SQUIRE & PARTNERS



One North Parade

Design & Access Statement

October 2025

19020

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Contents

1.0 Introduction
1.1 Executive Summary
1.2 Content of This Submission
1.3 Client and Professional Team

2.0 Site and Context
2.1 Site Location
2.2 Site Description
2.3 Site Photographs
2.4 Site History
2.5 Site Context Today
2.6 Conservation Areas
2.7 Surrounding Listed Buildings
2.8 Buildings of Heritage Value
2.9 Surrounding Character and Materials
2.10 Surrounding Scale
2.11 Surrounding Land Uses
2.12 Transport and Movement
2.13 Environmental Analysis
2.14 Strategic Regeneration Framework
2.15 Existing Buildings Appraisal
2.16 Future Context

3.0 Design Principles and Evolution
3.1 Site Constraints and Opportunities
3.2 Design Brief
3.3 Previous Schemes
3.4 Pre-Development Retention Assessment
3.5 Massing and Height Evolution
3.6 Building Line Development
3.7 Basement Development
3.8 Ceiling Height Analysis
3.9 Facade Development
3.10 Consultation and Community Involvement

4.0 Proposed Design
4.1 Overview of the Proposed Development
4.2 Key Views - Existing
4.3 Key Views - Proposed
4.4 Proposed Facade
4.5 Site Access and Servicing Strategy
4.6 Internal Strategy
4.7 Uses and Ground Floor Activation
4.8 Core and Vertical Transport
4.9 Building Management
4.10 Proposed Ground Floor
4.11 Proposed Mezzanine
4.12 Proposed Office Floor
4.13 Proposed Upper Levels
4.14 Proposed Roof
4.15 Proposed Basement and End of Journey Facilities
4.16 Adaptability and Flexibility
4.17 Typical Bay Study
4.18 Construction Methodology
4.19 Fabric-First Approach
4.20 Sustainability & Renewable Energy

5.0 Landscape
5.1 Landscape Proposal
5.2 Landscape Design Strategy
5.3 Hardscape

6.0 Accessibility, Social Inclusion and Safety
6.1 Introduction
6.2 Statement of Intent
6.3 Planning Policy Context
6.4 Transport
6.5 Approach to Building
6.6 Wheelchair Accessible Requirements
6.7 Access for Emergency Vehicles
6.8 Safety and Security

7.0 Appendices
7.1 Illustrative Computer Generated Images
7.2 Proposed Plans
7.3 Proposed Elevations
7.4 Proposed Sections
7.5 Proposed Bay Studies
7.6 Area Schedules
7.7 Existing Drawings

1.0 Introduction

1.1 Executive Summary

This Design and Access Statement has been prepared by Squire and Partners on behalf of Beaconsfield Commercial Limited and outlines the proposal for the development of No. 1 North Parade and No. 5 Parsonage, Manchester M3 2NH.

The planning submission outlined in the following pages is for the development of the Site, following pre-application meetings from 2021 to 2025. Squire and Partners, alongside the project team, have developed a scheme which realises the potential of this prominent Manchester Site.

The existing buildings are in a state of significant disrepair and fall short of the quality standards expected for commercial space in Manchester City Centre. The proposed scheme therefore seeks to demolish the two existing structures and replace them with a new high-quality development, delivering Grade A office accommodation within the same footprint.

1.2 Content of this Submission

All the content within the Design and Access Statement is to be read in conjunction with the documents listed in the appendix, including the application drawings and detailed supplementary information to support the application as listed below.

The documentation which forms this submission includes:

Design and Access Statement - Squire and Partners

Application Drawings - Squire and Partners

Areas and Accommodation - Squire and Partners

A suite of supporting documents, as detailed in the accompanying Planning Statement, also form part of the planning submission.



Fig.1 Proposed Development in Context

1.3 Client and Professional Team

This report has been prepared with the assistance of:

Client:	Beaconsfield Commercial Limited 4th Floor, 47-49 King Street Manchester M2 7AY
Project Manager:	Chroma Consulting UK Ltd 3rd Floor, One St Peters Square Manchester M2 3AE
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Structural Engineer:	Renaissance 2nd Floor Tribeca House, 21-27 Dale Street Manchester M1 1EY
Services Engineer:	Crookes Walker Consulting Bloc, 17 Marble Street Manchester M2 3AW
Fire Consultant:	Orion Fire Safety Bow Chambers, Tib Lane Manchester M2 4JB
Acoustic Consultant:	Miller Goodall Ground Floor, Ashworth House Deakins Business Park, Blackburn Road Bolton BL7 9RP
Daylight/Sunlight:	GIA 2 Commercial Street Manchester M15 4RQ
Quantity Surveyor:	Gardiner & Theobald 17-19 Whitworth Street Manchester M1 5WG
Transport Consultant:	Curtins 17-19 Whitworth Street Manchester M1 5WG
Heritage Consultant:	Heritage Architecture Suite 2.3A, Canada House 3 Chepstow Street Manchester M1 5FW
Sustainability Consultant:	Crookes Walker Consulting Bloc, 17 Marble Street Manchester M2 3AW
Landscape and Public Realm:	Planit-IE Manchester Studio: 2 Back Grafton St Altrincham WA14 1DY

2.0 Site and Context

2.1 Site Location

The Site is located in front of Parsonage Gardens, a quiet green square in the centre of Manchester. The existing building's boundaries are defined by Parsonage street on the Northwest, the neighbouring building Parsonage Chambers to the Northeast, College Land to the Southeast and North Parade to the Southwest.

Two major arterial routes are close to the Site: Deansgate to the east, which runs north to south across Manchester, and Blackfriars Street to the west, which connects to other cities in Greater Manchester.

The Site is very well connected and sits within 15 minutes walk from three train stations (Victoria, Deansgate and Salford), and multiple tram and bus stations.

2.2 Site Description

The existing buildings on Site, No. 1 North Parade and No. 5 Parsonage, were built in the 1860's as warehouses, and have been later converted into offices. The buildings are divided by Back College Land, which is an under-used private street for 'back of house' uses.

The blocks are five and four storeys in height respectively, including the attic. Both have a lower and an upper ground floor, with steps connecting the street level to both levels. The buildings are in a deteriorated condition and no longer meet office occupier standards.



Fig.2 Aerial Site Photo

N

Site

2.3 Site Photographs

The main façades of the existing buildings front onto Parsonage and North Parade, as shown in Photos A to D.The rear elevations face Back College Land and College Land, as illustrated in Photos E and F.

While the front elevations have arched windows, decorative brick details and stone string courses, the back elevations have a utilitarian design, with simple rectangular sash windows, back doors and pipes coming down.

Some of the surrounding buildings follow a similar materiality to the existing buildings on the Site, with red brick and stone as the main materials in the vicinity.



Fig.3 (A) View from Parsonage



Fig.4 (B) View from Parsonage



Fig.5 (C) View from Parsonage Gardens



Fig.6 (D) View from Parsonage Gardens



Fig.9 Site Photos Key Plan



Fig.7 (E) View of Back College Land from Parsonage



Fig.8 (F) View from College Land

2.4 Site History

The Site's history is deeply connected with the history of Parsonage Gardens. The land where the garden is located used to belong to the Baron of Mamecestre, who in 1398 became the parson of St Mary's Church in Manchester, where the Cathedral stands today. The church was later elevated to a Collegiate, and Parsonage Gardens (Fig.10) was cultivated to provide for its pupils.

In the early 18th century, the Site was developed, the garden area was defined and called Parsonage Croft (Fig.11). In 1756, with the rise in population, a new church was built on the garden (Fig.12).

In the 1850's the Site was occupied by a row of six terraced houses facing St Mary's Church, accessed by a footway in the front, known as North Parade, and a small alleyway in the back, known as Back College Land.

In 1891, St Mary's Church was demolished and its area turned into a park, still known as Parsonage Gardens. In this year, the current existing buildings on the Site can be seen in the map (Fig.13) instead of the houses.

No. 1 North Parade was a warehouse building (Fig.16) internally divided into three properties. One was used as a yarn warehouse, the other as a packing warehouse and the third had various uses. No. 5 Parsonage was a yarn warehouse, and the two buildings were separated by Back College Land. The configuration of the Site remains largely the same since then.



Fig.10 Historical map - 1650's



Fig.11 Historical map - 1750's

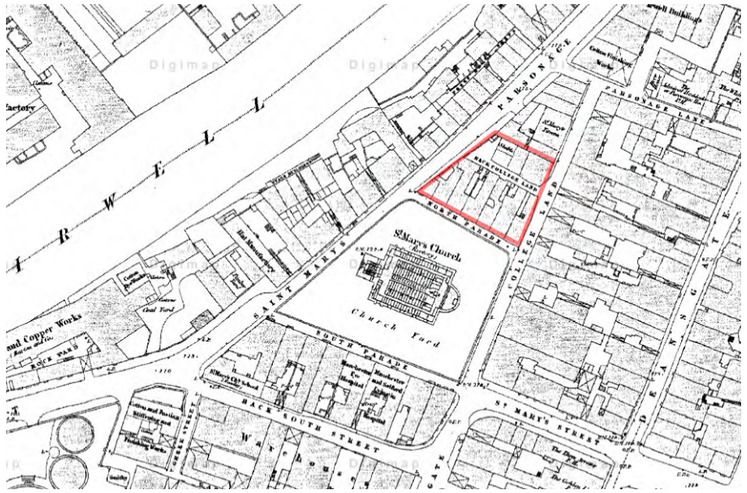


Fig.12 Historical map - 1850's

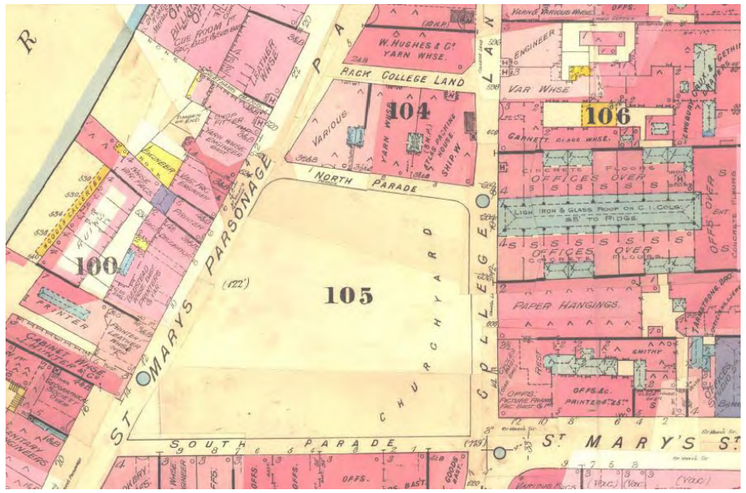


Fig.13 Historical map - 1891 (after church demolition)



