

Aviary

Design and Access Statement

Preliminary

Document Number: U8906-TPB-ZZ-ZZZ-TR-ID-S30001-S2-P02

Date: 06/03/2026

Address: 39 Booth Street, Manchester, UK, M2 4AA



Design and Access Statement

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Revision Tracker

Revision	Date	Issued by	Revision notes	Checked by
P01	03.02.2026	NIH	Issued for Planning.	ADV
P02	06.03.2026	NIH	General Arrangements Update. Lighting Drawing Updating.	ADV



Introduction

1.01 Scheme Outline

This Design and Access Statement (DAS) has been prepared by tp bennett on behalf of LW GBS Limited (09379880) ('the applicant') in support of the Full Planning Application submitted to Manchester City Council (MCC)

This Design & Access Statement (DAS) has been prepared to provide Manchester City Council (MCC) and other stakeholders with the information required to consider the full planning application for the proposed amendments to the external terrace at level 6 at The Aviary, 39 Booth Street, Manchester.

The works sought for approval are:

- Add new aluminium framed door (to match existing) to level 6 out to terrace.
- 2No. existing doors out to terrace to be swapped to swing inwards not outwards.
- Add lighting to external terrace (As shown in lighting drawing).
- Change tiles on terrace for square format stone effect.

The proposed works aim to enable the Level 06 Terrace to function as a space for a larger occupancy capacity with compliance to fire regulations (Approved Document B Volume 2.).

Introduction

1.02 Project Team

The following professional team has been appointed to develop this high-quality office redesign at the Aviary.

Applicant	Latham & Watkins LLP
Project Manager	Gardiner & Theobald
Quantity Surveyor	Gardiner & Theobald
Principal Designer - CDM	Gardiner & Theobald
Principal Designer - BR	tpbennett
Architecture & Interiors	tpbennett
Engineering – Structural	Cundall Group
Engineering – M&E	Cundall Group
Engineering – Fire	Radii Planet Group Ltd
Lighting Consultant	Cundall Group
Heritage Consultant	Buttress



tp bennett

02 Site and Building Context

Site and Building Context

2.01 Site Analysis | Site Location

The Heart of the City

The site is located in Manchester City Centre along the Mosley Street tramline. It has direct access to public transportation at the nearby St Peter's Square and Piccadilly Gardens, with further rail connectivity via Piccadilly Station an 11 minute walk away. The site has south-easterly views onto the Peak District National Park and two north-aspect terraces onlooking towards the Town Hall.



Site and Building Context

2.02 Site Analysis | Wider Urban Landscape

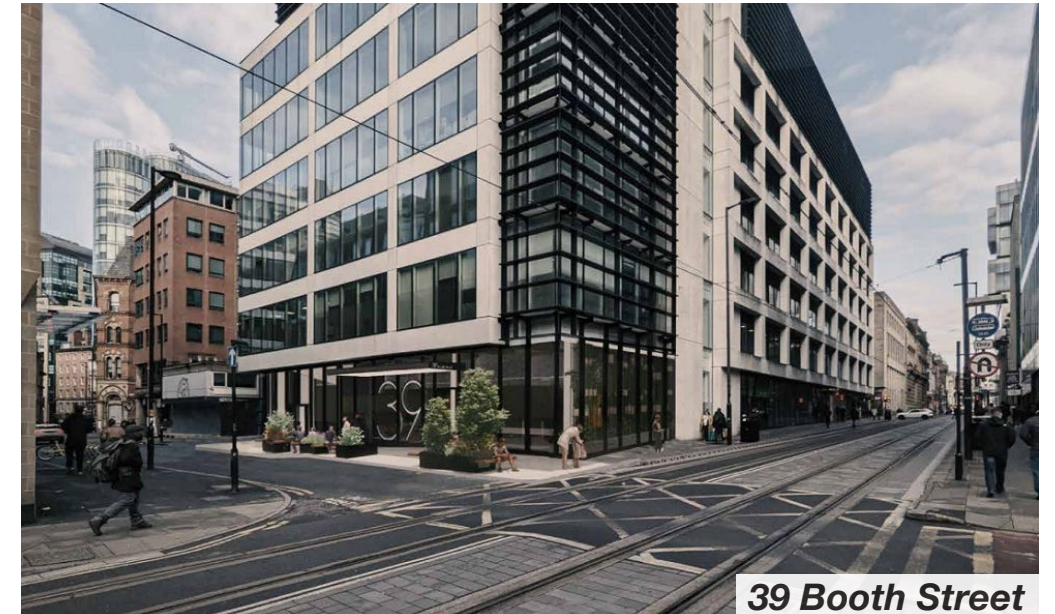
The Entertainment District

A site of strong cultural, creative and industrial heritage.

The refurbishment of The Aviary relocated the entrance to Booth Street, which has changed the street approach to the building, the outlook of the new reception area is out towards Manchester Art Gallery, creating a stronger bond to the cultural surroundings that it sits within.

The Central Library is iconic to Manchester's cityscape, along with the smaller Portico Library, Town Hall, and previously mentioned gallery with modern extension that surround the site in heritage, arts and Mancunian political culture.

Manchester is recognised as one of Europe's most creative cities, home to art woven through the streets, creative agencies, music venues and theatres.



Site and Building Context

2.03 Site Analysis | Site History

The Entertainment District

A site of strong cultural, creative and industrial heritage.

The Aviary, 39 Booth Street built 2005 for Cobbetts law firm, sits on the site of the former Eagle Star 1973-2005 and The Milne Building 1840-1970. The Milne Building was noted by Pevsner as 'the most startling warehouse of Manchester'; see fig. 1 & fig. 2, The Milne Building circa 1960, fig. 3, plan showing the occupants of The Milne Building.

Synonymous with Manchester is the textile trade so its no surprise that one occupant of The Milne Building was The Calico Printers Association was established 1899 in Manchester by the amalgamation of 46 textile printing companies and 13 textile merchants, at the time it produced 80% of the printed cloth produced in Britain, it was a true Mancunian collaboration, formed to prevent standards falling due to prices being reduced and wanting to maintain pride in their work. Innovators, they had designers based around the city that would research and develop textiles and print, by the 1950s they were spinning, weaving, merchenting and finishing textiles.

In Post-War Britain there was a design vision for the redevelopment of Manchester in a Modernist style with buildings replacing bomb damage and restructuring the city with distinct districts adding large modernist theatres and offices, as well as additions to the ring road that would create a multi layered city. 39 Booth Street falls in the 'Entertainment District' with cultural precincts, opera houses, theatres to compliment the existing Art Gallery and Library buildings (fig.. 4 Manchester Art Gallery, fig.. 5 The Portico Library, both circa 1960).



Fig. 1



Fig. 4



Fig. 5

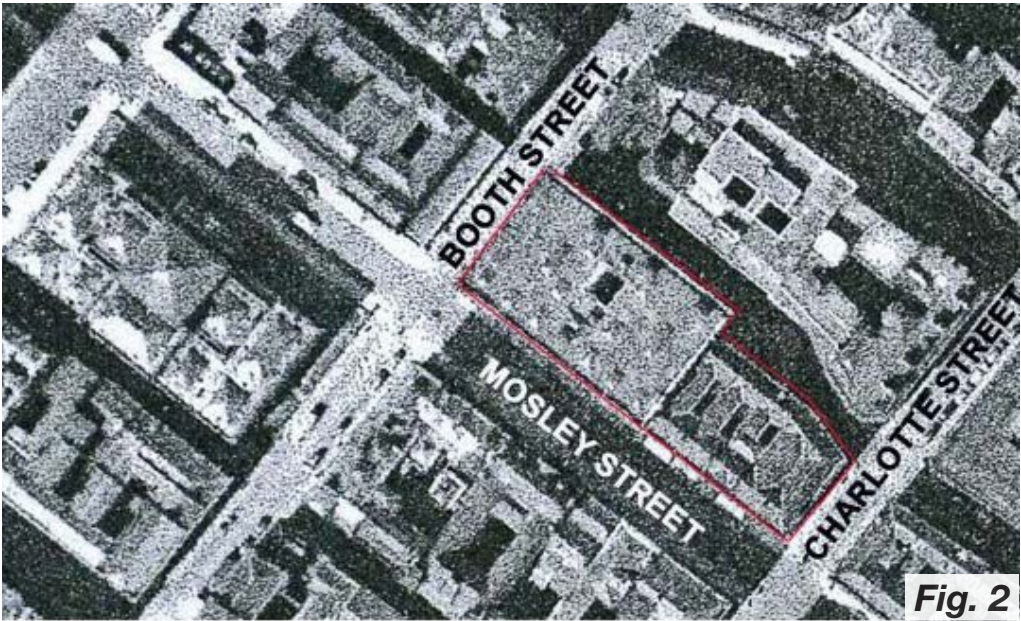


Fig. 2

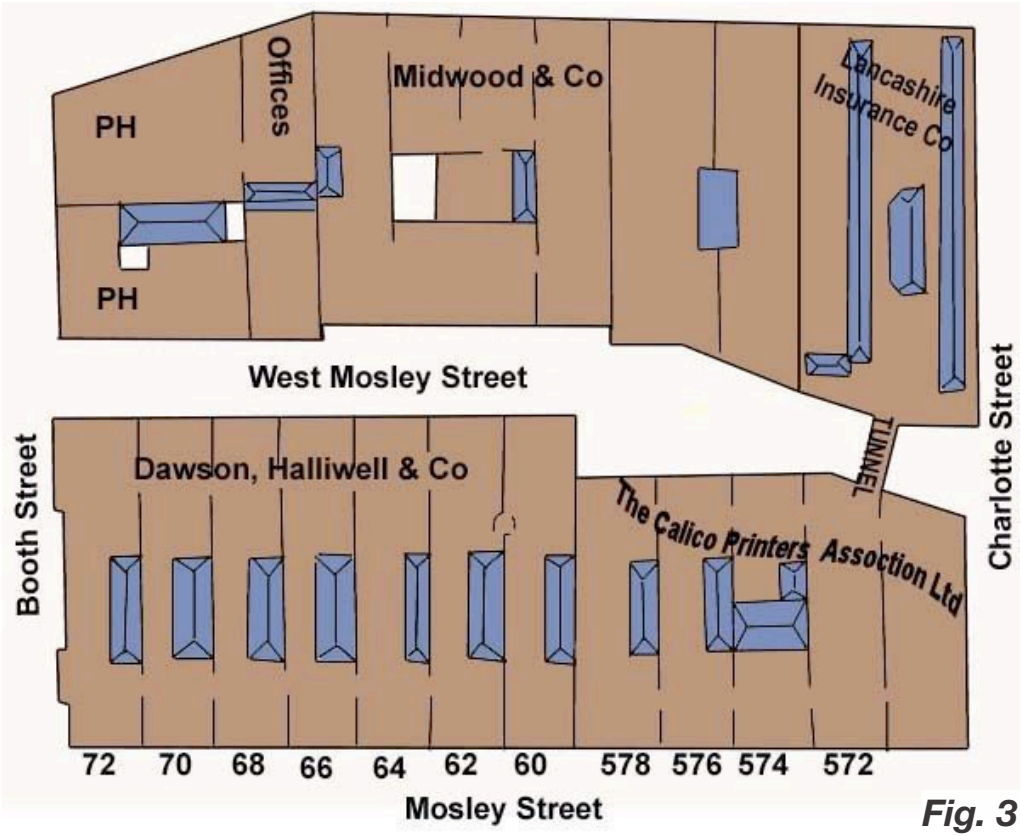
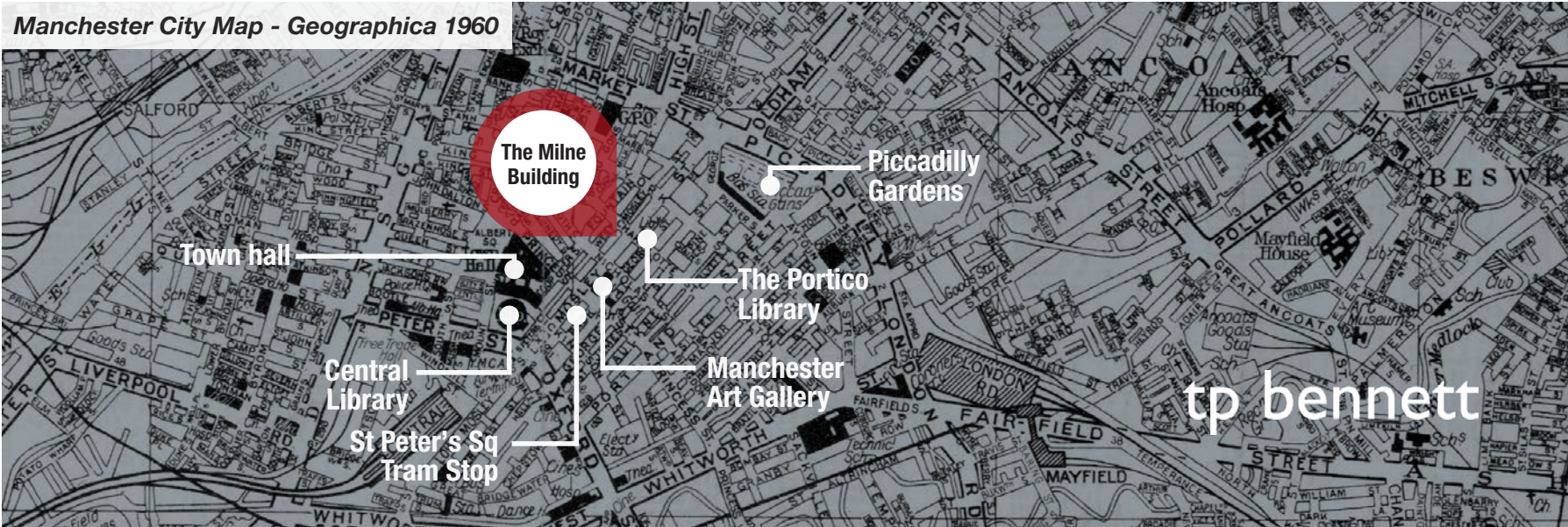


