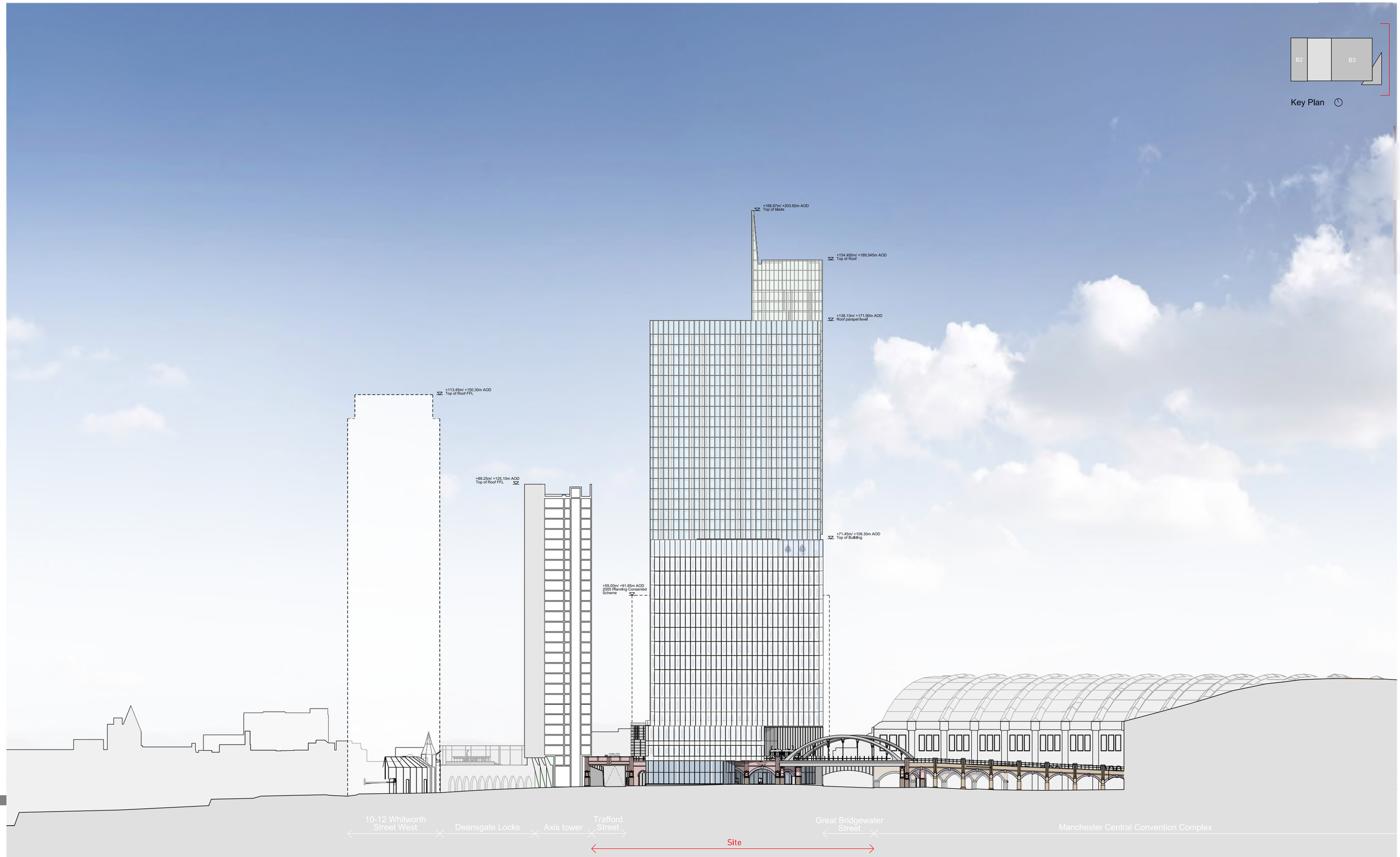
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PROPOSED - MASTERPLAN SOUTH ELEVATION



East Elevation

APPROVED - MASTERPLAN EAST ELEVATION

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Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application

North

Project Title: Former Bauer Millet Site

Status: Planning

Scale: 1:1000 @ A3 / 1:500 @ A1

Date: March 2017

Drawing Title: Masterplan - Proposed East Elevation

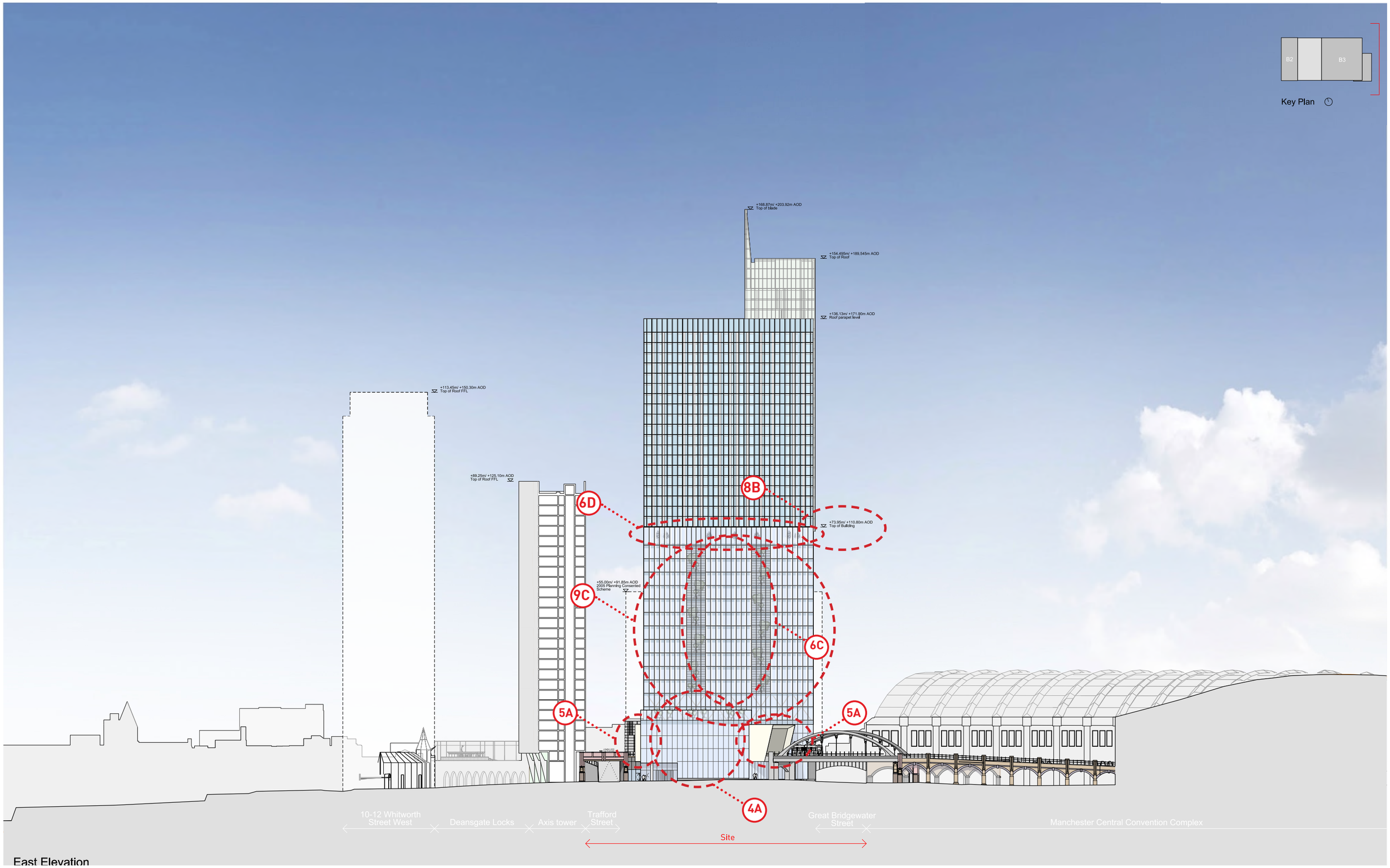
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Revision: 01

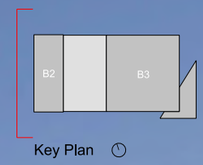
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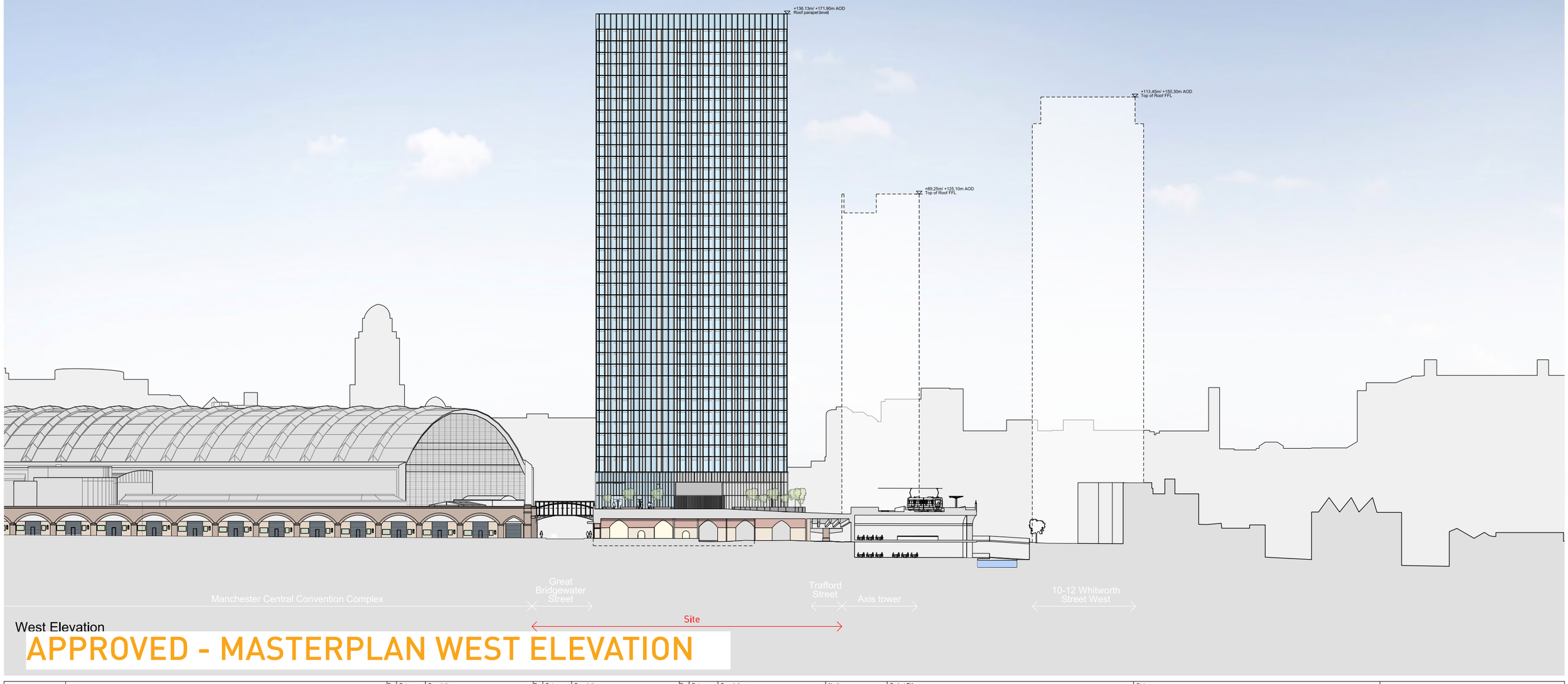


East Elevation

PROPOSED - MASTERPLAN EAST ELEVATION



Key Plan



West Elevation

APPROVED - MASTERPLAN WEST ELEVATION

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Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application
02	29-05-2020	Minor Material Amendment Application
03	15-12-2020	Non-Material Amendment Application

North

Project Title: Former Bauer Millet Site

Drawing Title: Masterplan - Proposed West Elevation

Status: Planning

Scale: 1:1000 @ A3 1:500 @ A1

Date: March 2017

Job No: 10053

Drawing No: 10053-MP-A-B5D9-G200-E-W-001

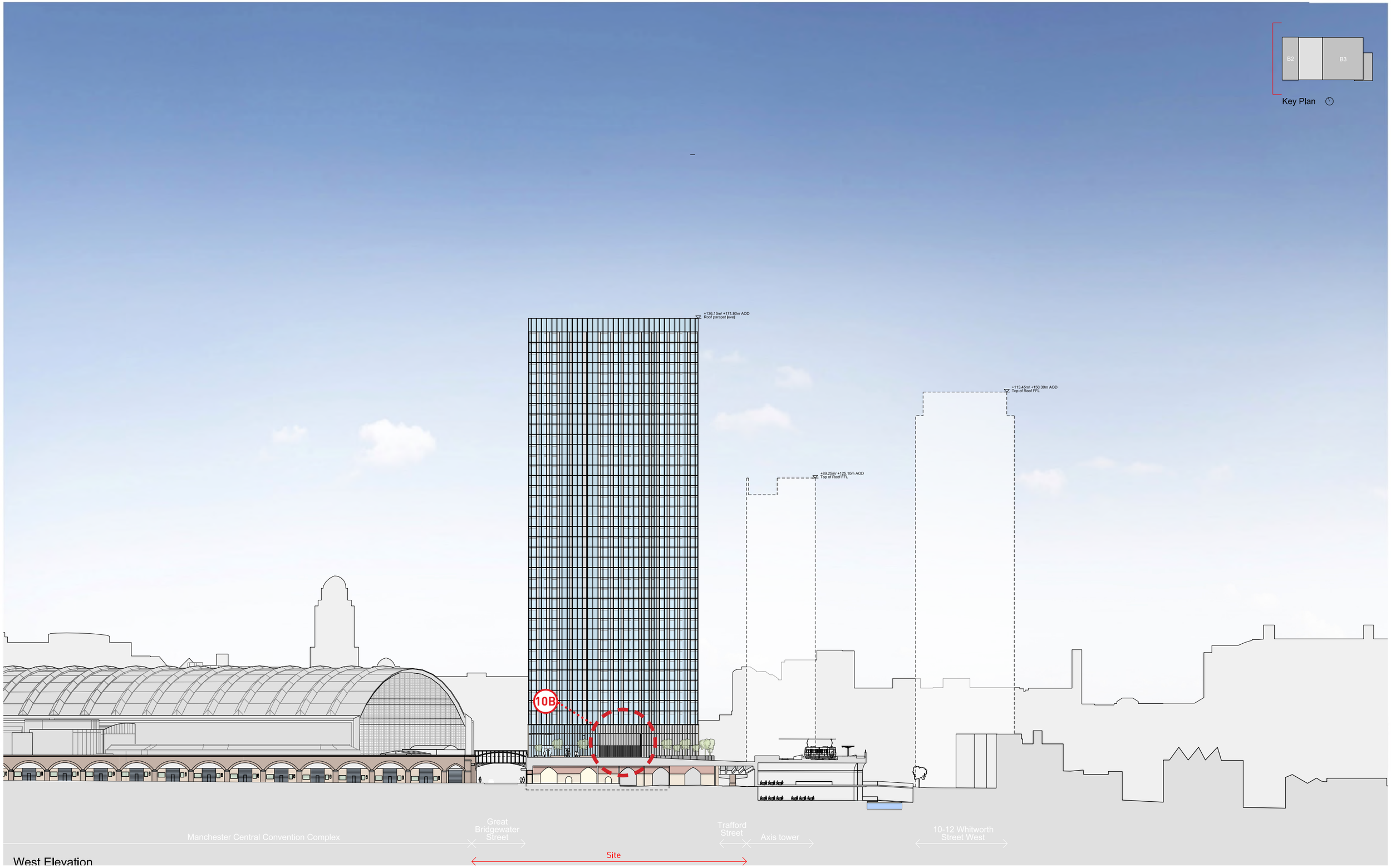
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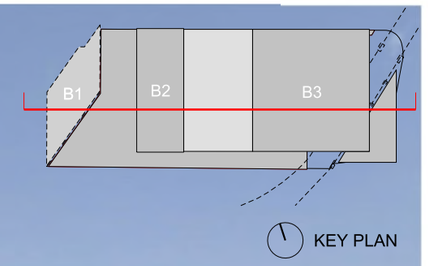
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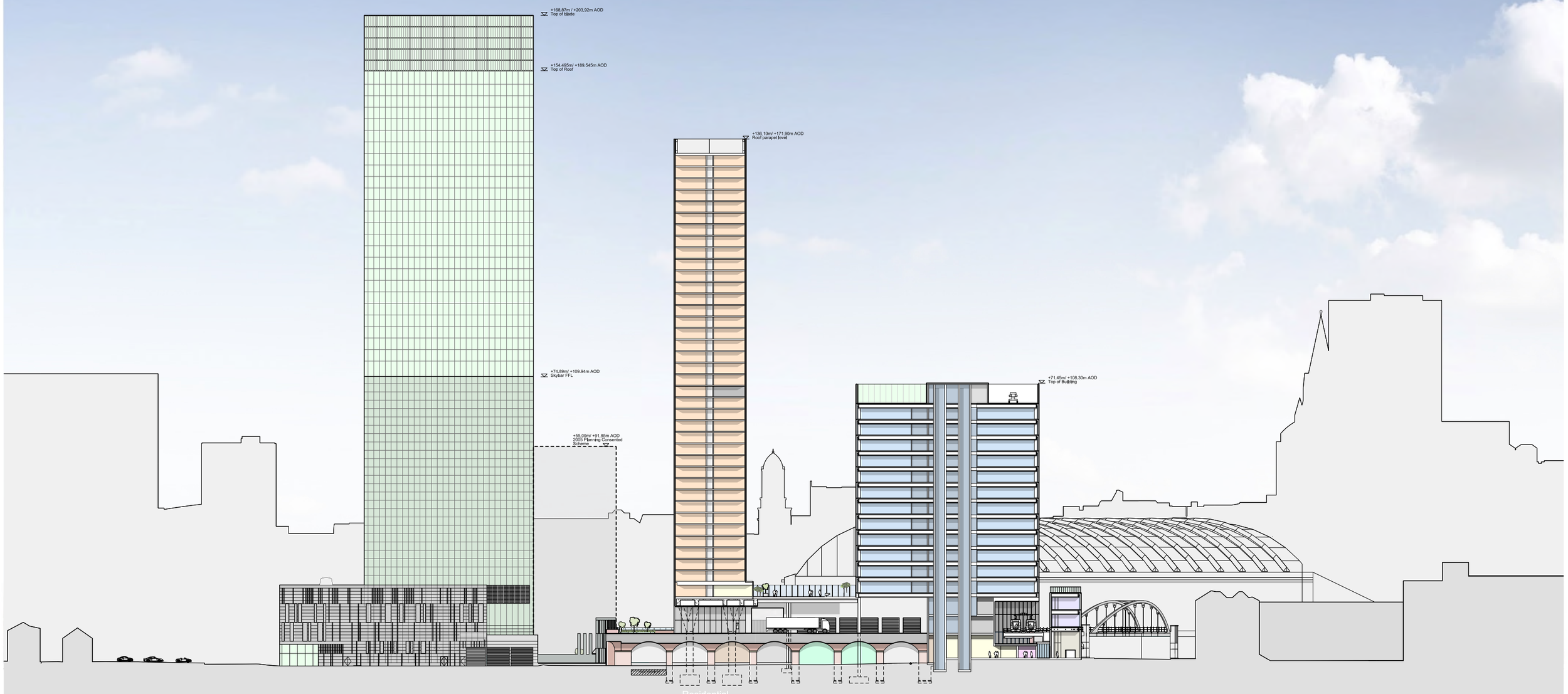
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West Elevation

PROPOSED - MASTERPLAN WEST ELEVATION





APPROVED - MASTERPLAN SECTION AA

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00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application
02	29-05-2020	Minor Material Amendment Application
03	12-06-2020	Minor Material Amendment Application
04	15-12-2020	Non-Material Amendment Application
05	19-02-2021	Non-Material Amendment Application

North

Project Title: Former Bauer Millet Site

Drawing Title: Masterplan - Long Section AA

Status: Planning

Scale: 1:1000 @ A3 1:500 @ A1

Date: March 2017

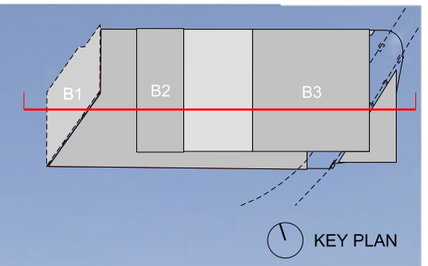
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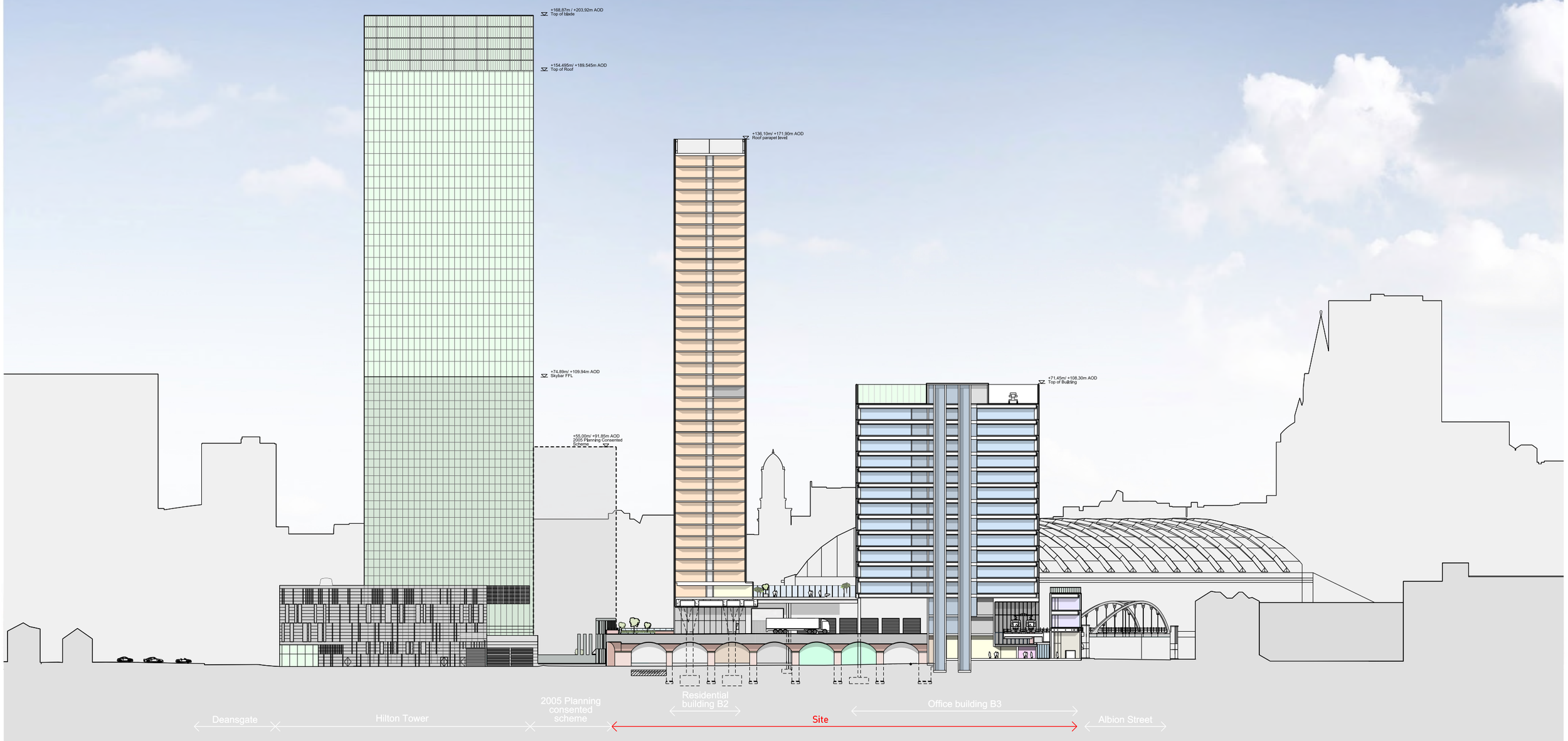
Drawing No: 10053-MP-A-B5D9-G100-S-AA-001

Revision: 05

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00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application
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03	12-06-2020	Minor Material Amendment Application
04	15-12-2020	Non-Material Amendment Application
05	19-02-2021	Non-Material Amendment Application

North

Project Title: Former Bauer Millet Site

Drawing Title: Masterplan - Long Section AA

Status: Planning

Scale: 1:1000 @ A3 1:500 @ A1

Date: March 2017

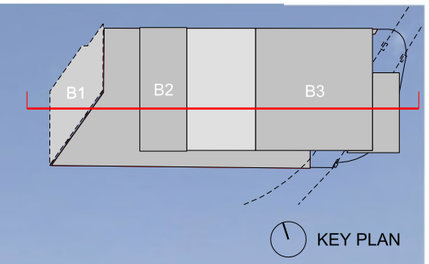
Job No: 10053

Drawing No: 10053-MP-A-B5D9-G100-S-AA-001

Revision: 05

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+168.87m / +203.92m AOD
Top of blade

+154.495m/ +189.545m AOD
Top of Roof

+136.10m/ +171.90m AOD
Roof parapet level

+74.89m/ +109.94m AOD
Skybar FFL

+55.00m/ +91.85m AOD
2005 Planning Consented Scheme

+73.95m/ +110.80m AOD
Top of Building

8B
1A
5A
4A

Deansgate
Hilton Tower
2005 Planning consented scheme
Residential building B2
Site
Office building B3
Albion Street

PROPOSED - MASTERPLAN SECTION AA

APPROVED - CGI 01



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NOTE:

NORTH

Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application
02	29-05-2020	Minor Material Amendment Application

Project Title
Former Bauer Millett Site

Status
Planning

Drawing Title
Masterplan - Indicative CGI 01
View northeast from Metrolink bridge

Job No
10053

Scale
NTS @ A1
NTS @ A3

Date
March 2017

Drawing No
10053-MP-A-B5D9-Z200-3-AL-001

Revision
02

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PROPOSED - CGI 01



APPROVED - CGI 02



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NOTE:

NORTH

Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application

Project Title
Former Bauer Millett Site

Drawing Title
Masterplan - Indicative CGI 02
View south down Lower Mosley Street

Job No
10053

Scale
NTS @ A1
NTS @ A3

Date
March 2017

Status
Planning

Drawing No
10053-MP-A-B5D9-Z200-3-AL-002

Revision
01

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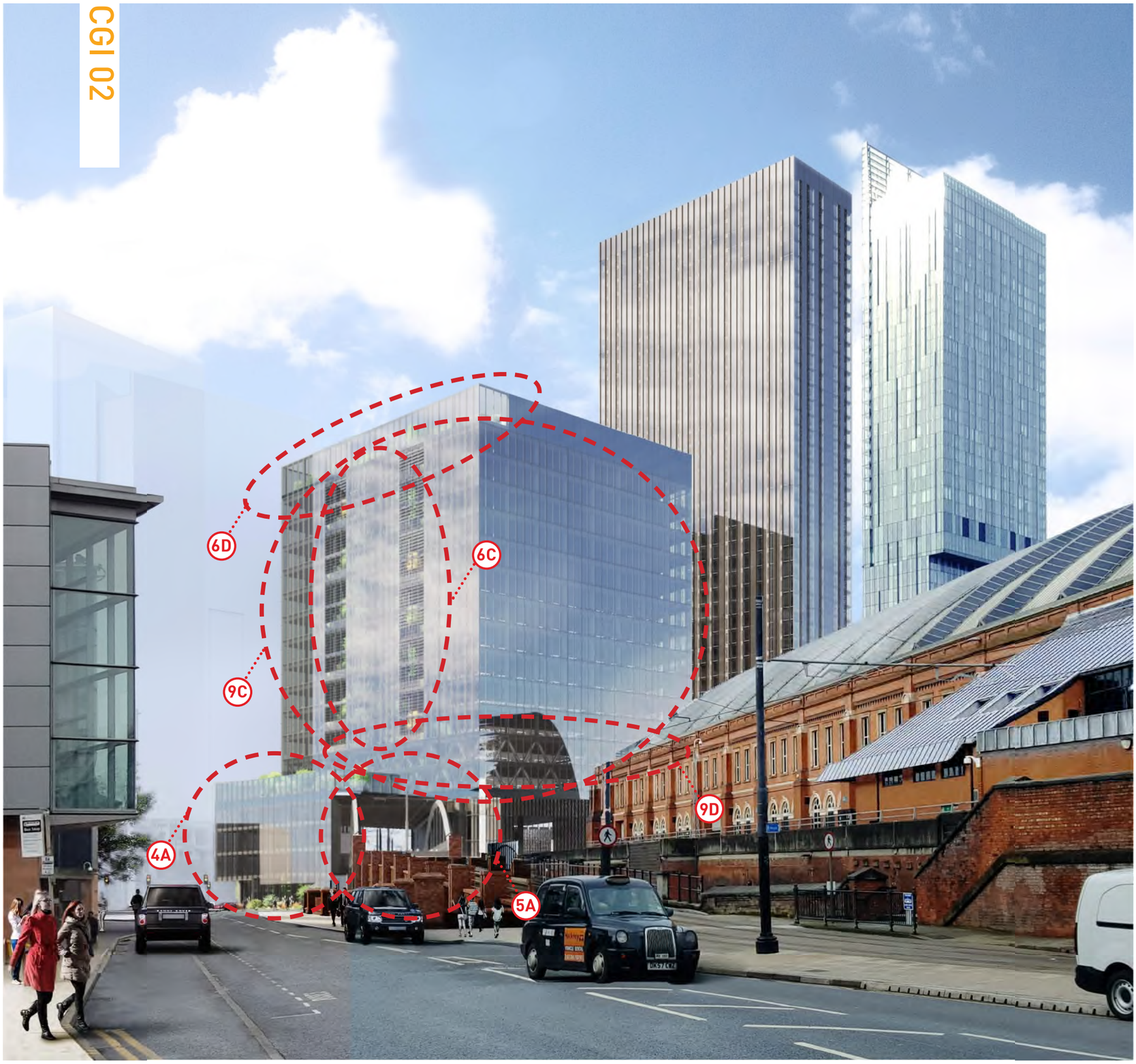
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PROPOSED - CGI 02