Fig.16 One North Parade in 1963

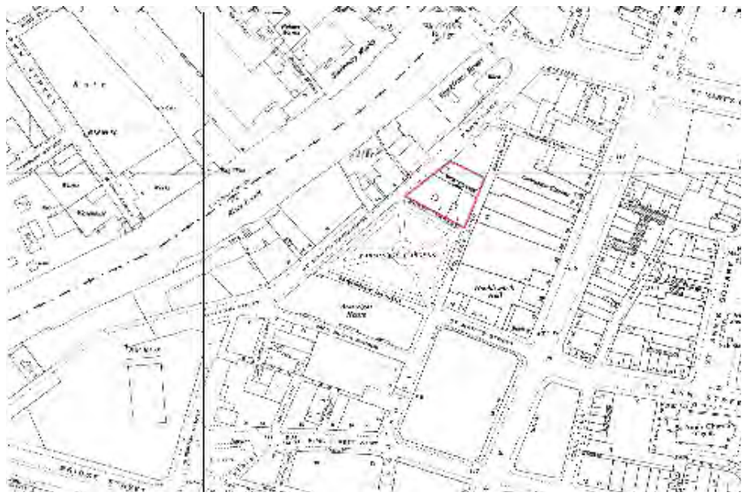


Fig.14 Historical map - 1950



Fig.15 Ordinance Survey - 2019

2.5 Site Context Today

Today, Parsonage Gardens provides a quiet, green retreat next to the busy Deansgate area. It is surrounded by a mix of substantial buildings, predominantly characterised by brick and terracotta façades, though more contemporary additions featuring steel and glass are also present.

Most of the buildings in the area are comprised of office buildings with some retail units on the ground floor. There are also some nearby residential buildings, including the Century Building, which features balconies overlooking Parsonage Gardens (as seen in Figure 20).

Even though the area is very well connected, full of character and with great potential, it currently does not favour pedestrian and cycle movement. Both College Land and Back College Land have a 'back of house' character with little pedestrian comfort and potential for anti-social behaviour. The presence of commercial bins on the streets and lack of façade activation makes this side of the park feel unwelcoming. The area is however marked by its great potential, which is described in the St. Mary's Parsonage Strategic Regeneration Framework.



Fig.17 (A) View from Parsonage Garden



Fig.18 (B) View from Parsonage Garden



Fig.19 (C) View from Parsonage Gardens



Fig.20 (D) View from Parsonage Gardens



Fig.23 Site Photos Key Plan



Fig.21 (E) View from Parsonage



Fig.22 (F) View from College Land

2.6 Conservation Area

The Site is located in the Parsonage Gardens Conservation Area, which was designated in June 1985. Its boundaries are Blackfriars Street, Deansgate (a common boundary with the St Ann's Square conservation area), Bridge Street (a common boundary with the Deansgate/Peter Street conservation area) and St Mary's Parsonage. The River Irwell forms the western boundary of the area along the line of the administrative border of the City of Salford.

2.7 Surrounding Listed Buildings

The existing buildings on the Site are not listed, but there are six listed buildings in the conservation area, and many more in the vicinity.

Arkwright House (Fig.25), located on the South of Parsonage Gardens, is a 7-storey office block clad in white Portland stone. Built in 1929 it is one of the City's most recent constructions to be listed by the Department of the Environment as being of special architectural or historic interest.

Also facing the Gardens, the National Buildings (Fig.26) is an example of the red brick and terracotta use in the area. It was an office block converted into a residential building.

The Kendal Milne's department store on Deansgate (Fig.27) is an even more recent listed building. Built a decade later than Arkwright House, it is an example of the Modern Movement in Manchester, with its plain facades of vertical glass brick windows divided by flat ribs.

On this same street is Hayward's Building (Fig.28), which dates from 1875. It features elaborately carved stonework in Italian Palazzo style.

The oldest building remaining in the area was constructed around 18000 in red brick as a pair of 3-storey Georgian houses (Fig.29).

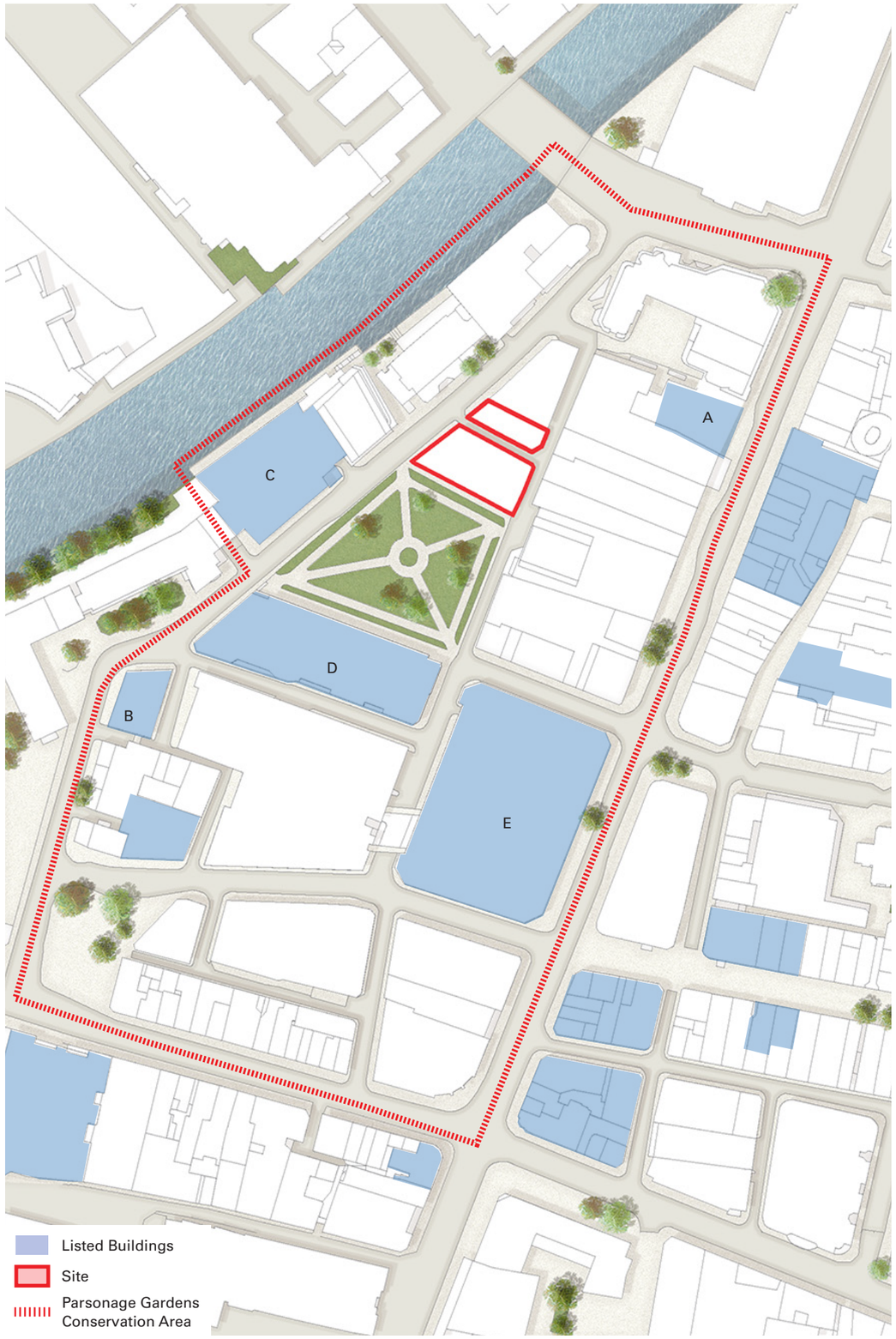


Fig.24 Conservation Area and Listed Buildings



Fig.25 (D) Arkwright House



Fig.26 (C) National Buildings



Fig.27 (E) 98 - 116 Deansgate



Fig.28 (A) Haywards Building



Fig.29 (B) King Street West

2.8 Buildings of Heritage Value

Within the Parsonage Gardens Conservation Area, there are a number of buildings identified as having heritage value. While not formally listed, these buildings are recognised for their positive contribution to the area's historic and architectural character, playing a key role in shaping its identity.

As the existing buildings on Site are considered to be non-designated heritage assets, any proposed development must aim to enhance the character and prosperity of the area, and respond sensitively to the architectural quality of its surroundings.

This would involve a design that reflects the predominantly solid materiality of the conservation area—utilising traditional materials such as brick, stone, and terracotta—and incorporating small, vertically-proportioned window openings.

Any new buildings should be designed in response to their specific local setting, rather than adopting a generic or placeless architectural language. A context-led approach is essential to ensure that any new development supports the ongoing preservation and enhancement of this important historic environment.