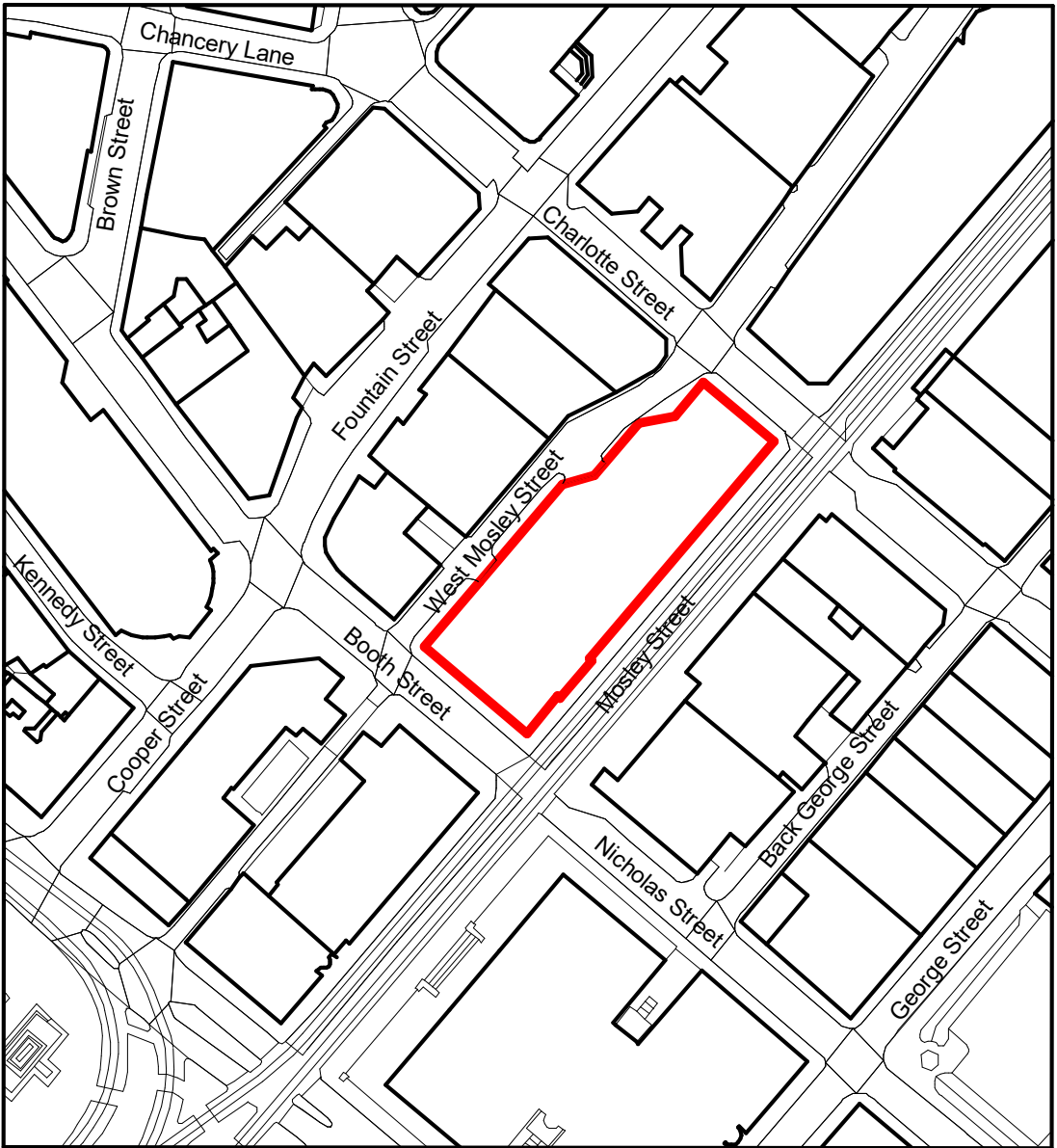
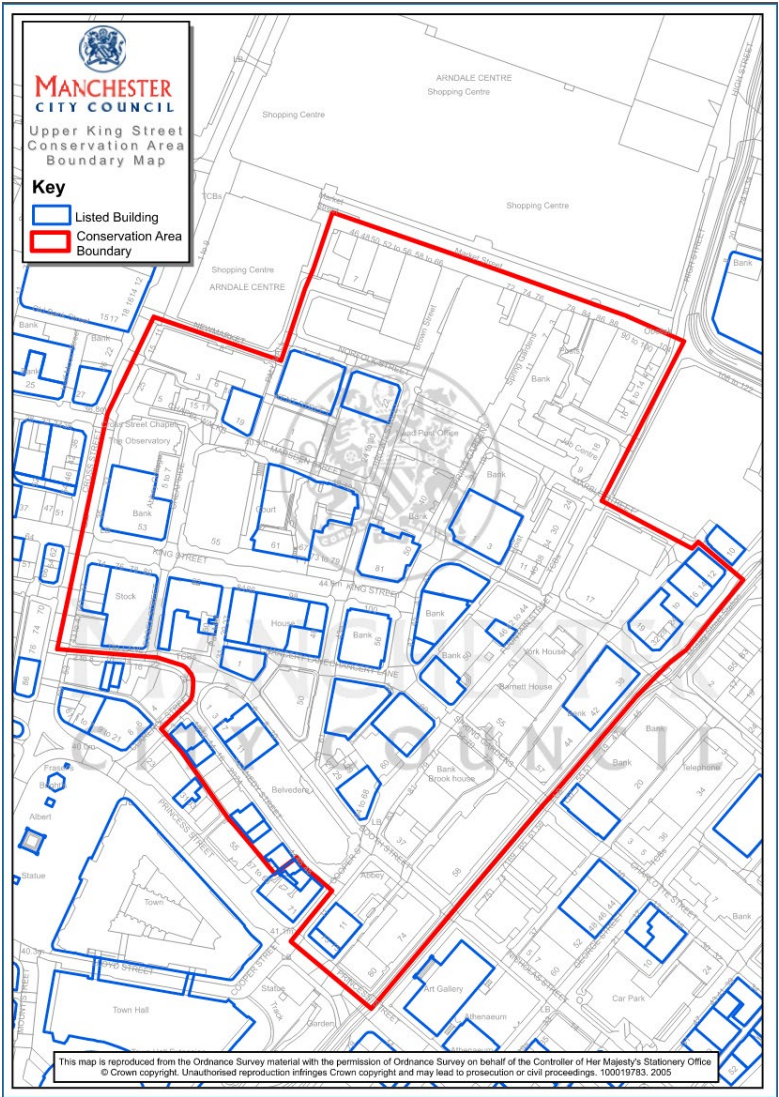
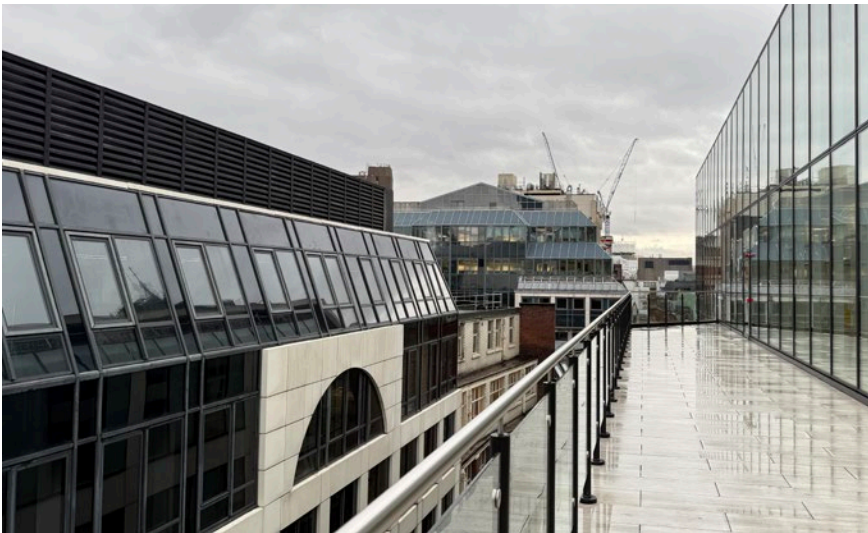
Fig. 3



Site and Building Context

2.04 Site Analysis | Building & Surroundings

The site is an existing 7 storey BCO-compliant NABERS 5* office building located within the Upper King Street Conservation Area. The occupiers demise includes the Level 06 terrace which directly overlooks the Town Hall and several surrounding office buildings.



03 Design Proposal

Design Proposal

3.01 Proposed Work

The occupier intends to fit out levels 5,6 and 7. On level 6 at the rear of the building is an existing external terrace at the rear of the building overlooking West Mosley Street. As part of the fit-out, a new door is intended to be added to the curtain walling to provide further access to the terrace. The door will match the two existing doors in appearance. (refer to plans below).

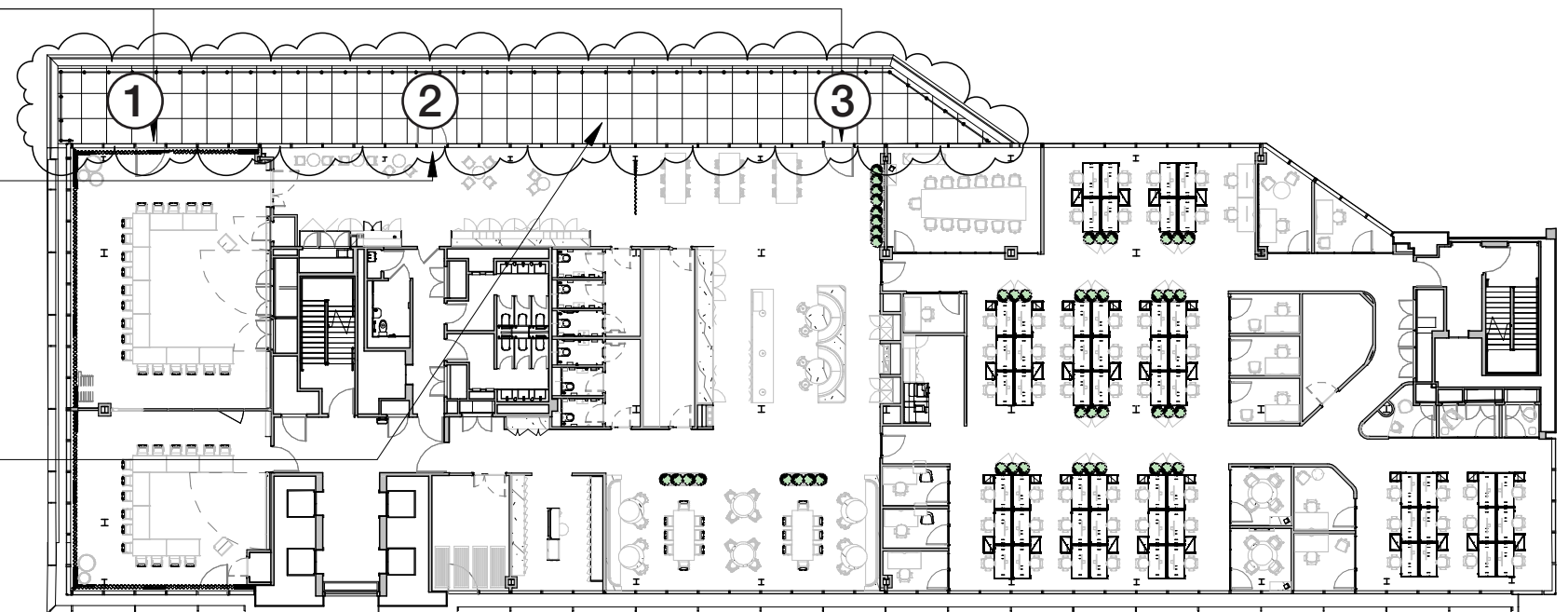
Additionally, 2 No. existing doors will be handed so they swing inward. This is to enable the capacity of the terrace to be greater than 60 people under the fire strategy.



New Schüco ADS 65 aluminium framed doorset within existing opening to swing inwards.

New Schüco ADS 65 aluminium frame glazed door matching existing doors to provide further access to external terrace. External frame colour dark grey anthracite to match existing.

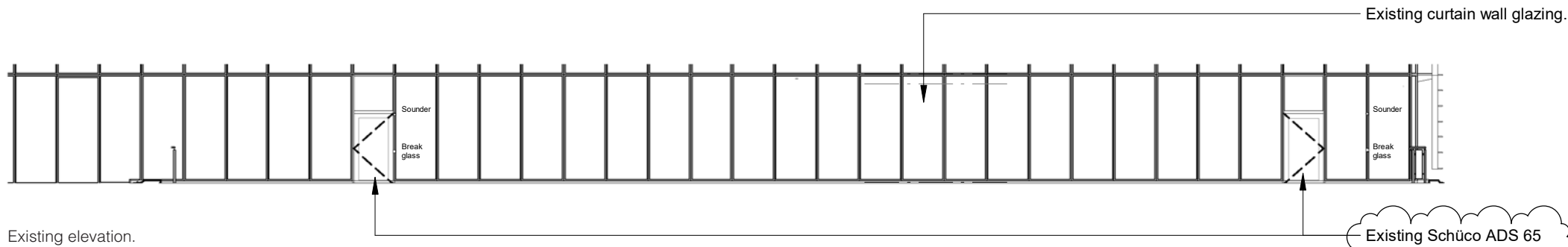
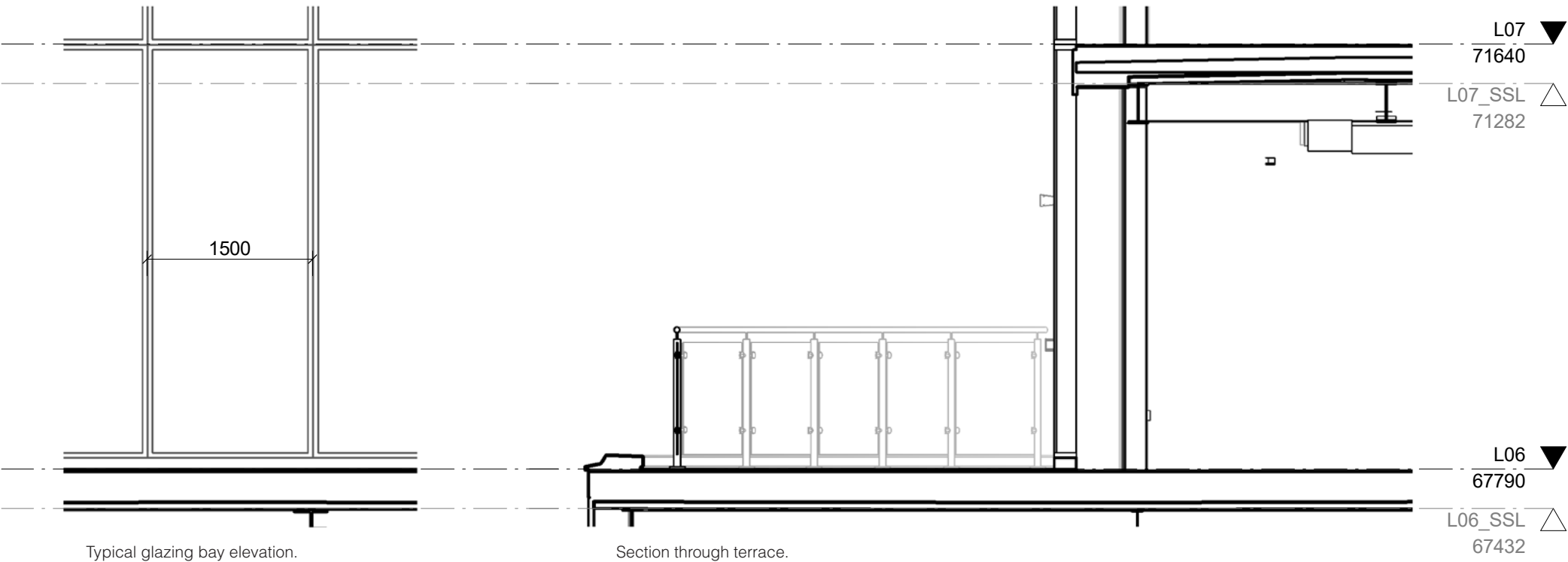
Proposed 1200 x1200mm stone effect tiles.