APPROVED - CGI 03



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NOTE:

NORTH

Rev	Date	Description
00	17-03-2017	Planning Issue
00	30-04-2020	Minor Material Amendment Application

Project Title
Former Bauer Millett Site

Drawing Title
Masterplan - Indicative CGI 03
View south west down Albion Street

Job No
10053

Scale
NTS @ A1
NTS @ A3

Date
March 2017

Status
Planning

Drawing No
10053-MP-A-B5D9-Z200-3-AL-003

Revision
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PROPOSED - CGI 03



APPROVED - CGI 04



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NOTE:

NORTH

Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application
02	29-05-2020	Minor Material Amendment Application
03	15-12-2020	Non-Material Amendment Application

Project Title
Former Bauer Millett Site

Drawing Title
Masterplan - Indicative CGI 04
View south down Watson Street

Job No
10053

Scale
NTS @ A1
NTS @ A3

Date
March 2017

Status
Planning

Drawing No
10053-MP-A-B5D9-Z200-3-AL-004

Revision
03

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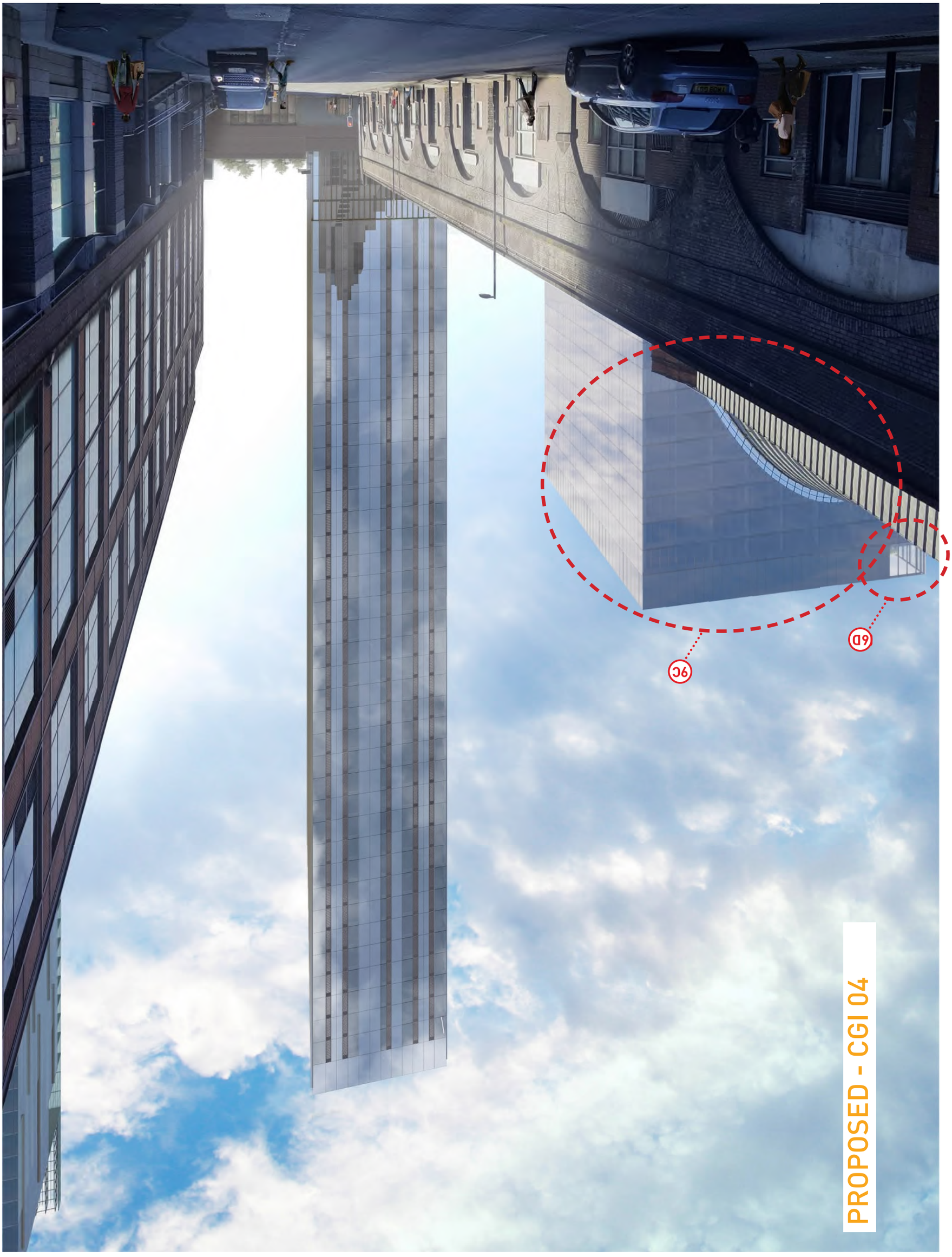
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PROPOSED - CGI 04



APPROVED - CGI 05

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Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application
02	29-05-2020	Minor Material Amendment Application
03	15-12-2020	Non-Material Amendment Application

North

Project Title: Former Bauer Millet Site

Status: Planning

Scale: NTS @ A3 NTS @ A1

Date: March 2017

Drawing Title: Masterplan - Indicative CGI 05
View East down Great Bridgewater Street

Job No: 10053

Drawing No: 10053-MP-A-B5D9-Z200-3-AL-005

Revision: 03

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PROPOSED - CGI 05

Area Schedule

Program	GIA		GEA		Units	Cycles
	(sq ft)	(sq m)	(sq ft)	(sq m)		
Residential*	396,832	36,867	416,302	38,676	**375**	**375**
Office	334,397	31,067	345,504	32,098		
Retail*	6,805	632	7,440	691		

*Figures for the Residential and Retail areas have changed due to increase of resident's facilities at ground floor, level 01 and level 01M. At ground floor a resident's lounge/bar replaces Retail Unit 1 and additional residential leisure facilities have been introduced within the viaduct arches including a swimming pool, jacuzzi, steam room and sauna.

APPROVED - MASTERPLAN AREA SCHEDULE

Area Schedule

Program	GIA (sq ft)	GIA (sq m)	GEA (sq ft)	GEA (sq m)	Units	Cycles
Residential*	381,096	35,405	410,148	38,104	375	375
Office**	366,920	34,088	380,138	35,316		
Retail*	8,342	775	10,129	941		

3

3

8

*Figures for the Residential areas have decreased and the Retail areas have increased because the Lounge/ Bar residential amenity space has been combined with Retail Unit 2.
**Figures for the Commercial areas have changed due to the additional floor added to Building 3 and the reconfiguration of the Ground Floor.

PROPOSED - MASTERPLAN AREA SCHEDULE

2.0 DRAWING COMPARISON

2.3 B2 - RESIDENTIAL

Store
Post
Store
Post
Staff Office
49 Sq. m
Residential
Entrance Lobby
251 Sq. m
Existing Substation
Access
+34.870
+35.620
+35.420
+35.620
+34.820
Parcel Store
28 Sq. m
Platform
Lift
+35.110
+34.860
Substation
Landlord
LV
Switch
Cycle Store - 375 Spaces
(300 standard cycles in double stacked racks & 75 Bromton
lockers - subject to agreement of triple stacked lockers)
Resident's
Lounge
347 Sq. m
+35.770
Substation
Resi
Comms
+35.110
Cardboard
Store
18 Sq. m
+35.790
Plant
Landlord Wet Riser Tank
Air Handling Plant
+35.820
+35.640

Ground Floor Plan

Build

APPROVED GROUND FLOOR (B2)

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0m 2.5m 5m 10m

Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application
02	29-05-2020	Minor Material Amendment Application
03	15-12-2020	Non-Material Amendment Application
04	19-02-2021	Non-Material Amendment Application

North

Project Title: Former Bauer Millet Site

Status: Planning

Scale: 1:200 @ A3 1:100 @ A1

Date: March 2017

Drawing Title: Building 2 - Ground Floor Plan

Job No: 10053

Drawing No: 10053-B2-A-B5D9-G200-P-00-001

Revision: 04

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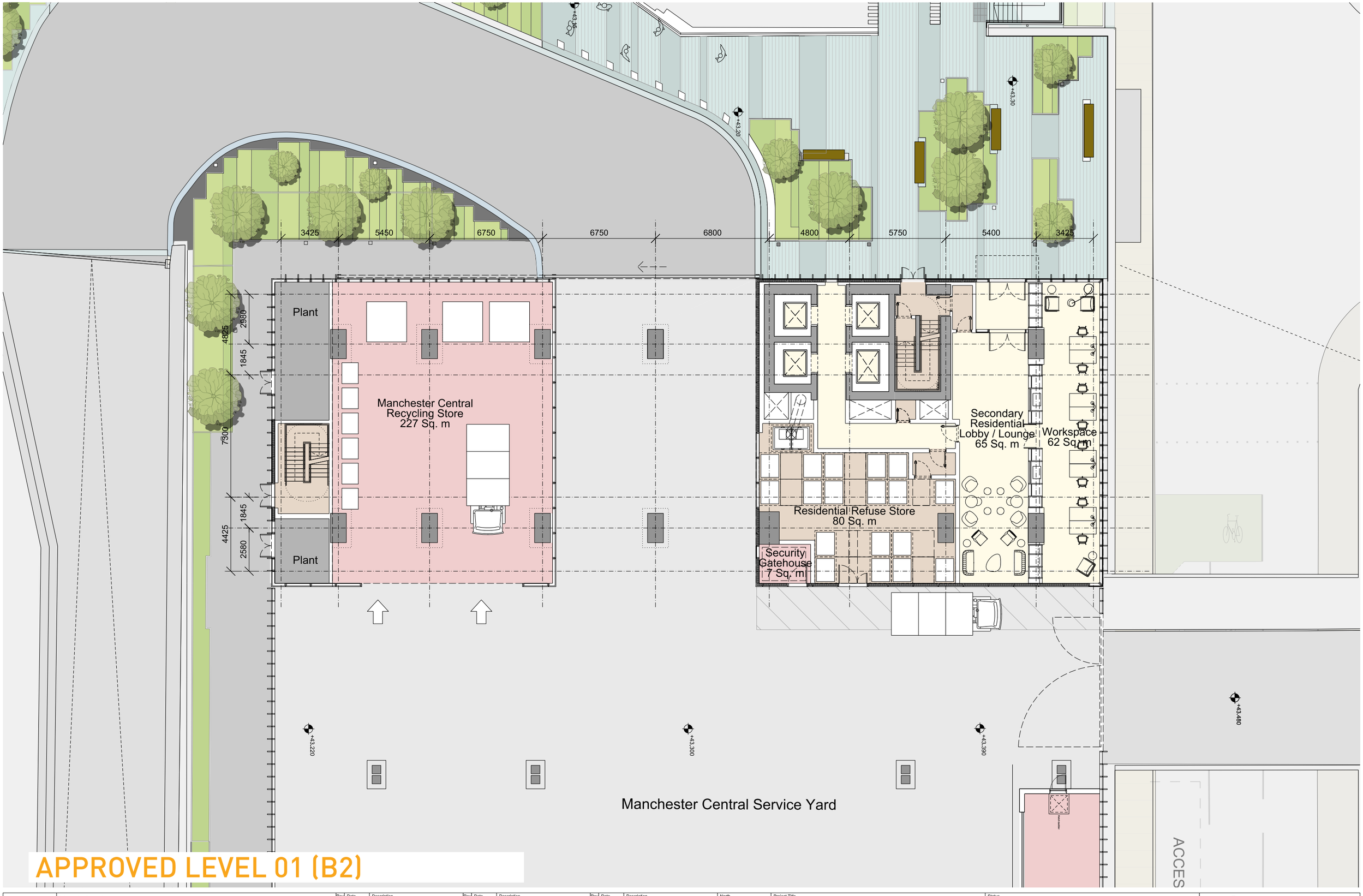
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PROPOSED GROUND FLOOR (B2)



APPROVED LEVEL 01 (B2)

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0m 2.5m 5m 10m

Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application
02	29-05-2020	Minor Material Amendment Application
03	15-12-2020	Non-Material Amendment Application
04	19-02-2021	Non-Material Amendment Application

North

Project Title: Former Bauer Millet Site

Drawing Title: Building 2 - First Floor Plan

Status: Planning

Scale: 1:200 @ A3 1:100 @ A1

Date: March 2017

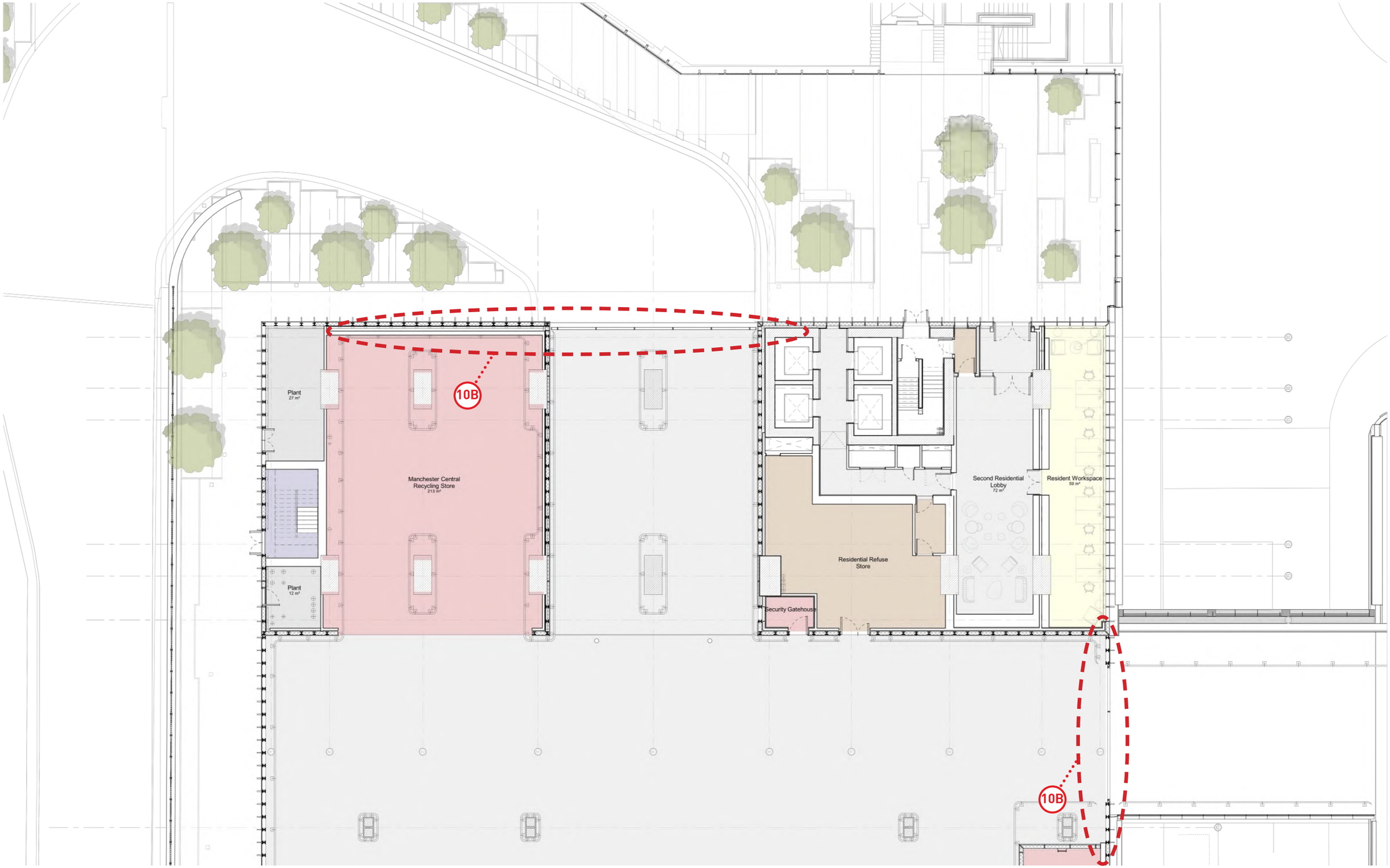
Job No: 10053

Drawing No: 10053-B2-A-B5D9-G200-P-01-001

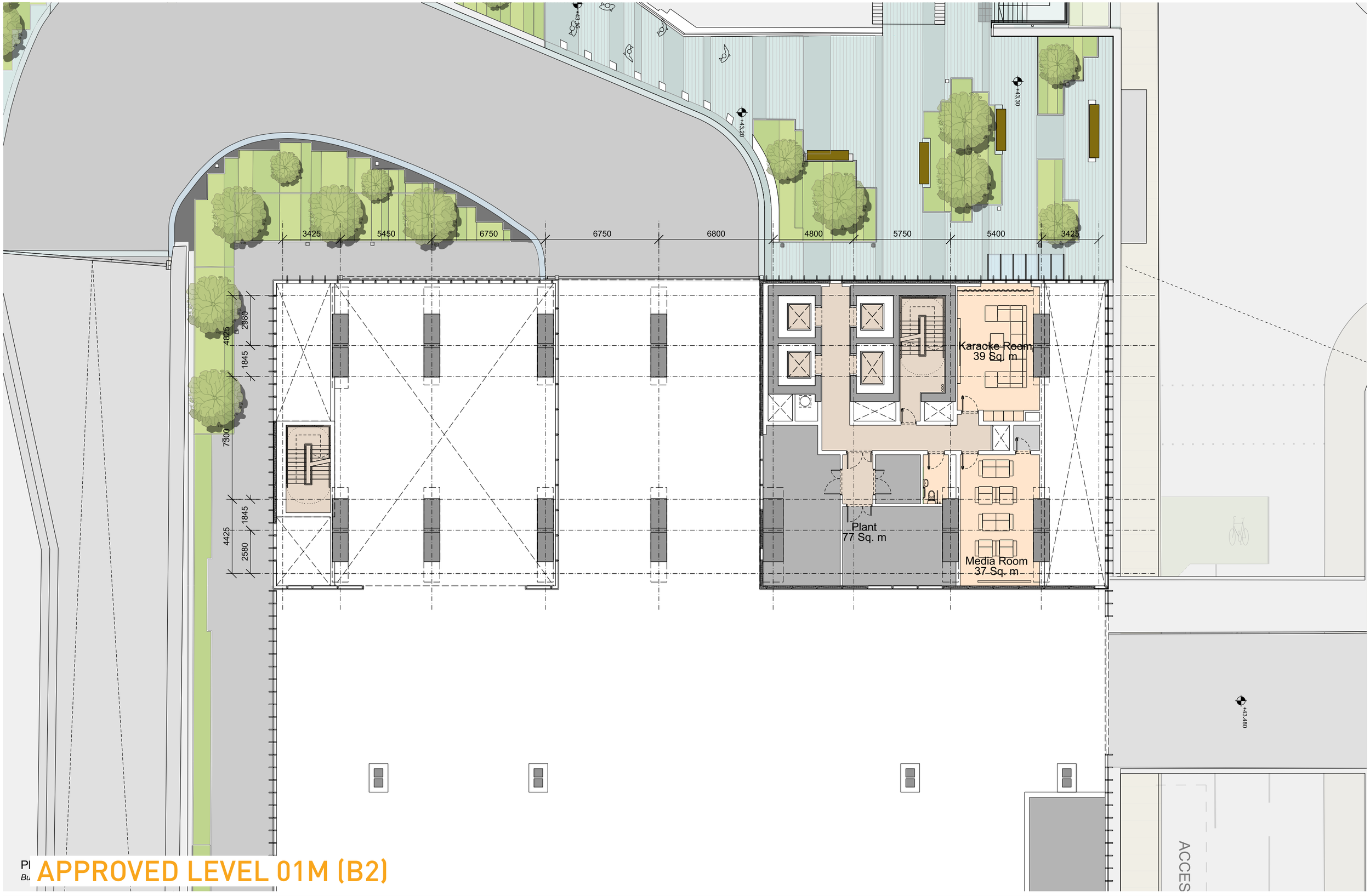
Revision: 04

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PROPOSED LEVEL 01 (B2)



APPROVED LEVEL 01M (B2)

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0m 2.5m 5m 10m

Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application
02	29-05-2020	Minor Material Amendment Application
03	15-12-2020	Non-Material Amendment Application
04	19-02-2021	Non-Material Amendment Application

North

Project Title: Former Bauer Millet Site

Status: Planning

Scale: 1:200 @ A3 1:100 @ A1

Date: March 2017

Drawing Title: Building 2 - First Floor - Mezzanine Plan

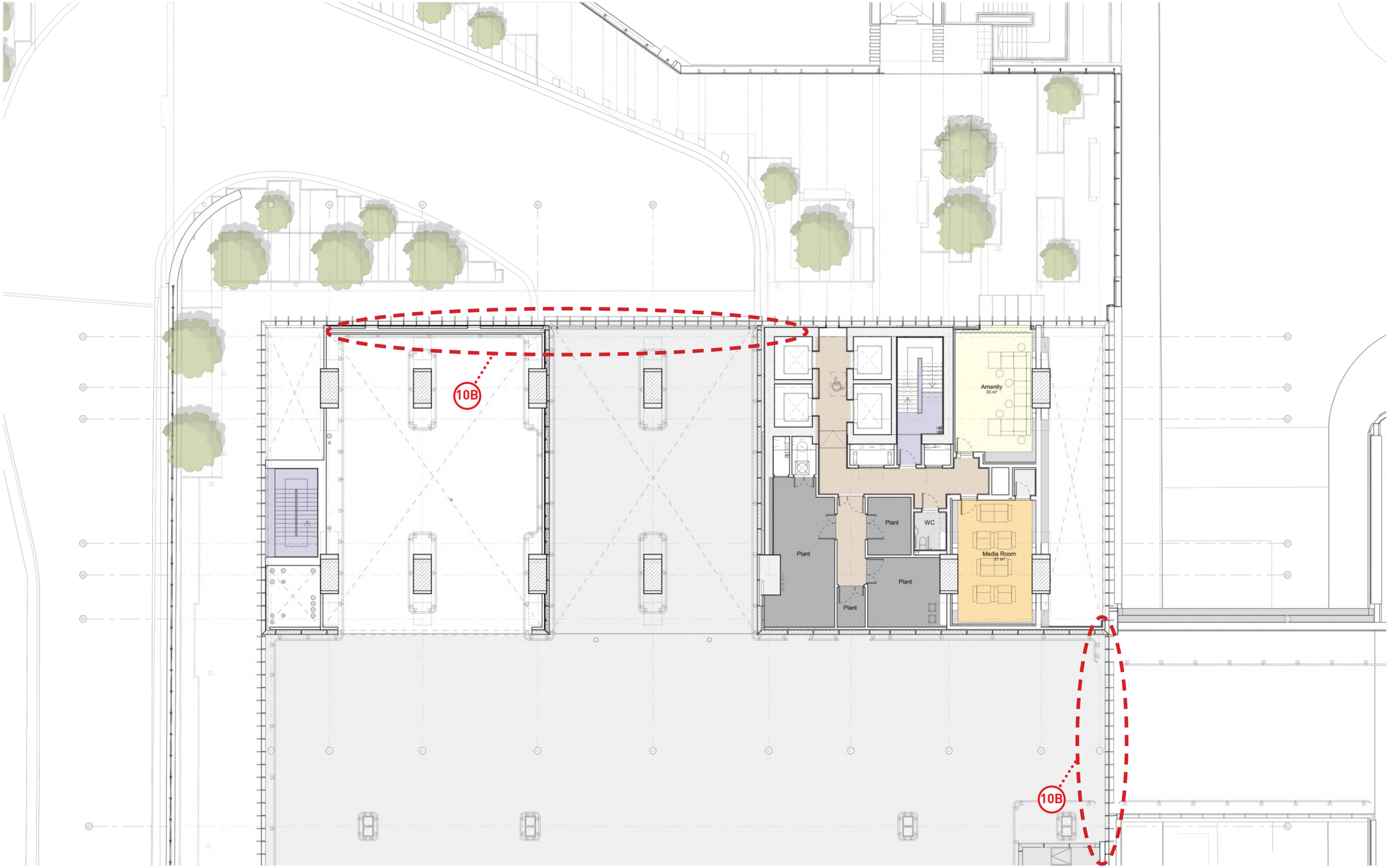
Job No: 10053

Drawing No: 10053-B2-A-B5D9-G200-P-01M-001

Revision: 04

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PROPOSED LEVEL 01M (B2)



APPROVED LEVEL 02 (B2)

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0m 2.5m 5m 10m

Rev	Date	Description
00	17-03-2017	Planning Issue
01	10-05-2017	Façade setting out updated
02	30-04-2020	Minor Material Amendment Application
03	29-05-2020	Minor Material Amendment Application
04	15-12-2020	Non-Material Amendment Application
05	19-02-2021	Non-Material Amendment Application

North

Project Title: Former Bauer Millet Site

Status: Planning

Scale: 1:200 @ A3 1:100 @ A1

Date: March 2017

Drawing Title: Building 2 - Second Floor Plan

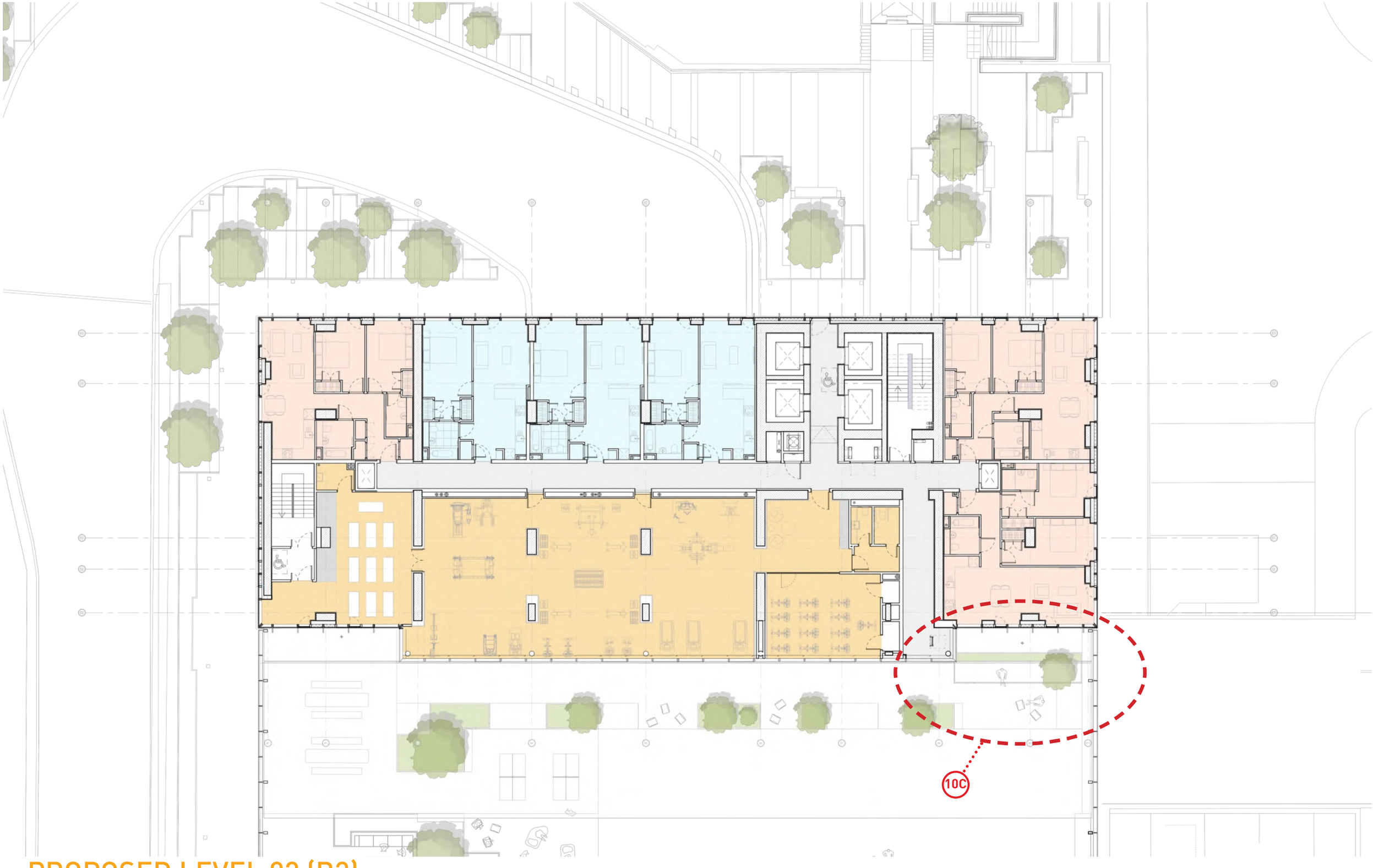
Job No: 10053

Drawing No: 10053-B2-A-B5D9-G200-P-02-001

Revision: 05

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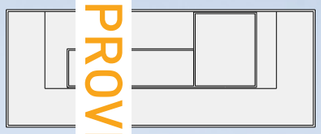