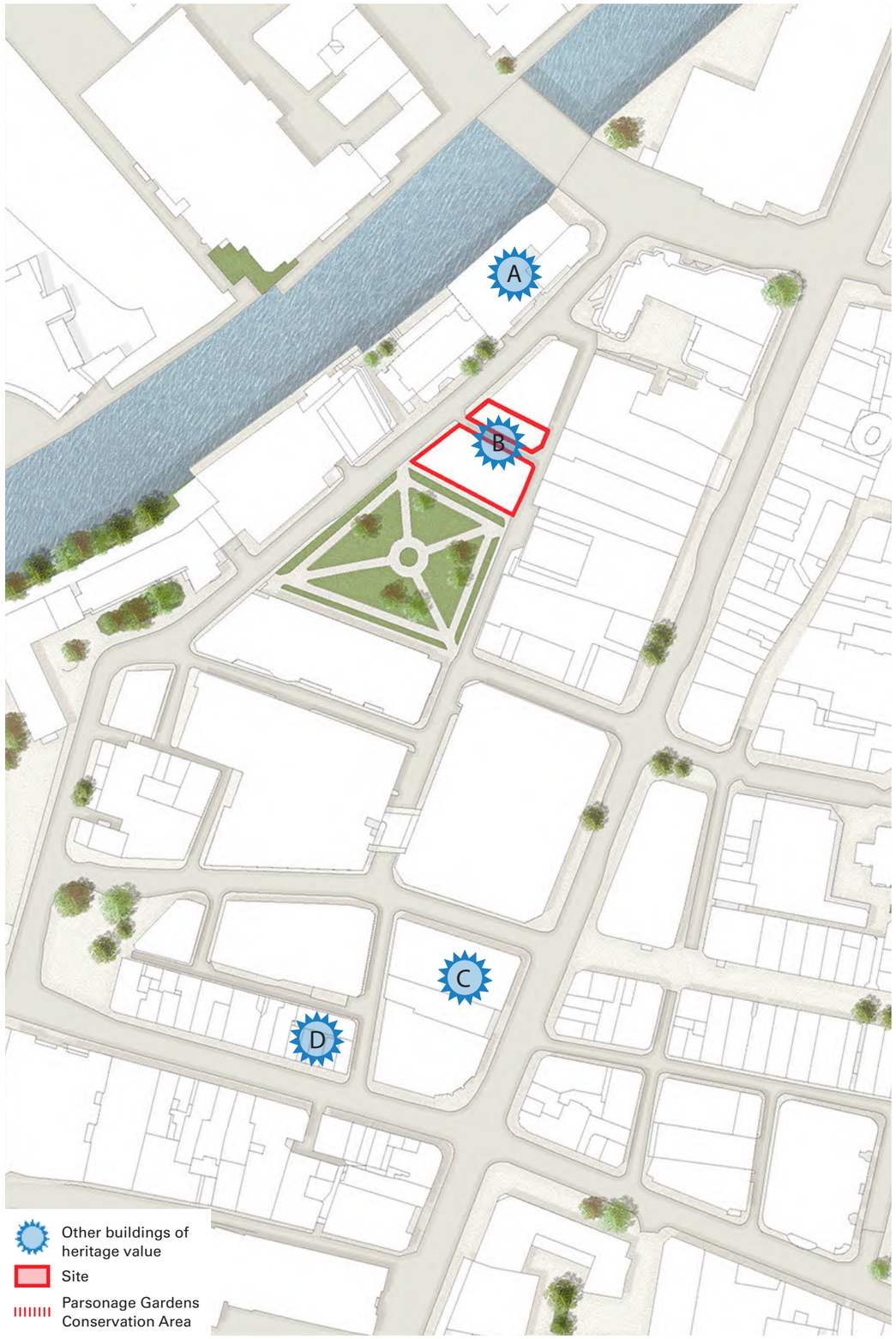


Fig.30 Conservation Area and other buildings of heritage value

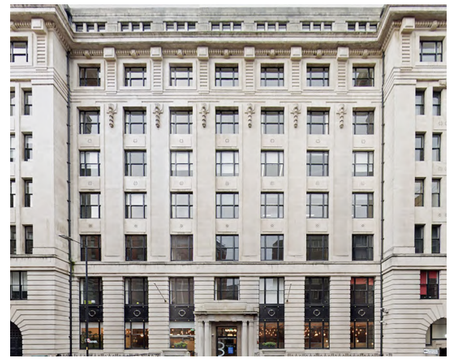


Fig.31 (A) Blackfriars House



Fig.32 (B) One North Parade



Fig.33 (C) Kenworthy's Building



Fig.34 (D) Forsyth Music

2.9 Surrounding Character and Materials

The predominant materials found in the buildings of the Conservation Area are orange-red brick and buff stone, which form a distinctive architectural palette which contributes to the character of the area. Red rick is a defining feature of Manchester's architectural identity and is historically associated with the city's industrial and commercial development during the 19th and early 20th centuries.

Owing to the area's gradual development over several centuries, the building styles vary considerably, yet it is the consistent use of these materials that provides visual cohesion and contributes significantly to the area's historic character.

Any new development should respond sensitively to the area's material language. The use of red brick and buff stone should be considered to ensure continuity with the area's architectural heritage and to enhance the sense of place.

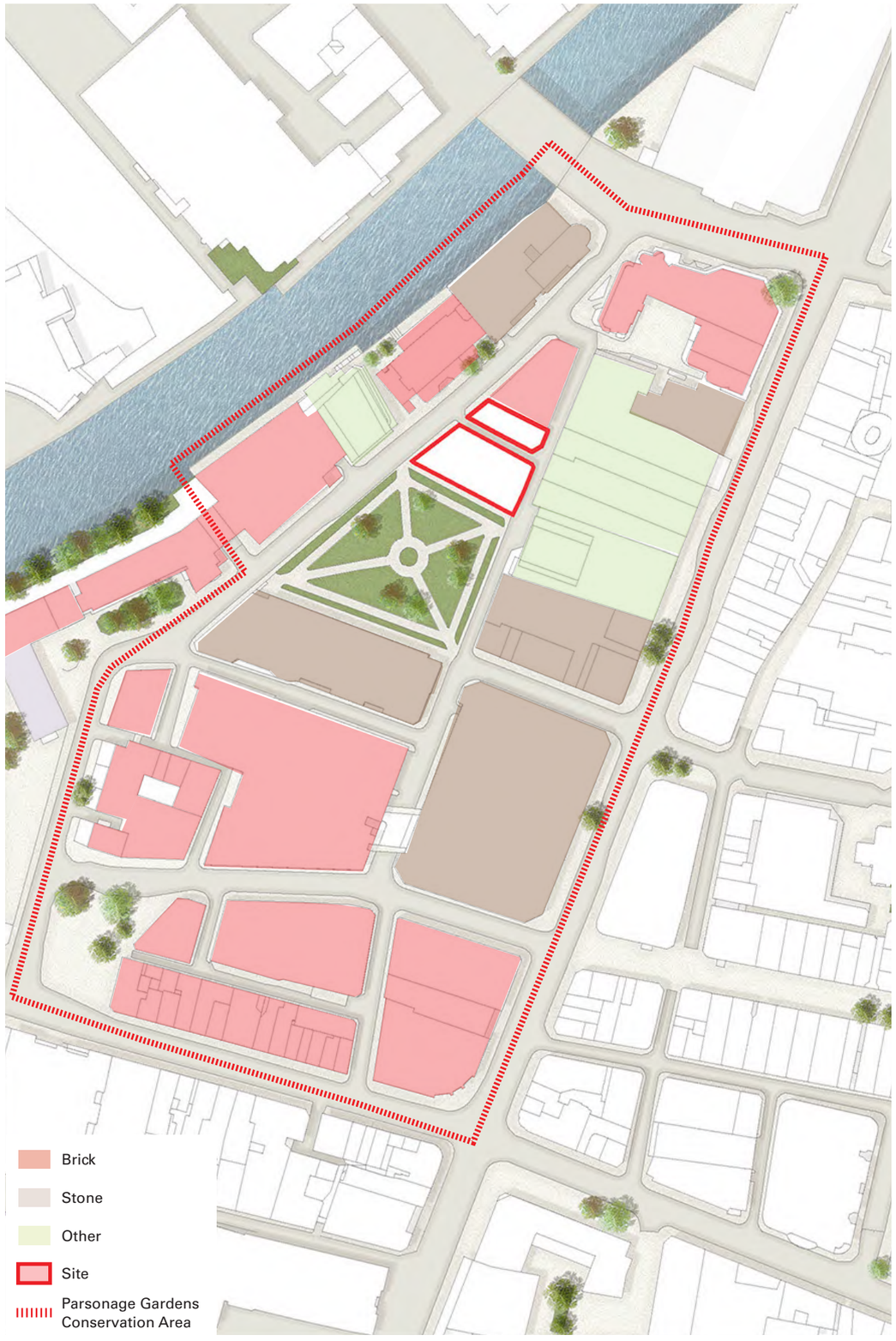


Fig.35 Conservation Area and Materiality





Fig.37 Examples of surrounding stone buildings



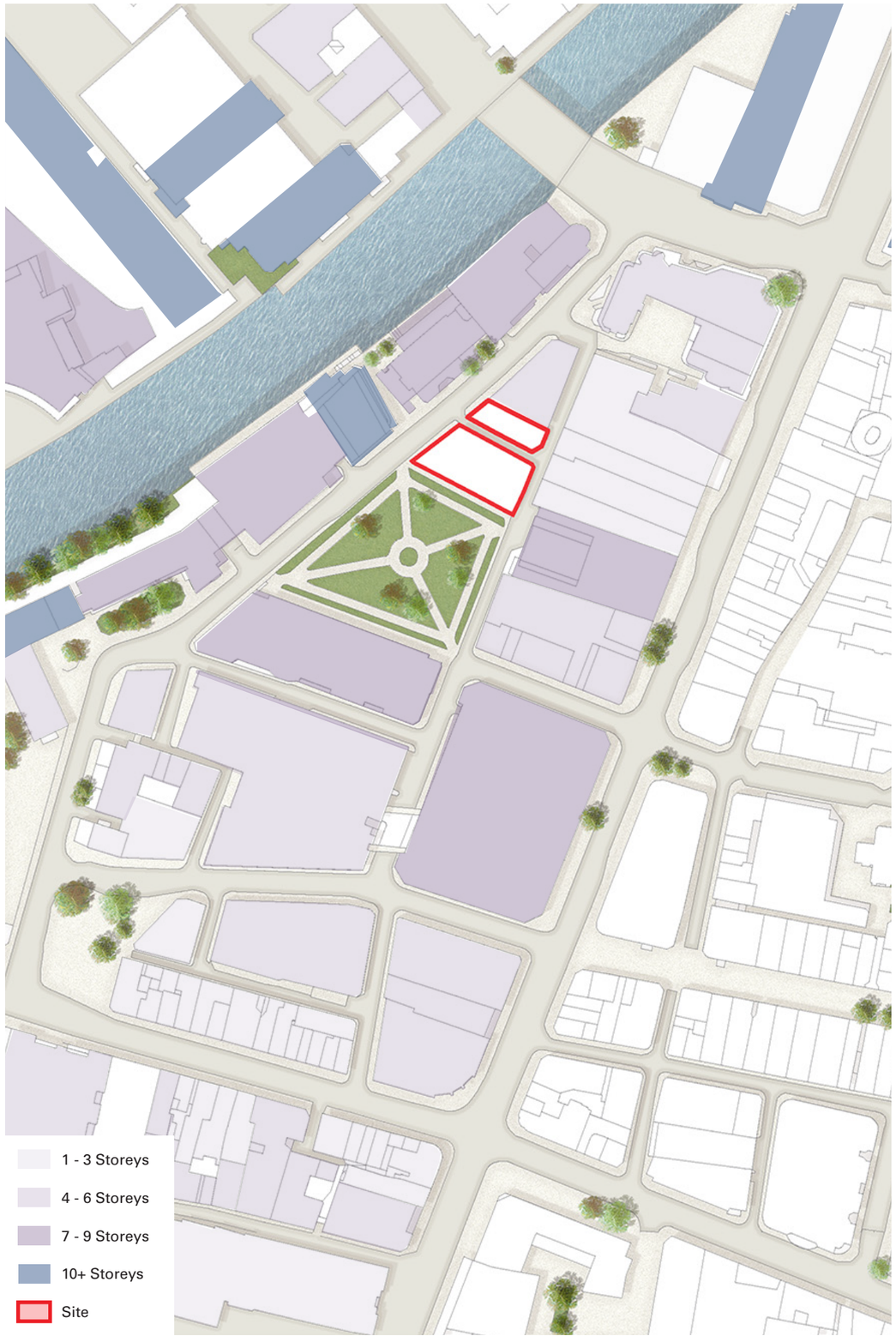


Fig.36 Examples of surrounding brick buildings

2.10 Surrounding Scale

Building heights within the Conservation Area vary considerably, with the majority of the buildings between 4 and 9 storeys, and some reaching up to 12 storeys. Beyond the conservation area—particularly toward the Deansgate corridor—building heights increase significantly, as illustrated in the adjacent views.