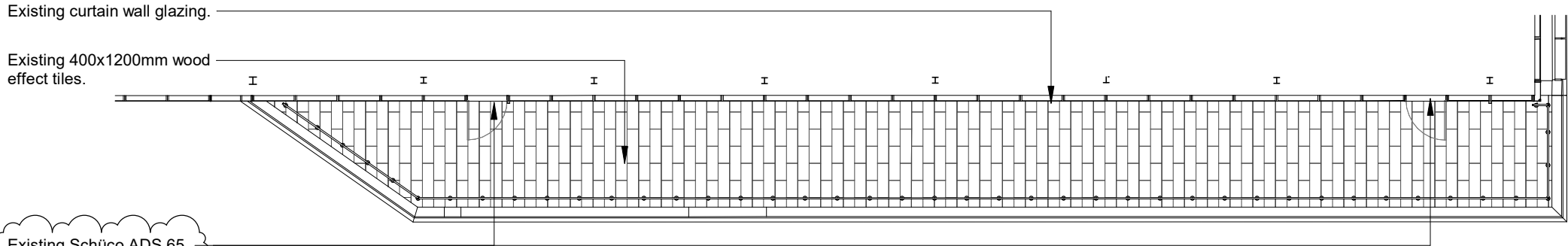
Design Proposal

3.02 Existing Level 06 Terrace

The existing L06 terrace has 2 No. Schüco ADS 65 outward-opening side-hung single-vent aluminium doors located on either end.



Existing 400 x 1200mm wood effect tiles.



Existing terrace plan.

Design Proposal

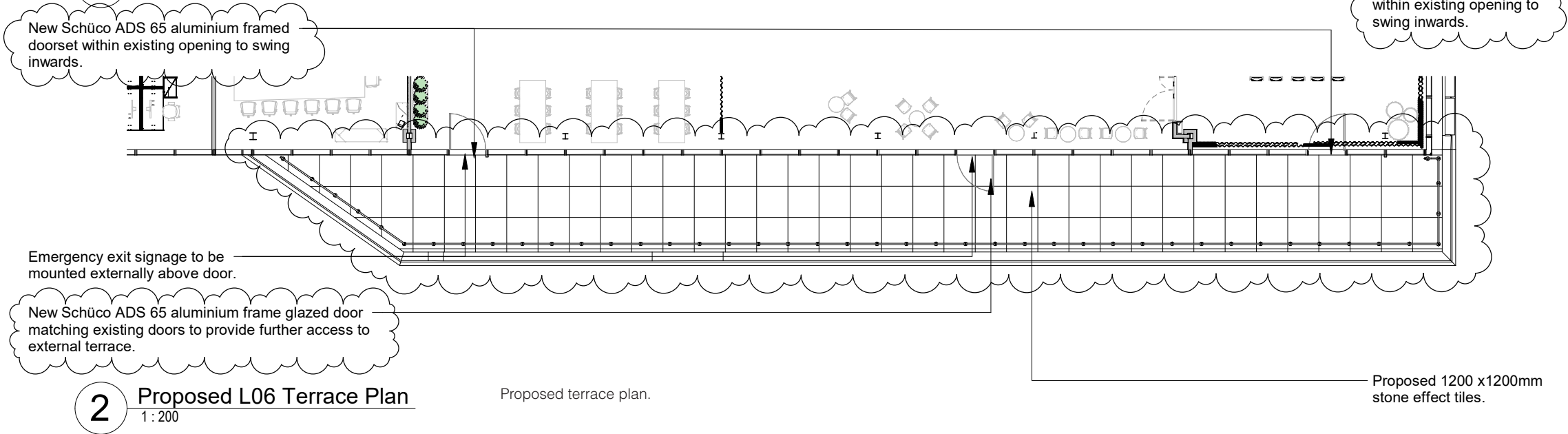
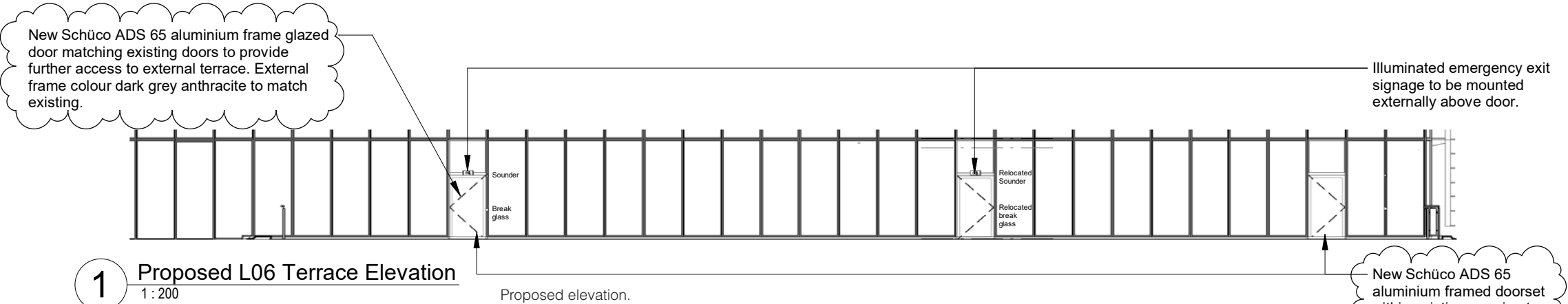
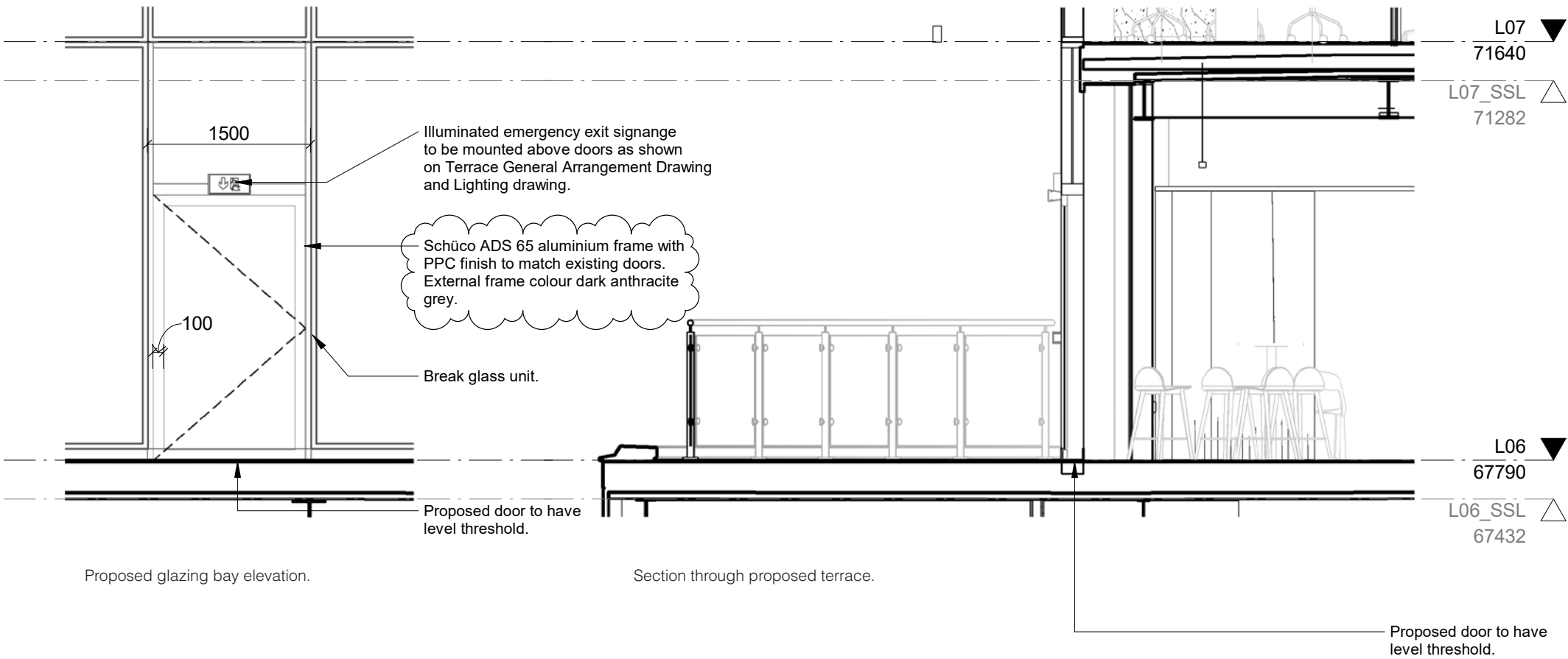
3.03 Proposed L06 Terrace

Proposal includes addition of a new Schüco ADS 65 outward-opening side-hung single-vent aluminium doors to match existing and new Schüco ADS 65 inward-opening side-hung single-vent aluminium door leaves to replace two existing outward swinging doors.

Existing timber effect tiles are to be replaced with large format 1.2m x 1.2m stone effect tiles.

The Schüco ADS 65 doors are:

- Optimised for heavily used entrance and exit areas
- Have a high standard of security: burglar resistance in accordance with DIN EN 1627

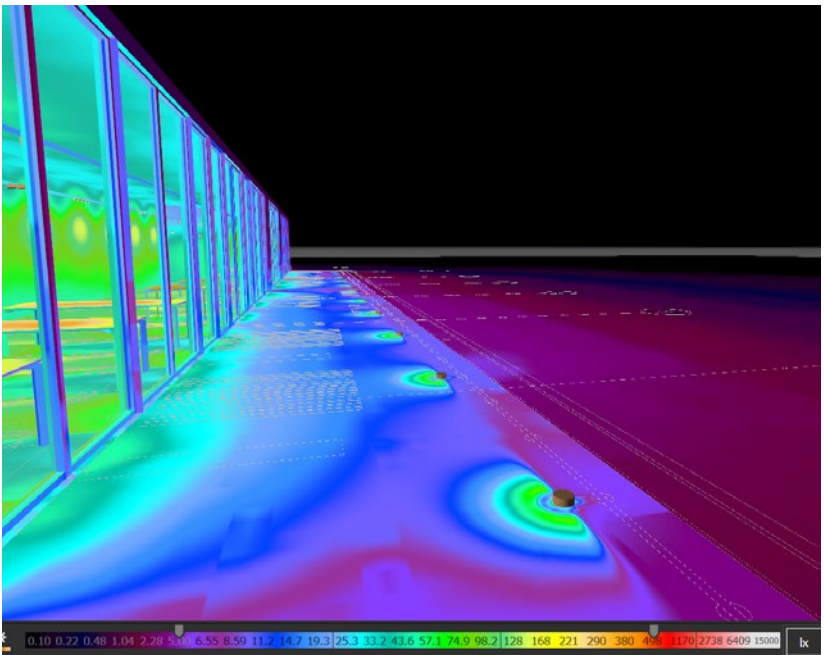


Design Proposal

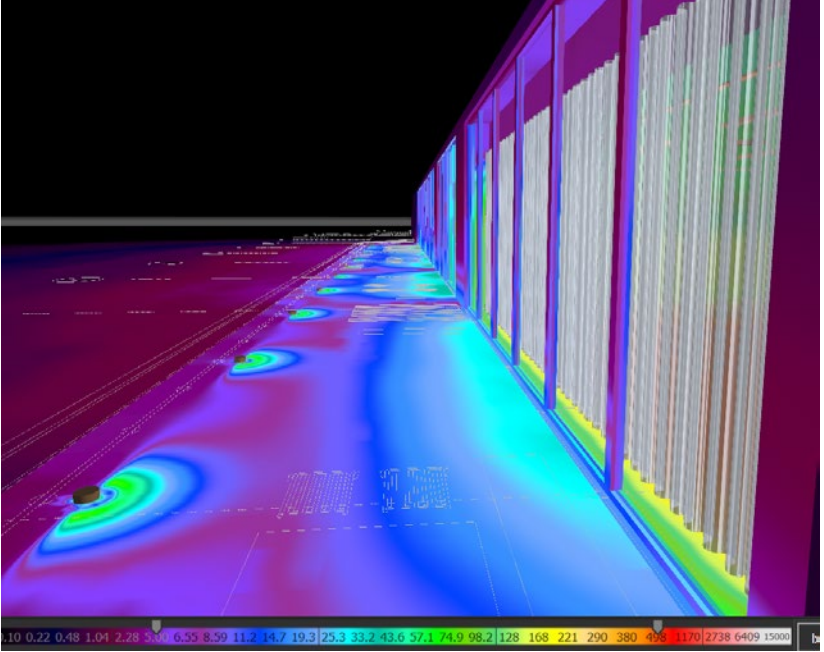
3.04 External Lighting Strategy

The lighting strategy for the terrace will rely primarily on spill light from the internal lighting with minimal feature “mono-directional” uplighters along the perimeter. In line with ILP GN01, luminaires will be of a warm colour temperature (<3000K) and permanent luminaires will be directed in towards the building such to not cause glare / disturbance to surrounding receptors.

During events scenarios (which could be deemed non-typical use) additional low output portable table lamps will be utilised to create ambiance.



False colour render of proposed design.