PROPOSED LEVEL 02 (B2)

APPROVED NORTH ELEVATION (B2)

MATERIALS KEY

- A — Projecting curtain wall vertical mullion. 1500mm centres.
- B — Full height clear double glazed units (unitised). Silicone jointing between glass to glass interfaces.
- C — Glass fronted solid panel. 100% Enamelled frit spandrel glass
- D — Perforated metal screen in plane of facade to conceal pivoting solid ventilator
- E — Perforated metal screen to level 01 service yard



Key Pla

North Elevation

Building 2

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NOTE:

NORTH

Rev	Date	Description
00	17-03-2017	Planning Issue
01	10-05-2017	Revised façade setting out
02	30-04-2020	Minor Material Amendment Application
03	29-05-2020	Minor Material Amendment Application
04	12-06-2020	Minor Material Amendment Application
05	15-12-2020	Non- Material Amendment Application
06	19-02-2021	Non- Material Amendment Application

Project Title: Former Bauer Millett Site

Drawing Title: Building 2 - North Elevation

Job No: 10053

Scale: 1:250 @ A1, 1:500 @ A3

Date: March 2017

Status: Planning

Drawing No: 10053-B2-A-B5D9-G200-E-N-001

Revision: 06

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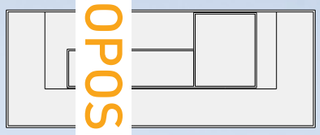
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PROPOSED NORTH ELEVATION (B2)

MATERIALS KEY

- A — Projecting curtain wall vertical mullion. 1500mm centres.
- B — Full height clear double glazed units (unitised). Silicone jointing between glass to glass interfaces.
- C — Glass fronted solid panel. 100% Enamelled frit spandrel glass
- D — Perforated metal screen in plane of facade to conceal pivoting solid ventilator
- E — Perforated metal screen to level 01 service yard



Key Pla

+157.9m/ +190.05m AOD
Top of Tower B- Owen St

TOP OF BLADE AOD
FFL +203.920m

ROOF LEVEL AOD
FFL +189.545m

+121.50m/ +135.60m AOD
Top of tower C- Owen St

+73.95m/ +110.80m AOD
Top of Building

+136,130m	**PARAPET**	+171,900m AOD
+132,430m	**ROOF**	+168,200m AOD
+129,130m	**Level 39**	+164,900m AOD
+126,130m	**Level 38**	+161,900m AOD
+123,130m	**Level 37**	+158,900m AOD
+120,130m	**Level 36**	+155,900m AOD
+117,130m	**Level 35**	+152,900m AOD
+114,130m	**Level 34**	+149,900m AOD
+111,130m	**Level 33**	+146,900m AOD
+108,130m	**Level 32**	*+143.900m AOD*
+105,130m	**Level 31**	+140,900m AOD
+102,130m	**Level 30**	+137,900m AOD
+99,130m	**Level 29**	+134,900m AOD
+96,130m	**Level 28**	+131,900m AOD
+93,130m	**Level 27**	+128,900m AOD
+90,130m	**Level 26**	+125,900m AOD
+87,130m	**Level 25**	+122,900m AOD
+84,130m	**Level 24**	+119,900m AOD
+81,130m	**Level 23**	+116,900m AOD
+78,130m	**Level 22**	+113,900m AOD
+75,130m	**Level 21**	+110,900m AOD
+72,130m	**Level 20**	+107,900m AOD
+69,130m	**Level 19**	+104,900m AOD
+66,130m	**Level 18**	+101,900m AOD
+63,130m	**Level 17**	+98,900m AOD
+60,130m	**Level 16**	+95,900m AOD
+57,130m	**Level 15**	+92,900m AOD
+54,130m	**Level 14**	+89,900m AOD
+51,130m	**Level 13**	+86,900m AOD
+48,130m	**Level 12**	+83,900m AOD
+45,130m	**Level 11**	+80,900m AOD
+42,130m	**Level 10**	+77,900m AOD
+39,130m	**Level 09**	+74,900m AOD
+36,130m	**Level 08**	+71,900m AOD
+33,130m	**Level 07**	+68,900m AOD
+30,130m	**Level 06**	+65,900m AOD
+27,130m	**Level 05**	+62,900m AOD
+24,130m	**Level 04**	+59,900m AOD
+21,130m	**Level 03**	+56,900m AOD
+17,130m	**Level 02 (PODIUM)**	+52,900m AOD
+11,030m	**Level 01M**	+46,800m AOD
+7,430m	**Level 01 (VIADUCT)**	+43,300m AOD
+0,000m	**Level 00**	+35,770m AOD

BMU / PLANT

RESIDENTIAL

RESIDENTIAL / PLANT

SKYBAR FFL
+109,940m AOD

2005 PLANNING
CONSENTED SCHEME
+91,850m AOD

RESIDENTIAL

RESIDENTIAL / AMENITY

B C D E A

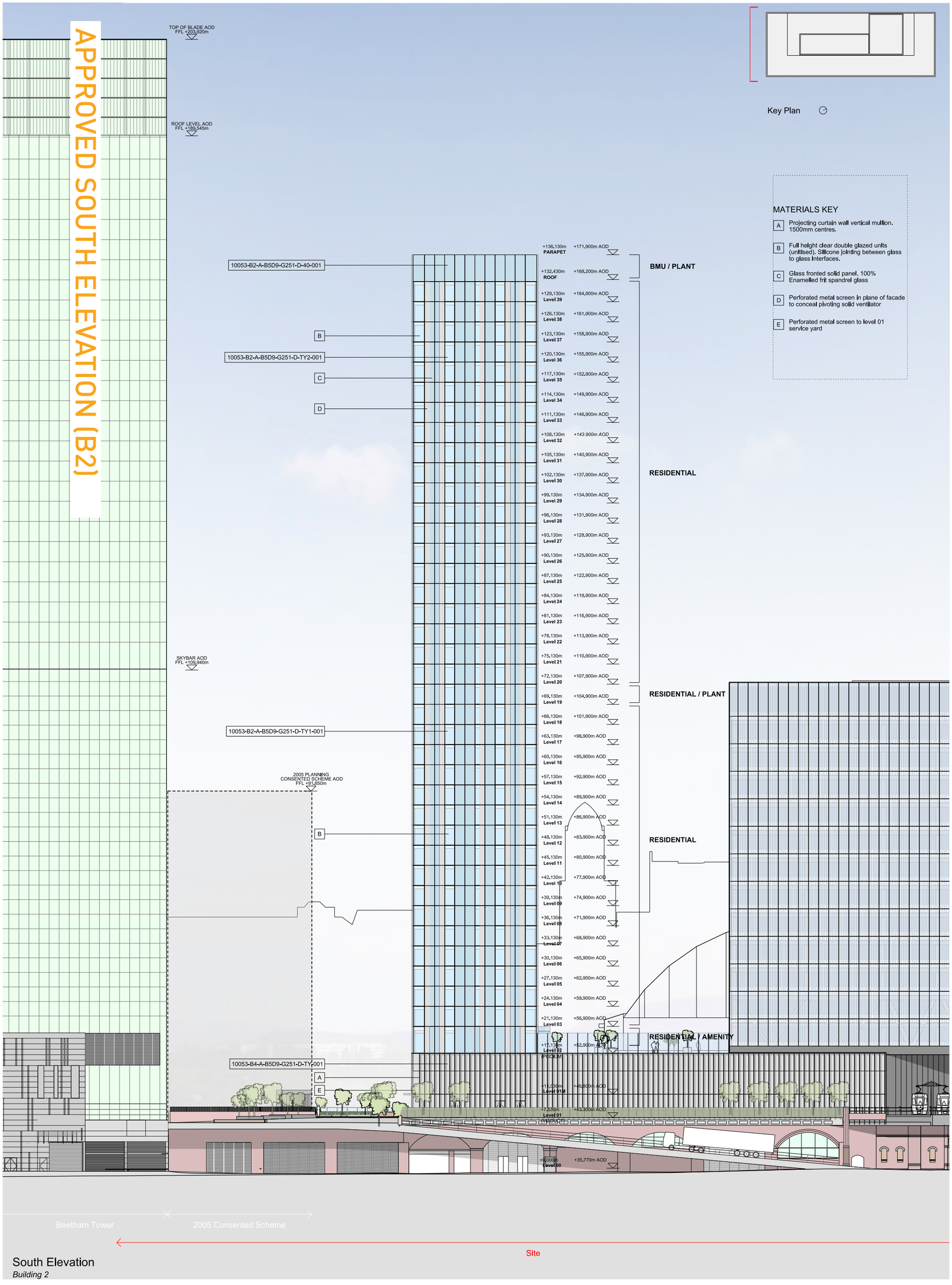
8B 10B 3E 3A

2005 Consented Scheme — Beetham Tower

Site

North Elevation
Building 2

APPROVED SOUTH ELEVATION (B2)



Key Plan

MATERIALS KEY

- A Projecting curtain wall vertical mullion. 1500mm centres.
- B Full height clear double glazed units (untitled). Silicone jointing between glass to glass interfaces.
- C Glass fronted solid panel, 100% Enamelled frit spandrel glass
- D Perforated metal screen in plane of facade to conceal pivoting solid ventilator
- E Perforated metal screen to level 01 service yard

South Elevation

Building 2

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NOTE:

NORTH

Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application
02	29-05-2020	Minor Material Amendment Application
03	12-06-2020	Minor Material Amendment Application
04	15-12-2020	Non-Material Amendment Application
05	19-02-2021	Non-Material Amendment Application

Project Title: Former Bauer Millett Site

Drawing Title: Building 2 - South Elevation

Job No: 10053

Scale: 1:250 @ A1, 1:500 @ A3

Date: March 2017

Status: Planning

Drawing No: 10053-B2-A-B5D9-G200-E-S-001

Revision: 05

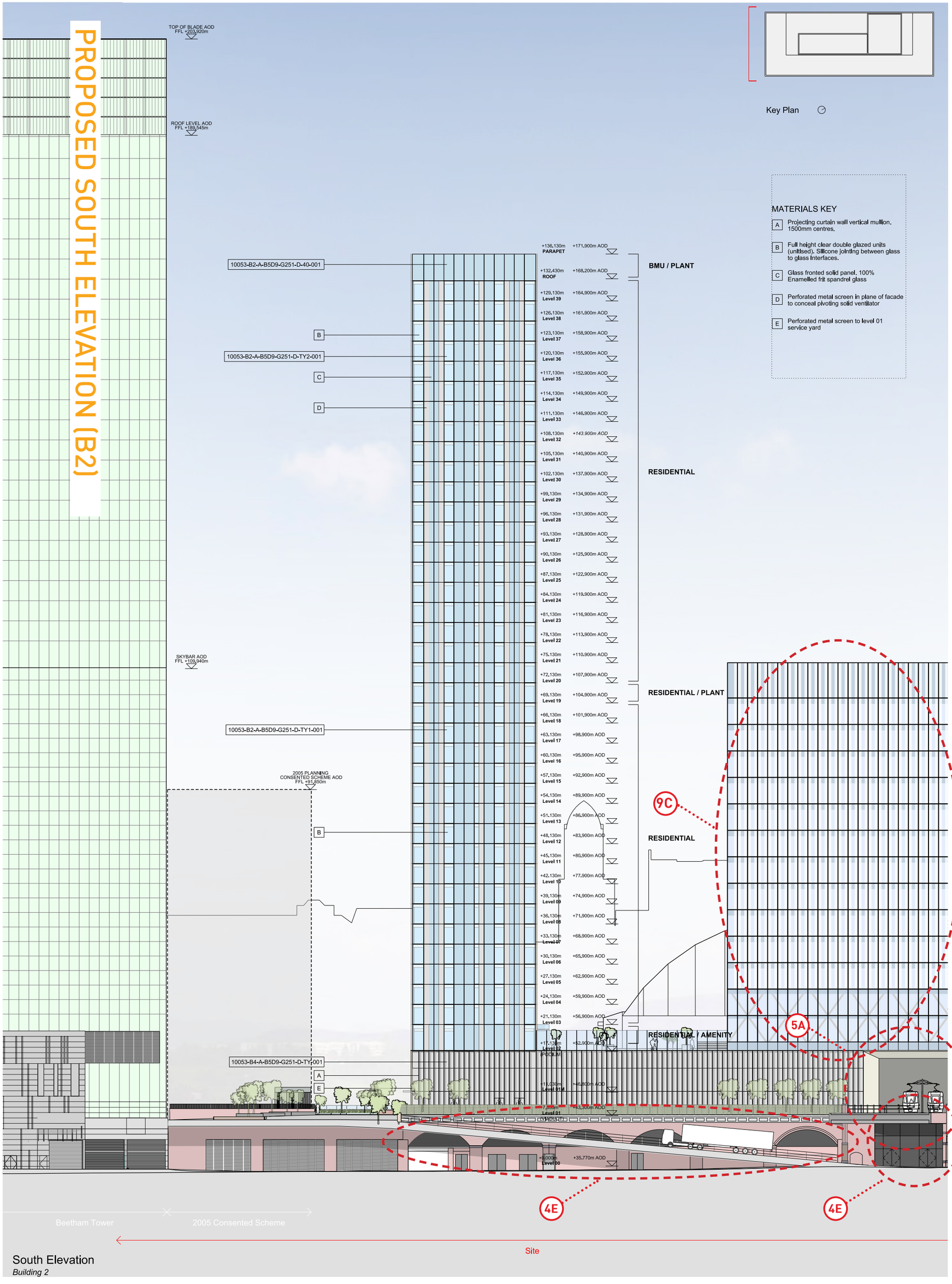
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PROPOSED SOUTH ELEVATION (B2)



Key Plan

MATERIALS KEY

- A — Projecting curtain wall vertical mullion. 1500mm centres.
- B — Full height clear double glazed units (unitised). Silicone jointing between glass to glass interfaces.
- C — Glass fronted solid panel. 100% Enamelled frit spandrel glass
- D — Perforated metal screen in plane of facade to conceal pivoting solid ventilator
- E — Perforated metal screen to level 01 service yard

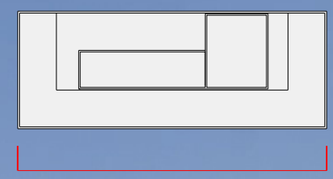
South Elevation

Building 2

MATERIALS KEY

- A — Projecting curtain wall vertical mullion. 1500mm centres.
- B — Full height clear double glazed units (unitised). Silicone jointing between glass to glass interfaces.
- C — Glass fronted solid panel. 100% Enamelled frit spandrel glass
- D — Perforated metal screen In plane of facade to conceal pivoting solid ventilator
- E — Perforated metal screen to level 01 service yard

APPROVED EAST ELEVATION (B2)



Key Plan

East Elevation

Building 2

This drawing is copyright
Do not scale off dimensions.
All dimensions to be checked on site by contractor.
Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

NOTE:

NORTH

Rev	Date	Description
00	17-03-2017	Planning Issue
01	10-05-2017	Revised façade setting out
02	30-04-2020	Minor Material Amendment Application
03	29-05-2020	Minor Material Amendment Application
04	15-12-2020	Non-Material Amendment Application

Project Title: Former Bauer Millett Site

Drawing Title: Building 2 - East Elevation

Job No: 10053

Scale: 1:250 @ A1, 1:500 @ A3

Date: March 2017

Status: Planning

Drawing No: 10053-B2-A-B5D9-G200-E-E-001

Revision: 04

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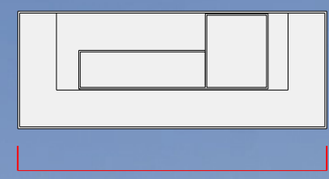
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+44 (0)20 7549 4000
mail@simpsonhaugh.com

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PROPOSED EAST ELEVATION (B2)

MATERIALS KEY

- A — Projecting curtain wall vertical mullion. 1500mm centres.
- B — Full height clear double glazed units (unitised). Silicone jointing between glass to glass interfaces.
- C — Glass fronted solid panel. 100% Enamelled frit spandrel glass
- D — Perforated metal screen In plane of facade to conceal pivoting solid ventilator
- E — Perforated metal screen to level 01 service yard



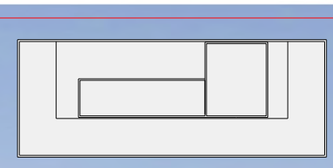
Key Plan

East Elevation

Building 2

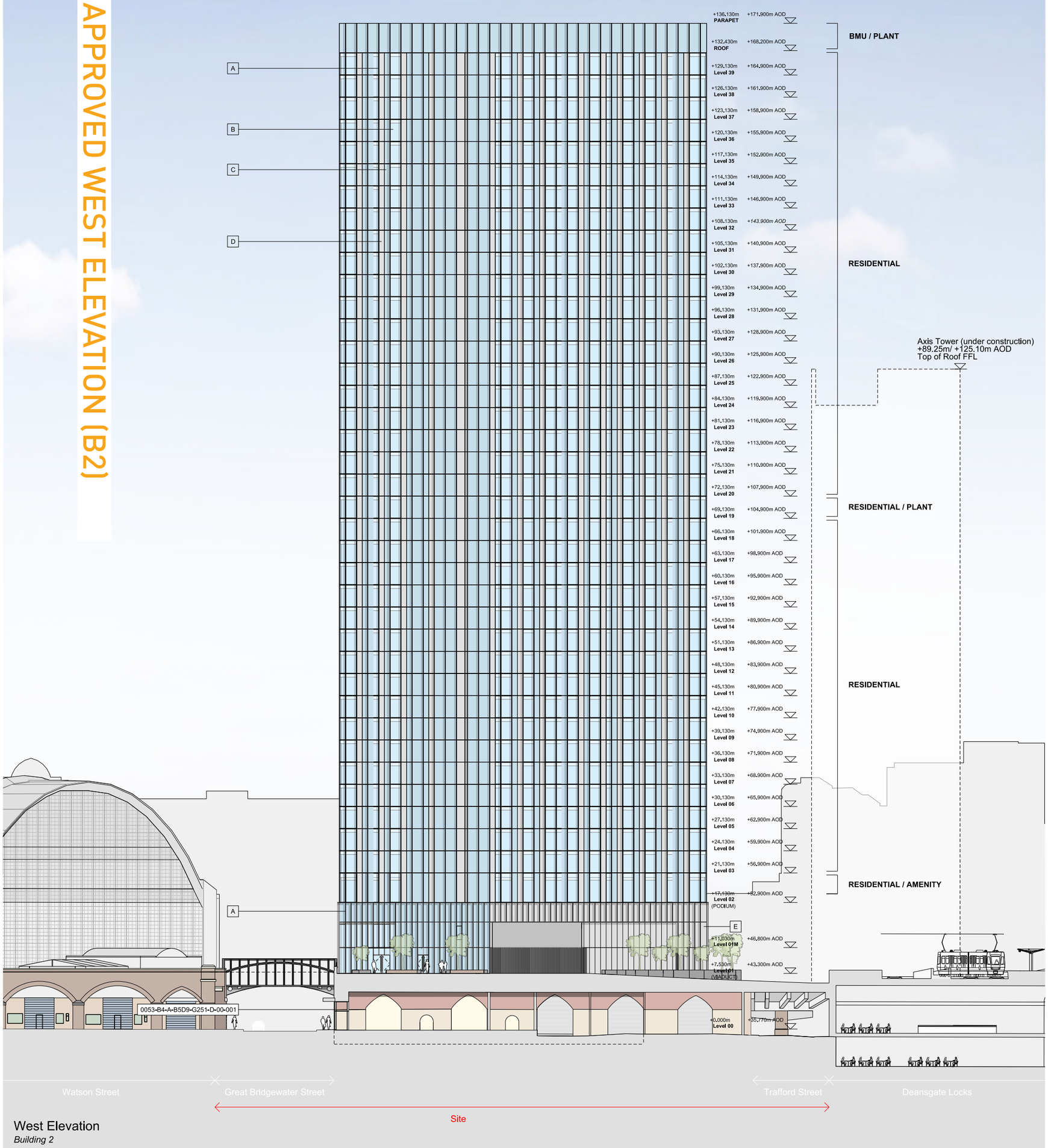
MATERIALS KEY

- A — Projecting curtain wall vertical mullion. 1500mm centres.
- B — Full height clear double glazed units (unitised). Silicone jointing between glass to glass interfaces.
- C — Glass fronted solid panel. 100% Enamelled frit spandrel glass
- D — Perforated metal screen In plane of facade to conceal pivoting solid ventilator
- E — Perforated metal screen to level 01 service yard



Key Plan

APPROVED WEST ELEVATION (B2)



West Elevation

Building 2

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Do not scale off dimensions.
All dimensions to be checked on site by contractor.
Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

NOTE:

NORTH

Rev	Date	Description
00	17-03-2017	Planning Issue
01	10-05-2017	Revised façade setting out
02	30-04-2020	Minor Material Amendment Application
03	29-05-2020	Minor Material Amendment Application
04	15-12-2020	Non-Material Amendment Application

Project Title: Former Bauer Millett Site

Drawing Title: Building 2 - West Elevation

Job No: 10053

Scale: 1:250 @ A1, 1:500 @ A3

Date: March 2017

Status: Planning

Drawing No: 10053-B2-A-B5D9-G200-E-W-001

Revision: 04

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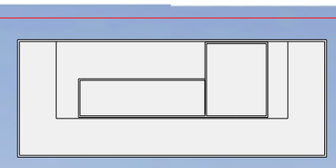
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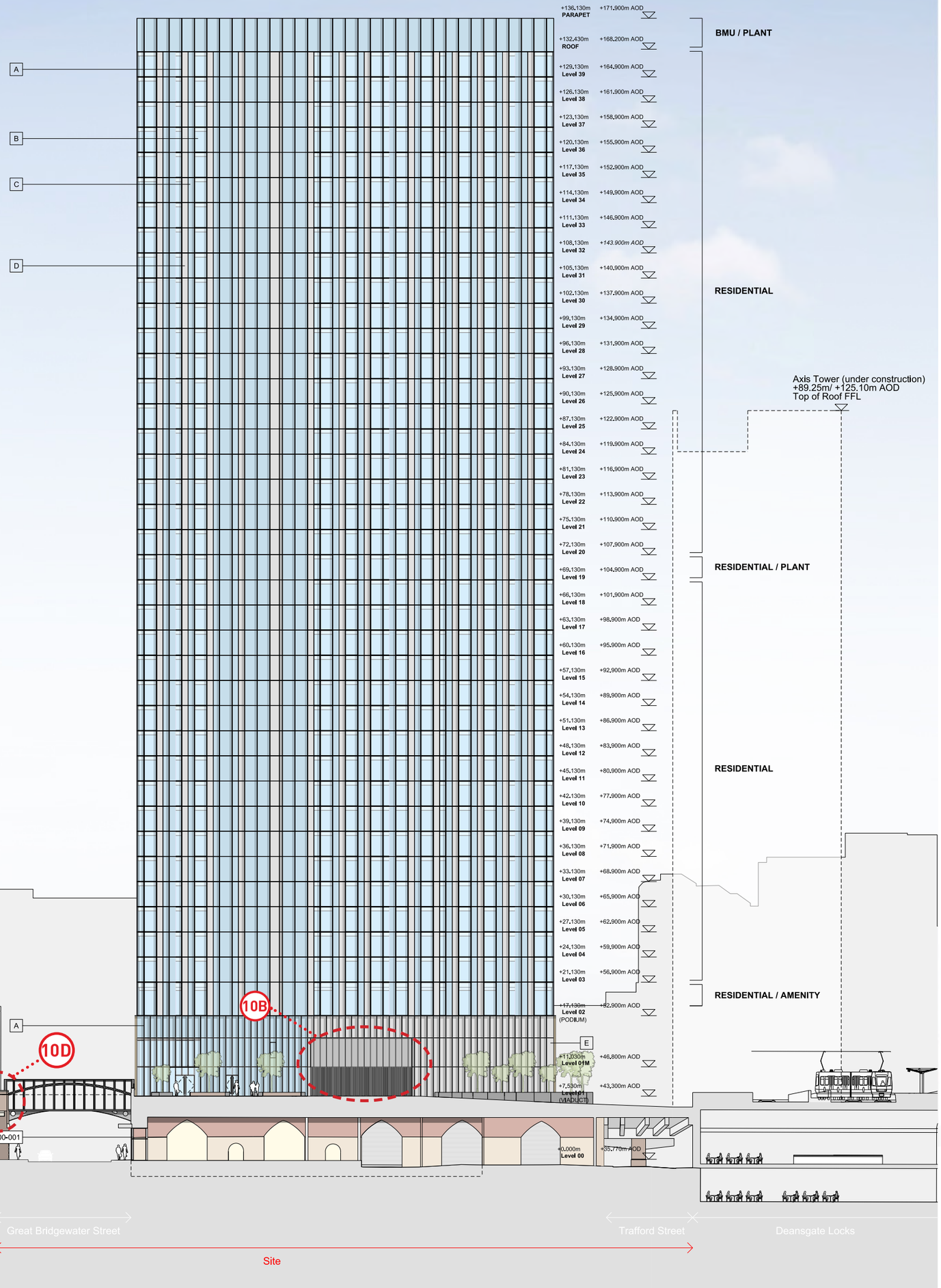
PROPOSED WEST ELEVATION (B2)

MATERIALS KEY

- A — Projecting curtain wall vertical mullion. 1500mm centres.
- B — Full height clear double glazed units (unitised). Silicone jointing between glass to glass interfaces.
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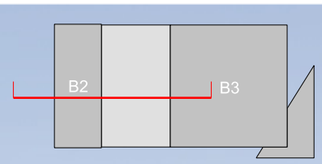
Key Plan



West Elevation

Building 2

APPROVED SECTION AA (B2)



KEY PLAN

TOP OF BLADE AOD
FFL +203.920m

ROOF LEVEL AOD
FFL +189.545m

SKYBAR AOD
FFL +109.940m

2005 PLANNING
CONSENTED SCHEME AOD
FFL +91.850m

BMU / PLANT	+136.130m PARAPET	+171.900m AOD
	+132.430m ROOF	+168.200m AOD
RESIDENTIAL	+129.130m Level 39	+164.900m AOD
	+126.130m Level 38	+161.900m AOD
	+123.130m Level 37	+158.900m AOD
	+120.130m Level 36	+155.900m AOD
	+117.130m Level 35	+152.900m AOD
	+114.130m Level 34	+149.900m AOD
	+111.130m Level 33	+146.900m AOD
	+108.130m Level 32	+143.900m AOD
	+105.130m Level 31	+140.900m AOD
	+102.130m Level 30	+137.900m AOD
	+99.130m Level 29	+134.900m AOD
	+96.130m Level 28	+131.900m AOD
	+93.130m Level 27	+128.900m AOD
	+90.130m Level 26	+125.900m AOD
	+87.130m Level 25	+122.900m AOD
	+84.130m Level 24	+119.900m AOD
	+81.130m Level 23	+116.900m AOD
	+78.130m Level 22	+113.900m AOD
	+75.130m Level 21	+110.900m AOD
	+72.130m Level 20	+107.900m AOD
RESIDENTIAL / PLANT	+69.130m Level 19	+104.900m AOD
RESIDENTIAL	+66.130m Level 18	+101.900m AOD
	+63.130m Level 17	+98.900m AOD
	+60.130m Level 16	+95.900m AOD
	+57.130m Level 15	+92.900m AOD
	+54.130m Level 14	+89.900m AOD
	+51.130m Level 13	+86.900m AOD
	+48.130m Level 12	+83.900m AOD
	+45.130m Level 11	+80.900m AOD
	+42.130m Level 10	+77.900m AOD
	+39.130m Level 09	+74.900m AOD
	+36.130m Level 08	+71.900m AOD
	+33.130m Level 07	+68.900m AOD
	+30.130m Level 06	+65.900m AOD
	+27.130m Level 05	+62.900m AOD
	+24.130m Level 04	+59.900m AOD
	+21.130m Level 03	+56.900m AOD
RESIDENTIAL / AMENITY	+17.130m Level 02 (PODIUM)	+52.900m AOD
	+11.030m Level 01M	+46.800m AOD
	+7.530m Level 01 (VIADUCT)	+43.300m AOD
	+0.000m Level 00	+35.770m AOD

ENW SERVICES

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All dimensions to be checked on site by contractor.
Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

NOTE:

NORTH

Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application
02	29-05-2020	Minor Material Amendment Application
03	12-06-2020	Minor Material Amendment Application
04	15-12-2020	Non-Material Amendment Application
05	19-02-2021	Non-Material Amendment Application

Project Title: Former Bauer Millett Site

Drawing Title: Building 2 - Section AA

Job No: 10053

Scale: 1:250 @ A1, 1:500 @ A3

Date: March 2017

Status: Planning

Drawing No: 10053-B2-A-B5D9-G200-S-AA-001

Revision: 05

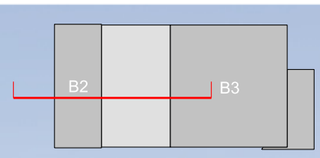
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PROPOSED SECTION AA (B2)