The height of any new development within or adjacent to the conservation area should be carefully considered in relation to its immediate context. Proposals should respect the prevailing scale of surrounding buildings and avoid excessive height that would dominate or disrupt the established streetscape. New developments should also seek to preserve the linear rhythm and grain of the streets, maintaining the area's historic proportions.



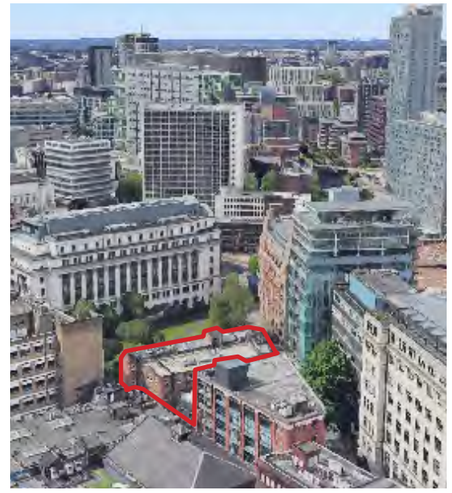


Fig.38 Aerial View

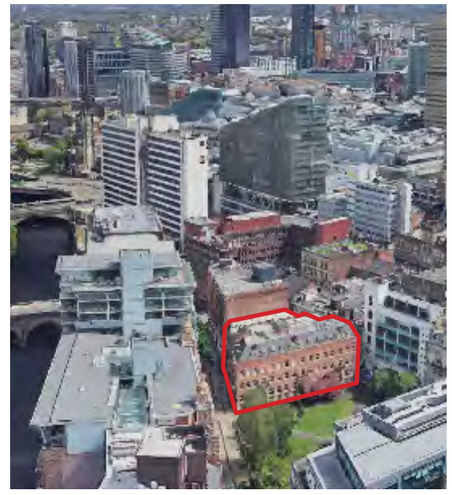


Fig.39 Aerial View

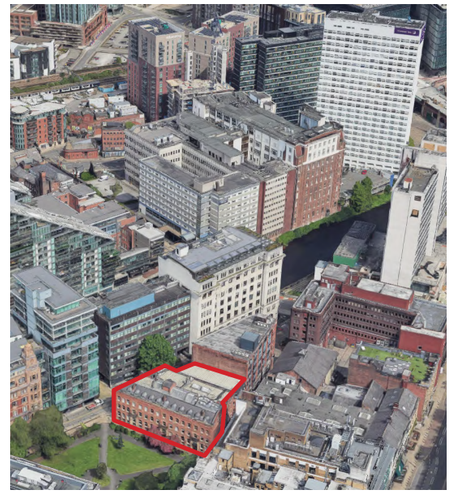


Fig.40 Aerial View

2.11 Surrounding Land Uses

The majority of buildings within the area are commercial, with many being office buildings. The existing buildings on the Site are also currently used as such. The Site also benefits from a variety of shops, restaurants, contributing to a vibrant streetscape.

The nearby Deansgate corridor forms part of the City Centre Primary Shopping Area (CC2), reinforcing the area's role as a key commercial and retail destination within Manchester.

Residential use in the immediate surroundings is limited, with the most notable example being the Century Buildings located on St Mary's Parsonage, which include apartments with views over Parsonage Gardens.

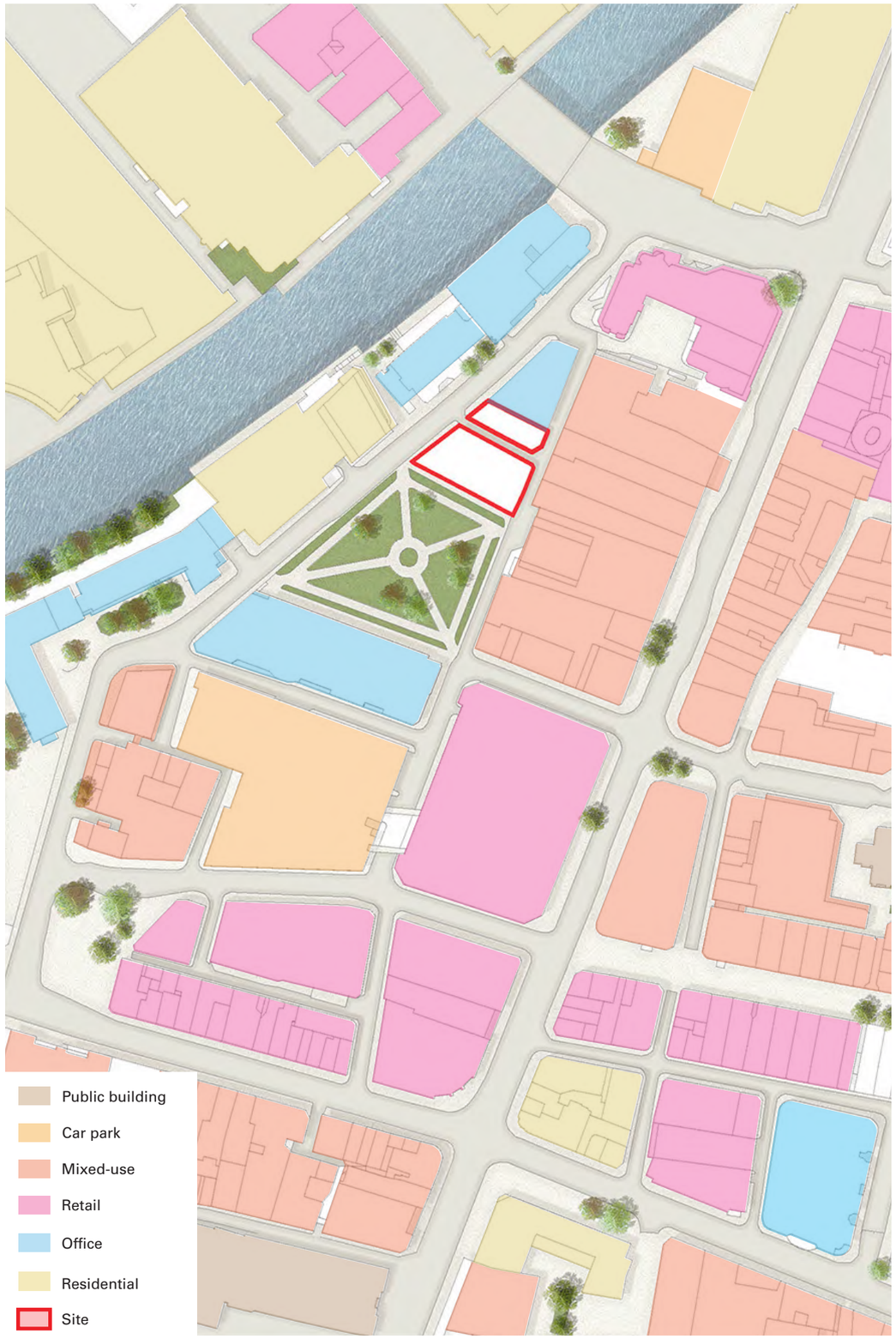


Fig.41 Surrounding Land Uses



Fig.42 Street view along Deansgate



Fig.43 Street view along Deansgate



Fig.44 Street view along Deansgate

2.12 Transport and Movement

The current Site benefits from excellent public transport connectivity. This provides an opportunity to shift towards a sustainable active mode of travel for the for future occupants of the proposed building

Train

The Site is strategically positioned between Manchester Victoria and Salford Central train stations, both of which are reachable within a 10-minute walk. Together, these stations offer excellent rail connectivity to regional and national destinations, ensuring convenient access to the wider UK rail network.

Tram

The Site is located within an 8-minute walk of Exchange Square tram stop, which is served by the Metrolink Pink Line. Within an 11-minute walk is St Peters Square tram stop, which is served by the Metrolink Blue, Green, Navy, Pink, and Purple Line, providing direct and efficient access across Greater Manchester.

Bus Services

The Site is located within a 2-minute walk from the Barton Arcade bus stop on Deansgate, served by routes 8, 67, 67A, and 100. Additionally, it is within a 5-minute walk of the St. Mary's Parsonage stop on Bridge Street, providing access to a network of services, including the Free Bus (Route 1) and routes 35, 36, 37, 38, 50, V1, V2, V4, and X39.