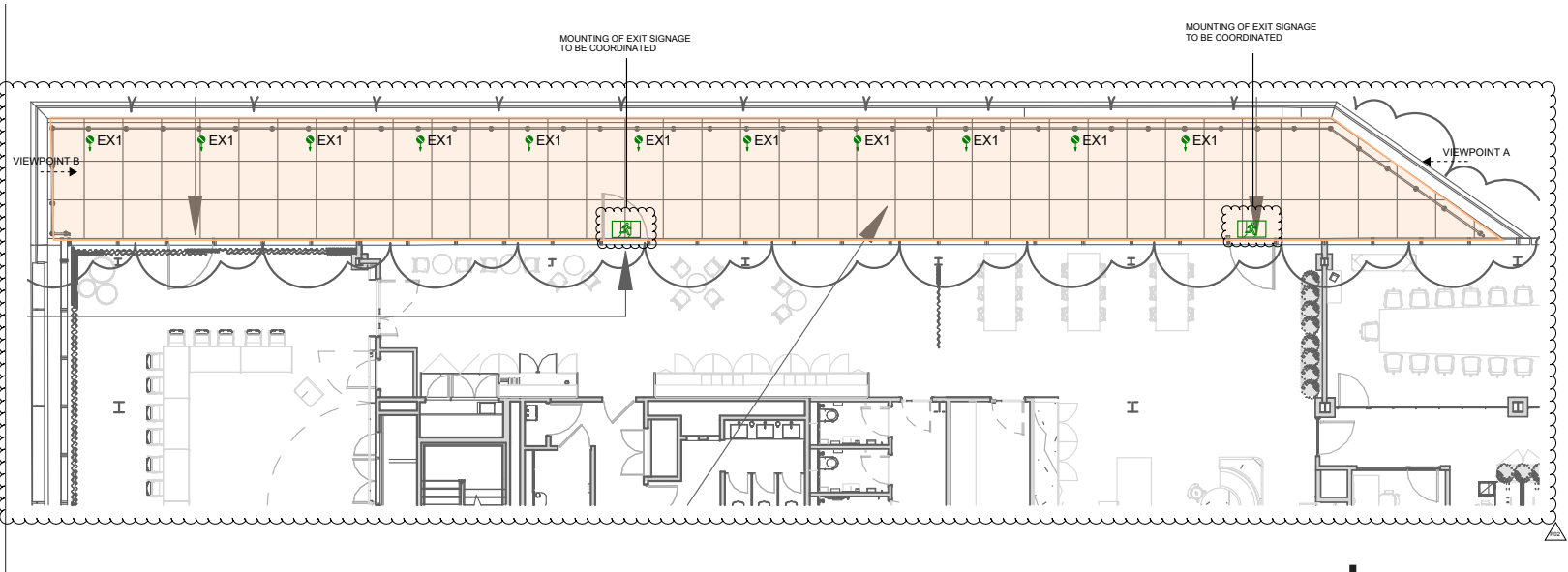


False colour render of proposed design.

DESIGN CRITERIA			
SPACE TYPE	HORIZONTAL ILLUMINANCE (LUX)	UNIFORMITY (UO)	NOTES
EXTERNAL TERRACE	-	-	A LAYERED LIGHTING SCHEME WHICH HIGHLIGHTS KEY PIECES OF FURNITURE AND PROVIDE POCKETS OF ILLUMINATION FOR NAVIGATION AND WAYFINDING

LIGHTING CONTROL		
SPACE TYPE	CONTROL TYPE	NOTES
EXTERNAL TERRACE	TIMECLOCK / SSP OVERRIDE	LIGHTING WILL BE ENERGISED BETWEEN THE CORE HOURS OF THE BUILDINGS USE. MANUAL SCENE OVERRIDE FOR USE DURING OUT OF HOURS I.E. EVENTS SCENARIOS. (THE PORTABLE TABLE LAMPS WILL NOT BE LINKED TO THE LIGHTING CONTROL SYSTEM AND WILL OPERATE VIA ON-BOARD CONTROLS. THE OPERATION OF THE PORTABLE TABLE LAMPS WILL BE LIMITED USE I.E. DURING EVENTS)

LUMINAIRE SCHEDULE						
REFERENCE	SYMBOL	IMAGE	INSTALLATION TYPE	DESCRIPTION	LIGHT OUTPUT (LM)	POWER (W)
EX1			IN-GROUND UPLIGHTER	LINEA LIGHT - ASTROPEK, 1 76697W12 UPLIGHTER WITH RADIAL MONO-DIRECTIONAL EMISSION, 3000K, NON-DIMMABLE	116	7
EXIT			WALL MOUNTED (OVER DOOR)	DAISALUX - IKUS-P ILLUMINATED EXIT SIGN - BLACK FINISH TO MATCH DOOR FRAME	TBC	TBC



Information adapted from Cundall's 'External Lighting Strategy - Level 6 Terrace' Drawing



'The Aviary' 58 Mosley Street

Heritage Assessment

Buttress

January 2026



Version history

Project name: The Aviary, 58 Mosley Street
Project number: 10330
Client: tp bennett

Rev:	Date:	Status	Name	Description
1	Jan 26	Draft	Jack Tomlinson Assistant Heritage Consultant	Initial Draft
2	Jan 26	Draft	Freya Needham Senior Heritage Consultant	Revision
3	Jan 26	Final	Jenna Johnston Associate Heritage Consultant (IHBC)	Issue

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people.**

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1 Introduction





1.0 Introduction

This Heritage Impact Assessment has been written to accompany a planning application concerning the terrace space of 'The Aviary', 58 Mosley Street, M2 3HZ, Manchester.

1.1 Methodology

The following Heritage Assessment has been written in accordance with the requirements of Chapter 16 of the National Planning Policy Framework (NPPF, 2025).

The document surveys the heritage, providing an overview of important information to foster better understanding of the site and its context. This is followed by an overview of significance, the detail of which is required to be 'proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'

An assessment of the potential impacts of the proposed development on the heritage is then provided in-line with the requirements of paragraphs 207-221 of the NPPF (2025).

The document follows best practice guidance, such as Historic England's *Statements of Heritage Significance* (2019), *Historic Environment Good Practice Advice in Planning Note 3 - The Setting of Heritage Assets* (2017) and *Conservation Principles, Policies & Management for the Sustainable Management of the Historic Environment* (2008), and BS7913 - British Standards Guide to the Conservation of Historic Buildings.

1.2 Authorship

This document has been prepared by Jack Tomlinson MSc, Assistant Heritage Consultant at Buttress and QAd by Freya Needham MA, Senior Heritage Consultant.

1.3 Overview of Proposals

Proposed works are restricted to the terrace area on the West Mosley Street side of the building.

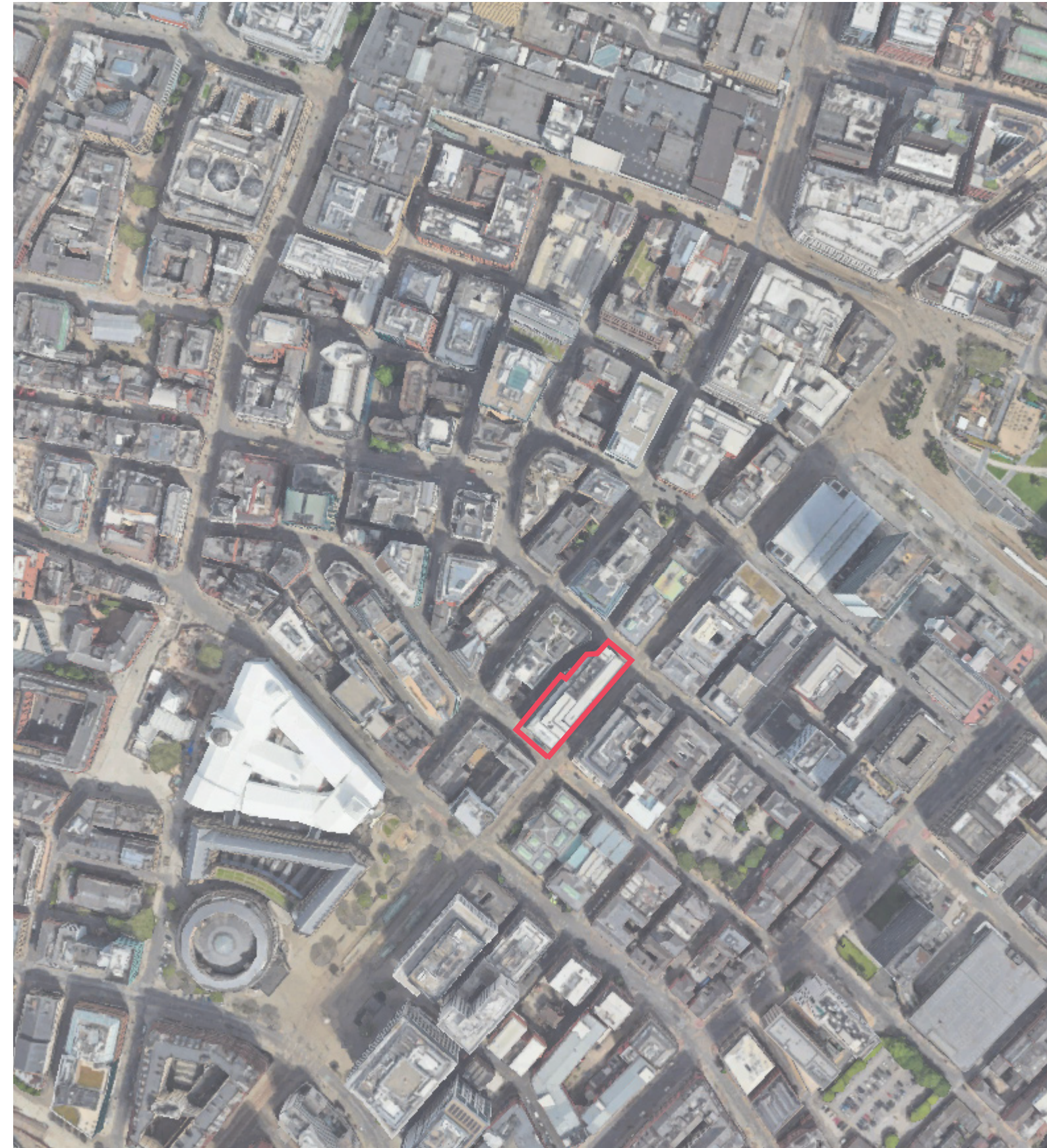
- Add new aluminium framed door (to match existing) to level 6 out to terrace
- 2No. existing doors out to terrace to be swapped to swing inwards not outwards
- Add lighting to external terrace
- Change tiles on terrace for square format stone effect

1.4 Location and Description

'The Aviary' is a 7-storey office building constructed in 2007 and refurbished in 2024. It is located at 58 Mosley Street in Manchester City Centre. The building is bounded by Charlotte Street to the northeast, West Mosley Street to the northwest, Booth Street to the southwest, and by Mosley Street to the southeast. The building constitutes a single block in its entirety, with no directly adjoining buildings.

'The Aviary' is a contemporary, with extensive glazed sections and a mix of white stone and black metal-clad elevations. The terrace is located on the rear (northwest) elevation of the building and currently consists of a glass balustrade, tiled floor, and two doors set within the glazed curtain wall.

58 Mosley Street sits within the Upper King Street Conservation Area.



2 Understanding the Site



2.0 Understanding the Site

2.1 Immediate Heritage Context

The building is not listed; however, it is located within the boundary of the Upper King Street Conservation Area and within the vicinity of several listed buildings. The listed buildings are:

- The Grade I listed Manchester Art Gallery (1824-25)
- The Grade I listed Town Hall (1868-77)
- The Grade II* listed Portico Library and the Bank Public House (1802-06).

The site is also in the immediate vicinity of George Street Conservation Area and the Albert Square Conservation Area. George Street Conservation Area’s northmost point abuts the Upper King Street Conservation Area at ‘The Aviary’, and Albert Square Conservation Area’s eastern edge abuts the southeast of the Upper King Street Conservation Area.

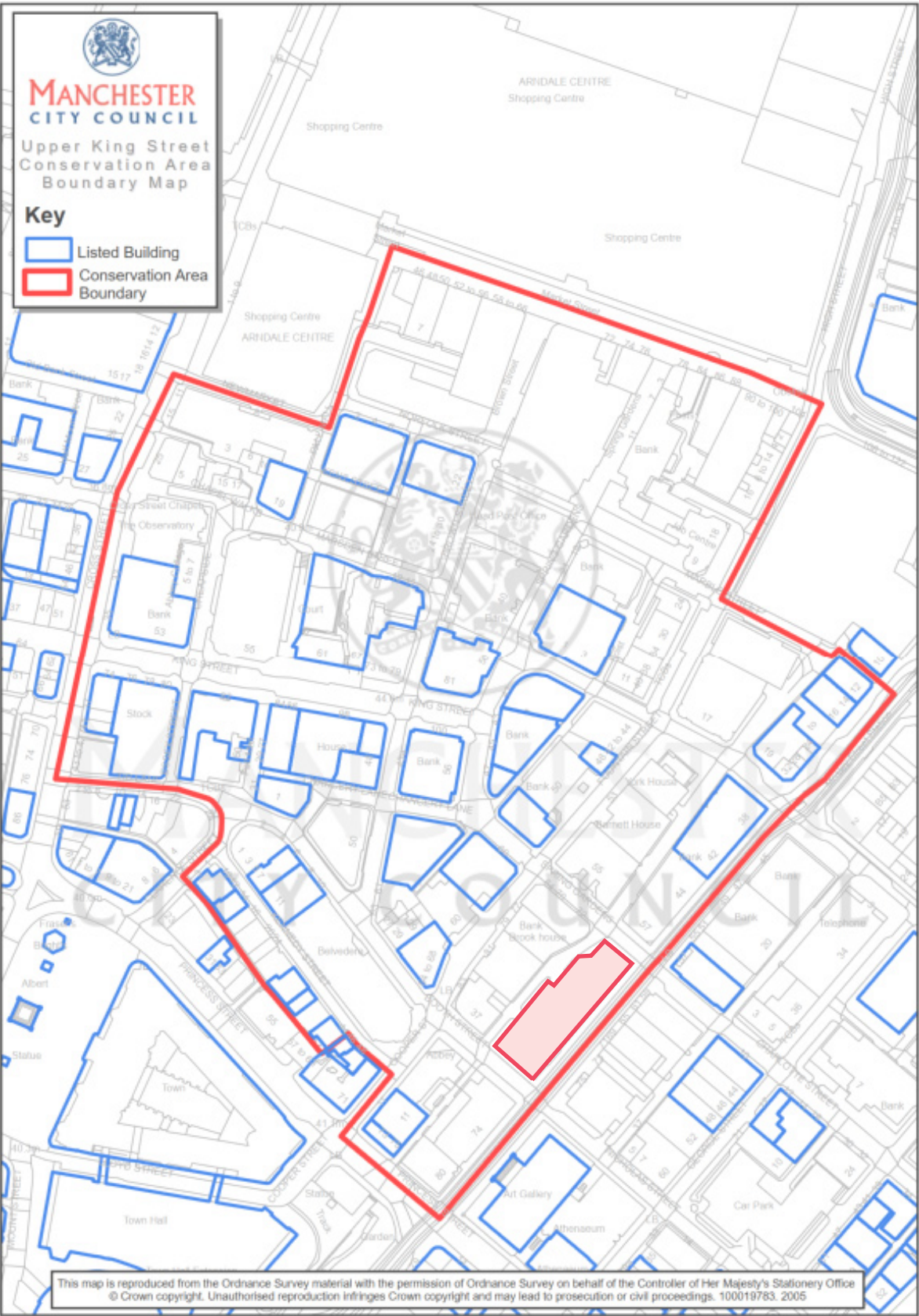


Figure 1 Upper King Street Conservation Area © Manchester City Council with the site coloured pink

2.2 Planning Policy Context

2.2.1 National Policy Context

The site is within the Upper King Street Conservation Area and in proximity to numerous listed assets, which are afforded statutory protection.