KEY PLAN

TOP OF BLADE AOD
FFL +203.920m

ROOF LEVEL AOD
FFL +189.545m

SKYBAR AOD
FFL +109.940m

2005 PLANNING
CONSENTED SCHEME AOD
FFL +91850m

BMU / PLANT	+136.130m PARAPET	+171.900m AOD
	+132.430m ROOF	+168.200m AOD
RESIDENTIAL	+129.130m Level 39	+164.900m AOD
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	+120.130m Level 36	+155.900m AOD
	+117.130m Level 35	+152.900m AOD
	+114.130m Level 34	+149.900m AOD
	+111.130m Level 33	+146.900m AOD
	+108.130m Level 32	*+143.900m AOD*
	+105.130m Level 31	+140.900m AOD
	+102.130m Level 30	+137.900m AOD
	+99.130m Level 29	+134.900m AOD
	+96.130m Level 28	+131.900m AOD
	+93.130m Level 27	+128.900m AOD
	+90.130m Level 26	+125.900m AOD
	+87.130m Level 25	+122.900m AOD
	+84.130m Level 24	+119.900m AOD
	+81.130m Level 23	+116.900m AOD
	+78.130m Level 22	+113.900m AOD
	+75.130m Level 21	+110.900m AOD
RESIDENTIAL / PLANT	+72.130m Level 20	+107.900m AOD
	+69.130m Level 19	+104.900m AOD
RESIDENTIAL	+66.130m Level 18	+101.900m AOD
	+63.130m Level 17	+98.900m AOD
	+60.130m Level 16	+95.900m AOD
	+57.130m Level 15	+92.900m AOD
	+54.130m Level 14	+89.900m AOD
	+51.130m Level 13	+86.900m AOD
	+48.130m Level 12	+83.900m AOD
	+45.130m Level 11	+80.900m AOD
	+42.130m Level 10	+77.900m AOD
	+39.130m Level 09	+74.900m AOD
	+36.130m Level 08	+71.900m AOD
	+33.130m Level 07	+68.900m AOD
	+30.130m Level 06	+65.900m AOD
	+27.130m Level 05	+62.900m AOD
	+24.130m Level 04	+59.900m AOD
RESIDENTIAL / AMENITY	+21.130m Level 03	+56.900m AOD
	+17.130m Level 02 (PODIUM)	+52.900m AOD
	+11.030m Level 01M	+46.800m AOD
	+7.130m Level 01 (M1 DUCT)	+42.900m AOD
	+0.030m Level 00	+35.770m AOD

8B

ENW SERVICES

Height (m)	AOD (m)	Level	Program	GIA (sq ft)	GIA (sq m)	GEA (sq ft)	GEA (sq m)	NIA (sqft)	NIA (m2)	1B		2B	
				Total		Total		Total					
0	35.77	0	Ent. / Amenity*	28,976	2,692	32,227	2,994						
7.53	43.3	1	Ent. / Amenity*	4,045	376	4,603	428						
11.03	46.8	1-M	Plant / Amenity*	3,251	302	3,574	332						
17.03	52.9	2	Resi. / Amenity	10,140	942	10,554	981	3,983	370		3		3
21.13	56.9	3	Residential	9,443	877	9,843	914	7,180	667		3		7
24.13	59.9	4	Residential	9,443	877	9,843	914	7,180	667		3		7
27.13	62.9	5	Residential	9,443	877	9,843	914	7,180	667		3		7
30.13	65.9	6	Residential	9,443	877	9,843	914	7,180	667		3		7
33.13	68.9	7	Residential	9,443	877	9,843	914	7,180	667		3		7
36.13	71.9	8	Residential	9,443	877	9,843	914	7,180	667		3		7
39.13	74.9	9	Residential	9,443	877	9,843	914	7,180	667		3		7
42.13	77.9	10	Residential	9,443	877	9,843	914	7,180	667		3		7
45.13	80.9	11	Residential	9,443	877	9,843	914	7,180	667		3		7
48.13	83.9	12	Residential	9,443	877	9,843	914	7,180	667		3		7
51.13	86.9	13	Residential	9,443	877	9,843	914	7,180	667		3		7
54.13	89.9	14	Residential	9,443	877	9,843	914	7,180	667		3		7
57.13	92.9	15	Residential	9,443	877	9,843	914	7,180	667		3		7
60.13	95.9	16	Residential	9,443	877	9,843	914	7,180	667		3		7
63.13	98.9	17	Residential	9,443	877	9,843	914	7,180	667		3		7
66.13	101.9	18	Residential	9,443	877	9,843	914	7,180	667		3		7
69.13	104.9	19	Resi / Plant	9,443	877	9,843	914	6,394	594		3		6
72.13	107.9	20	Residential	9,443	877	9,843	914	7,180	667		3		7
75.13	110.9	21	Residential	9,443	877	9,843	914	7,180	667		3		7
78.13	113.9	22	Residential	9,443	877	9,843	914	7,180	667		3		7
81.13	116.9	23	Residential	9,443	877	9,843	914	7,180	667		3		7
84.13	119.9	24	Residential	9,443	877	9,843	914	7,180	667		3		7
87.13	122.9	25	Residential	9,443	877	9,843	914	7,180	667		3		7
90.13	125.9	26	Residential	9,443	877	9,843	914	7,180	667		3		7
93.13	128.9	27	Residential	9,443	877	9,843	914	7,180	667		3		7
96.13	131.9	28	Residential	9,443	877	9,843	914	7,180	667		3		7
99.13	134.9	29	Residential	9,443	877	9,843	914	7,180	667		3		7
102.13	137.9	30	Residential	9,443	877	9,843	914	7,180	667		3		7
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108.13	143.9	32	Residential	9,443	877	9,843	914	7,180	667		3		7
111.13	146.9	33	Residential	9,443	877	9,843	914	7,180	667		3		7
114.13	149.9	34	Residential	9,443	877	9,843	914	7,180	667		3		7
117.13	152.9	35	Residential	9,443	877	9,843	914	7,180	667		3		7
120.13	155.9	36	Residential	9,443	877	9,843	914	7,180	667		3		7
123.13	158.9	37	Residential	9,443	877	9,843	914	7,180	667		3		7
126.13	161.9	38	Residential	9,443	877	9,843	914	7,180	667		3		7
129.13	164.9	39	Residential	9,443	877	9,843	914	7,180	667		3		7
132.13	167.9	Roof		1,023	95	1,138	106						
136.13	171.9	Parapet											
		40		396,832	36,867	416,302	38,676	268,839	24,976	0	114	0	261
										114		261	
										30.4%		70%	

Residential Cycle Store - 375 spaces
375 spaces
1:1 provision

*Figures for the Residential areas have changed due to increase of resident's facilities at ground floor, level 01 and level 01M. At ground floor a resident's lounge/bar replaces Retail Unit 1 and additional residential leisure facilities have been introduced within the viaduct arches including a swimming pool, jacuzzi, steam room and sauna.

NOTE Resi. cycle store, plant and BOH included in ground floor GIA

APPROVED - BUILDING 2 AREA SCHEDULE

Height (m)	AOD (m)	Level	Program	GIA (sq ft)	GIA (sq m)	GEA (sq ft)	GEA (sq m)	NIA (sqft)	NIA (m2)	1B		2B		TOTAL
				Total		Total		Total						
0	35.77	0	Ent. / Amenity	24,004	2,230	26,458	2,458							
7.53	43.3	1	Ent. / Amenity	4,045	376	4,603	428							
11.03	46.8	1-M	Plant / Amenity	3,251	302	3,574	332							
17.03	52.9	2	Resi. / Amenity	10,140	942	10,554	981	3,983	370		3		3	6
21.13	56.9	3	Residential	9,443	877	9,843	914	7,180	667		3		7	10
24.13	59.9	4	Residential	9,443	877	9,843	914	7,180	667		3		7	10
27.13	62.9	5	Residential	9,443	877	9,843	914	7,180	667		3		7	10
30.13	65.9	6	Residential	9,443	877	9,843	914	7,180	667		3		7	10
33.13	68.9	7	Residential	9,443	877	9,843	914	7,180	667		3		7	10
36.13	71.9	8	Residential	9,443	877	9,843	914	7,180	667		3		7	10
39.13	74.9	9	Residential	9,443	877	9,843	914	7,180	667		3		7	10
42.13	77.9	10	Residential	9,443	877	9,843	914	7,180	667		3		7	10
45.13	80.9	11	Residential	9,443	877	9,843	914	7,180	667		3		7	10
48.13	83.9	12	Residential	9,443	877	9,843	914	7,180	667		3		7	10
51.13	86.9	13	Residential	9,443	877	9,843	914	7,180	667		3		7	10
54.13	89.9	14	Residential	9,443	877	9,843	914	7,180	667		3		7	10
57.13	92.9	15	Residential	9,443	877	9,843	914	7,180	667		3		7	10
60.13	95.9	16	Residential	9,443	877	9,843	914	7,180	667		3		7	10
63.13	98.9	17	Residential	9,443	877	9,843	914	7,180	667		3		7	10
66.13	101.9	18	Residential	9,443	877	9,843	914	7,180	667		3		7	10
69.13	104.9	19	Resi / Plant	9,443	877	9,843	914	6,394	594		3		6	9
72.13	107.9	20	Residential	9,443	877	9,843	914	7,180	667		3		7	10
75.13	110.9	21	Residential	9,443	877	9,843	914	7,180	667		3		7	10
78.13	113.9	22	Residential	9,443	877	9,843	914	7,180	667		3		7	10
81.13	116.9	23	Residential	9,443	877	9,843	914	7,180	667		3		7	10
84.13	119.9	24	Residential	9,443	877	9,843	914	7,180	667		3		7	10
87.13	122.9	25	Residential	9,443	877	9,843	914	7,180	667		3		7	10
90.13	125.9	26	Residential	9,443	877	9,843	914	7,180	667		3		7	10
93.13	128.9	27	Residential	9,443	877	9,843	914	7,180	667		3		7	10
96.13	131.9	28	Residential	9,443	877	9,843	914	7,180	667		3		7	10
99.13	134.9	29	Residential	9,443	877	9,843	914	7,180	667		3		7	10
102.13	137.9	30	Residential	9,443	877	9,843	914	7,180	667		3		7	10
105.13	140.9	31	Residential	9,443	877	9,843	914	7,180	667		3		7	10
108.13	143.9	32	Residential	9,443	877	9,843	914	7,180	667		3		7	10
111.13	146.9	33	Residential	9,443	877	9,843	914	7,180	667		3		7	10
114.13	149.9	34	Residential	9,443	877	9,843	914	7,180	667		3		7	10
117.13	152.9	35	Residential	9,443	877	9,843	914	7,180	667		3		7	10
120.13	155.9	36	Residential	9,443	877	9,843	914	7,180	667		3		7	10
123.13	158.9	37	Residential	9,443	877	9,843	914	7,180	667		3		7	10
126.13	161.9	38	Residential	9,443	877	9,843	914	7,180	667		3		7	10
129.13	164.9	39	Residential	9,443	877	9,843	914	7,180	667		3		7	10
132.13	167.9	Roof		1,023	95	1,138	106							
136.13	171.9	Parapet												
		40		391,859	36,405	410,532	38,140	268,839	24,976	0	114	0	261	375
										114		261		
										30.4%		70%		

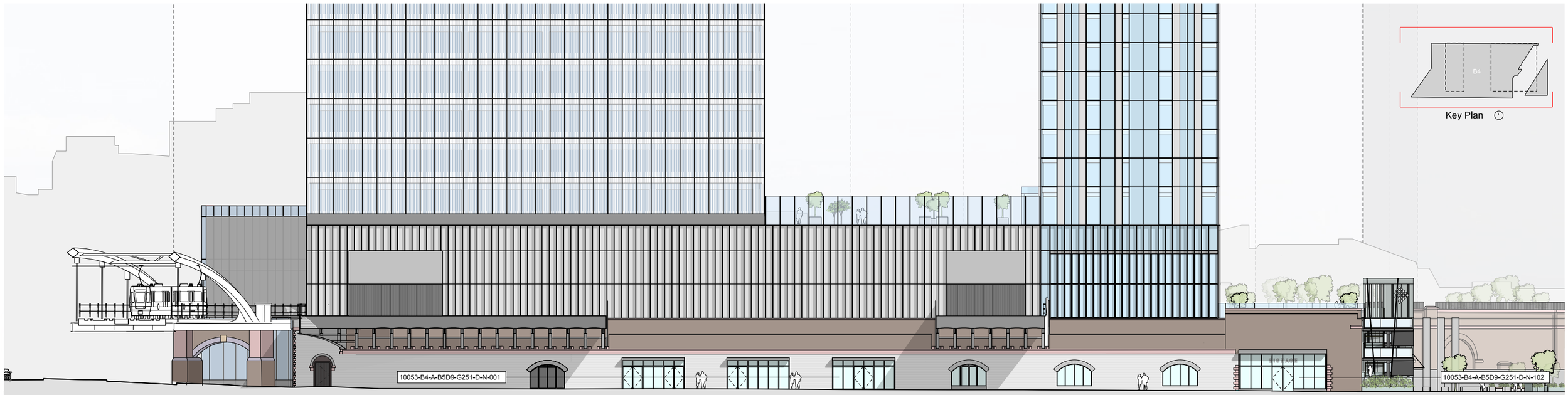
Residential Cycle Store - 375 spaces
375 spaces
1:1 provision

NOTE Resi. cycle store, plant and BOH included in ground floor GIA
*Figures for the Level 0 Entrance/ Amenity areas have decreased as the Lounge/Bar has been combined with Retail Unit 2.

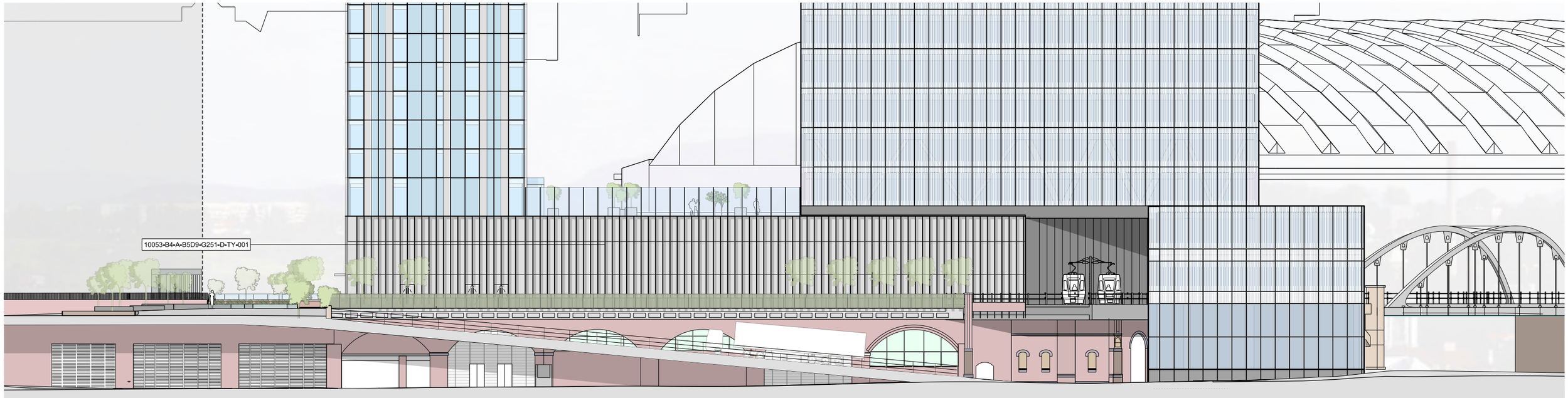
PROPOSED - BUILDING 2 AREA SCHEDULE

2.0 DRAWING COMPARISON

2.3 B4 - PODIUM / ARCHES



North Elevation



South Elevation

APPROVED NORTH & SOUTH ELEVATION (B4)

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Do not scale off dimensions.
All dimensions to be checked on site by contractor.
Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application
02	29-05-2020	Minor Material Amendment Application
03	12-06-2020	Minor Material Amendment Application
04	15-12-2020	Non-Material Amendment Application
05	19-02-2021	Non-Material Amendment Application

North

Project Title: Former Bauer Millet Site

Drawing Title: Building 4- Proposed North Elevation, Proposed South Elevation

Status: Planning

Scale: 1:400@ A3 / 1:200@ A1

Date: March 2017

Job No: 10053

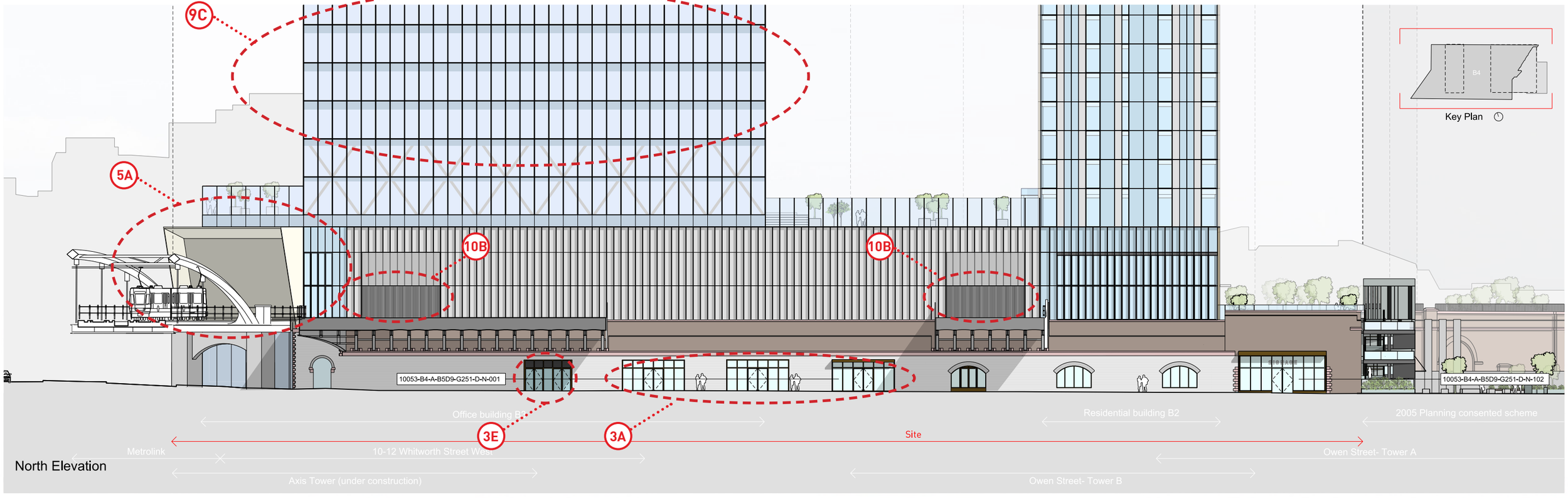
Drawing No: 10053-B4-A-B5D9-G200-E-NS-001

Revision: 05

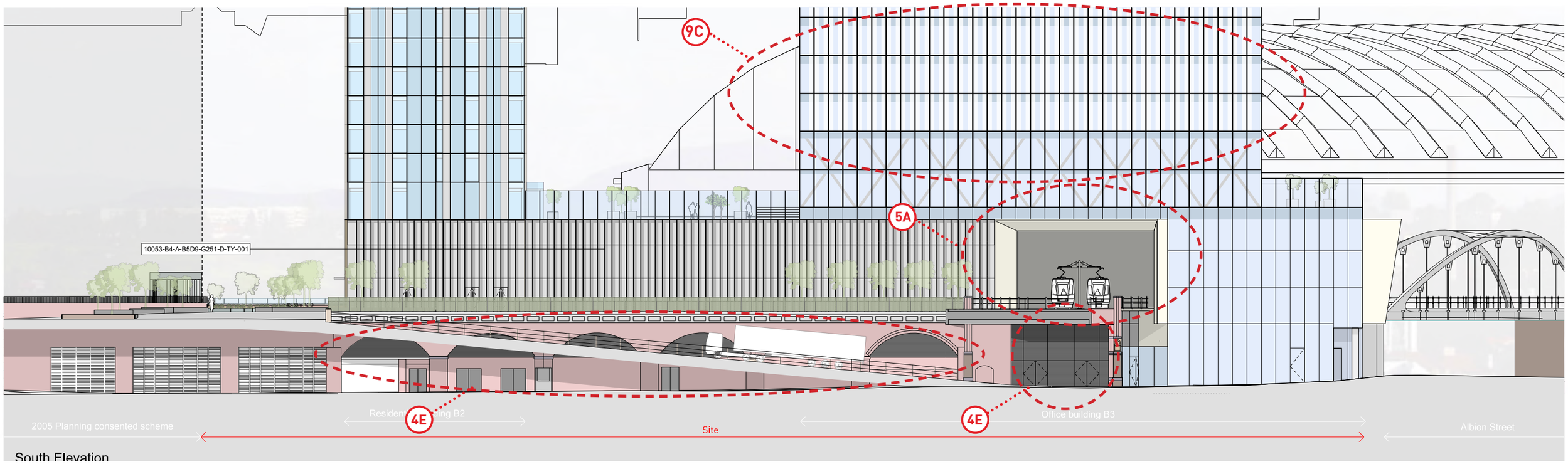
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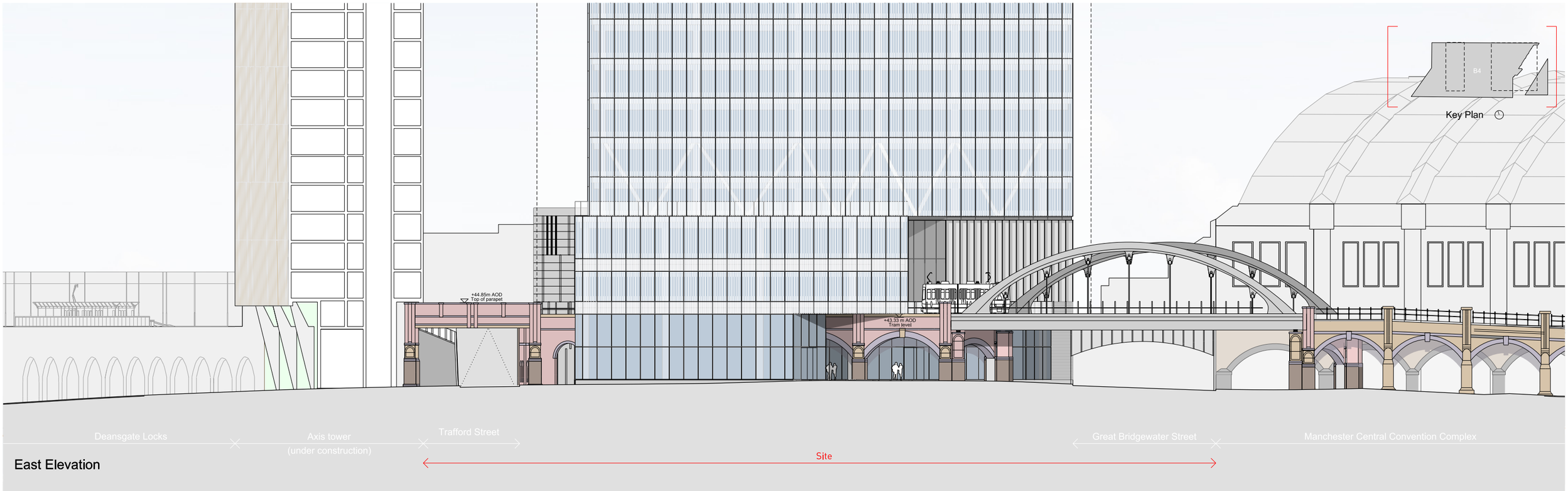


North Elevation

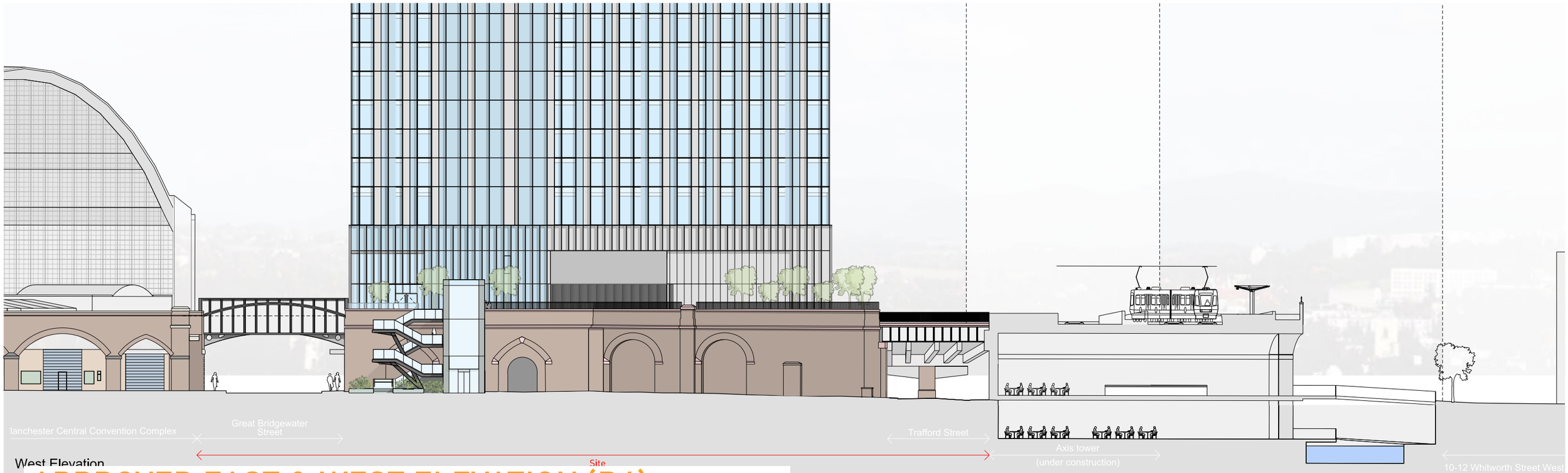


South Elevation

PROPOSED NORTH & SOUTH ELEVATION (B4)



East Elevation



West Elevation

APPROVED EAST & WEST ELEVATION (B4)

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Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application
02	29-05-2020	Minor Material Amendment Application
03	12-06-2020	Minor Material Amendment Application
04	15-12-2020	Non-Material Amendment Application

North

Project Title: Former Bauer Millet Site

Drawing Title: Building 4- Proposed East Elevation
Proposed West Elevation

Status: Planning

Scale: 1:400 @ A3 / 1:200 @ A1

Date: March 2017

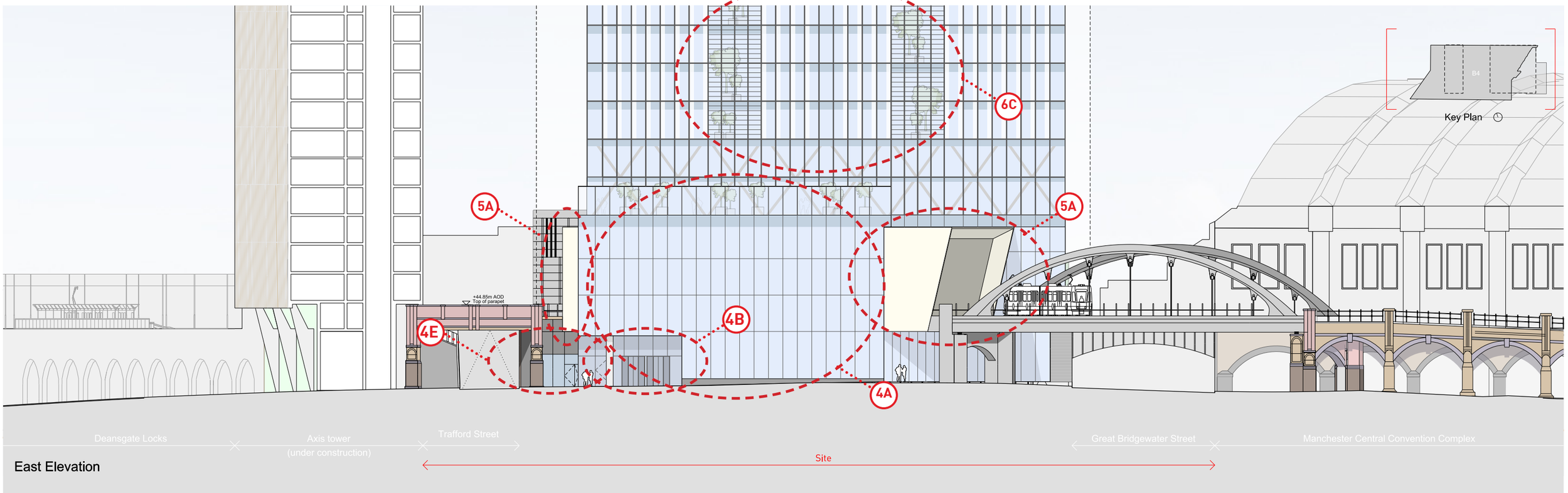
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Drawing No: 10053-B4-A-B5D9-G200-E-EW-001