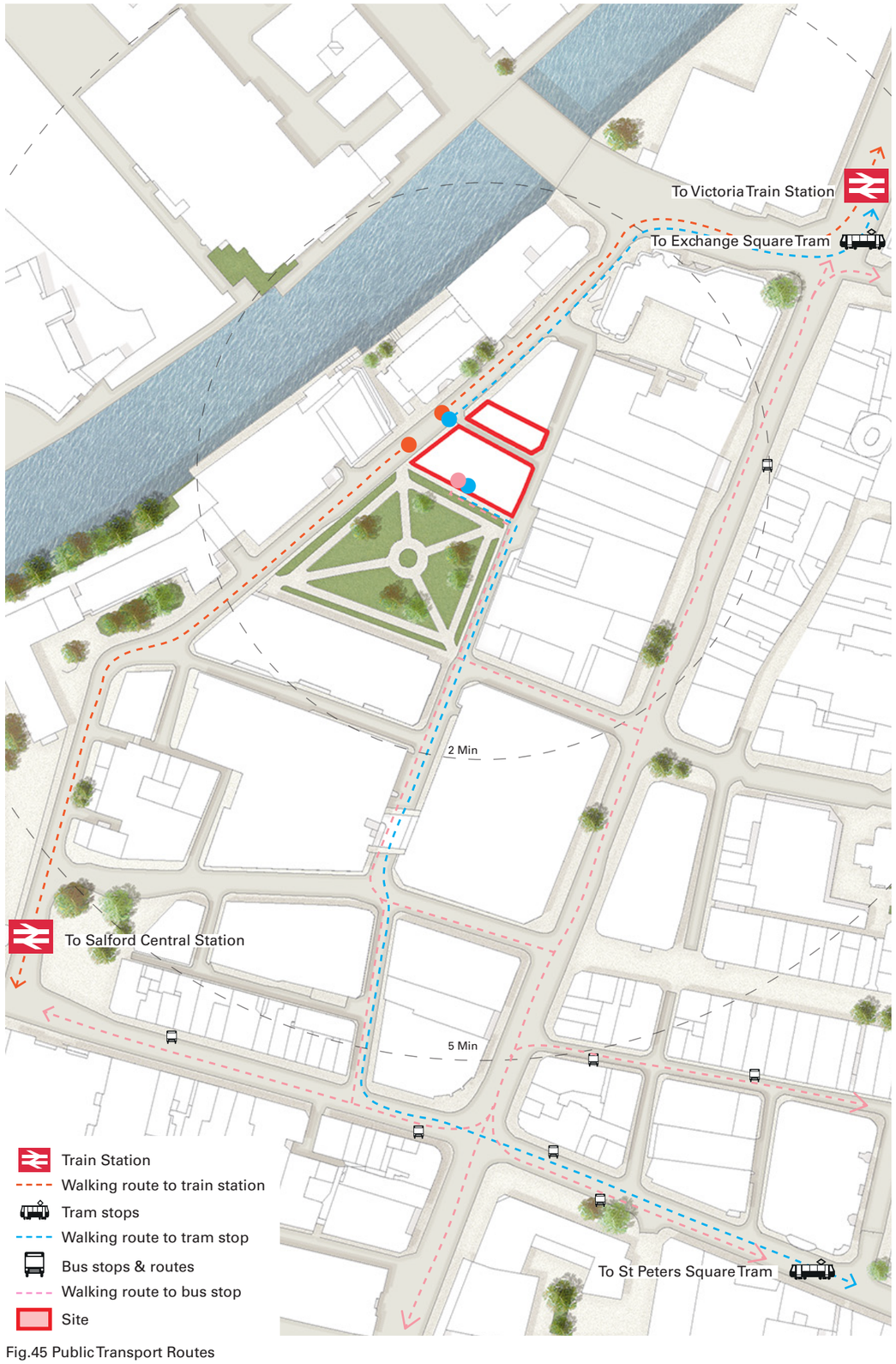


Fig.45 Public Transport Routes



Fig.46 Manchester Victoria Train Station



Fig.47 Manchester Salford Central Station



Fig.48 St. Peters Square Tram Stop

2.13 Environmental Analysis

Sun Path

The Site benefits from an east-west orientation, ensuring good levels of daylight throughout the day. The morning sun primarily impacts the eastern façade, while the western façade receives afternoon and evening sunlight. This orientation allows the proposed building to maximise daylight and reduce the reliance on artificial lighting.

Wind

Located within Manchester's urban core, the Site is subject to prevailing south-westerly winds, though the surrounding built environment offers a degree of shielding. This presents an opportunity for natural cross ventilation within the building design, enhancing indoor thermal comfort for occupants while reducing reliance on mechanical systems.

Pedestrian Movement

While the Site benefits from excellent transport connectivity, it is currently very car-orientated. Pedestrian movement is supported by established footpaths and crossings with the major routes running along Parsonage and St. Mary's street. Within the new building there is an opportunity for active travelling through the integration of end of journey facilities including showers and cycle storage.

Noise and Air Pollution

The proximity of the Site to major arterial routes such as Deansgate and Blackfriars Street results in exposure to road traffic noise and air pollution. However, the Site benefits from being set back from these busy streets and is enclosed by surrounding buildings, creating a quieter and more sheltered environment. The integration of landscaping and green infrastructure will contribute to reducing airborne pollutants and improve air quality.