National built heritage policy is contained within the National Planning Policy Framework (NPPF). The relevant policies are as follows:

Paragraph 207: “In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

This Heritage Impact Assessment meets the requirements set in this paragraph.

2.2.2 Local Policy Context

Local planning policy reflects the principles established within the NPPF and is contained within the Local Development Framework Core Strategy 2012, which is the key part of the Manchester Local Plan.

The relevant policy in the framework is:

Policy CC 9 (Design and Heritage): “Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, Conservation Areas and scheduled ancient monuments”.

Places for Everyone is Greater Manchester’s joint development plan.

The relevant policy in the framework is:

Policy JP-P2: The relevant sections of which include, “Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester’s distinctive identity and sense of place are protected from harm.”

“Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy”.

2.3 Significance

‘The Aviary’ is not a designated heritage asset, though it is in the proximity of several listed assets. Due to the scale and nature of the proposed works, the nearby Listed Buildings are not deemed to be relevant for consideration.

The nearby Conservation Areas are of note, though only the Upper King Street Conservation Area, in which the site is located, is considered in the assessment.

2.3.1 Conservation Areas

2.3.1.1 Upper King Street Conservation Area

The site is located along the southeast edge of the Conservation Area’s boundary. Mosley Street is described as a “natural extension of the central financial district” in the History section of the Upper King Street Conservation Area page on the Manchester City Council website. The building materials in the Conservation Area are described as “predominantly yellow sandstone” and “various modern high-tech materials”, the latter of which is relevant to ‘The Aviary’.

2.3.1.2 George Street Conservation Area

The George Street Conservation Area is “principally a busy commercial district”. Key features within the Conservation Area include the Portico Library, Manchester Art Gallery, and Chinatown. Typical building materials include red brick and sandstone.

2.3.1.3 Albert Square Conservation Area

The Albert Square Conservation Area contains many of Manchester’s key civic buildings and spaces, such as the Victorian Town Hall and the Albert Memorial. The brick and stone in the Conservation Area are regarded as typical of the area.

3 Proposals & Impact



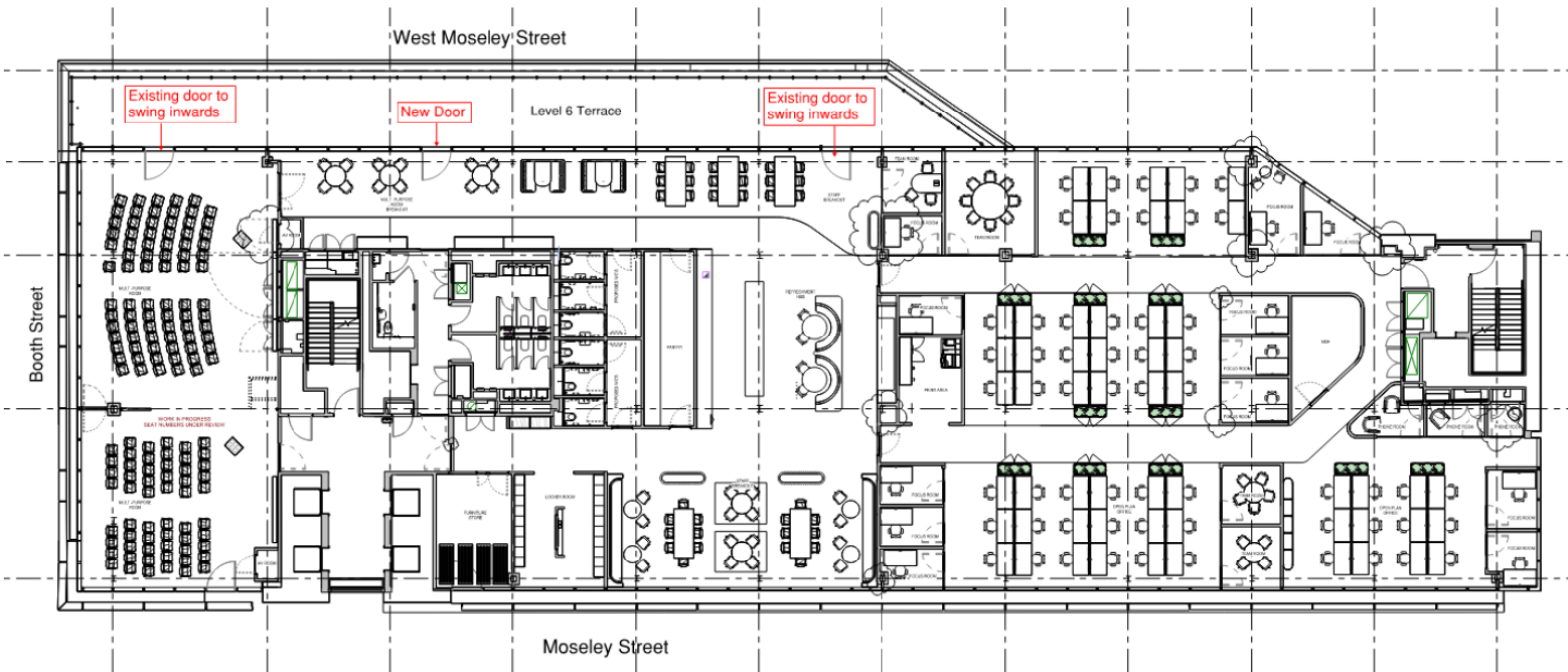
3.0 Proposals & Impact

3.1 Proposals

The proposed development includes:

- The addition of a new aluminium-framed door to level 6, which leads out onto the terrace. The new aluminium-framed glazed door will be of in-keeping materials. The colour will be a 'dark anthracite grey' to match the existing doors. The doors will swing inwards
- Swapping out the two existing doors in order for them to swing inwards, not outwards, to meet fire safety requirements. The new doorsets will be in 'dark anthracite grey'
- The addition of mono-directional uplighters along the perimeter of the terrace. The lights will be of a warm colour temperature and directed inwards to avoid glare
- The western and central doorways will have an illuminated emergency exit sign above the doorways
- The changing of the tiles on the terrace to a square format stone-effect. The existing wood-effect 400x1200mm tiles will be replaced by 1200x1200mm tiles
- The relocation of the fire alarm sounder and break-glass unit from the eastern doorway to the new central doorway

Floor Plan – Proposed L06



Elevation mark up showing location of new door at L06 Terrace

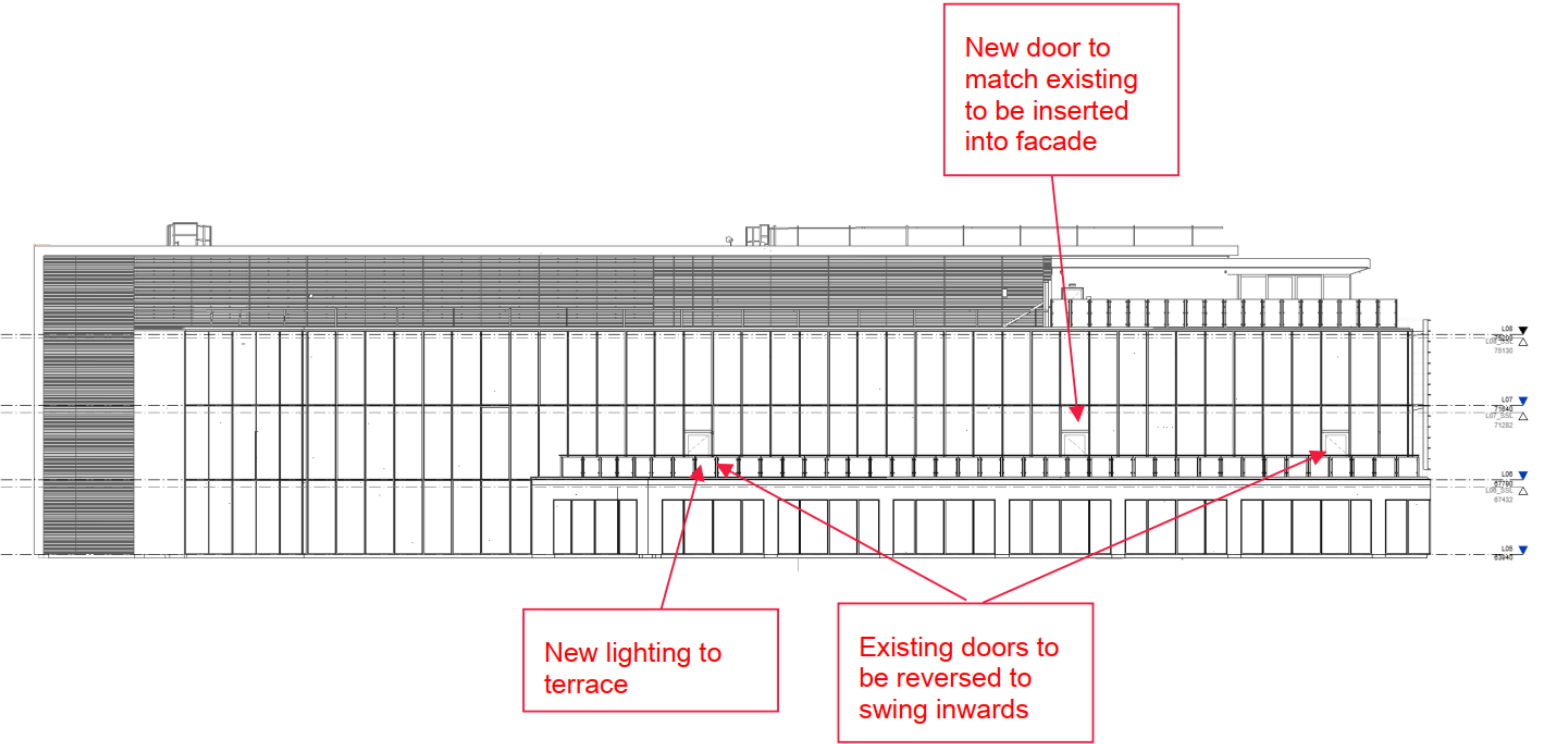


Figure 2 Proposed Works © tp bennett

3.2 Impact

The proposed work is to a contemporary building that makes no contribution to the architectural or historic interest of the Upper King Street Conservation Area.

The position of the terrace on the 6th storey, not visible from the street. The proposed changes to the terrace are minimal and have no impact on the Upper King Street Conservation Area.

- The proposed work will be visually unobtrusive, with minimal change to the building and to the terrace itself. The proposed development will be largely like-for-like in nature, using materials to match or mirror existing ones, and will not alter the overall appearance of the terrace.
- The proposed new central doorway to the terrace will match the materiality of the existing doors and doorways.
- The new doorways to the existing doors will comply with fire safety regulations.
- The proposed new outdoor flooring tiles are different in appearance but remain suitable for the age and style of the building.
- The new uplighters will point inwards and be of a warm tone that will produce minimal glare.

3.3 Conclusion

Overall, due to the small scale and nature of the proposed works, there will be no impact on the special interest of the Conservation Area. The proposed works use in-keeping materials which are appropriate to the age and style of the building and will result in a minimal visual change.

The terrace area currently lacks appropriate provisions for fire safety for a large number of users. There is an opportunity to install a new door to improve access to the terrace, as well as to swap out existing doors to meet fire safety requirements.

The proposed work will introduce appropriate high-quality materials that match the existing doors on the curtain wall of the terrace.

Overall, the proposed works will result in no harm to the appearance of the special interest of the Conservation Area.



Thank you



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Buttress

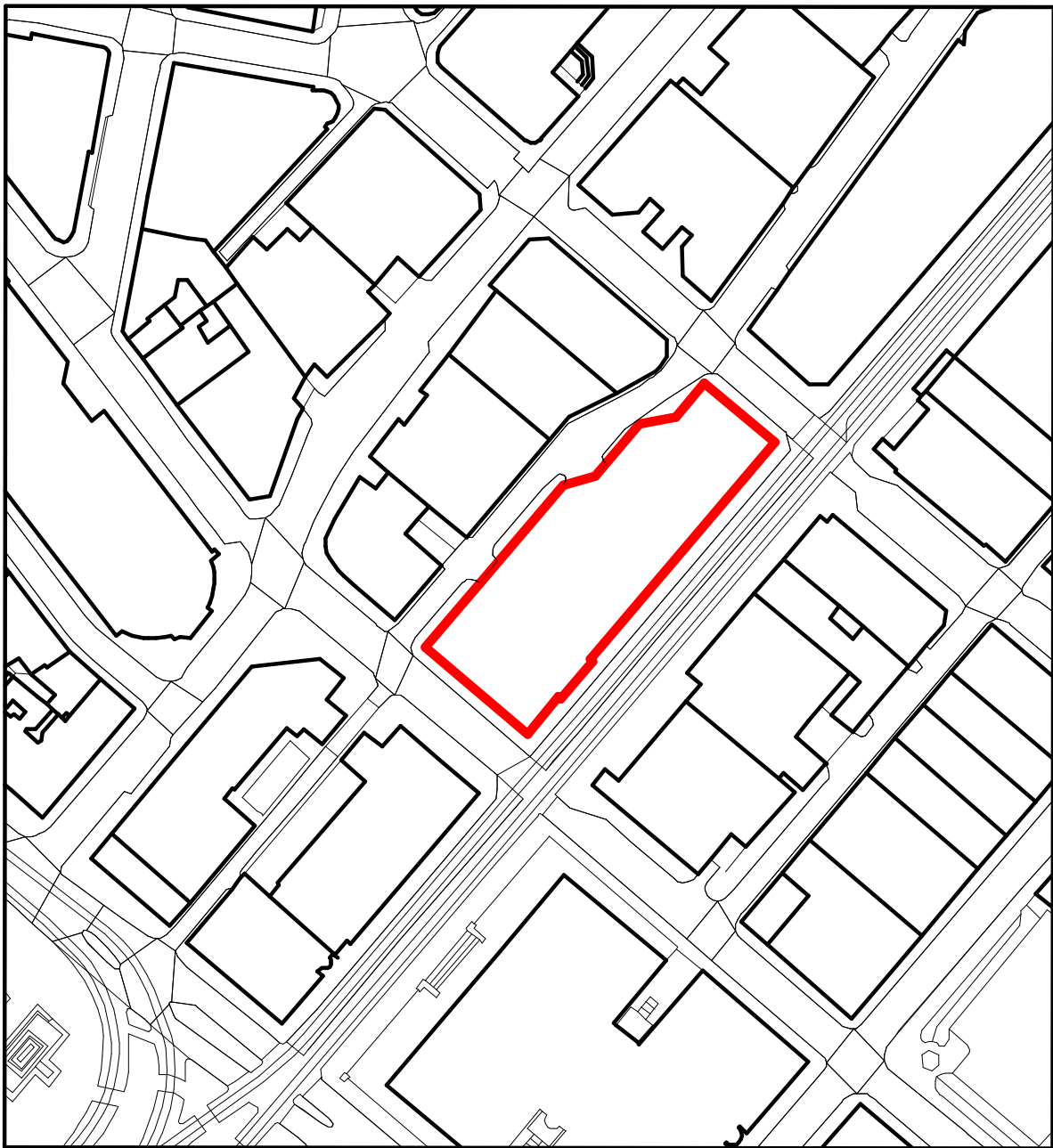
Leeds Studio

Buttress Architects Ltd.
Clockwise, Yorkshire House, Greek St.
Leeds
LS1 5SH

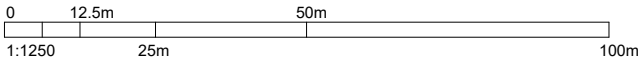
T: 0113 539 7965

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05 Architectural Drawings



1 Site Location Plan, 39 Booth Street
1 : 1250



Architectural Drawings

5.01 Site Location Plan

Client Name

Latham & Watkins LLP

Structural Engineer Name

Cundall

Services Engineer Name

Cundall

Consultant Name

Gardiner & Theobald

Key plan

Notes:

Do not scale. Figured dimensions only to be taken from this drawing. Check dimensions on site & report discrepancies to the architect.