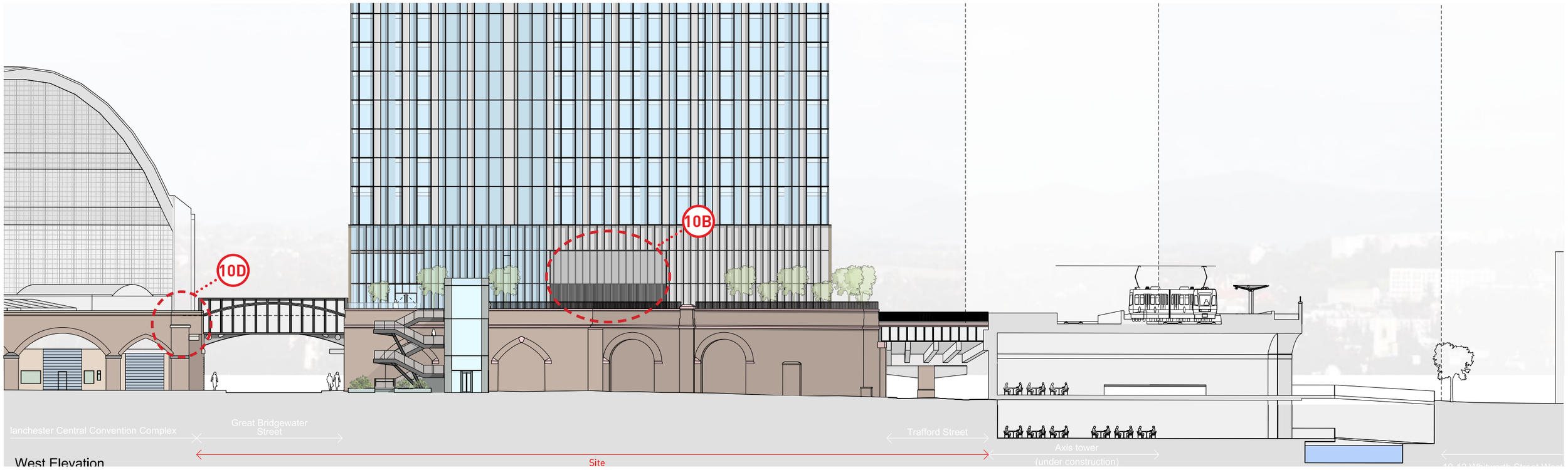
Revision: 04

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East Elevation



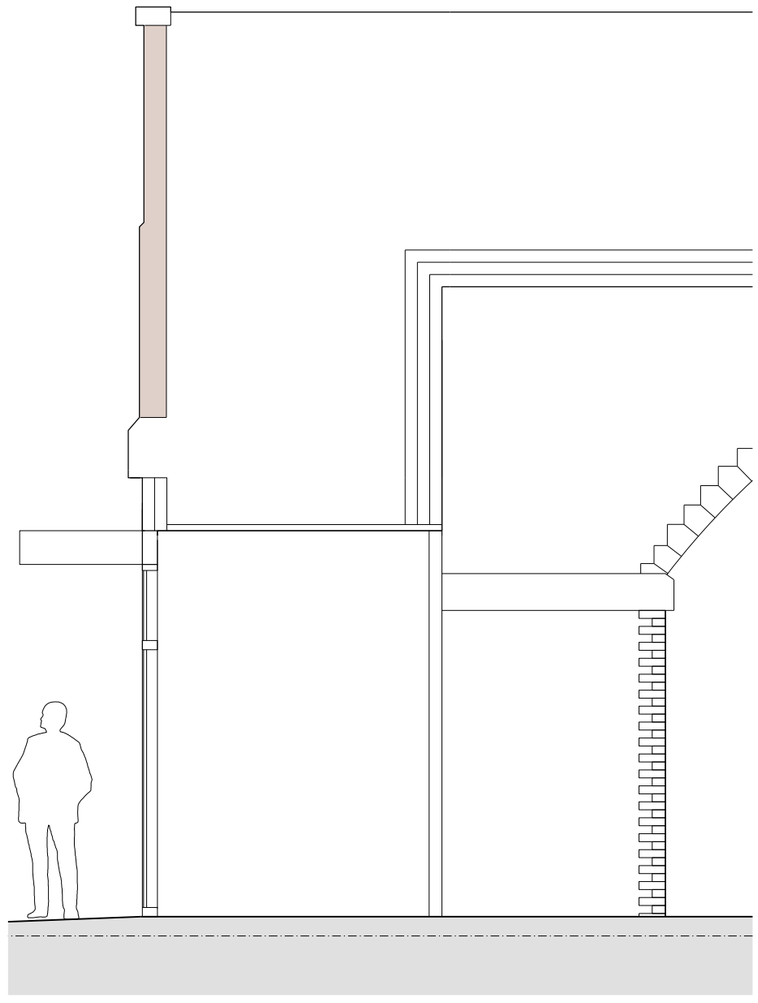
West Elevation

PROPOSED EAST & WEST ELEVATION (B4)

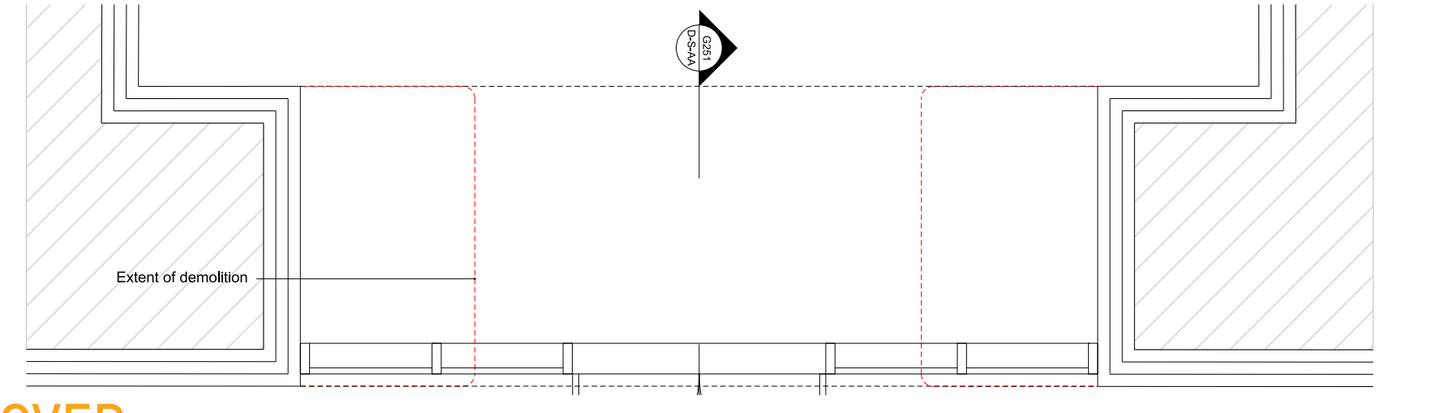
Detail Elevation
Scale 1:25



Detail Section
G251-D-S-AA
Building 2



Detail Plan
Scale 1:25



APPROVED
LOUNGE BAR ENTRANCE

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Rev	Date	Description
00	17-03-2017	Planning Issue
01	29-05-2020	Minor Material Amendment Application
02	15-12-2020	Non-Material Amendment Application

North

Project Title: Former Bauer Millet Site

Drawing Title: Building 4- Indicative North Elevation

Status: Planning

Scale: 1:50 @ A3 1:25 @ A1

Date: March 2017

Job No: 10053

Drawing No: 10053-B4-A-B5D9-G251-D-N-001

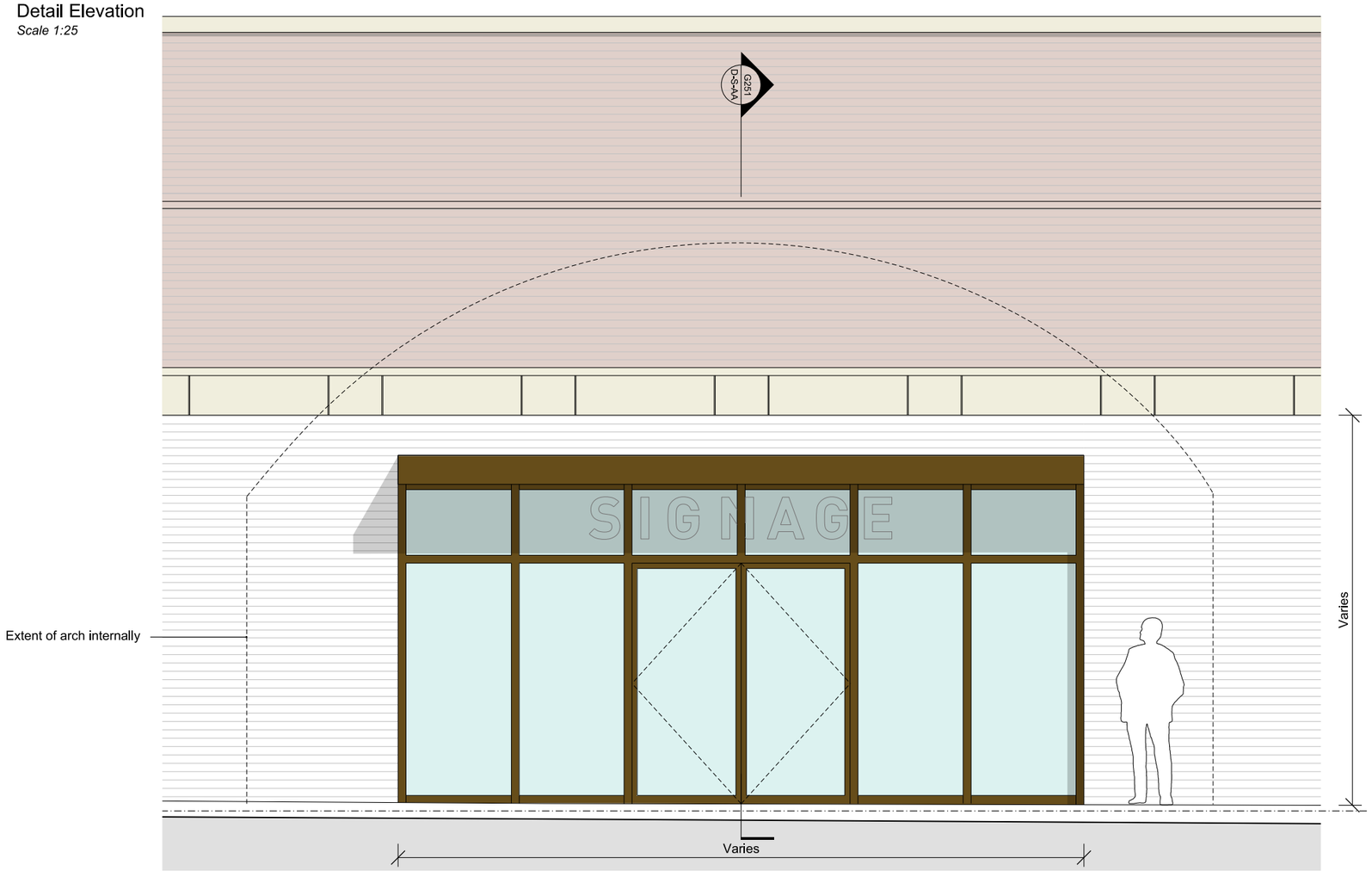
Revision: 02

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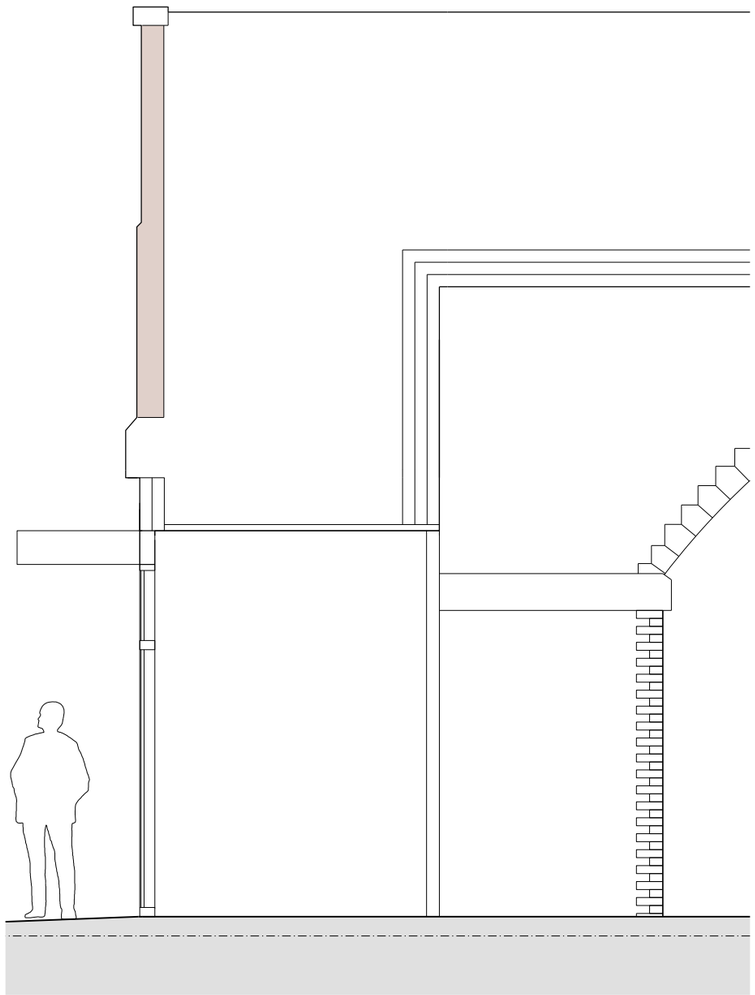
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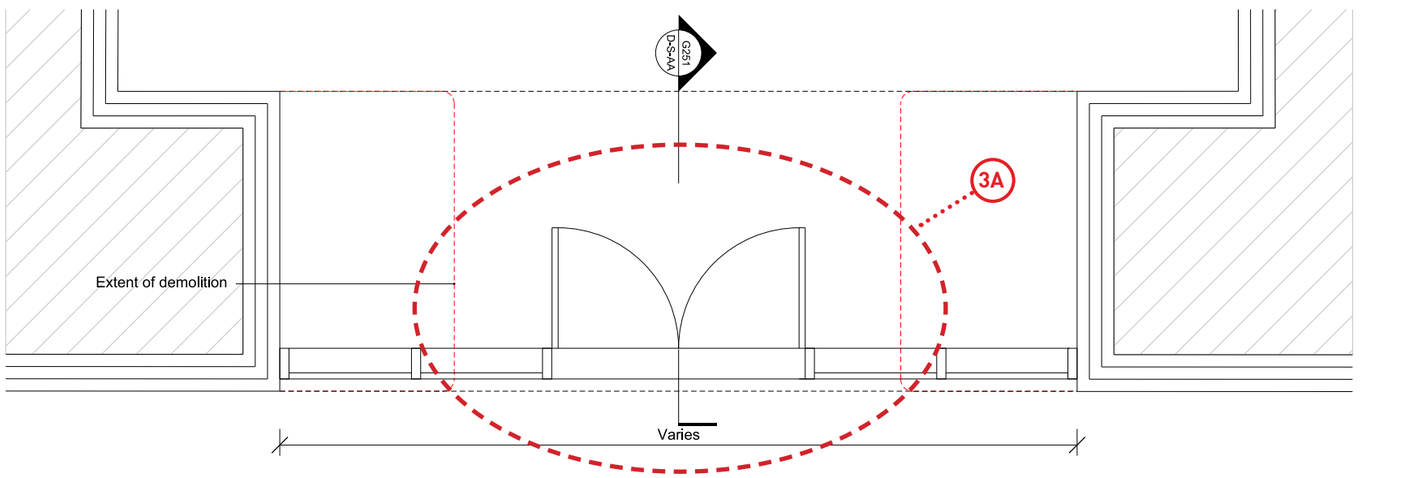
Detail Elevation
Scale 1:25



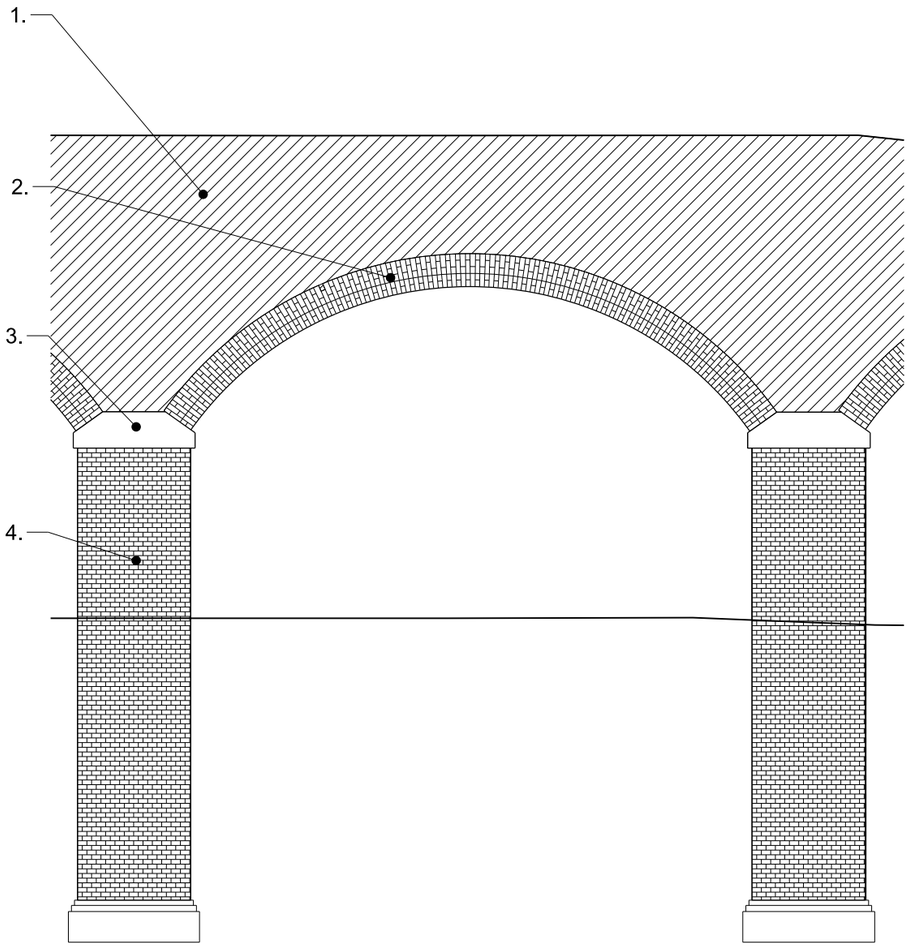
Detail Section
G251-D-S-AA
Building 2



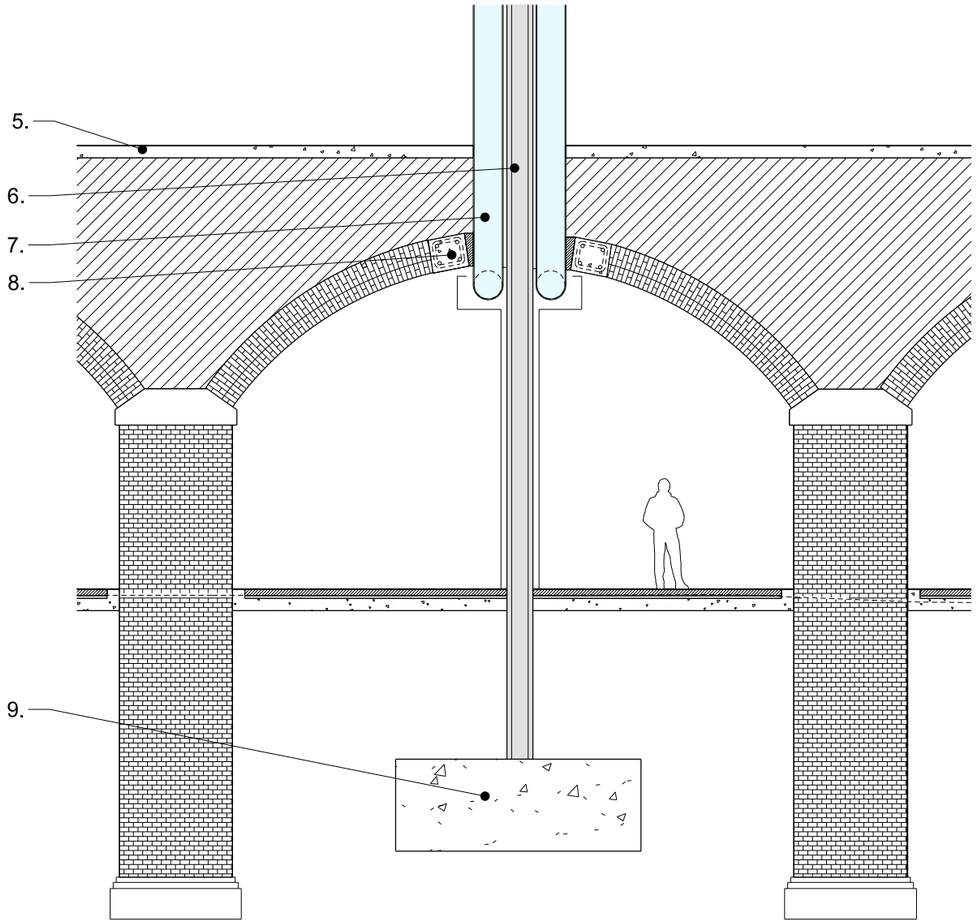
Detail Plan
Scale 1:25



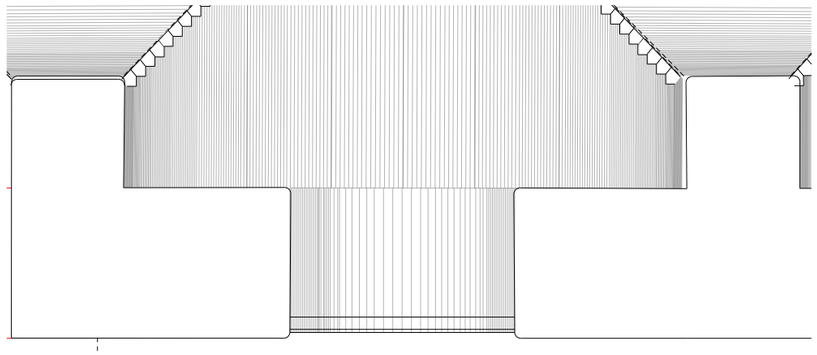
PROPOSED
LOUNGE BAR ENTRANCE



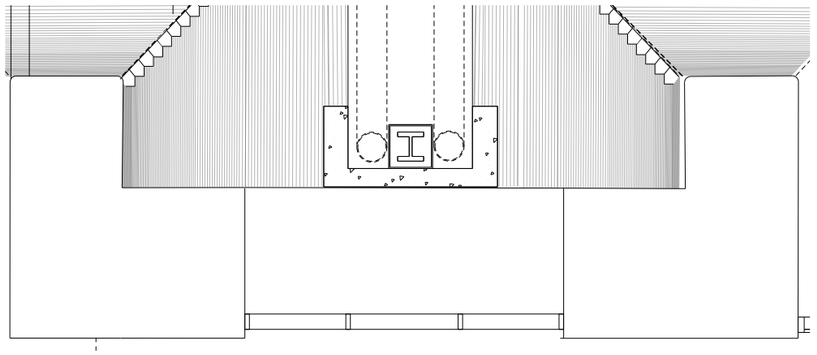
Existing Arches | 1:50



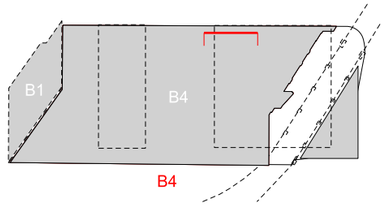
Proposed Interface | 1:50



Existing Reflected Ceiling Plan | 1:50



Proposed Reflected Ceiling Plan | 1:50



KEY PLAN

Key

1. Masonary Infill
2. Arch Ring
3. Skewback
4. Brick Pier
5. Concrete
6. Steel Column to Structural Engineers Specifications
7. Utlility Pipes
8. Reinforced Concrete Ring Beam
9. Concrete pad to Structural Engineers Specifications

APPROVED COLUMN / ARCH INTERFACE (B4)

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errors or omissions prior to commencing on site.

Rev	Date	Description
00	17-03-2017	Planning Issue

North

Project Title: Former Bauer Millett Site

Drawing Title: Building 4 - Indicative office arch structure interface

Status: Planning

Scale: 1:50 @ A1

Date: March 2017

Job No: 10053

Drawing No: 10053-B4-A-B5D9-G200-S-LL-001

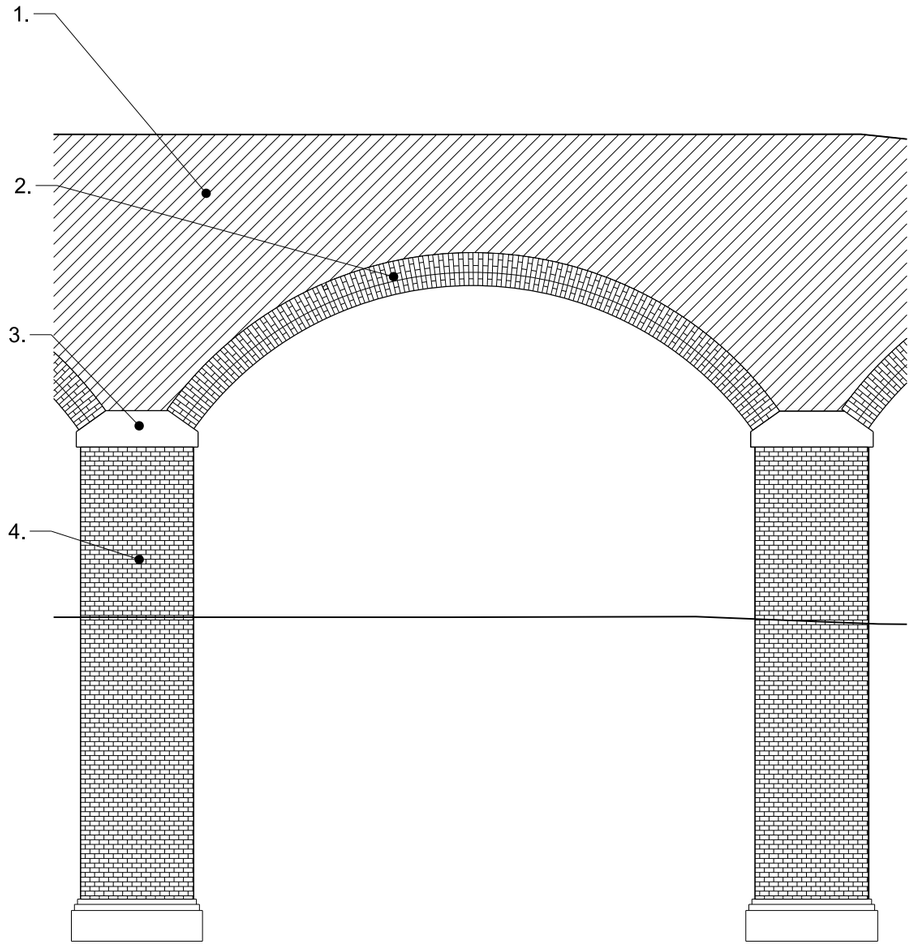
Revision: 00

SimpsonHaugh AND PARTNERS

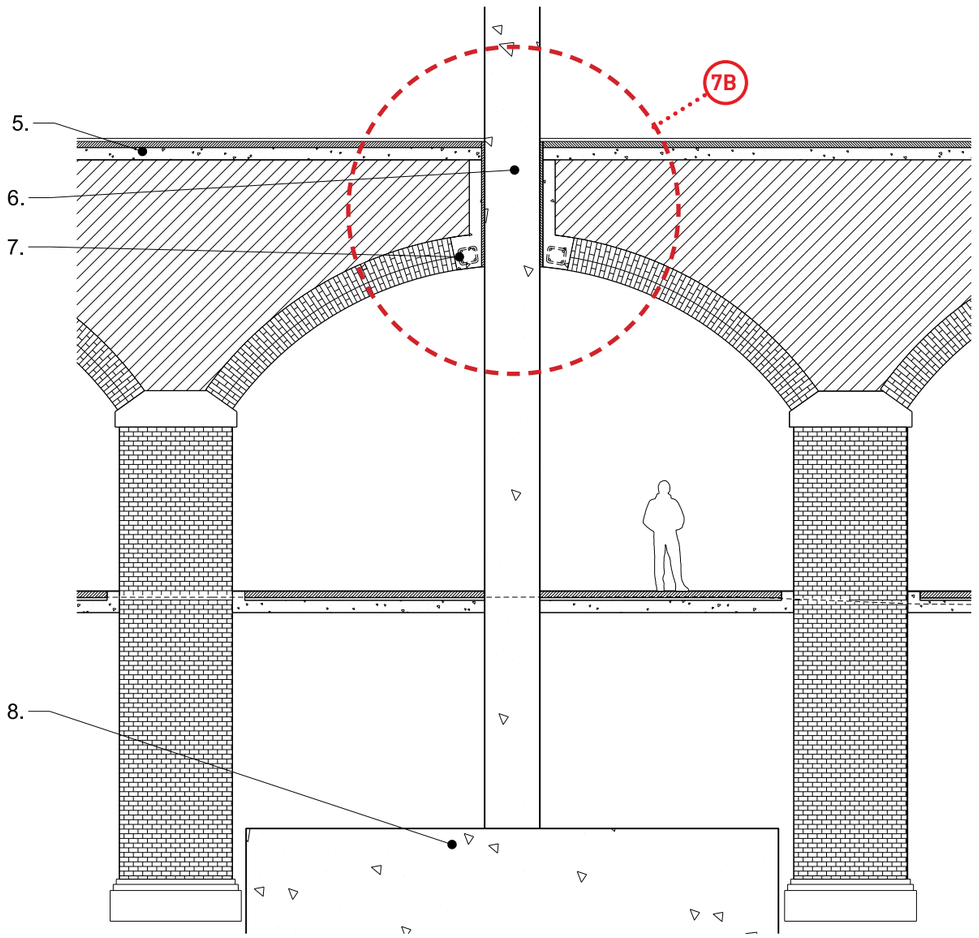
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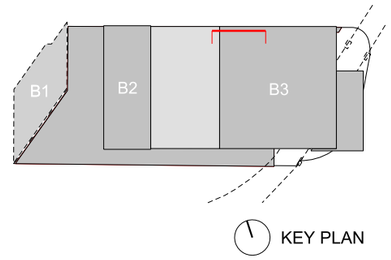
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Existing Arches | 1:50