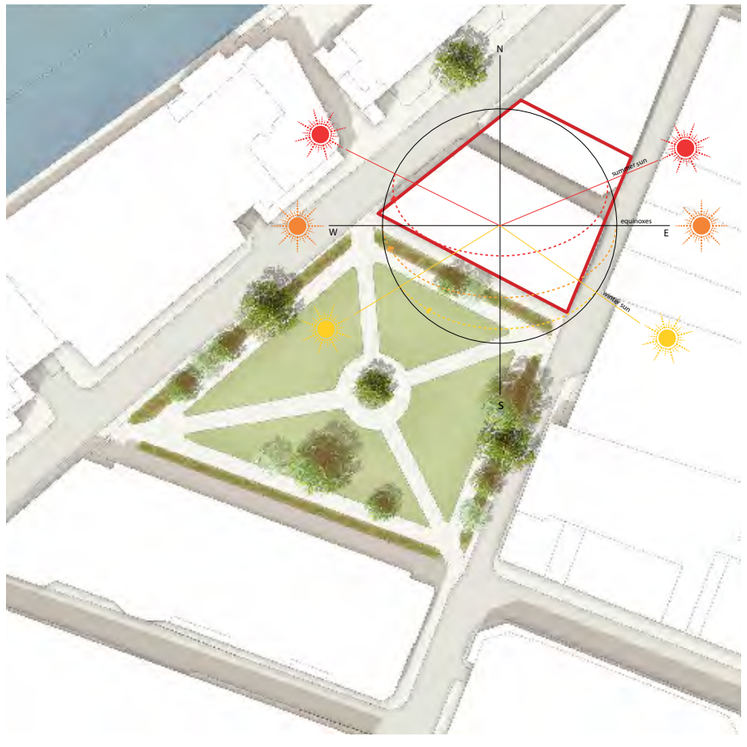


Fig.49 Sun path

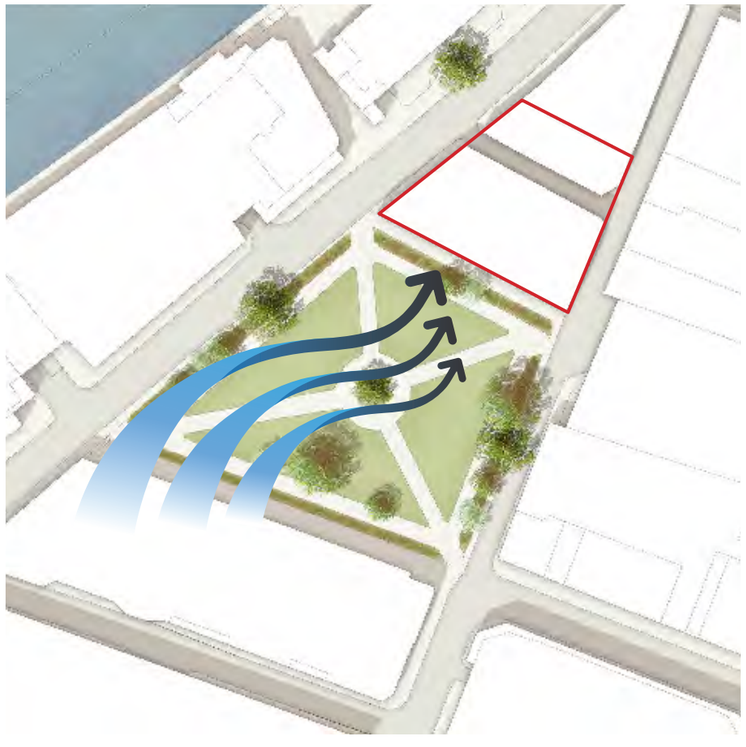


Fig.50 Prevailing Wind

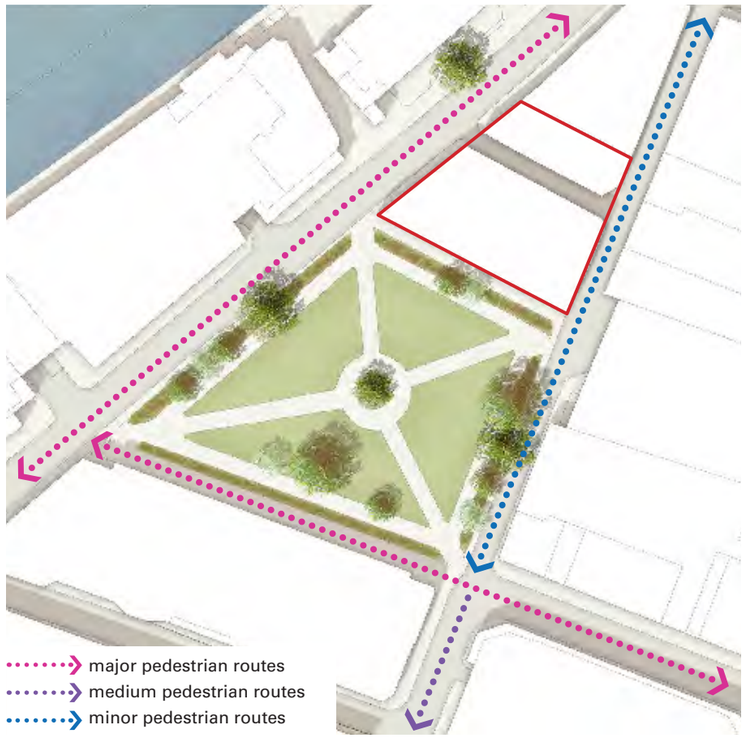


Fig.51 Pedestrian routes

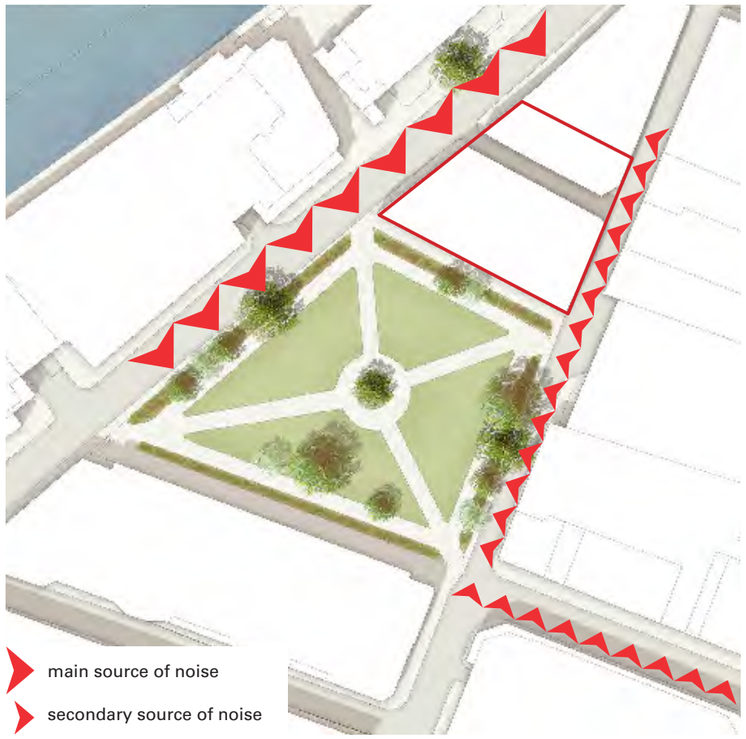


Fig.52 Noise sources

2.14 Strategic Regeneration Framework

Manchester City Council has established a Strategic Regeneration Framework (SRF) for the St Mary's Parsonage area, identifying opportunities to revitalise the district while respecting its historic character. The SRF includes a dedicated section outlining Site-specific development opportunities for the buildings at 1 North Parade and 5 Parsonage, recognising their potential to contribute meaningfully to the area's regeneration.

Under paragraph 7.75, the SRF sets out key principles that developments on this Site should follow. These guidelines have informed the design approach from the outset. Both buildings are identified within the SRF as being no longer fit for purpose, with the current structures largely vacant and underutilised, falling short of their potential to contribute to the vitality and viability of the area.

The proposed development aligns closely with the vision of the SRF, which seeks to transform St Mary's Parsonage into a commercially led, mixed-use neighbourhood where people can live, work, relax, and socialise. The key objectives of the SRF, all of which are supported by the proposal, include:

- Creating a thriving and sustainable community that supports Manchester's zero-carbon ambitions
- Providing best-in-class employment space within a high-quality, adaptable office environment
- Enhancing and celebrating the area's historic character and architectural significance
- Activating Parsonage Gardens and its surrounding streets to strengthen the public realm
- Delivering a long-term, economically viable reuse of the Site
- Reinforcing the sense of enclosure on the northern edge of Parsonage Gardens
- Acting as a catalyst for further regeneration and investment in the area
- Ensuring the scheme includes amenities that benefit the local community
- Carefully managing the relationship with adjacent residential uses, particularly the Century Buildings, with full consideration of impacts such as noise, privacy, daylight, and sunlight

No.1 North Parade

7.68 No. 1 North Parade is located on the north western edge of Parsonage Gardens and within the heart of the Parsonage Gardens SRF area. The building is 5 storeys and its frontage extends the full width of the Gardens between St Mary's Parsonage and Back College Land. The existing building is not statutorily listed. It is considered to be of medium significance as a contributor to the character and appearance of the Conservation Area, primarily by virtue of its visual contribution to the enclosure of Parsonage Gardens.

7.69 The existing building today is largely vacant and underutilised. As such, the site does not fulfil its potential as a key contributor to the vitality and viability of the area. The building is accessed from Parsonage Gardens and encloses the northern edge of the space; however, it provides very limited active frontage and does not successfully engage with the surrounding streetscape. Whilst the building provides ground floor windows, visibility into the building is restricted. This in turn reduces animation and prevents passive overlooking into the Gardens.

7.70 The potential engagement of the building with surrounding streets is further compromised by the poor quality pedestrian environment along Back College Land. This is largely caused by the accumulation of ad-hoc waste storage from the commercial units that front onto Deansgate onto the street and directly adjacent to Parsonage Gardens. The current waste management regime has a knock on effect of reducing pedestrian activity and increasing anti-social behaviour throughout Parsonage Gardens and along surrounding streets. This has negatively affected the ability to attract and retain tenants in No.1 North Parade and therefore the ability to viably manage and invest in maintaining the building.

7.71 The current site owner is committed to bringing forward proposals which will positively address the current issues and act as positive benchmark of quality for development in the City. The site's immediate availability means that it has the clear potential to form an early phase of development within the area and therefore act as a pivotal opportunity to catalyse the regeneration of Parsonage Gardens, the surrounding streets and the wider SRF area.

7.72 In line with the SRF's aspiration for mixed use regeneration, the site could be suitable for hotel, or commercial proposals. As part of this, there is also an identified need for the future use of the building to draw people in and engage with the Gardens to support the growth of activity and vitality to the local area. To achieve this, any future proposals on the site will also be expected to include publically accessible active frontage that may include ancillary retail or leisure uses at the ground floor.

7.73 The starting point for considering any proposals for the site will be to consider the potential to retain and re-use the existing building. An essential initial piece of analysis therefore will be to robustly interrogate its historic and cultural significance. In addition, it will be essential to analyse the building's economic potential with regard to the long term sustainability of existing uses, taking into account rates of occupier retention, rents, marketing activities, management costs and viability, as well as potential alternative uses.

Fig.53 Extracts of St Mary's Parsonage SRF

7.74 The conclusion of that exercise may result in the need to consider the relative merits of alternative options including façade retention and redevelopment options. As with all components of this SRF, ultimately any proposals for this site will be determined in accordance with Manchester City Council's Development Plan, national policy and other material considerations.

7.75 In so far as it is consistent with the criteria set out in policy, the clear ambition will be to deliver a proposal that will enhance the vitality and viability of the site and the wider Parsonage Gardens SRF area, by:

- Positively contributing to the character and quality of the Parsonage Gardens Conservation Area as a whole;
- Introducing a long term economically viable re-use of the site;
- Activating Parsonage Gardens and the surrounding streets, acting as a catalyst to further regeneration and investment in the area;
- Re-enforcing the sense of enclosure on the northern edge of Parsonage Gardens;
- Supporting Manchester's zero carbon ambitions and delivering an exemplar of sustainable development;
- Ensuring that any proposals for the site deliver opportunities and amenities that will benefit local people; and,
- Carefully considering the site's relationship with the existing residential use at Century Buildings, in terms of impact and amenity. Issues of noise, privacy, sunlight and daylight, for example, will need to be fully assessed and justified as part of any future planning application proposals.

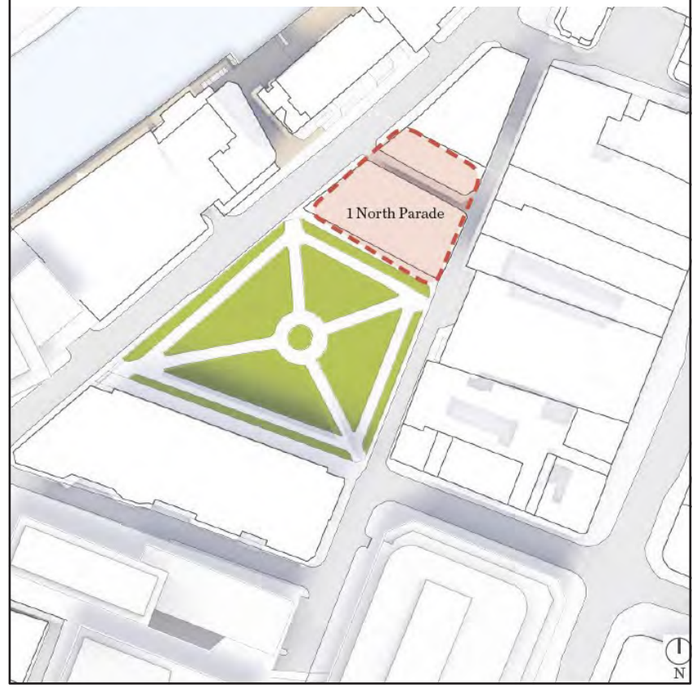


Fig.54 Extracts of St Mary's Parsonage SRF

2.15 Existing Buildings Appraisal

2.15.1 No. 1 North Parade

The building was originally built as a warehouse but was adapted in the 20th century for office use. It is designed in a loose Italianate style and is characterised by the use of red brick with buff sandstone detailing. As can be seen in the photographs, the main elevations of the building, in North Parade and Parsonage, have sash windows with arched heads —semi-circular on the first floor and more shallowly arched on the upper levels—along with buff stone sills, dressings, string courses. The roof has been altered, with only three of the original chimneys retained.

Although the building directly faces Parsonage Gardens, it currently lacks an active frontage or connection to the public realm. The building consists of partial basement, ground, first, second and third floor accommodation, with the third floor having been added within the roof space.

Internally, the building shows signs of deterioration and requires extensive refurbishment to bring the office space up to market expectations. The existing windows are in poor condition and require either thermal upgrading or replacement to improve energy performance. Furthermore, the mechanical, electrical, and plumbing (MEP) systems are outdated and require replacement to align with contemporary standards for energy efficiency and sustainability.

A Condition Survey Report was prepared in October 2021 by Stephen Levrant Architecture, which provides a detailed assessment of the building's state. The report identifies significant issues, including water ingress from the roof and parapet gutters, which has led to deterioration of internal finishes and the presence of black mould, particularly at third-floor level. The internal condition is described as dated and poorly maintained, with finishes that are tired and in need of complete renewal. Additionally the report highlights the deterioration of the external envelope due to the lack of maintenance and previous inappropriate repairs, which have exacerbated problems such as staining, material erosion, and water penetration.

For a comprehensive overview of the building's condition, please refer to the full Condition Survey Report.



Fig.55 View from Parsonage Gardens



Fig.56 View from Parsonage



Fig.57 Internal photo of existing building



Fig.58 Internal photo of existing building



Fig.59 Internal photo of existing building



Fig.60 Internal photo of existing building

2.15.2 No. 5 Parsonage

No. 5 Parsonage was erected in 1877 as a yarn warehouse. In the late 20th century, the building was adapted to office use and has been occupied since 2014.