This Drawing is protected by copyright. ©

All areas have been measured from current drawings.They may vary because of (EG) survey, design development, construction tolerances, statutory requirements or re-definition of the areas to be measured.

P01	S2	03/02/2026	Issued for Planning	NIH	ADV
Rev.	Suit.	Date	Comment	Drawn	Checked

Issue Purpose

Information

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Latham & Watkins, Manchester

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Manchester, M2 4AA

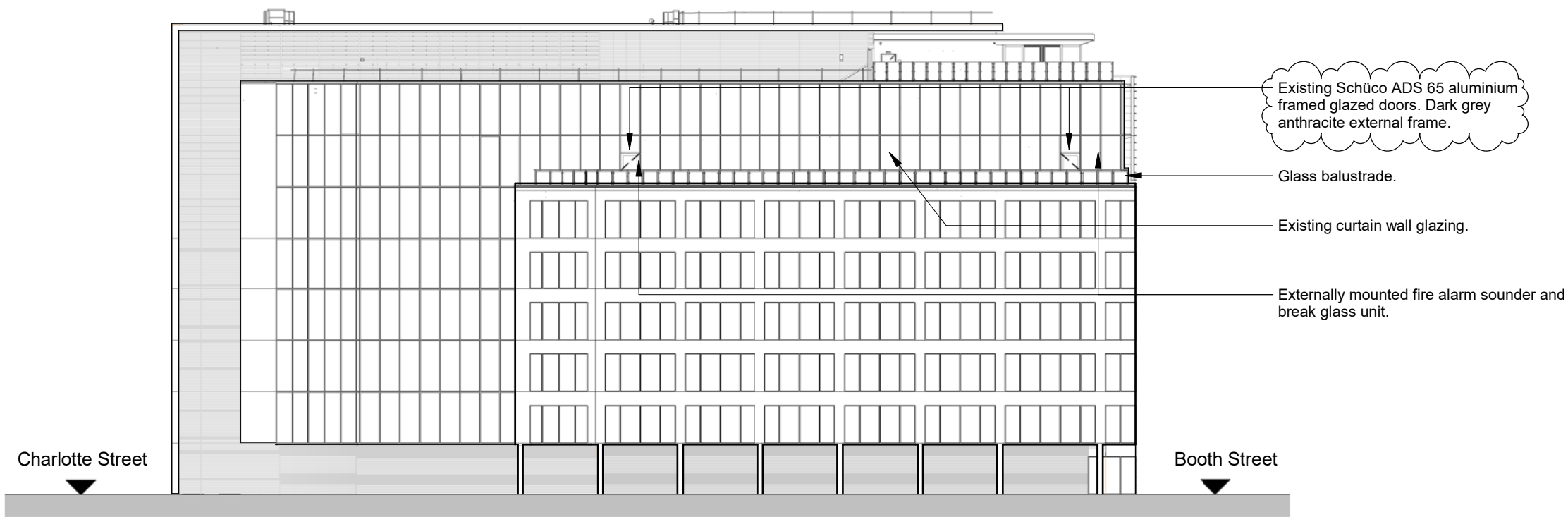
Drawing Title

Site Location Plan

Drawn	Checked	Date	Scale @ A3	TPB Project No.
NIH	ADV	19/01/2026	1:1250	U8906

Project	Originator	Volume	Level	Type	Role	Number	Suitability	Revision
U8906	TPB	ZZ	ZZZ	DR	ID	041002	S2	P01

Model Ref.: U8906-TPB-ZZ-ZZZ-M3-ID-PR0001



1 Existing North West Elevation
1 : 400

Architectural Drawings

5.02 North West Elevation | Existing

Client Name

Latham & Watkins LLP

Structural Engineer Name

Cundall

Services Engineer Name

Cundall

Consultant Name

Gardiner & Theobald

Key plan

Notes:

Do not scale. Figured dimensions only to be taken from this drawing. Check dimensions on site & report discrepancies to the architect.

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All areas have been measured from current drawings. They may vary because of (EG) survey, design development, construction tolerances, statutory requirements or re-definition of the areas to be measured.

P02	S2	06/03/2026	Door callouts amended to further information from consultant comment.	NIH	ADV
P01	S2	03/02/2026	Issued for Planning.	NIH	ADV
Rev.	Suit.	Date	Comment	Drawn	Checked

Issue Purpose

Information

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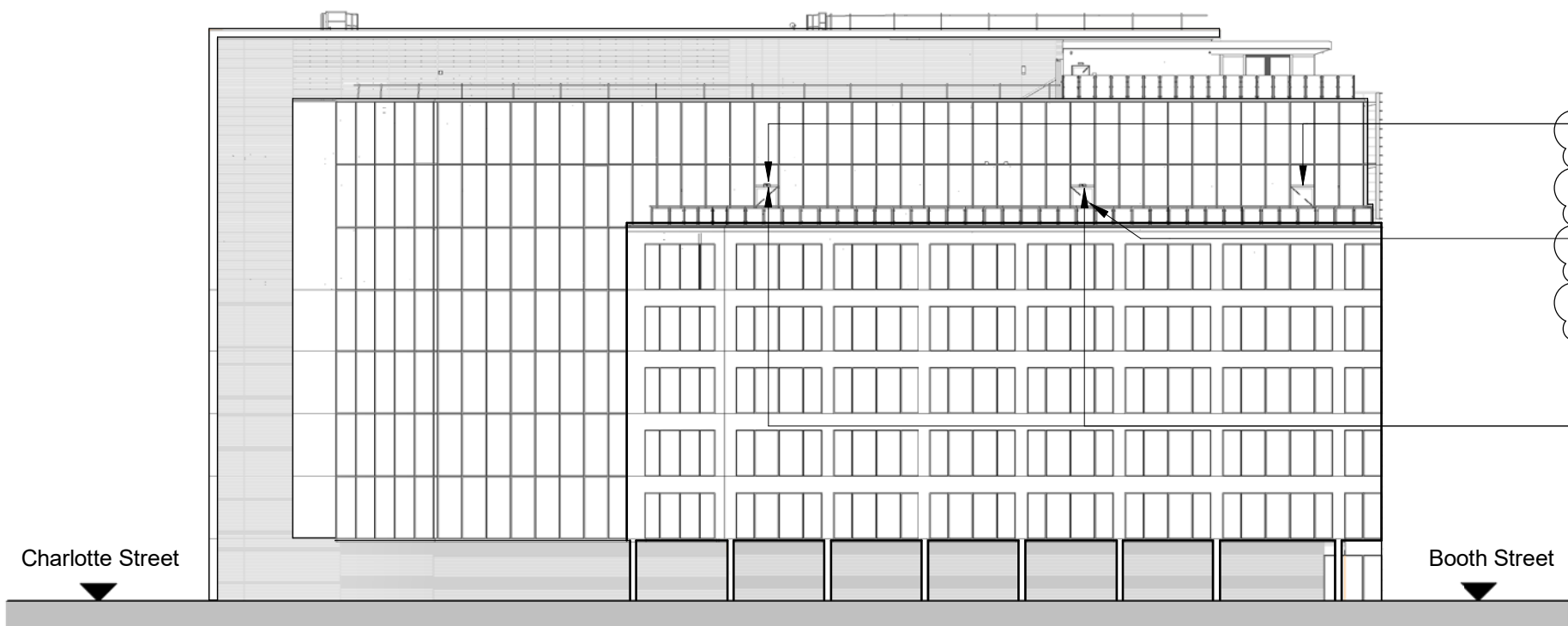
Drawing Title

North West Elevation

Existing

Drawn	Checked	Date	Scale @ A3				TPB Project No.	
NIH	ADV	19/01/2026	1:400				U8906	
Project	Originator	Volume	Level	Type	Role	Number	Suitability	Revision
U8906	TPB	ZZ	ZZZ	DR	ID	042001	S2	P02

Model Ref.: U8906-TPB-ZZ-ZZZ-M3-ID-PR0001



1 Proposed North West Elevation
1 : 400

Architectural Drawings

5.03 North West Elevation | Proposed

Client Name
Latham & Watkins LLP

Structural Engineer Name
Cundall

Services Engineer Name
Cundall

Consultant Name
Gardiner & Theobald

Key plan

Notes:

Do not scale. Figured dimensions only to be taken from this drawing. Check dimensions on site & report discrepancies to the architect.

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All areas have been measured from current drawings. They may vary because of (EG) survey, design development, construction tolerances, statutory requirements or re-definition of the areas to be measured.

P02	S2	06/03/2026	Door callouts amended to further information from consultant comment. Loose furniture removed.	NIH	ADV
P01	S2	03/02/2026	Issued for Planning.	NIH	ADV
Rev.	Suit.	Date	Comment	Drawn	Checked

Issue Purpose
Information

tp bennett

One America Street | London SE1 0NE UK +44 (0) 20 7208 2000
www.tpbenett.com

Project
Latham & Watkins, Manchester
39 Booth Street
Manchester, M2 4AA

Drawing Title
North West Elevation
Proposed

Drawn	Checked	Date			Scale @ A3		TPB Project No.		
NIH	ADV	19/01/2026			1:400		U8906		
Project	Originator	Volume	Level	Type	Role	Number	Suitability Revision		
U8906	TPB	ZZ	ZZZ	DR	ID	042002	S2	P02	
Model Ref.: U8906-TPB-ZZ-ZZZ-M3-ID-PR0001									

Notes:

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P02	S2	06/03/2026	Door callouts amended to further information from consultant comment.	NIH	ADV
P01	S2	03/02/2026	Issued for Planning.	NIH	ADV
Rev.	Suit.	Date	Comment	Drawn	Checked

Issue Purpose

Information

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www.tpbenntt.com

Project

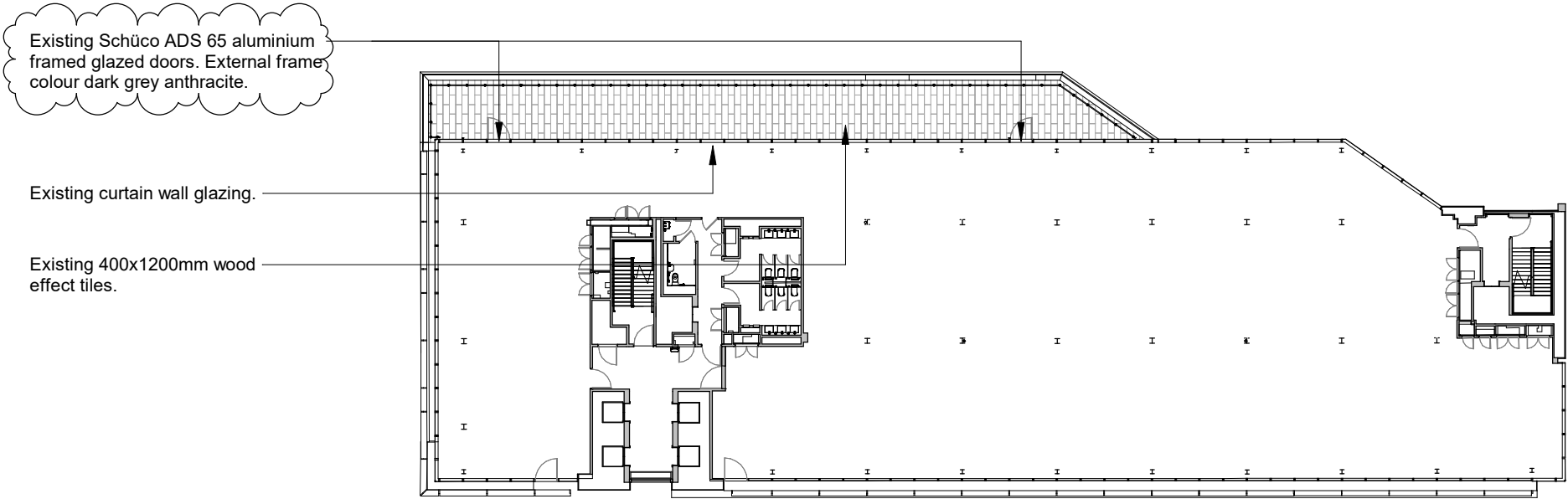
Latham & Watkins, Manchester
39 Booth Street
Manchester, M2 4AA

Drawing Title

L06 General Arrangement
Existing

Drawn	Checked	Date	Scale @ A3				TPB Project No.	
NIH	ADV	19/01/2026	1:400				U8906	
Project	Originator	Volume	Level	Type	Role	Number	Suitability	Revision
U8906	TPB	ZZ	L06	DR	ID	041002	S2	P02

Model Ref.: U8906-TPB-ZZ-ZZZ-M3-ID-PR0001



1

Existing L06 General Arrangement Plan

1 : 400

Notes:

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P03	S2	06/03/2026	Issued with further information from consultant comment.	NIH	ADV
P02	S2	05/03/2026	Door callouts amended. Loose furniture removed.	NIH	ADV
P01	S2	03/02/2026	Issued for Planning.	NIH	ADV
Rev.	Suit.	Date	Comment	Drawn	Checked

Issue Purpose

Information

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Project

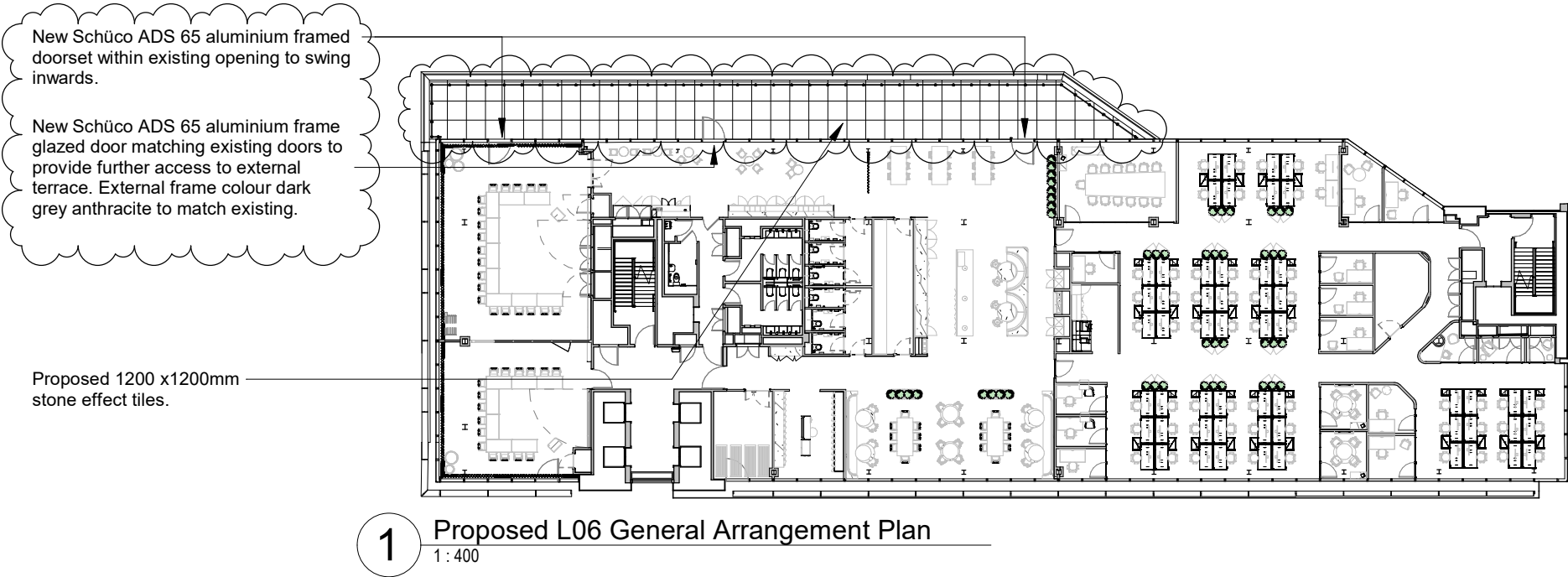
Latham & Watkins, Manchester
39 Booth Street
Manchester, M2 4AA

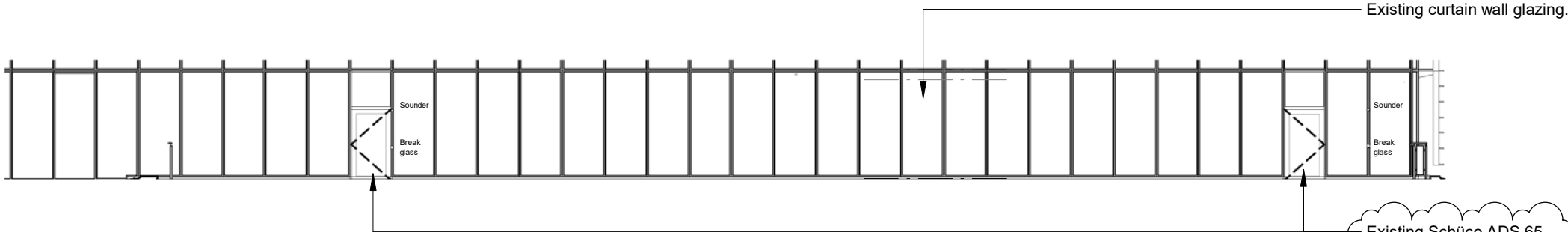
Drawing Title

L06 General Arrangement
Proposed

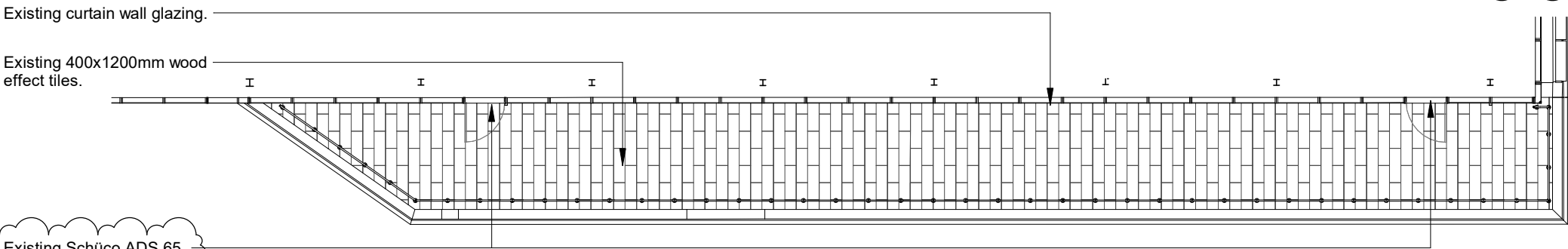
Drawn	Checked	Date			Scale @ A3		TPB Project No.	
NIH	ADV	19/01/2026			1:400		U8906	
Project	Originator	Volume	Level	Type	Role	Number	Suitability	Revision
U8906	TPB	ZZ	L06	DR	ID	041003	S2	P03

Model Ref.: U8906-TPB-ZZ-ZZZ-M3-ID-PR0001

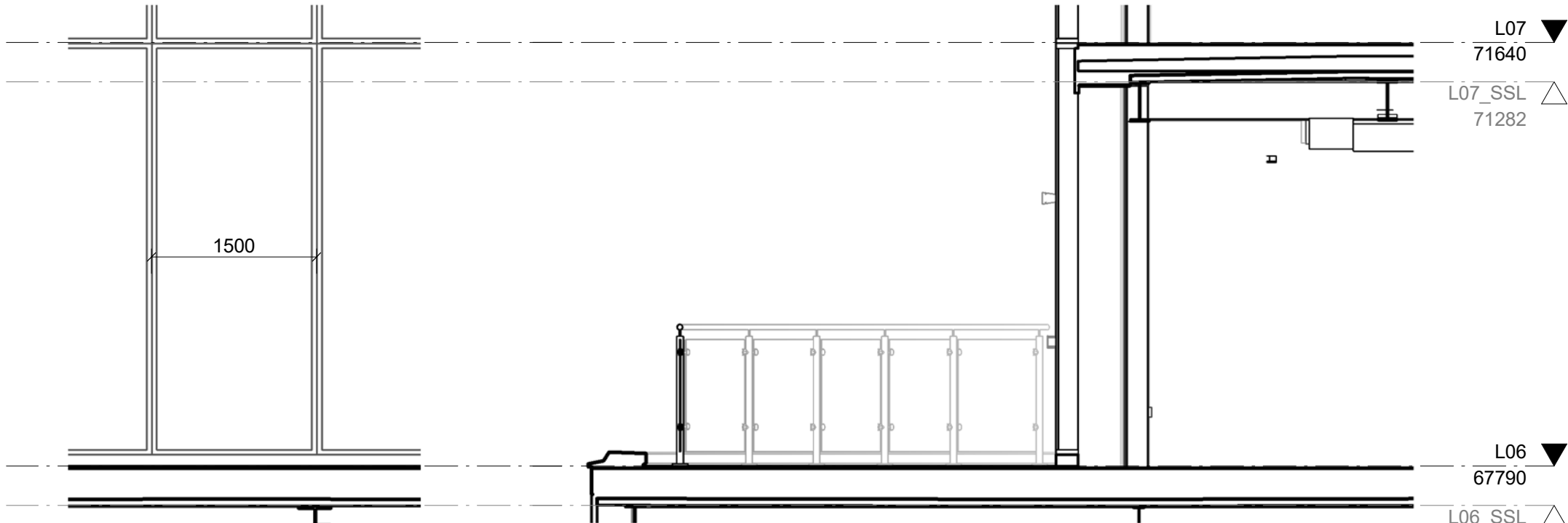




1 Existing L06 Terrace Elevation
1 : 200



2 Existing L06 Terrace Plan
1 : 200



3 Existing L06 Terrace Elevation
1 : 50

4 Existing L06 Terrace Section
1 : 50

Architectural Drawings

5.06 Level 06 Terrace General Arrangement | Existing

Client Name

Latham & Watkins LLP

Structural Engineer Name

Cundall

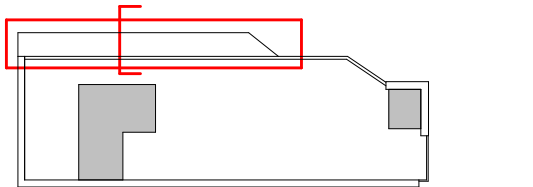
Services Engineer Name

Cundall

Consultant Name

Gardiner & Theobald

Key plan



Notes:

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P02	S2	06/03/2026	Door callouts amended to further information from consultant comment.	NIH	ADV
P01	S2	03/02/2026	Issued for Planning.	NIH	ADV
Rev.	Suit.	Date	Comment	Drawn	Checked

Issue Purpose

Information

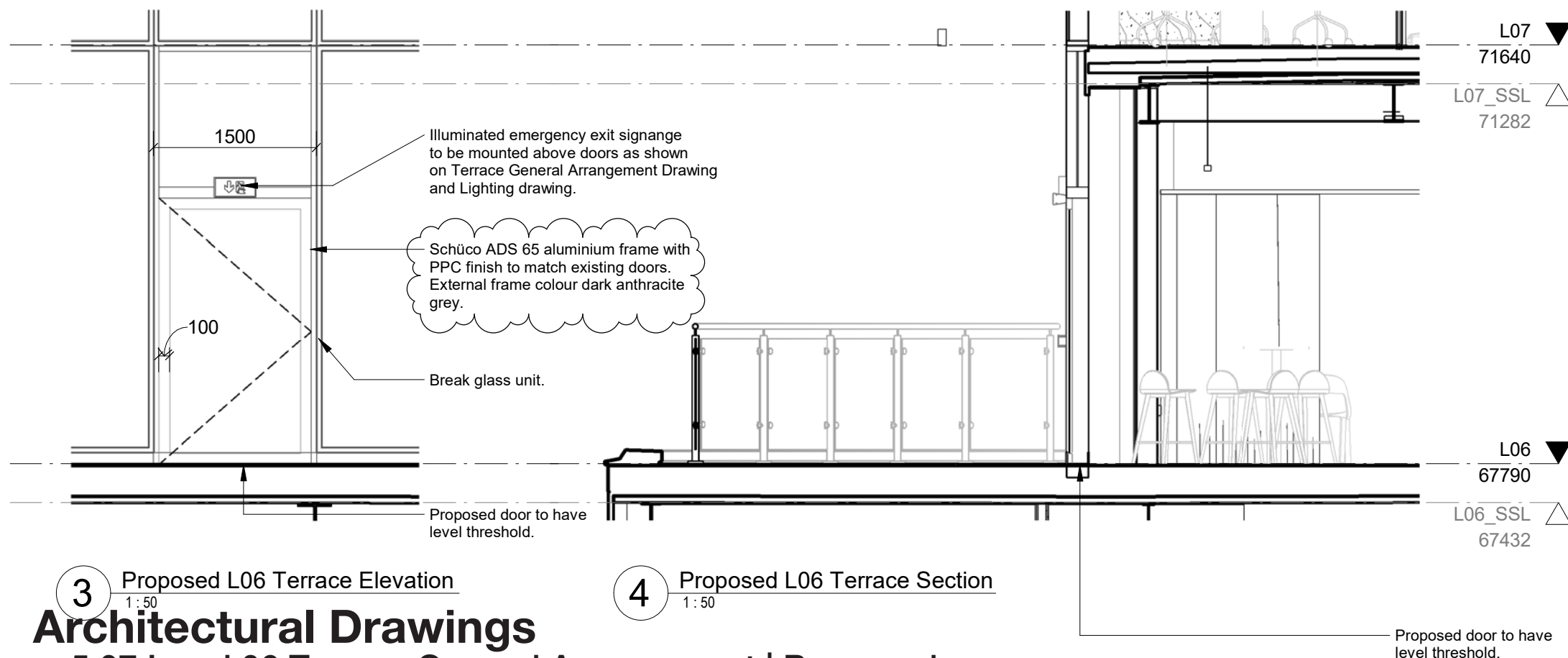
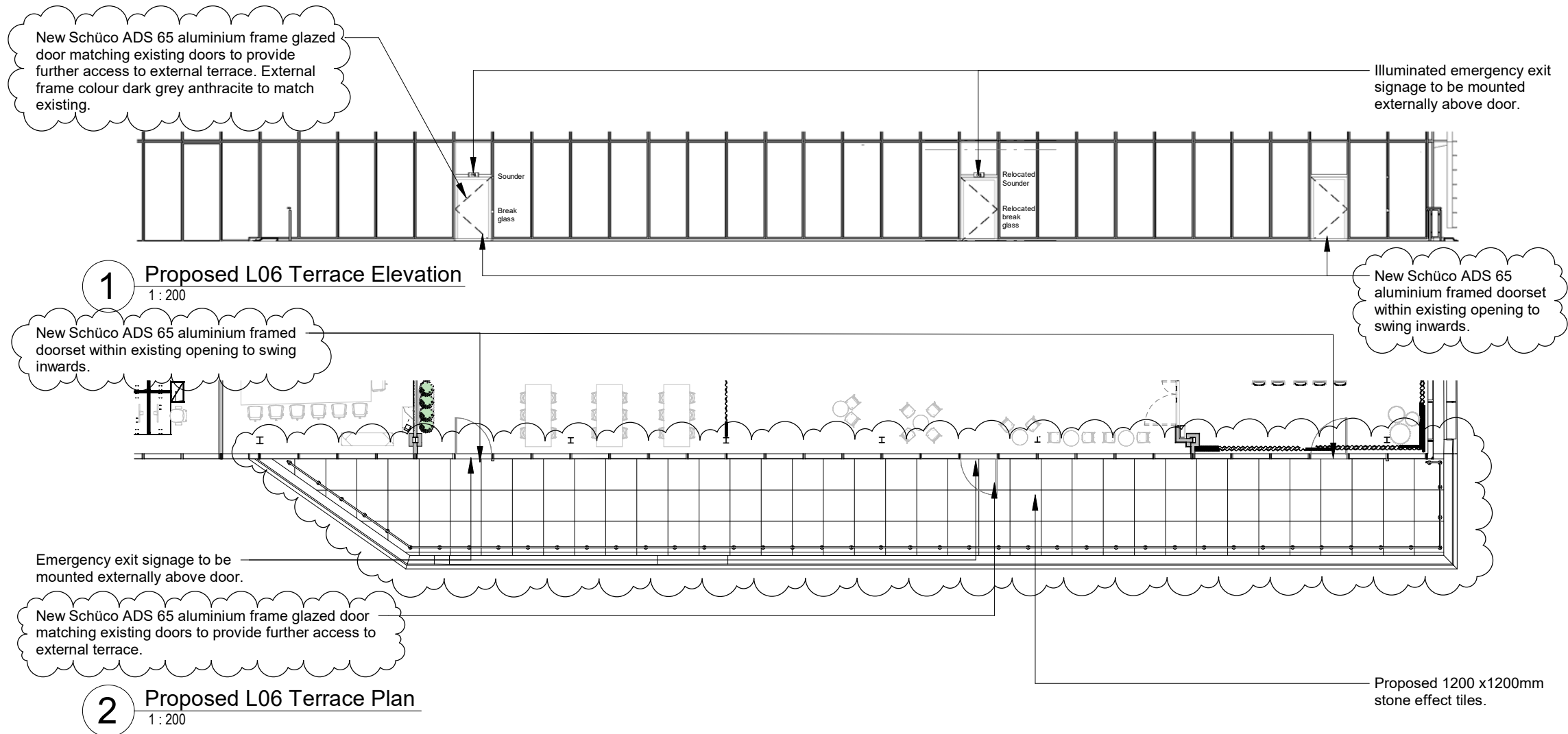
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One America Street | London SE1 0NE UK +44 (0) 20 7208 2000
www.tpbenett.com