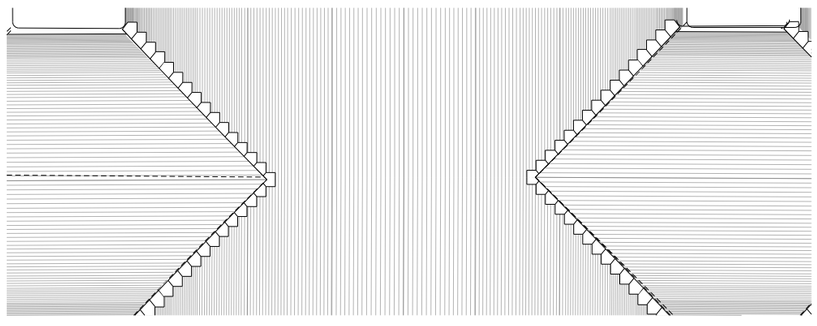
Proposed Interface | 1:50



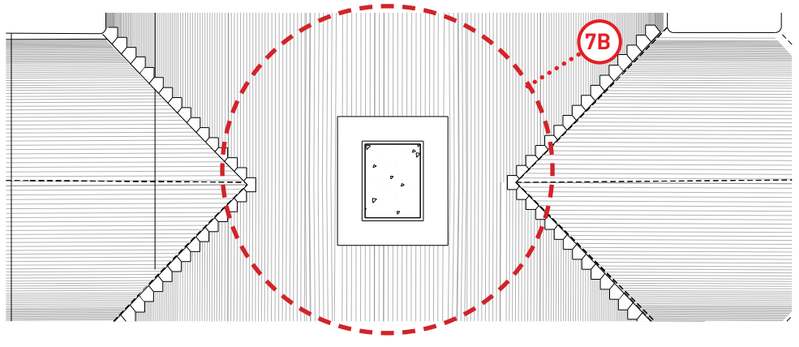
KEY PLAN

Key

1. Masonary Infill
2. Arch Ring
3. Skewback
4. Brick Pier
5. Concrete
6. Concrete Column
7. Reinforced Concrete Ring Beam
8. Concrete pad to Structural Engineers Specifications

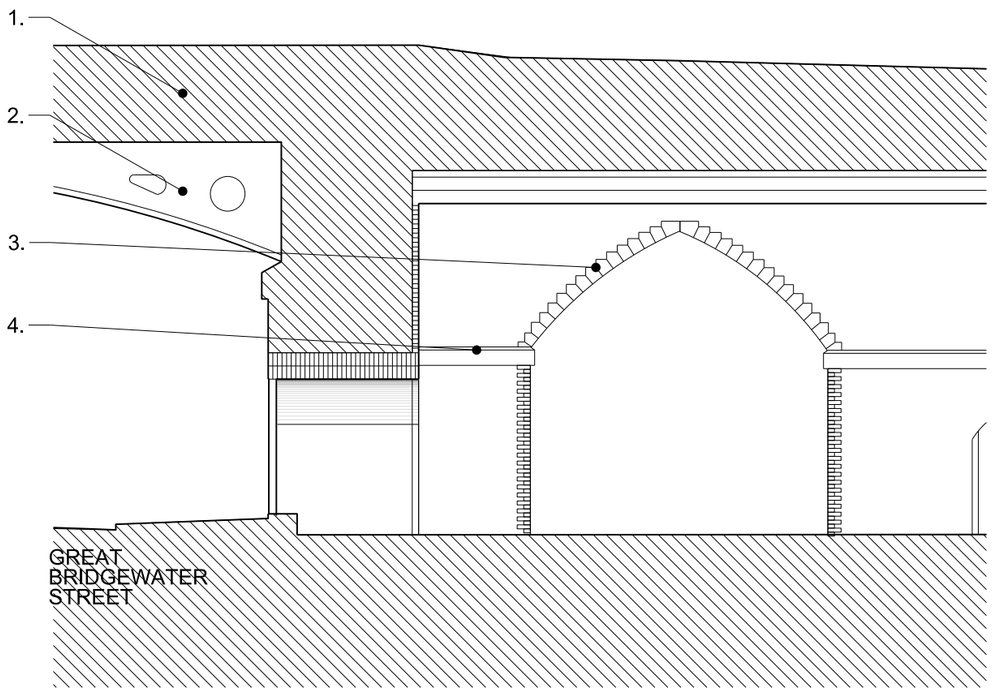


Existing Reflected Ceiling Plan | 1:50

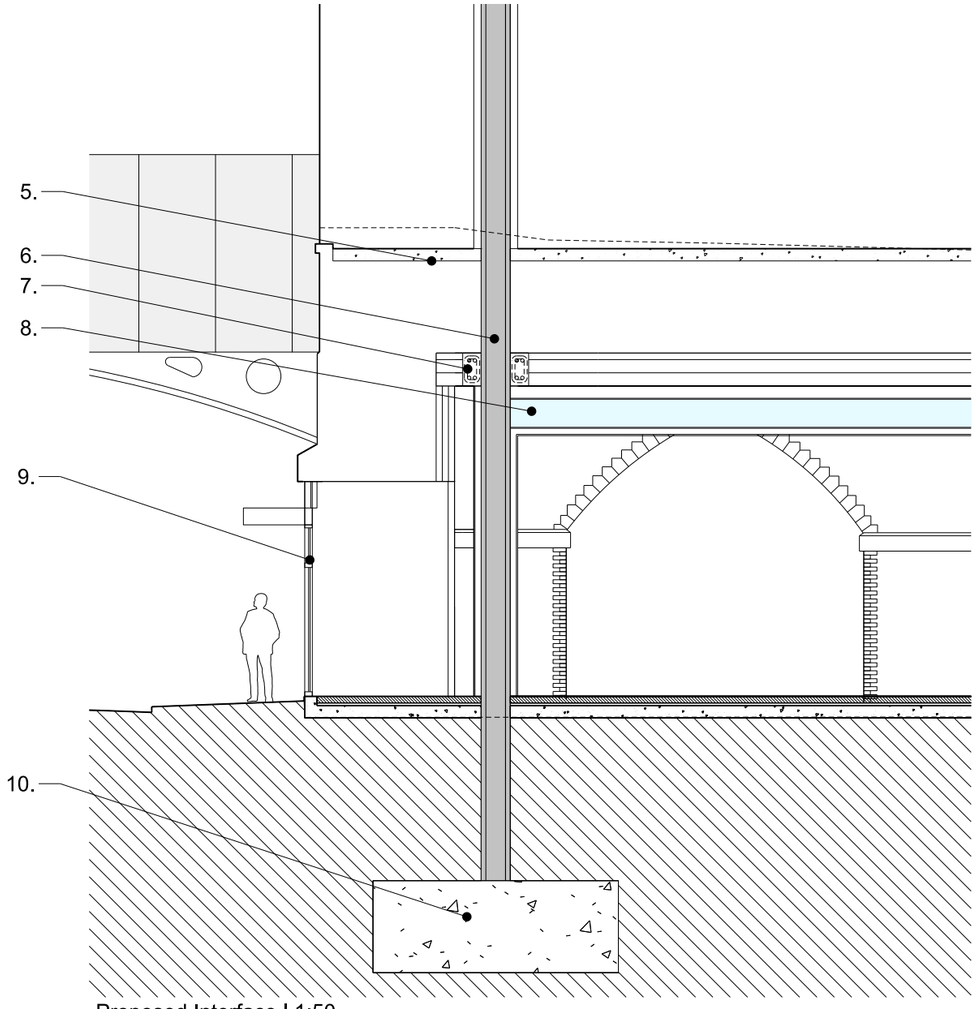


Proposed Reflected Ceiling Plan | 1:50

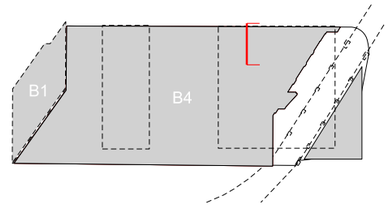
PROPOSED COLUMN / ARCH INTERFACE (B4)



Existing Arches | 1:50



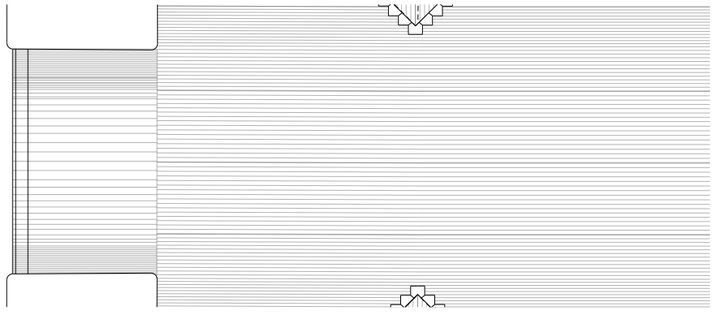
Proposed Interface | 1:50



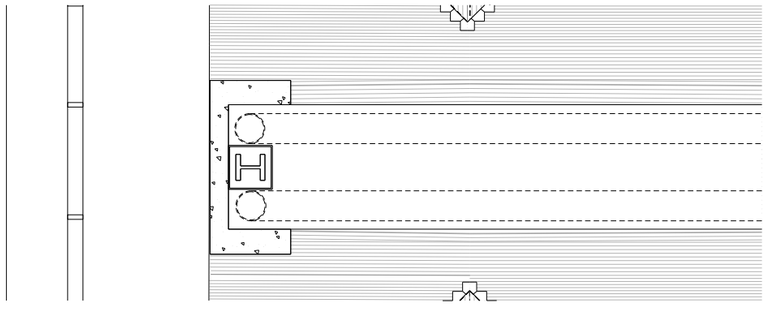
KEY PLAN

Key

1. Masonary infill
2. Existing bridge structure
3. Stone Voussoirs
4. Stone Band Course
5. Concrete
6. Steel column as Structural Engineers Specifications
7. Reinforced concrete ring beam
8. Utilities area
9. New shopfront window
10. Concrete pad as per Structural Engineers Specifications



Existing Reflected Ceiling Plan | 1:50



Proposed Reflected Ceiling Plan | 1:50

APPROVED COLUMN / ARCH INTERFACE (B4)

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Rev	Date	Description
00	17-03-2017	Planning Issue
01	15-12-2020	Non-Material Amendment Application

North

Project Title: Former Bauer Millet Site

Status: Planning

Scale: 1:50 @ A1

Date: March 2017

Drawing Title: Building 4 - Indicative office and arch structure interface

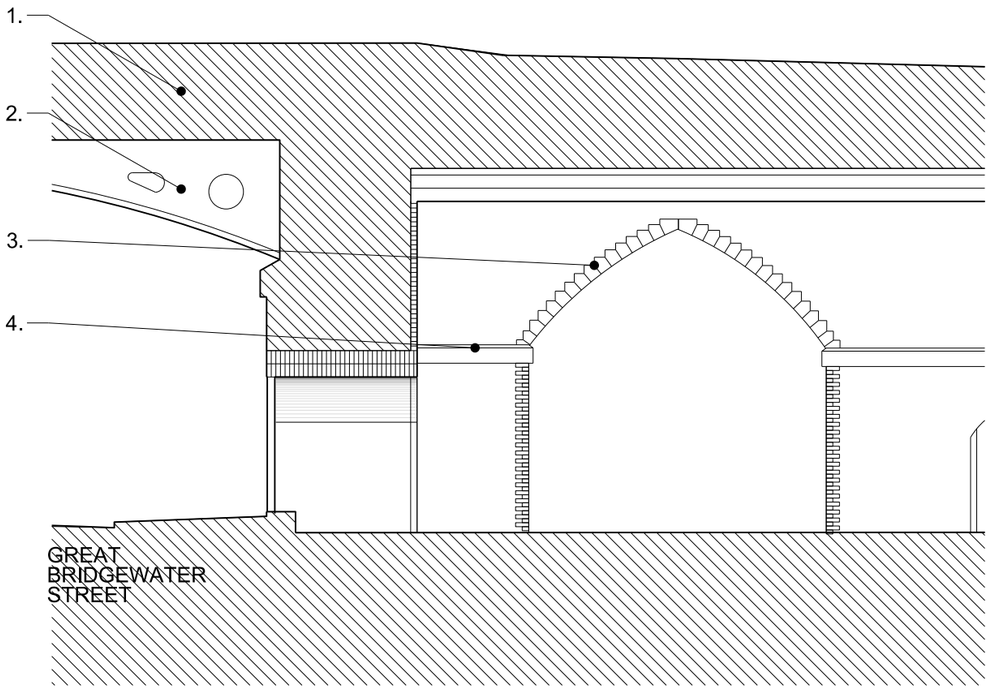
Job No: 10053

Drawing No: 10053-B4-A-B5D9-G200-S-MM-001

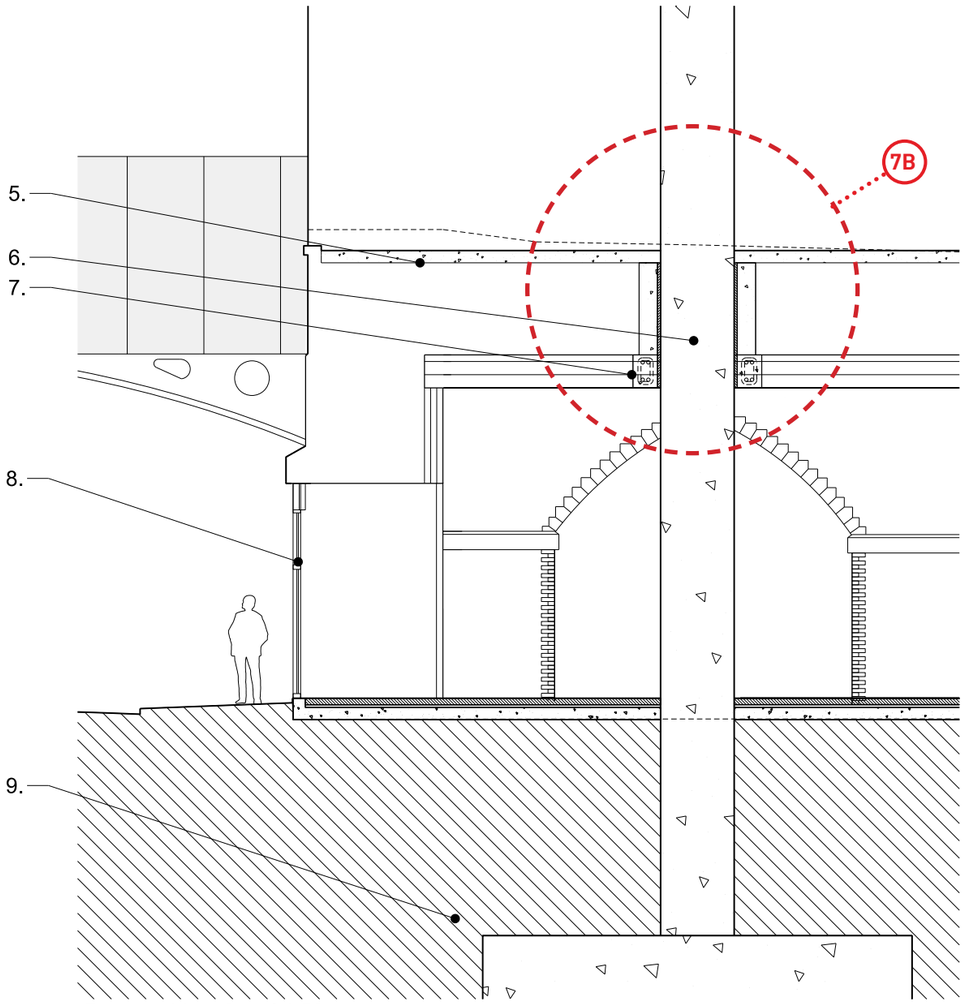
Revision: 01

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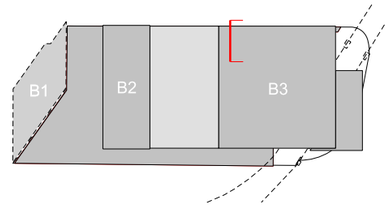
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Existing Arches | 1:50



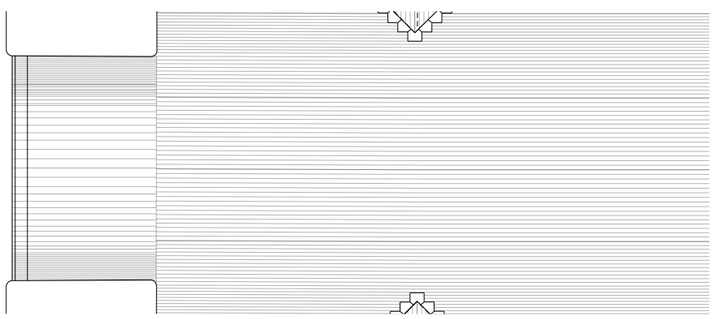
Proposed Interface | 1:50



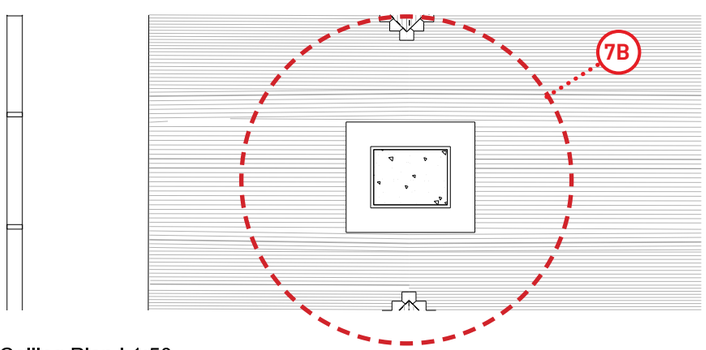
KEY PLAN

Key

1. Masonary infill
2. Existing bridge structure
3. Stone Voussoirs
4. Stone Band Course
5. Concrete
6. Concret Column
7. Reinforced concrete ring beam
8. New shopfront window
9. Concrete pad as per Structural Engineers Specifications



Existing Reflected Ceiling Plan | 1:50



Proposed Reflected Ceiling Plan | 1:50

PROPOSED COLUMN / ARCH INTERFACE (B4)

Area Schedule

Level	Program	GIA (sqft)	GIA (m2)	NIA (sqft)	NIA (m2)	GEA (sqft)	GEA (m2)
0	Parking and servicing (excl. B2+B3 reception)	6,857	637			7,276	676
	~~Retail - Unit 1~~ Retail Unit 1 Omitted *						
	Retail - Unit 2	2,928	272	2,346	218	3,320	308
	Retail - Unit 3	3,878	360	3,205	298	4,119	383
	Total Retail	6,805	632	5,551	516	7,440	691
1	Service Yard (including Storage + Recycling)	34,069	3,165			34,912	3243
1m	Plant	990	92			1,087	101
	Amenity	818	76	797	74	926	86

Level	Program	Spaces
0	Car Parking	2

*Figures for the Retail areas have changed due to increase of resident's facilities at ground floor. A resident's lounge/bar replaces Retail Unit 1 and additional residential leisure facilities have been introduced within the viaduct arches including a swimming pool, jacuzzi, steam room and sauna.

APPROVED AREA SCHEDULE (B4)

All areas are approximate. The scheme illustrated is indicative only and has not been subject of a detailed design or co-ordinated exercise. The areas should therefore not be relied upon for the basis of a development appraisal.

Area Schedule

Level	Program	GIA (sqft)	GIA (m2)	NIA (sqft)	NIA (m2)	GEA (sqft)	GEA (m2)
0	Parking and servicing (excl. B2+B3 reception)	6,857	637			7,276	676
	~~Retail - Unit 1~~ Retail Unit 1 Omitted *						
	Retail - Unit 2 (Lounge/Bar)	4,166	387	4,036	375	5,210	484
	Retail - Unit 3 (Coffee)	4,176	388	3,714	345	4,919	457
	Total Retail	8,342	775	7,750	720	10,129	941
1	Service Yard (including Storage + Recycling)	34,069	3,165			34,912	3243
1m	Plant	990	92			1,087	101
	Amenity	818	76	797	74	926	86

3

3

Level	Program	Spaces
0	Car Parking	2

*Figures for the Retail areas have changed due to the reconfiguration of the Ground floor to include additional office facilities. Retail Unit 2 and the Lounge/ Bar have also been combined into one retail space.

PROPOSED AREA SCHEDULE (B4)

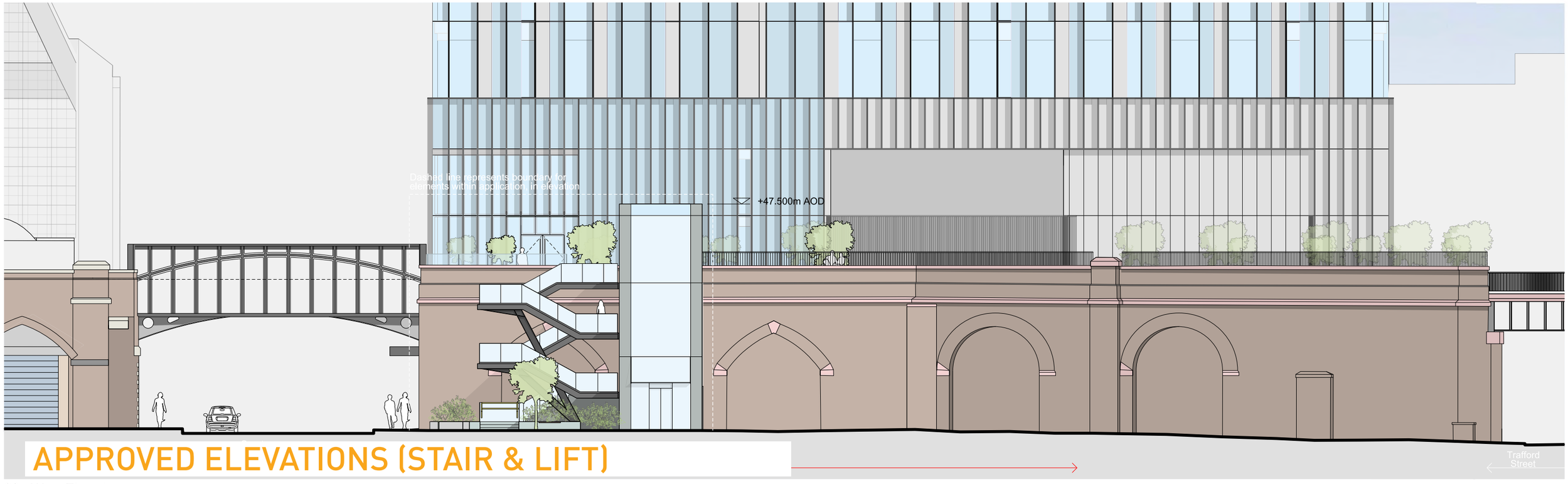
All areas are approximate. The scheme illustrated is indicative only and has not been subject of a detailed design or co-ordinated exercise. The areas should therefore not be relied upon for the basis of a development appraisal.

2.0 DRAWING COMPARISON

2.4 GREAT BRIDGEWATER STREET BRIDGE STAIR & LIFT



01 - North Elevation



APPROVED ELEVATIONS (STAIR & LIFT)

02 - West Elevation

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NOTE:

NORTH

Rev	Date	Description
00	15-06-2020	Planning Issue
01	15-12-2020	Non-Material Amendment Application
02	16-12-2020	Non-Material Amendment Application
03	19-02-2021	Non-Material Amendment Application

Project Title	Viadux Great Bridgewater Street Stair and Lift Great Bridgewater Street Manchester
Drawing Title	Proposed Great Bridgewater Street and West Elevation
Job No	10337
Scale	1:200 @ A3 / 1:100 @ A1
Date	15 June 2020
Status	Planning
Drawing No	10337-Z1-A-B5D9-G200-EL-XX-001
Revision	03

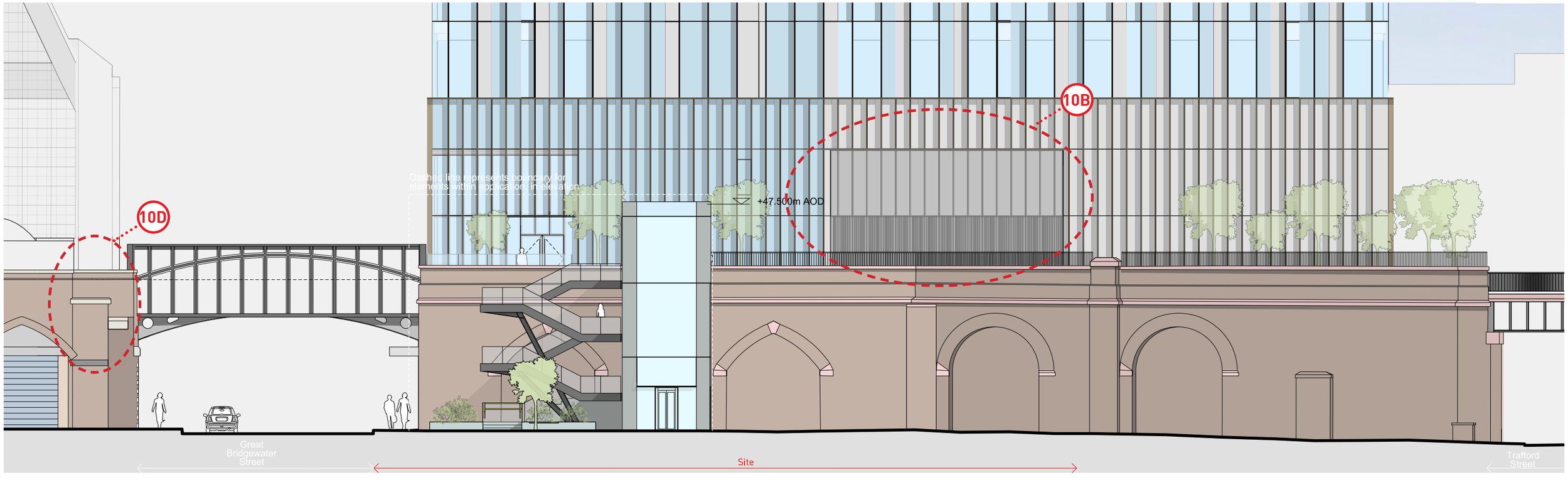
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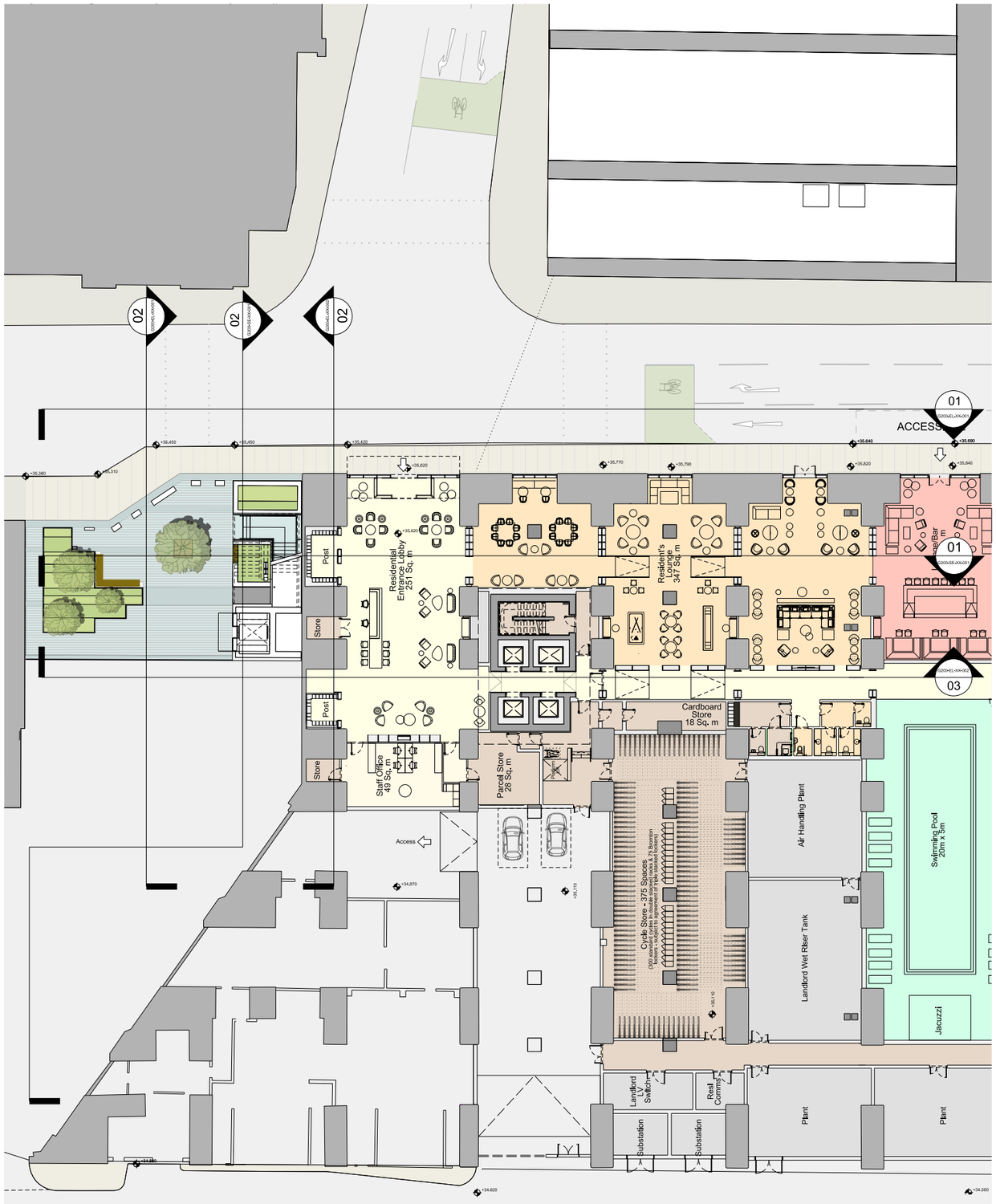
Amendments relate to PP Ref 127260/FO/2020 pursuant to PP Ref 115871/FO/2017