The building was constructed in a loose Italianate style to the Parsonage elevation, primarily utilising brick with buff sandstone details. The building is similar in style and detailing to 1 North Parade and can be viewed as a pair when seen along Parsonage. The Parsonage elevation predominantly utilises brick that has decorative mouldings to windows, below the second floor cill course and a stepped cornice at the wall head. The secondary elevations, fronting onto Back College Land and College Land, are utilitarian in design and ornamentation. The Back College Land elevation contains the remains of the original hoist openings, which lifted and dropped goods from the warehouse onto carts.

The building consists of a basement, ground, first, and second floor accommodation, with the second floor having been added within the roof space.

Similarly to No.1 North Parade, the building shows internal signs of deterioration and requires extensive refurbishment. The mechanical, electrical, and plumbing (MEP) systems are outdated and require replacement to align with contemporary standards for energy efficiency and sustainability.

A Condition Survey Report was prepared in October 2021 by Stephen Levrant Architecture, which provides a detailed assessment of the building's state. The report identifies significant issues, including water ingress issues from the roof and at basement level, erosion of the external envelope, and deterioration of the internal finishes, particularly on the basement and second floor. The report highlights that in order to prevent the exponential deterioration of the building due to water ingress, repair works are required.

For a comprehensive overview of the building's condition, please refer to the full Condition Survey Report.

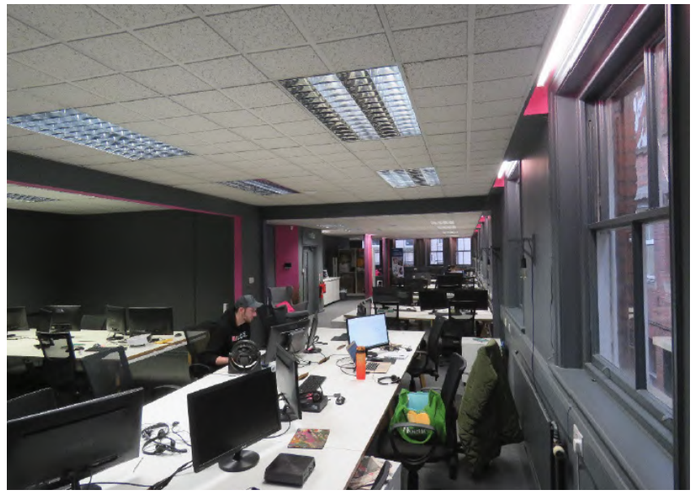


Fig.61 View from Parsonage


Fig.62 View from Parsonage towards Back College Land


Fig.63 Internal photo of existing building


Fig.64 Internal photo of existing building


Fig.65 Internal photo of existing building

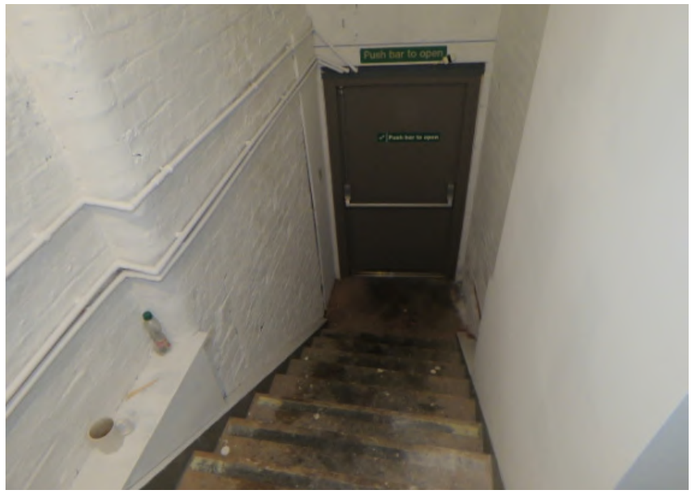


Fig.66 Internal photo of existing building

2.16 Future Context

This area was identified as a Strategic Regeneration Opportunity and the St Mary's Parsonage SRF was developed by the City Council in partnership with active landowners across the area, including Beaconsfield Commercial Ltd.

The SRF envisions the area around Parsonage Gardens as a commercially led mixed use neighbourhood, with great quality places to live, work, relax and socialise. One of the main objectives is to "host an eco-system of best in class employment - from global businesses to start ups" in the area, bringing activity and movement to support unlocking the full economic potential of Manchester City Centre. This vision is to be developed in a way that showcases the area's character, including especially the heritage assets and green spaces, and makes the best use of the land in this central location.

The area surrounding the Site is rapidly growing, with many neighbouring schemes reaching significant heights. There are numerous buildings under construction (in blue) and with planning consent (in yellow).

As described in the SRF, the finite developable area in the City Centre should be used in an efficient manner, with a higher density when appropriate, to achieve the full socioeconomic potential of this area.

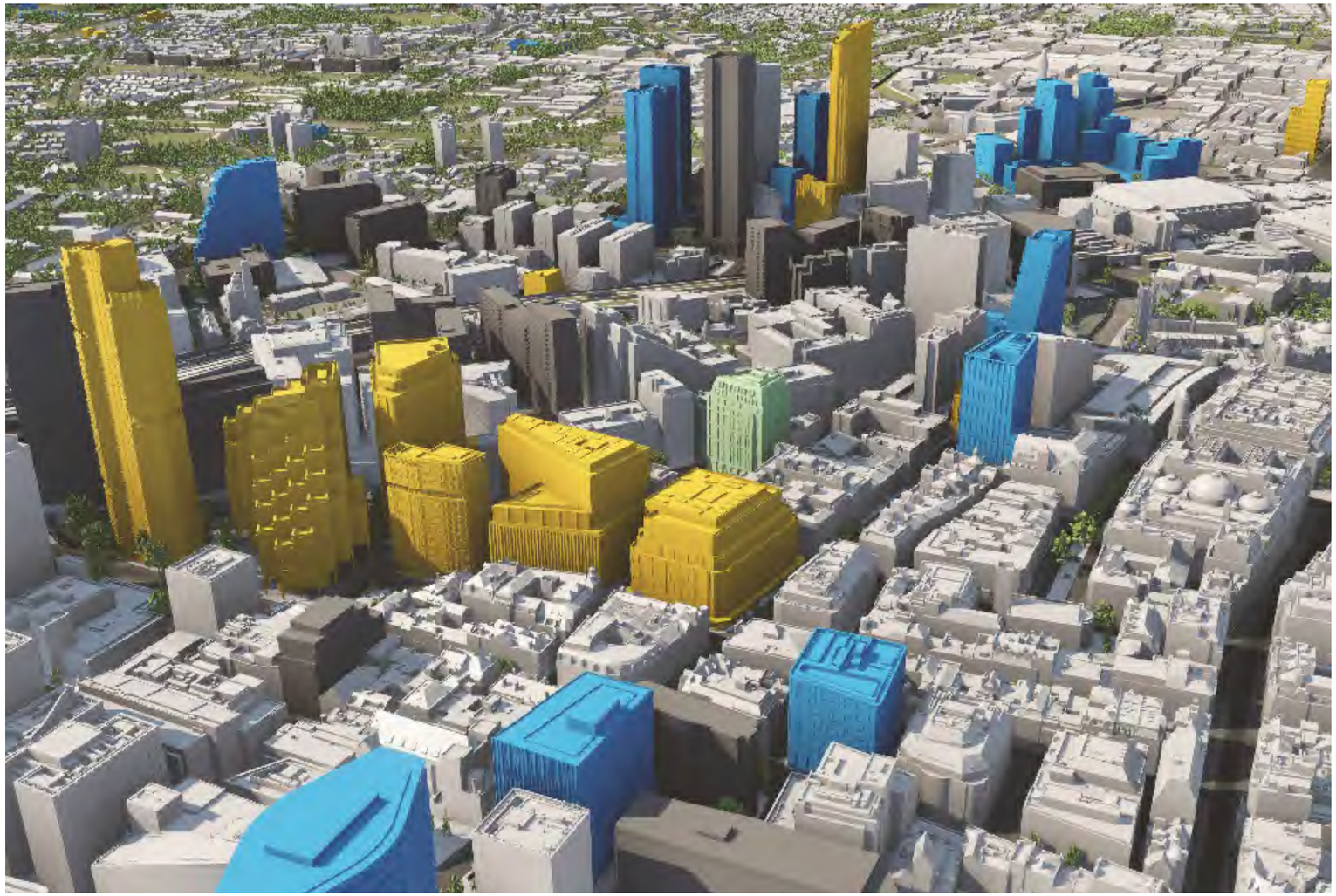


Fig.67 Proposed scheme with emerging context

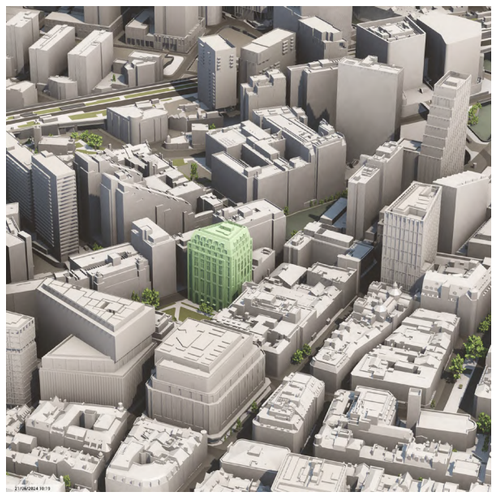


Fig.68 Proposed scheme with emerging context



Fig.69 Proposed scheme with emerging context



Fig.70 Proposed scheme with emerging context

Consented Schemes

Under Construction

1 North Parade Proposed Scheme

3.0 Design Principles and Evolution

3.1 Site Constraints and Opportunities

Constraints

- The Site has limited provision for pedestrian access and no provision for cycle routes.
- Back College Land is privately owned and both it and College Land are used mainly for servicing. These streets are currently used as back of house, and are frequently obstructed by large bins (Fig. 73). Both streets lack active frontages.
- The waste and servicing arrangements are poorly managed in the entire area around Parsonage Gardens. This creates spaces which are unwelcoming to pedestrians and of difficult accessibility.

Opportunities

- Opportunity for the building to have an active frontage which connects with the surroundings and integrates retail spaces.
- Opportunity to integrate more entrances into the building to activate the space and reduce anti-social behaviour.
- Potential for the architectural language of the new building to be of solid material such as brick, stone and terracotta, fenestrated by small vertically-proportioned openings. The building should make a positive contribution to the historic character of the area.
- Opportunity to integrate end of journey facilities such as showers and cycle parking spaces to encourage sustainable active travelling for office tenants.