Project
Latham & Watkins, Manchester
39 Booth Street
Manchester, M2 4AA

Drawing Title
L06 Terrace General Arrangement
Existing

Drawn	Checked	Date			Scale @ A3		TPB Project No.	
NIH	ADV	19/01/2026			As shown		U8906	
Project	Originator	Volume	Level	Type	Role	Number	Suitability	Revision
U8906	TPB	ZZ	L06	DR	ID	044001	S2	P02

Model Ref.: U8906-TPB-ZZ-ZZZ-M3-ID-PR0001



Architectural Drawings

5.07 Level 06 Terrace General Arrangement | Proposed

Client Name

Latham & Watkins LLP

Structural Engineer Name

Cundall

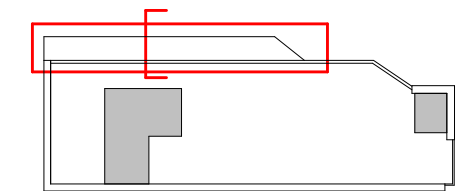
Services Engineer Name

Cundall

Consultant Name

Gardiner & Theobald

Key plan



Notes:

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P02	S2	06/03/2026	Door callouts amended to further information from consultant comment. Loose furniture removed.	NIH	ADV
P01	S2	03/02/2026	Issued for Planning.	NIH	ADV
Rev.	Suit.	Date	Comment	Drawn	Checked

Issue Purpose
Information

tp bennett
One America Street | London SE1 0NE UK +44 (0) 20 7208 2000
www.tpbennt.com

Project
Latham & Watkins, Manchester
39 Booth Street
Manchester, M2 4AA

Drawing Title
L06 Terrace General Arrangement
Proposed

Drawn	Checked	Date	Scale @ A3				TPB Project No.	
NIH	ADV	19/01/2026	As shown				U8906	
Project	Originator	Volume	Level	Type	Role	Number	Suitability	Revision
U8906	TPB	ZZ	L06	DR	ID	044002	S2	P02

Model Ref.: U8906-TPB-ZZ-ZZZ-M3-ID-PR0001

EXTERNAL LIGHTING STRATEGY

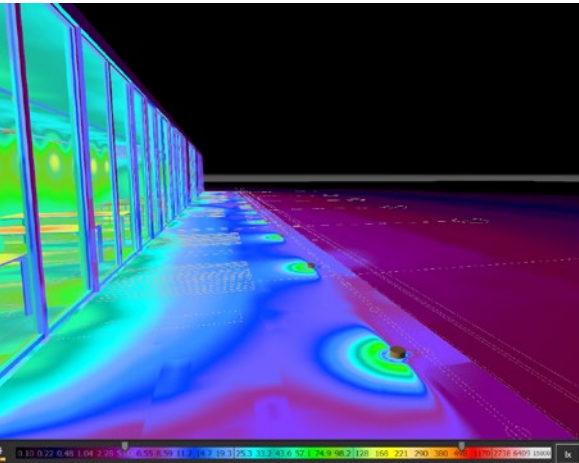
The lighting strategy for the terrace will rely primarily on spill light from the internal lighting with minimal feature "mono-directional" uplighters along the perimeter.

In line with ILP GN01, luminaires will be of a warm colour temperature (<3000K) and permanent luminaires will be directed in towards the building such to not cause glare / disturbance to surrounding receptors

SITE PHOTOGRAPH (VIEWPOINT A)



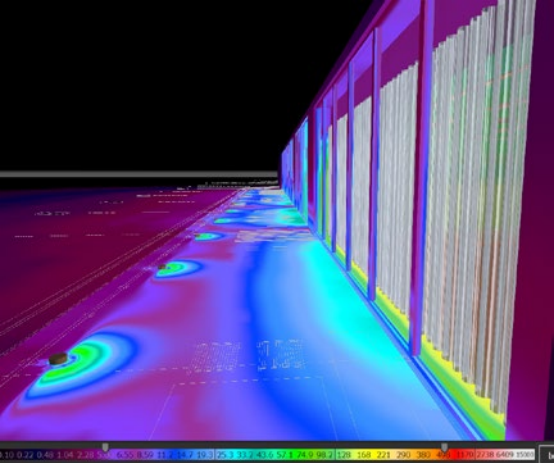
FALSE COLOUR RENDER OF PROPOSED DESIGN (VIEWPOINT A)



SITE PHOTOGRAPH (VIEWPOINT B)



FALSE COLOUR RENDER OF PROPOSED DESIGN (VIEWPOINT B)



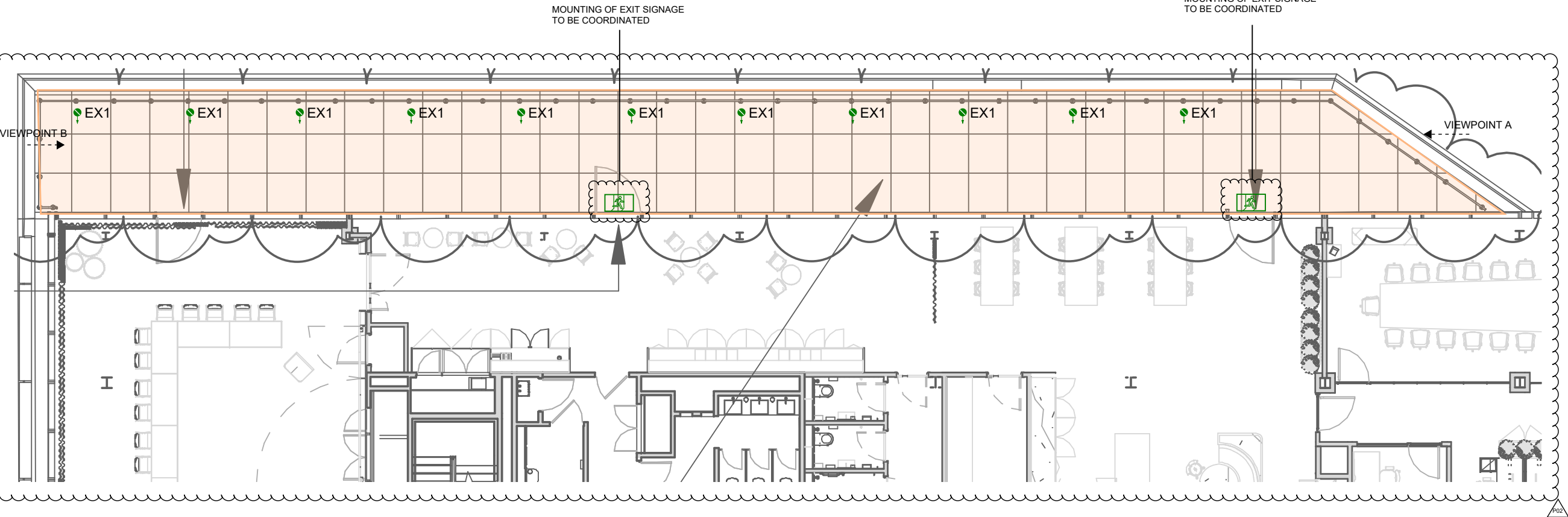
1046927

A2

THIS DRAWING MAY INDICATE ELEMENTS RELATED TO FIRE SYSTEMS. THESE ARE INDICATIVE ONLY AND FINAL NUMBER, POSITIONING AND PERFORMANCE MUST BE ESTABLISHED AS PART OF THE CDP WORKS TO MAINTAIN THE INTENT OF THE DESIGN FIRE STRATEGY

NOTES:

1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL, STRUCTURAL AND ENGINEERING SERVICES DRAWINGS, SPECIFICATIONS, SCHEDULES AND PROJECT SPECIFIC DOCUMENTS.
2. ALL PLANT AND EQUIPMENT IS TO BE INSTALLED TO MANUFACTURER'S RECOMMENDATIONS ALLOWING FULL ACCESS FOR COMMISSIONING, MAINTENANCE AND REMOVAL/REPLACEMENT.
3. ALL DIMENSIONS IN mm UNLESS OTHERWISE STATED.
4. DO NOT SCALE FROM THIS DRAWING.



LUMINAIRE SCHEDULE

REFERENCE	SYMBOL	IMAGE	INSTALLATION TYPE	DESCRIPTION	LIGHT OUTPUT (LM)	POWER (W)
EX1			IN-GROUND UPLIGHTER	LINEA LIGHT - ASTROPEK_1 76697W12 UPLIGHTER WITH RADIAL MONO-DIRECTIONAL EMISSION, 3000K, NON-DIMMABLE	116	7
EXIT			WALL MOUNTED (OVER DOOR)	DAISALUX - IKUS-P ILLUMINATED EXIT SIGN - BLACK FINISH TO MATCH DOOR FRAME	TBC	TBC

DESIGN CRITERIA

SPACE TYPE	HORIZONTAL ILLUMINANCE (LUX)	UNIFORMITY (UO)	NOTES
EXTERNAL TERRACE	-	-	A LAYERED LIGHTING SCHEME WHICH HIGHLIGHTS KEY PIECES OF FURNITURE AND PROVIDE POCKETS OF ILLUMINATION FOR NAVIGATION AND WAYFINDING

LIGHTING CONTROL

SPACE TYPE	CONTROL TYPE	NOTES
EXTERNAL TERRACE	TIMECLOCK / SSP OVERRIDE	LIGHTING WILL BE ENERGISED BETWEEN THE CORE HOURS OF THE BUILDINGS USE . MANUAL SCENE OVERRIDE FOR USE DURING OUT OF HOURS I.E. EVENTS SCENARIOS.

Architectural Drawings

5.08 Lighting Plan

P02	06/03/26	ISSUE FOR PLANNING	KH	LSH	JL
P01	21/01/26	ISSUE FOR PLANNING	KH	LS	JL
Issue	Date	Description	By	Chkd	Verfd

Project
LATHAM & WATKINS,
MANCHESTER

Client
LATHAM & WATKINS

Title
EXTERNAL LIGHTING STRATEGY
LEVEL 6 TERRACE

Status
S4 - ISSUED FOR STAGE APPROVAL

Project No.
1046927

Scale
1:100

CUNDALL

Fourways House
57 Hilton Street
Manchester,
M1 2EJ
Tel: +44 (0)161 244 5660
Website: www.cundall.com

Drawing Number
LWM-SK-001

06 Technical Specification

Technical Specification

6.01 Schüco ADS65 Aluminium Door

Highly stable system – optimised for continuous loads in commercial construction

Large-scale door constructions fabricated using the Schüco ADS 65 HD (Heavy Duty) door system create striking visual features that grant every building a special character. In public buildings especially, the robust aluminium doors offer maximum stability, even with heavy use and large opening widths.

Compatibility with Schüco window and façade systems means there is a wide a range of possible uses and designs, particularly in commercial construction. Optimised for heavily used entrance and exit areas. A high standard of security: burglar resistance in accordance with DIN EN 1627

Colours: Internal PPC white / External PPC Anthracite grey

Ironmongery – brushed stainless steel

Uf value of frame ($\geq$) - 2.9 W/(m²·K)

Max. height - 3000 mm

Max. width - 1400 mm

Max. glass/panel thickness - 45 mm

Max. vent weight - 200 kg

Area of application - Commercial projects

Air permeability - Class 2

Watertightness - Class 5A

Wind load resistance - Class C3

Burglar resistance - Up to RC3

Impact resistance - Class 1

Min.-max. height - ...3000 mm

Min.-max. width - ...1400 mm

Min. face width - 147 mm

Min.-max. glass/panel thickness - 4...45 mm

Type of design - Single-vent,

Vent option - All around, Sill rail profile, Adjustable sill, Flush-fitted, Face-fitted

Infill type - Insert panel infill, Door infill, leaf enclosing on one side, Door infill, leaf-enclosing on two sides

Door threshold - Aluminium, PVC-U, Automatic door gasket, Flat door threshold

Opening type - Side-hung, Inward and outward, Single and double-vent

DIN direction - DIN LH / RH

Mechanical strength - Class 3

Proof of durability - Class 8

Behaviour between different climates - Class 3(d),3(e)

Max. sound reduction index Rwp - 43 dB(A)

CE marking – Yes



Image showing profiles only.

Thank you.

LATHAM & WATKINS LLP

tp bennett

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Royal Mills Unit 2B 17 Redhill Street Manchester M4 5BA | +44 (0)161 694 7700
7 Park Row Leeds LS1 5HD | +44 (0)113 512 4441
www.tpbenett.com

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