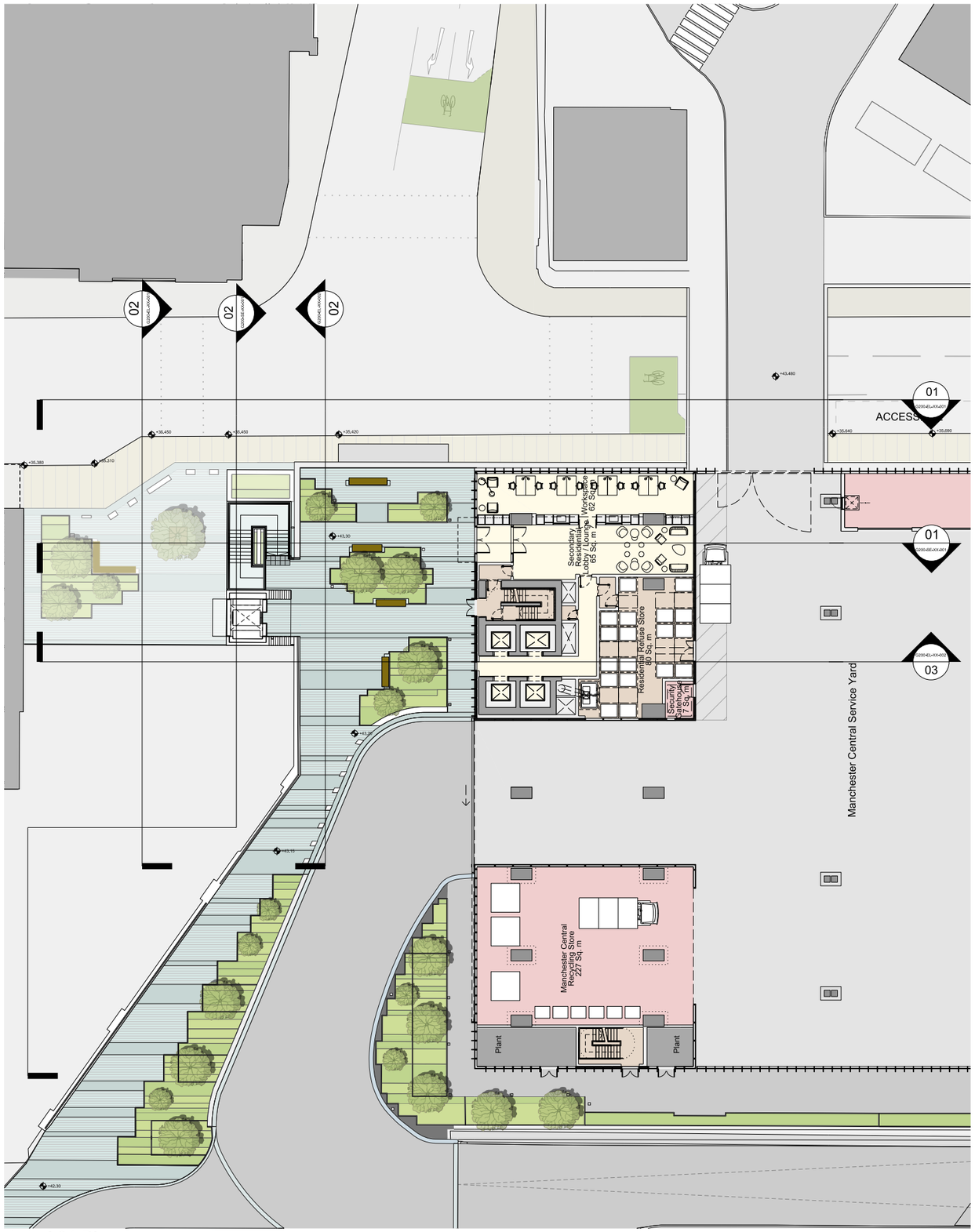


01 - North Elevation



PROPOSED ELEVATIONS (STAIR & LIFT)





APPROVED PLANS (STAIR & LIFT)

Level 00 Plan

Level 01 Plan

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Do not scale off dimensions.
All dimensions to be checked on site by contractor.
Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

NOTE:

0m 2.5m 5m 10m

NORTH

Rev	Date	Description
00	15-06-2020	Planning Issue
01	15-12-2020	Non-Material Amendment Application
02	16-12-2020	Non-Material Amendment Application
03	19-02-2021	Non-Material Amendment Application
04	12-07-2021	Non-Material Amendment Application

Project Title
Viadux
Great Bridgewater Street Stair and Lift
Great Bridgewater Street
Manchester

Drawing Title
Proposed Level 00 and Level 01 (Viaduct Level) Plan

Job No 10337 | Scale 1:400 @ A3 / 1:200 @ A1 | Date 15 June 2020

Status Planning

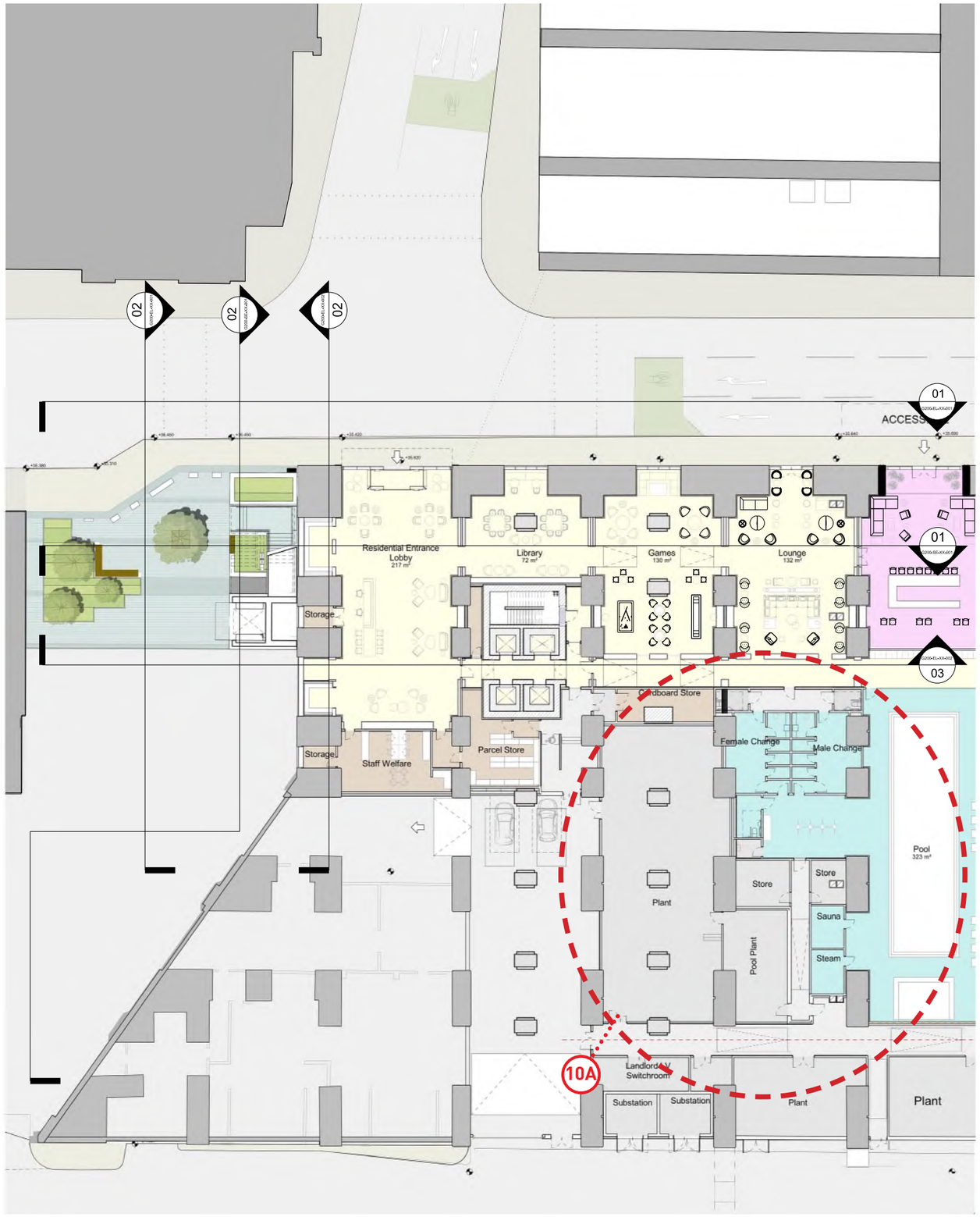
Drawing No 10337-Z1-A-B5D9-G200-PL-XX-001 | Revision 04

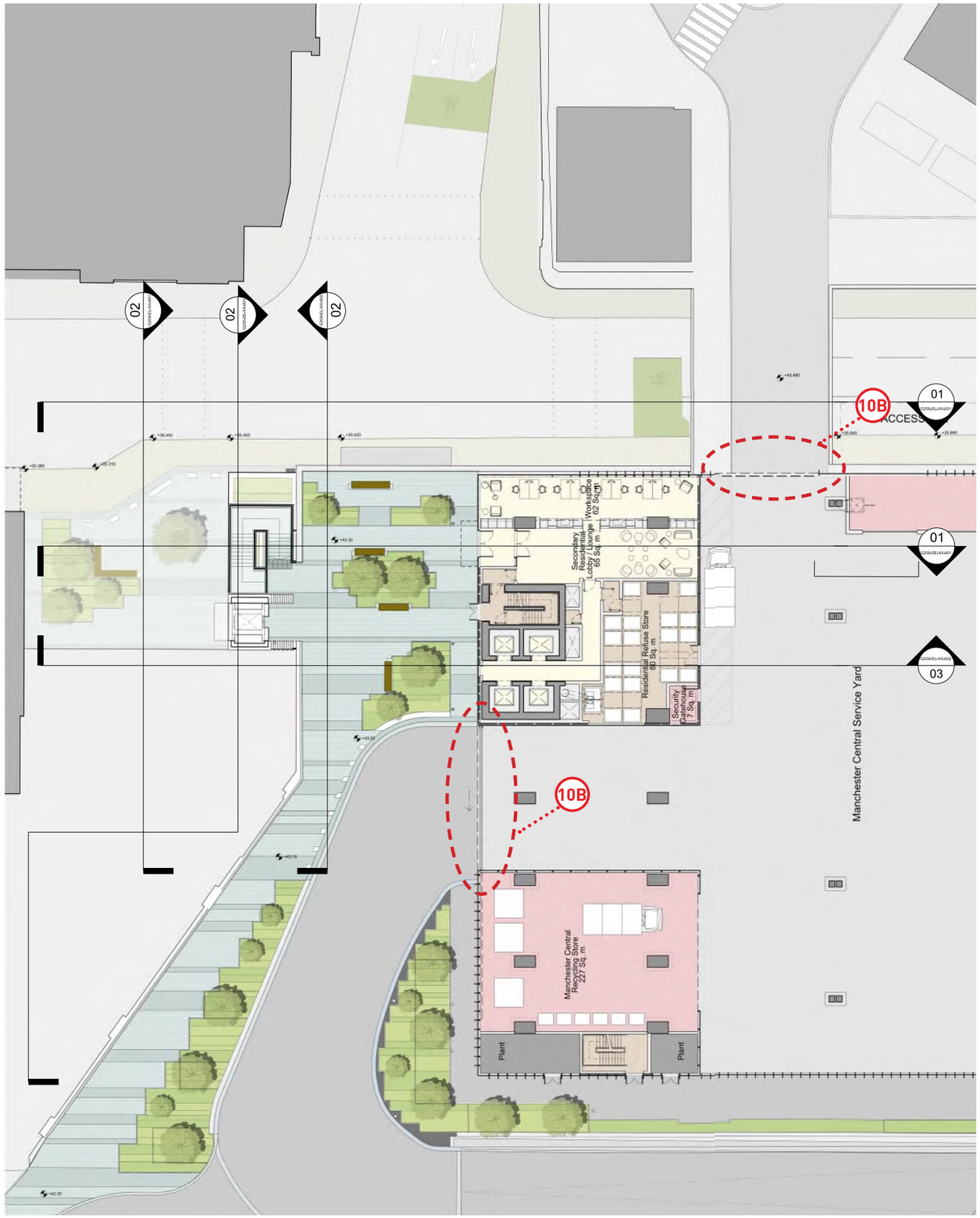
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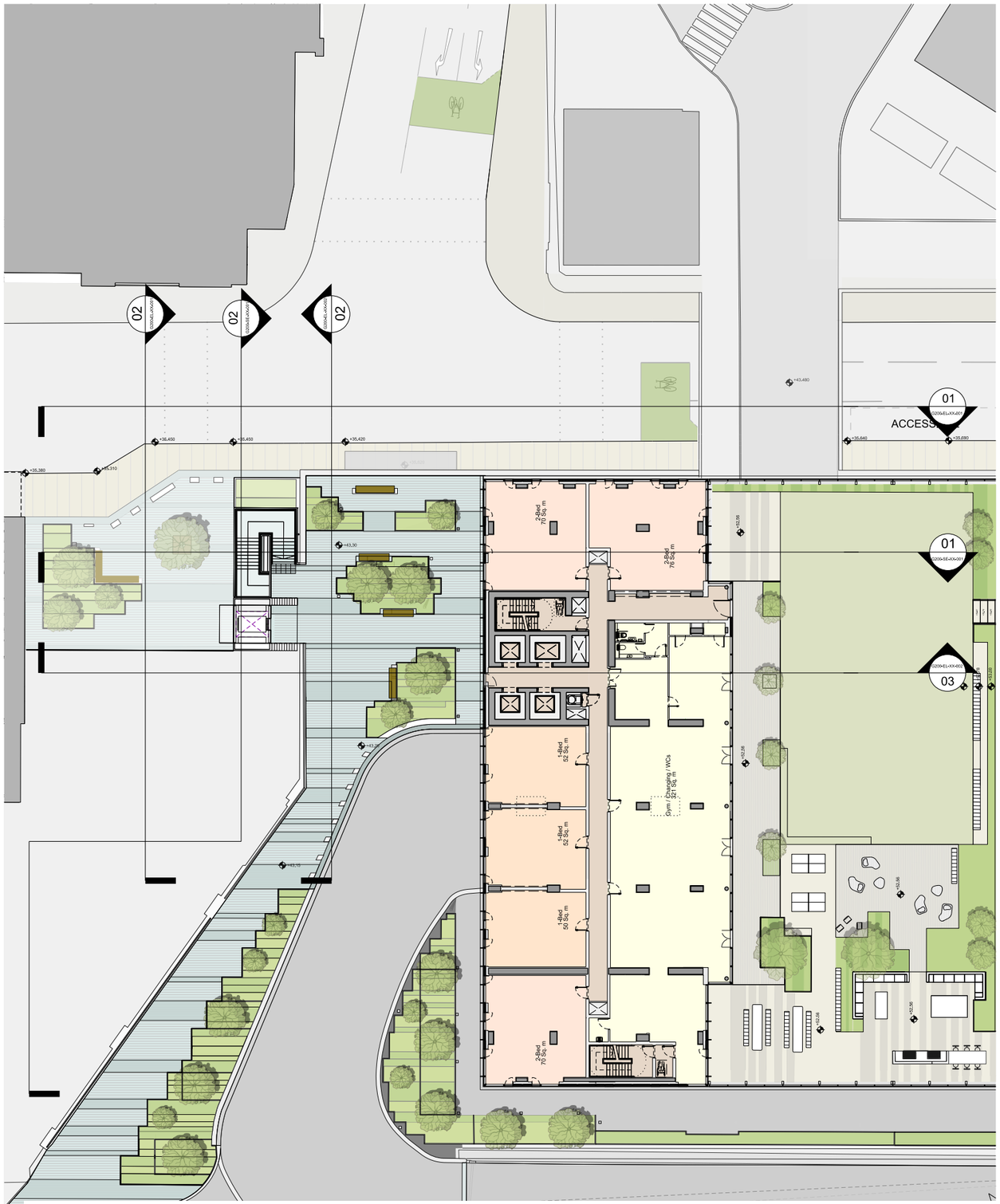
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PROPOSED PLANS (STAIR & LIFT)



APPROVED PLANS (STAIR & LIFT)

Level 02 Plan

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NOTE:

0m 2.5m 5m 10m

NORTH

Rev	Date	Description
00	15-06-2020	Planning Issue
01	15-12-2020	Non-Material Amendment Application
02	16-12-2020	Non-Material Amendment Application
03	19-02-2021	Non-Material Amendment Application

Project Title
Viadux
Great Bridgewater Street Stair and Lift
Great Bridgewater Street
Manchester

Drawing Title
Proposed Level 02 (Roof Level) Plan

Job No 10337 | Scale 1:400 @ A3 / 1:200 @ A1 | Date 15 June 2020

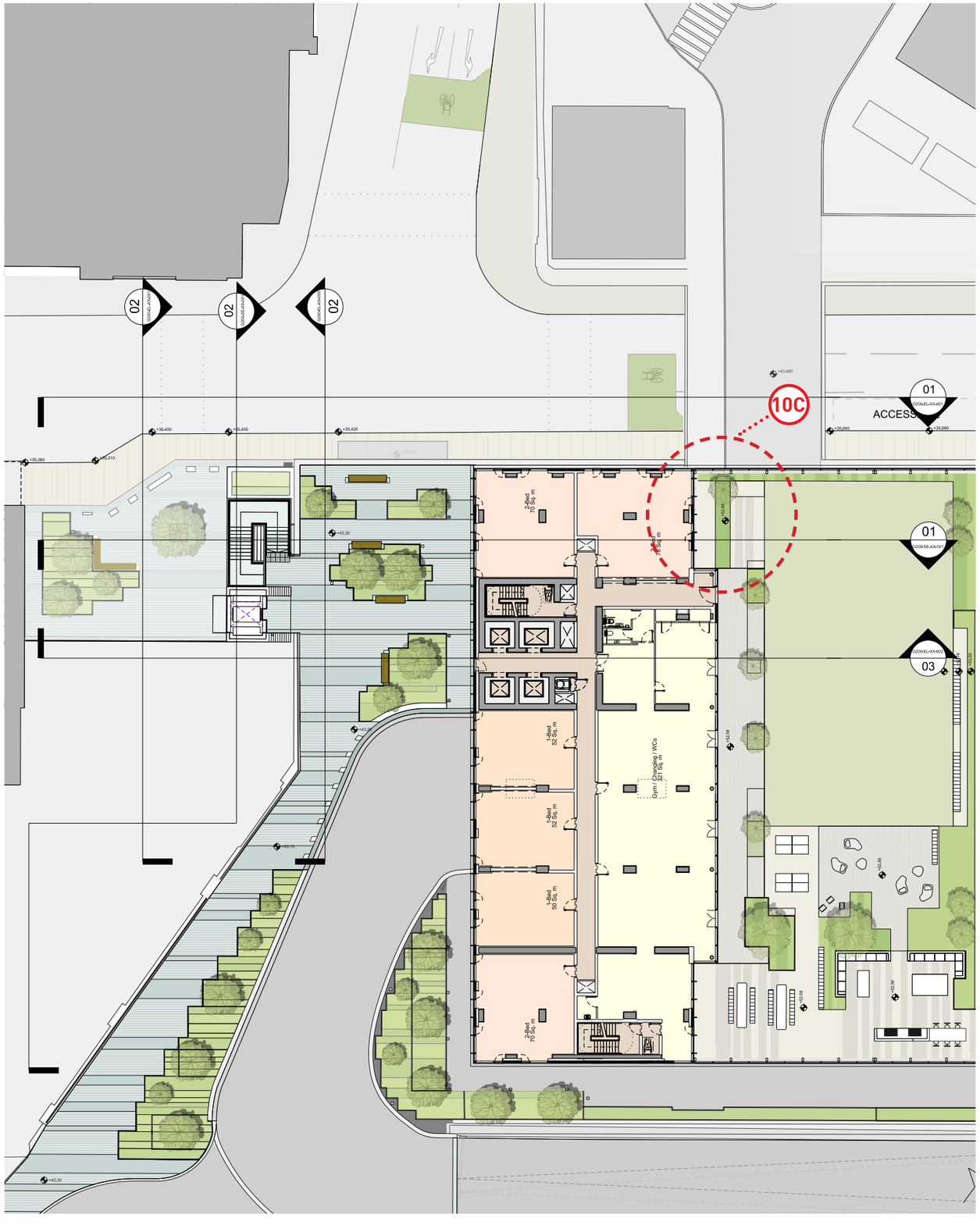
Status Planning | Drawing No 10337-Z1-A-B5D9-G200-PL-02-001 | Revision 03

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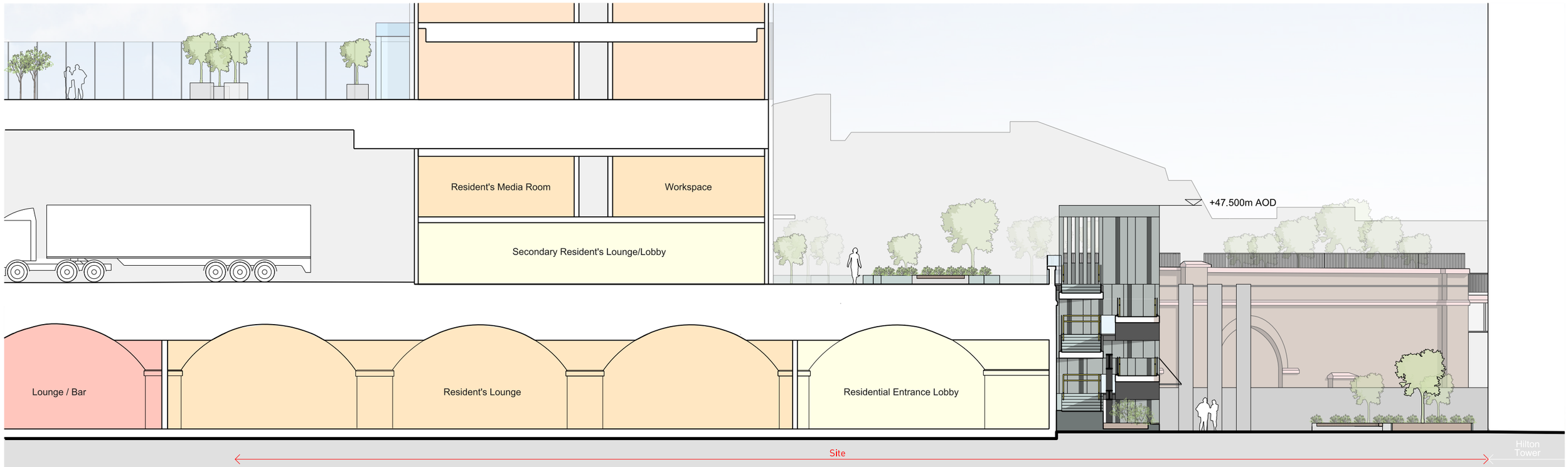
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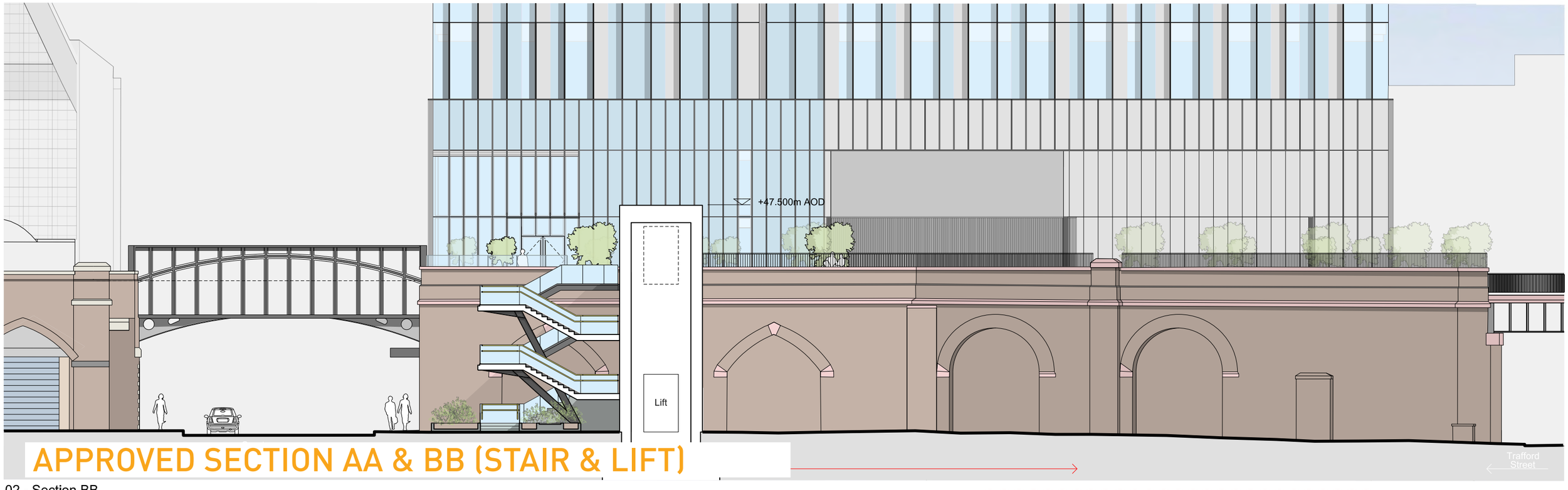
Amendments relate to PP Ref 127260/FO/2020 pursuant to PP Ref 115871/FO/2017



PROPOSED PLANS (STAIR & LIFT)



01 - Section AA



APPROVED SECTION AA & BB (STAIR & LIFT)

02 - Section BB

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Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

NOTE:

NORTH

Rev	Date	Description
00	15-06-2020	Planning Issue
01	15-12-2020	Non-Material Amendment Application
02	16-12-2020	Non-Material Amendment Application
03	19-02-2021	Non-Material Amendment Application

Project Title
Viadux
Great Bridgewater Street Stair and Lift
Great Bridgewater Street
Manchester

Drawing Title
Proposed Section AA and BB

Job No 10337

Scale 1:200 @ A3 / 1:100 @ A1

Date 15 June 2020

Status Planning

Drawing No 10337-Z1-A-B5D9-G200-SE-XX-001

Revision 03

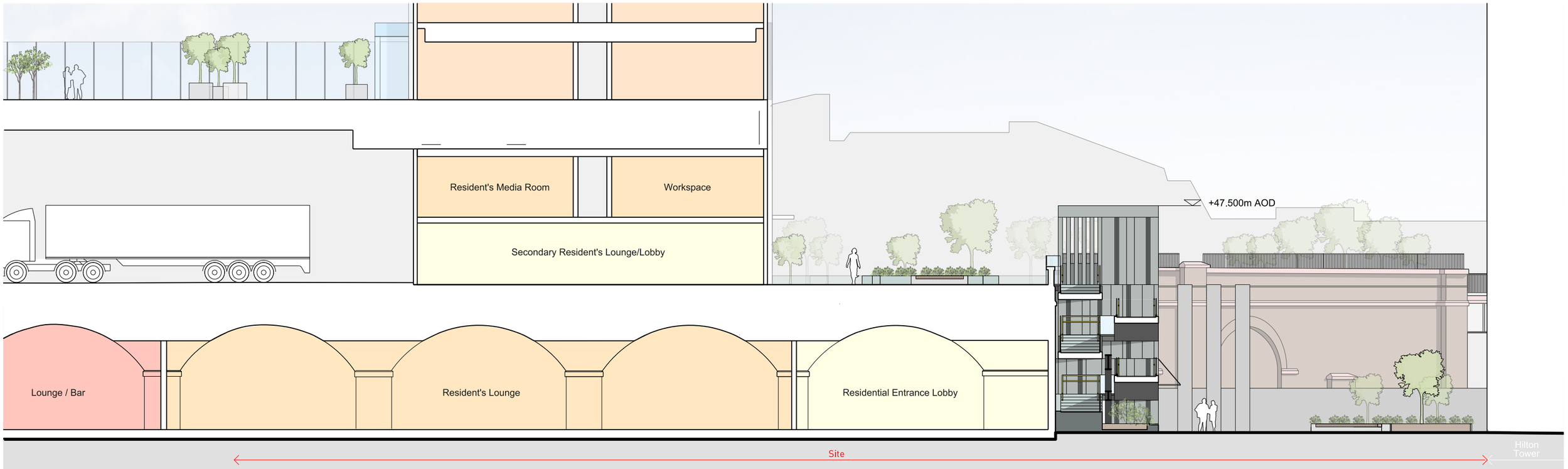
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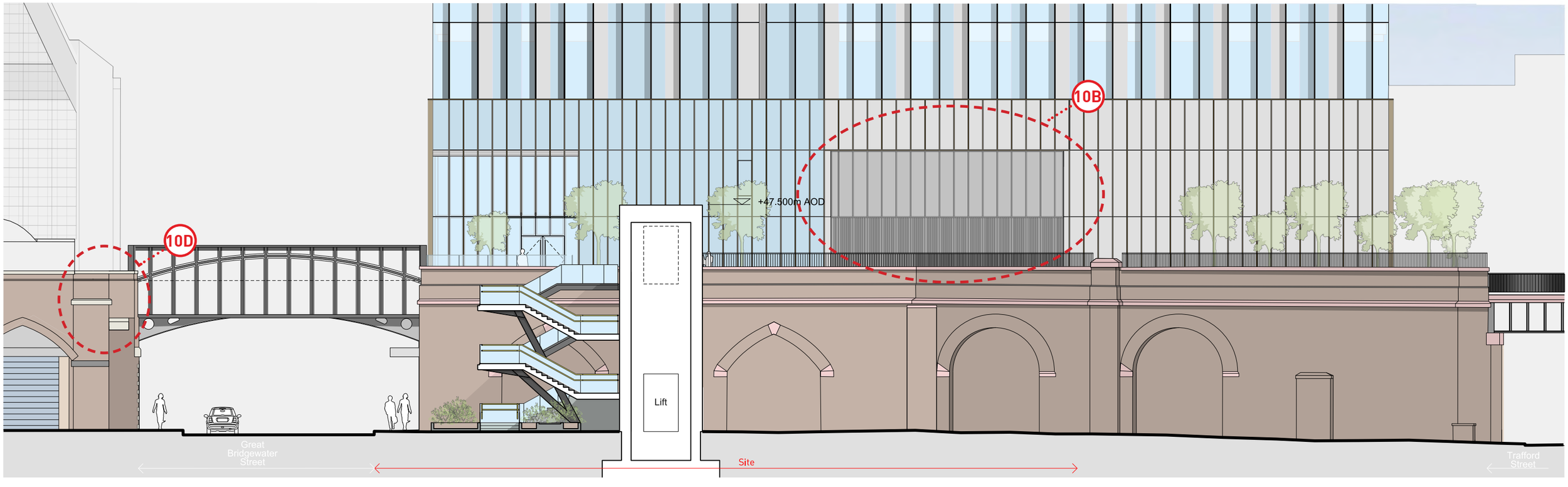
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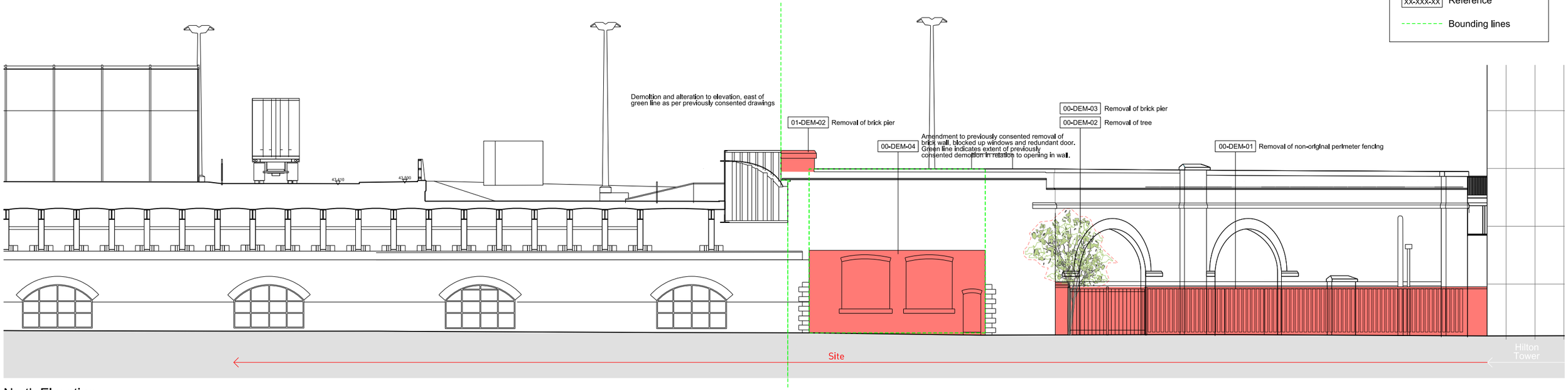
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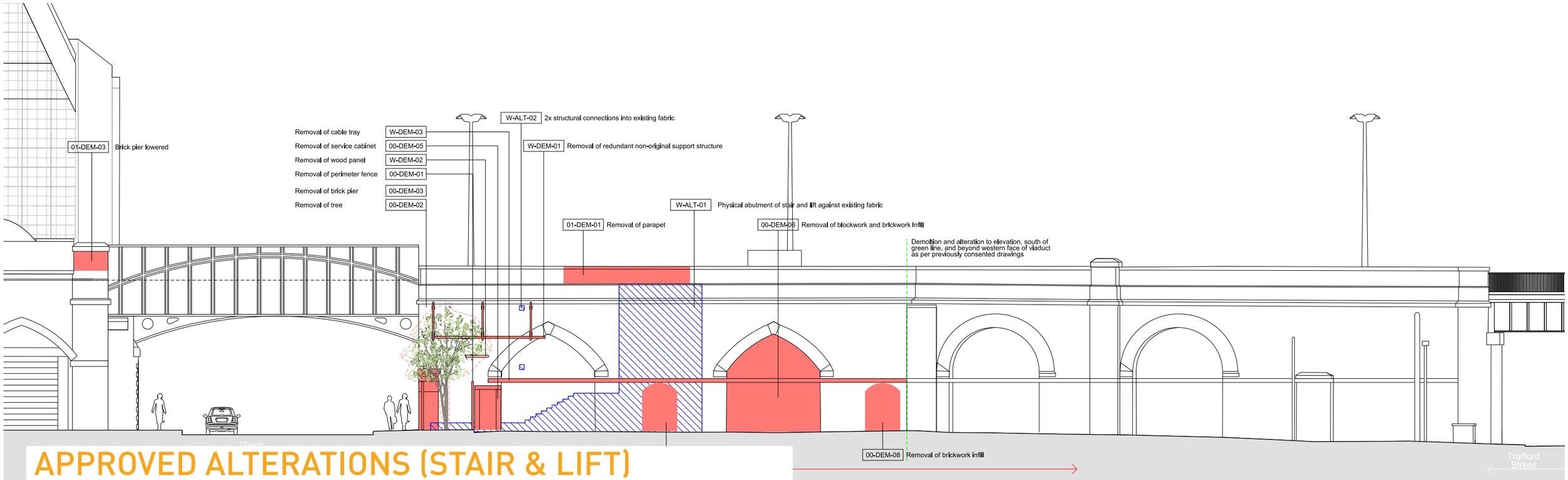
01 - Section AA



PROPOSED SECTION AA & BB (STAIR & LIFT)



North Elevation



APPROVED ALTERATIONS (STAIR & LIFT)

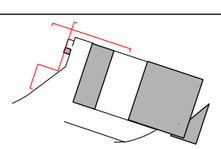
West Elevation

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NOTE:

NORTH

Rev	Date	Description
00	15-06-2020	Planning Issue
01	15-12-2020	Non-Material Amendment Application
02	16-12-2020	Non-Material Amendment Application
03	19-02-2021	Non-Material Amendment Application



Project Title
Viadux
Great Bridgewater Street Stair and Lift
Great Bridgewater Street
Manchester

Drawing Title
Alterations - Existing Great Bridgewater Street and West Elevation

Job No 10337
Scale 1:200 @ A3 / 1:100 @ A1
Date 15 June 2020

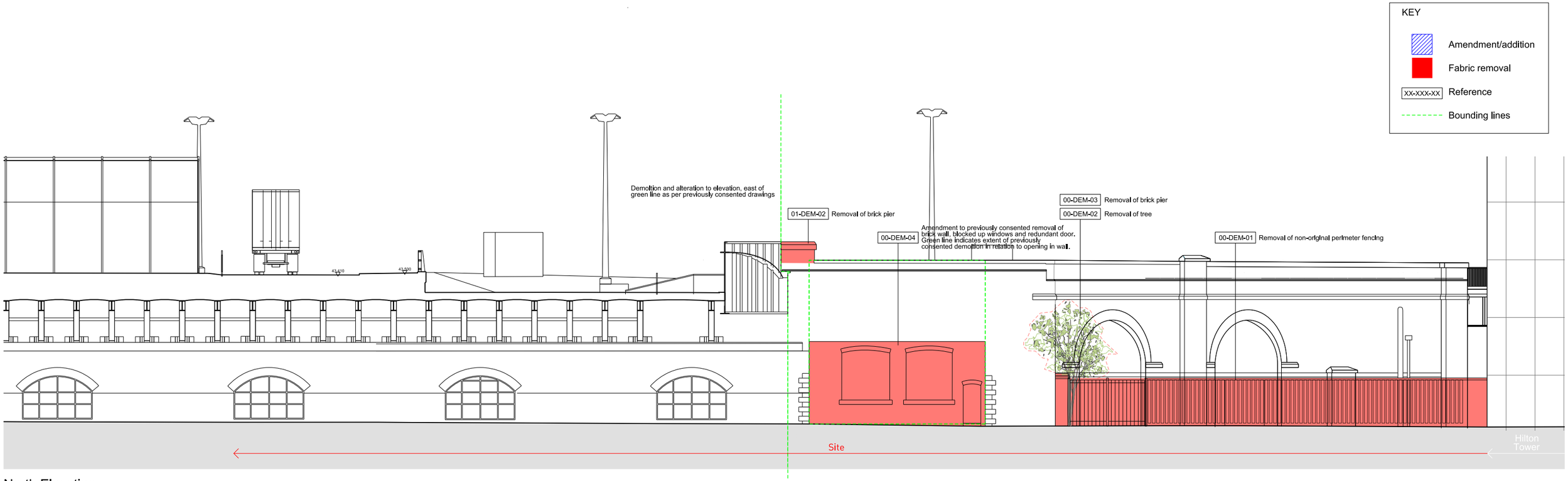
Status Planning
Drawing No 10337-Z1-A-B5D9-JC20-XE-XX-001
Revision 03

Amendments relate to PP Ref 127260/FO/2020 pursuant to PP Ref 115871/FO/2017

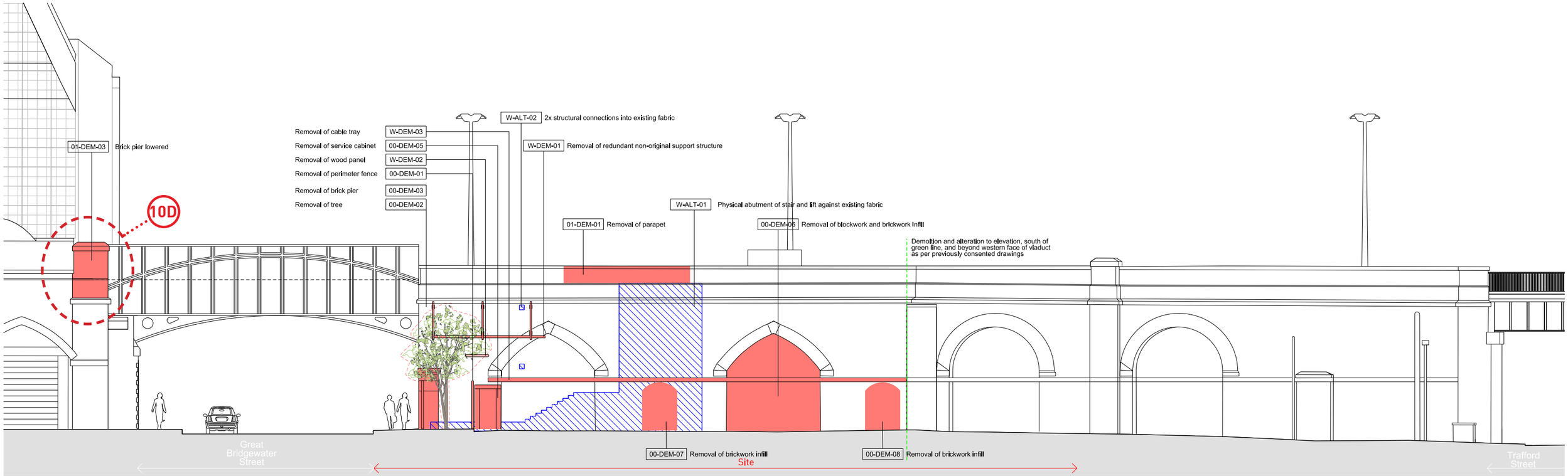
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North Elevation



PROPOSED ALTERATIONS (STAIR & LIFT)

2.0 DRAWING COMPARISON

2.5 DEMOLITION SCHEDULE COMPARISON

	Works Number	Description of works	Original Fabric	Photographed
Ground	~~00-DEM-01~~	~~Removal of section of brick pier for new public staircase~~	Y	Y
	00-DEM-02	Removal of brick wall containing two blocked up windows and a redundant door	Y	Y
	00-DEM-03	Removal of none original infill louvered panel	Y/N	Y
	00-DEM-04	Removal of none original infill louvered door	Y/N	Y
	00-DEM-05	Removal of infill louvered panel	N	Y
	00-DEM-06	Removal of original brick arch and part of the associated wall. Removal of none original infill louvered panel	Y/N	Y
	00-DEM-07	Removal of part of original brick arch and part of the associated wall. Removal of none original infill glazed panel	Y/N	Y
	00-DEM-08	Removal of part of original brick arch and part of the associated wall. Removal of none original infill glazed panel	Y/N	Y
	00-DEM-09	Removal of glazed panel	N	Y
	00-DEM-10	Removal of external glazed panel	N	Y
	00-DEM-11	Removal of internal wall	N	N
	00-DEM-12	Removal of internal wall	N	N
	00-DEM-13	Removal of internal wall	N	N
	00-DEM-14	Removal of internal wall	N	Y
	00-DEM-15	Removal of internal wall	N	Y
	00-DEM-16	Removal of internal wall	N	Y
	00-DEM-17	Removal of internal wall	N	N
	00-DEM-18	Removal of section of brick pier and associated arch	Y	N
	00-DEM-19	Removal of external glazed panel	N	Y
	00-DEM-20	Removal of external glazed panel	N	N
	00-DEM-21	Removal of brick arch and entrance to previous car showroom	Y	Y
	00-DEM-22	Removal of brick arch and entrance to previous car showroom	N	Y
	00-DEM-23	Removal of internal wall	N	Y
	00-DEM-24	Removal of external glazed panel	N	Y
	00-DEM-25	Removal of internal wall	N	N
	00-DEM-26	Removal of internal wall	N	Y
	00-DEM-27	Removal of internal wall	N	N
	00-DEM-28	Removal of external glazed panel	N	Y
	00-DEM-29	Removal of internal wall	N	Y
	00-DEM-30	Removal of external glazed and brick wall	N	Y
	00-DEM-31	Removal of external glazed and brick wall	N	Y
	00-DEM-32	Removal of external glazed and brick wall	N	Y
	00-DEM-33	Removal of external glazed and brick wall	N	Y
	00-DEM-34	Removal of external glazed and brick wall	N	Y
	00-DEM-35	Removal of brick arch	Y	N
	~~00-DEM-36~~	~~Removal of brick arch~~	Y	N
	00-DEM-37	Removal of brick pier	Y	Y
	00-DEM-38	Removal of blockwork enclosure for new public stair case and lift	N	N
	00-DEM-39	Removal of none brickwork and none original blockwork infill	Y/N	N
	00-DEM-40	Removal of brickwork infill	Y	N
	00-DEM-41	Removal of brickwork infill	Y	N

	Works Number	Description of works	Original Fabric	Photographed
Ground	00-ALT-01	Introduction of new slab for retail, lobby and back of house use	N	Y
	00-ALT-02	Introduction of pad foundation for steel column	Y	N
	00-ALT-03	Introduction of pad foundation for steel column	Y	N
	00-ALT-04	Introduction of pad foundation for steel column	Y	N
	00-ALT-05	Introduction of pad foundation for steel column	Y	N
	00-ALT-06	Introduction of pad foundation for steel column	Y	Y
	00-ALT-07	Introduction of pad foundation for steel column	Y	Y
	00-ALT-08	Introduction of pad foundation for steel column	Y	Y
	00-ALT-09	Introduction of pad foundation for steel column	Y	N
	00-ALT-10	Introduction of foundation for lifts and steel column	Y	N
	00-ALT-11	Introduction of raft foundation for residential building (B2)	Y	Y

APPROVED

	Works Number	Description of works	Original Fabric	Photographed
	~~00-DEM-01~~	~~Removal of section of brick pier for new public staircase~~	Y	Y
	00-DEM-02	Removal of brick wall containing two blocked up windows and a redundant door	Y	Y
	00-DEM-03	Removal of none original infill louvered panel	Y/N	Y
	00-DEM-04	Removal of none original infill louvered door	Y/N	Y
	00-DEM-05	Removal of infill louvered panel	N	Y
	00-DEM-06	Removal of original brick arch and part of the associated wall. Removal of none original infill louvered panel	Y/N	Y
3E	00-DEM-07	Removal of part of original brick arch and part of the associated wall. Removal of none original infill glazed panel	Y/N	Y
	~~00-DEM-08~~	Removal of part of original brick arch and part of the associated wall. Removal of none original infill glazed panel	Y/N	Y
	00-DEM-09	Removal of part of original brick arch and part of the associated wall. Removal of none original infill glazed panel	N	Y
	~~00-DEM-10~~	Removal of external glazed panel	N	Y
	00-DEM-11	Removal of internal wall	N	N
	00-DEM-12	Removal of internal wall	N	N
	00-DEM-13	Removal of internal wall	N	N
	00-DEM-14	Removal of internal wall	N	Y
	00-DEM-15	Removal of internal wall	N	Y
1B	00-DEM-16	Removal of internal wall	N	Y
	~~00-DEM-17~~	Removal of internal wall	N	N
	~~00-DEM-18~~	~~Removal of section of brick pier and associated arch~~	~~Y~~	~~N~~
	00-DEM-19	Removal of external glazed panel	N	Y
	00-DEM-20	Removal of external glazed panel	N	N
	00-DEM-21	Removal of brick arch and entrance to previous car showroom (Pier retained)	Y	Y
	00-DEM-22	Removal of brick arch and entrance to previous car showroom	N	Y
	00-DEM-23	Removal of internal wall	N	Y
	00-DEM-24	Removal of external glazed panel	N	Y
	00-DEM-25	Removal of internal wall	N	N
	00-DEM-26	Removal of internal wall	N	Y
	00-DEM-27	Removal of internal wall	N	N
	00-DEM-28	Removal of external glazed panel	N	Y
	00-DEM-29	Removal of internal wall	N	Y
	00-DEM-30	Removal of external glazed and brick wall	N	Y
	00-DEM-31	Removal of external glazed and brick wall	N	Y
	00-DEM-32	Removal of external glazed and brick wall	N	Y
	00-DEM-33	Removal of external glazed and brick wall	N	Y
	00-DEM-34	Removal of external glazed and brick wall	N	Y
	00-DEM-35	Removal of brick arch	Y	N
	~~00-DEM-36~~	~~Removal of brick arch~~	Y	N
	00-DEM-37	Removal of brick pier	Y	Y
	00-DEM-38	Removal of blockwork enclosure for new public stair case and lift	N	N
	00-DEM-39	Removal of none brickwork and none original blockwork infill	Y/N	N
	00-DEM-40	Removal of brickwork infill	Y	N
	00-DEM-41	Removal of brickwork infill	Y	N

Ground

	Works Number	Description of works	Original Fabric	Photographed
7B	00-ALT-01	Introduction of new slab for retail, lobby and back of house use	N	Y
	~~00-ALT-02~~	Introduction of pad foundation for steel column	Y	N
	~~00-ALT-03~~	~~Introduction of pad foundation for steel column~~	~~Y~~	~~N~~
7B	~~00-ALT-04~~	Introduction of pad foundation for steel column	Y	N
	~~00-ALT-05~~	Introduction of pad foundation for steel column	Y	N
	~~00-ALT-06~~	~~Introduction of pad foundation for steel column~~	~~Y~~	~~Y~~
	~~00-ALT-07~~	Introduction of pad foundation for steel column	Y	Y
	00-ALT-08	Introduction of pad foundation for steel column	Y	Y
	00-ALT-09	Introduction of pad foundation for steel column	Y	N
	00-ALT-10	Introduction of foundation for lifts and steel column	Y	N
	00-ALT-11	Introduction of raft foundation for residential building (B2)	Y	Y

Ground

PROPOSED

NOTE:
REVISIONS HIGHLIGHTED IN YELLOW

	Works Number	Description of works	Original Fabric	Photographed
First	~~01-DEM-01~~	~~Removal of brick arch for public lift~~	Y	Y
	~~01-DEM-02~~	~~Removal of section of brick arch for public stair case~~	Y	Y
	01-DEM-03	Removal of section of brick arch for concrete column	Y	Y
	01-DEM-04	Removal of section of brick arch for concrete column	Y	Y
	01-DEM-05	Removal of brick arch for lift shaft	Y	Y
	01-DEM-06	Removal of section of brick arch for concrete column	Y	Y
	01-DEM-07	Removal of section of brick arch for concrete column	Y	Y
	01-DEM-08	Removal of section of bridge	Y	Y
	01-DEM-09	Removal of section of bridge	Y	Y
	01-DEM-10	Removal of section of brick arch for steel column	Y	Y
	01-DEM-11	Removal of section of brick arch for steel column	Y	Y
	01-DEM-12	Removal of section of brick arch for steel column	Y	N
	01-DEM-13	Removal of section of brick arch for steel column	Y	N
	01-DEM-14	Removal of section of brick arch for steel column	Y	N
	01-DEM-15	Removal of brick arch for new office elevator shaft	Y	N
	01-DEM-16	Removal of section of brick arch for steel column	Y	Y
	01-DEM-17	Removal of section of brick arch for steel column	Y	Y
	01-DEM-18	Removal of section of brick arch for steel column	Y	N
	01-DEM-19	Removal of section of brick arch for steel column	Y	Y
	01-DEM-20	Removal of section of brick arch for concrete column	Y	Y
	01-DEM-21	Removal of section of brick arch for concrete column	Y	Y
	01-DEM-22	Removal of section of brick arch for concrete column	Y	Y
	01-DEM-23	Removal of section of brick arch for concrete column	Y	Y
	01-DEM-24	Removal of section of brick arch for concrete column	Y	Y
	01-DEM-25	Removal of section of brick arch for concrete column	Y	Y
	01-DEM-26	Removal of section of brick arch for concrete column	Y	Y
	01-DEM-27	Removal of section of brick arch for concrete column	Y	Y
	01-DEM-28	Removal of brick pier	Y	Y
	01-DEM-29	Removal of section of brick parapet for new public staircase and lift	Y	N
	01-DEM-30	Removal of section of brick pier	Y	N
	01-DEM-31	Removal of section of brick arch for steel column	Y	N
	01-DEM-32	Removal of section of brick arch for steel column	Y	N
	01-DEM-33	Removal of section of brick arch for steel column	Y	N
	01-DEM-34	Removal of section of brick arch for steel column	Y	N
	Works Number	**Description of works**	**Original Fabric**	**Photographed**
First	01-ALT-01	New slab for residential lobby / refuse store	N	Y
	~~01-ALT-02~~	~~New pad foundation for podium structure~~	Y	N
	~~01-ALT-03~~	~~New pad foundation for podium structure~~	Y	N
	~~01-ALT-04~~	~~New pad foundation for podium structure~~	Y	N
	~~01-ALT-05~~	~~New pad foundation for podium structure~~	Y	N
	~~01-ALT-06~~	~~New pad foundation for podium structure~~	Y	N
	~~01-ALT-07~~	~~New pad foundation for podium structure~~	Y	N
	01-ALT-08	New slab for refuse space	N	N
	~~01-ALT-09~~	~~New pad foundation for podium structure~~	Y	N
	~~01-ALT-10~~	~~New pad foundation for podium structure~~	Y	N
	~~01-ALT-11~~	~~New pad foundation for podium structure~~	Y	N
	~~01-ALT-12~~	~~New pad foundation for podium structure~~	Y	N
	~~01-ALT-13~~	~~New pad foundation for podium structure~~	Y	N
	~~01-ALT-14~~	~~New pad foundation for podium structure~~	Y	N
	01-ALT-15	New slab for recycling store	N	N
	01-ALT-16	Repositioned access road, site clearance & regrading of landscape	N	Y
	01-ALT-17	Repositioned entrance to service yard	N	N

NOTE: Schedule to be read in conjunction with masterplan demolition plans. Drawing numbers: 10053-MP-A-B5D9-JC20-P-00-001 and 10053-MP-A-B5D9-JC20-P-01-001
A photograph has been submitted as part of the planning application to show the service yard in its current state.

APPROVED

	Works Number	Description of works	Original Fabric	Photographed
	~~01-DEM-01~~	~~Removal of brick arch for public lift~~	Y	Y
	~~01-DEM-02~~	~~Removal of section of brick arch for public stair case~~	Y	Y
	01-DEM-03	Removal of section of brick arch for concrete column	Y	Y
	01-DEM-04	Removal of section of brick arch for concrete column	Y	Y
	01-DEM-05	Removal of brick arch for lift shaft	Y	Y
	01-DEM-06	Removal of section of brick arch for concrete column	Y	Y
	01-DEM-07	Removal of section of brick arch for concrete column	Y	Y
	01-DEM-08	Removal of section of bridge	Y	Y
	01-DEM-09	Removal of section of bridge	Y	Y
7B	01-DEM-10	Removal of section of brick arch for steel column	Y	Y
	~~01-DEM-11~~	Removal of section of brick arch for steel column	Y	Y
7B	~~01-DEM-12~~	~~Removal of section of brick arch for steel column~~	~~Y~~	~~N~~
	~~01-DEM-13~~	Removal of section of brick arch for steel column	Y	N
7B	~~01-DEM-14~~	~~Removal of section of brick arch for steel column~~	~~Y~~	~~N~~
	~~01-DEM-15~~	Removal of brick arch for new office elevator shaft (Lower portion of pier retained)	Y	N
	~~01-DEM-16~~	~~Removal of section of brick arch for steel column~~	~~Y~~	~~Y~~
	~~01-DEM-17~~	Removal of section of brick arch for steel column	Y	Y
	01-DEM-18	Removal of section of brick arch for steel column	Y	N
	01-DEM-19	Removal of section of brick arch for steel column	Y	Y
	01-DEM-20	Removal of section of brick arch for concrete column	Y	Y
	01-DEM-21	Removal of section of brick arch for concrete column	Y	Y
	01-DEM-22	Removal of section of brick arch for concrete column	Y	Y
	01-DEM-23	Removal of section of brick arch for concrete column	Y	Y
	01-DEM-24	Removal of section of brick arch for concrete column	Y	Y
	01-DEM-25	Removal of section of brick arch for concrete column	Y	Y
	01-DEM-26	Removal of section of brick arch for concrete column	Y	Y
	01-DEM-27	Removal of section of brick arch for concrete column	Y	Y
10D	01-DEM-28	Removal of brick pier	Y	Y
	~~01-DEM-29~~	Removal of section of brick parapet for new public staircase and lift	Y	N
	01-DEM-30	Removal of section of brick pier	Y	N
	01-DEM-31	Removal of section of brick arch for steel column	Y	N
	01-DEM-32	Removal of section of brick arch for steel column	Y	N
	01-DEM-33	Removal of section of brick arch for steel column	Y	N
	01-DEM-34	Removal of section of brick arch for steel column	Y	N
	Works Number	**Description of works**	**Original Fabric**	**Photographed**
	01-ALT-01	New slab for residential lobby / refuse store	N	Y
	~~01-ALT-02~~	~~New pad foundation for podium structure~~	Y	N
	~~01-ALT-03~~	~~New pad foundation for podium structure~~	Y	N
	~~01-ALT-04~~	~~New pad foundation for podium structure~~	Y	N
	~~01-ALT-05~~	~~New pad foundation for podium structure~~	Y	N
	~~01-ALT-06~~	~~New pad foundation for podium structure~~	Y	N
	~~01-ALT-07~~	~~New pad foundation for podium structure~~	Y	N
	01-ALT-08	New slab for refuse space	N	N
	~~01-ALT-09~~	~~New pad foundation for podium structure~~	Y	N
	~~01-ALT-10~~	~~New pad foundation for podium structure~~	Y	N
	~~01-ALT-11~~	~~New pad foundation for podium structure~~	Y	N
	~~01-ALT-12~~	~~New pad foundation for podium structure~~	Y	N
	~~01-ALT-13~~	~~New pad foundation for podium structure~~	Y	N
	~~01-ALT-14~~	~~New pad foundation for podium structure~~	Y	N
	01-ALT-15	New slab for recycling store	N	N
	01-ALT-16	Repositioned access road, site clearance & regrading of landscape	N	Y
	01-ALT-17	Repositioned entrance to service yard	N	N

First

NOTE: Schedule to be read in conjunction with masterplan demolition plans. Drawing numbers: 10053-MP-A-B5D9-JC20-P-00-001 and 10053-MP-A-B5D9-JC20-P-01-001
A photograph has been submitted as part of the planning application to show the service yard in its current state.

PROPOSED

NOTE:
REVISIONS HIGHLIGHTED IN YELLOW

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