Fig.73 Site constraint - lack of active frontage in College Land and used for the bins

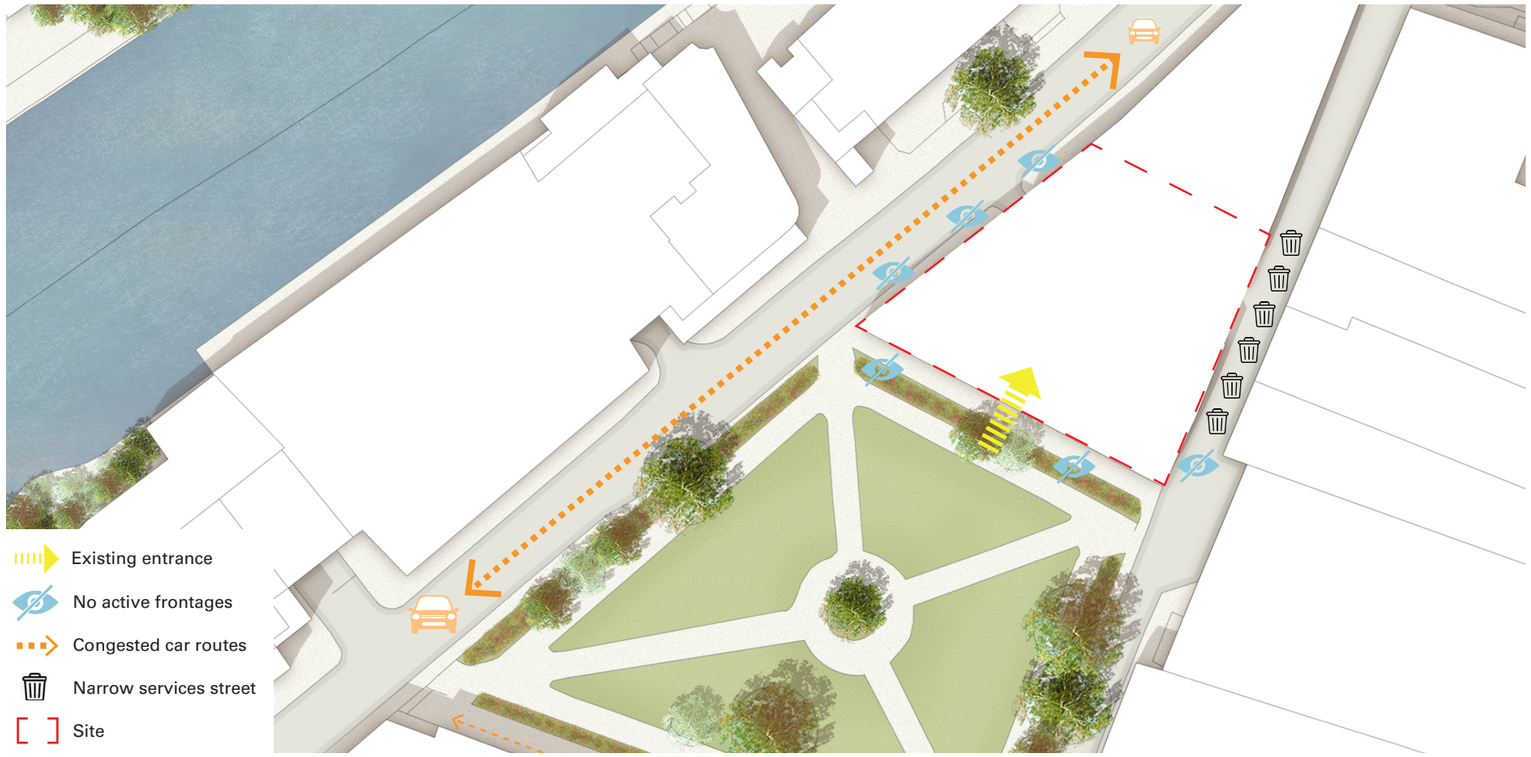


Fig.71 Site constraints

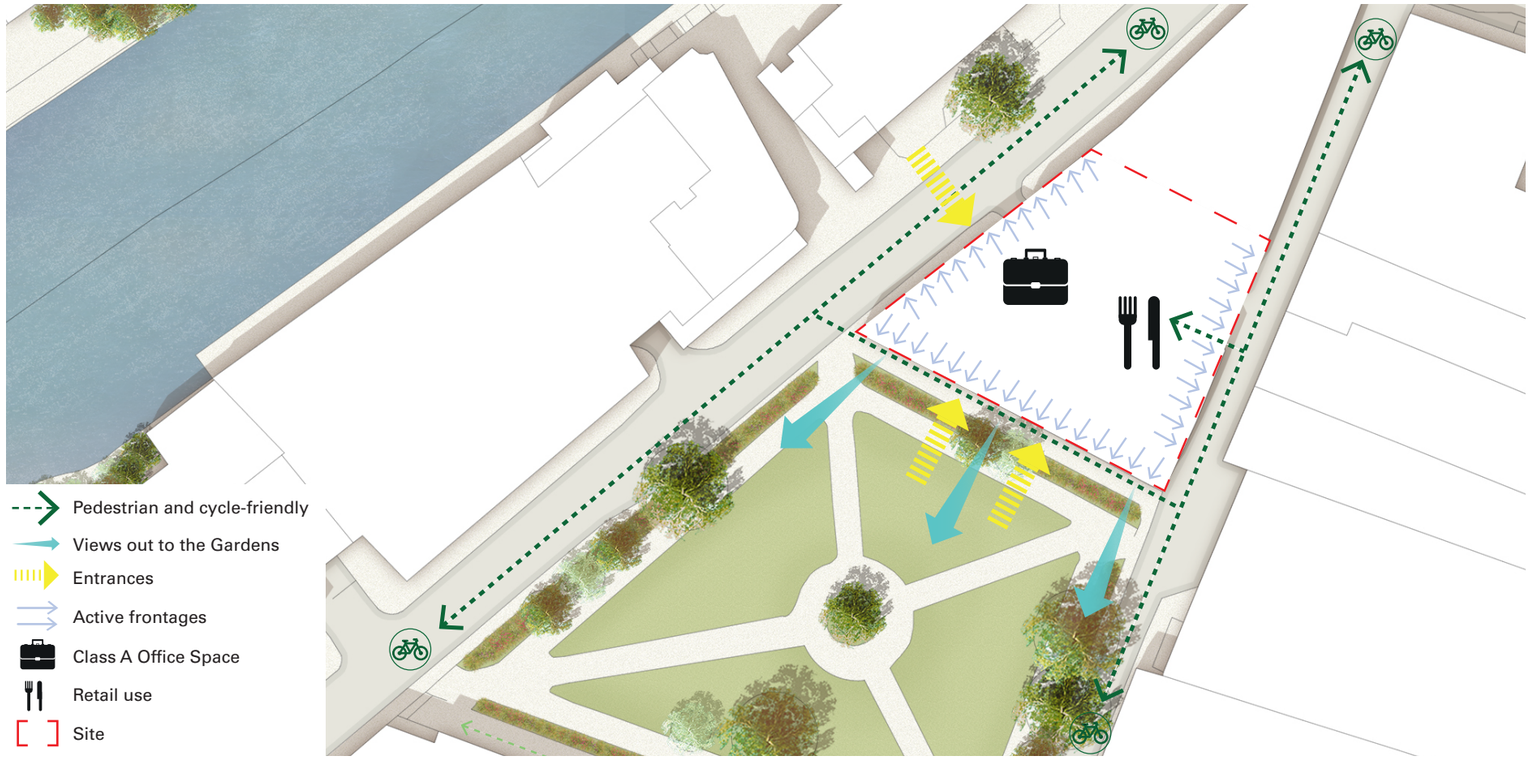


Fig.72 Site opportunities

3.2 Design Brief

The Applicant's vision for the Site is to deliver a sustainable, high-quality, mixed-use office development that sets a new benchmark within Manchester City Centre. The proposed design must focus on improving the Site relationship to the surrounding area and respond to the surrounding architectural vernacular to establish a distinct and welcoming destination.

The building is to be highly sustainable and aims to achieve BREEAM "Outstanding" and NABERS 5-star rating by minimising energy use and maximizing daylight and natural ventilation where possible. The office floors are to be designed with structural columns positioned along the perimeter to enable flexible, open-plan layouts that can easily be adapted to suit a range of future tenants, supporting long-term sustainable use.

A key ambition of the scheme is to activate the street frontage by introducing a ground-floor restaurant and bar, designed to spill out onto the public realm. This will promote a strong connection between the internal and external spaces, contribute to the vibrancy of the streetscape, and support the building's role as a social and commercial hub in the heart of Manchester.

The building will be car-free, promoting active and sustainable modes of transport. High-quality end-of-journey facilities, including cycle storage and shower amenities, will be integrated into the design to encourage cycling and walking as the primary means of commuting.



Fig.74 Concept sketch

3.3 Previous Schemes

3.3.1 SimpsonHaugh Architects Scheme

The earlier proposal for the Site, designed by SimpsonHaugh Architects (SHA), envisioned a full redevelopment involving the demolition of the existing buildings and their replacement with a contemporary new structure. The scheme sought to maximise the Site's potential through the delivery of modern commercial and retail space, and was subject to both public consultation and pre-application discussions.

Written feedback from Historic England included the following comments:

- **Harm to conservation area** -The proposed new building was considered harmful to the Parsonage Gardens Conservation Area, failing to respect its historic character.
- **Inadequate Justification** - Concerns raised over the scale, massing and design, which were deemed inconsistent with the character and appearance of surrounding heritage assets.
- **Viability Concerns** - Insufficient cost analysis to support the case for demolition versus refurbishment. Lacked proof of why a "light-touch" refurbishment would not be viable.
- **Condition Survey Deficiency** -The submission did not provide a robust condition survey of the existing buildings to substantiate their unsuitability for retention.
- **Lack of Marketing Evidence** - Insufficient detailed marketing efforts to demonstrate the necessity for major refurbishment or demolition.
- **Environmental Concerns** - Raised questions about the environmental benefits of demolition versus retaining and retrofitting the existing structures.

The feedback above was taken into consideration when designing the new proposal.



Fig.75 View of SHA proposed design



Fig.76 SHA Proposed Plan

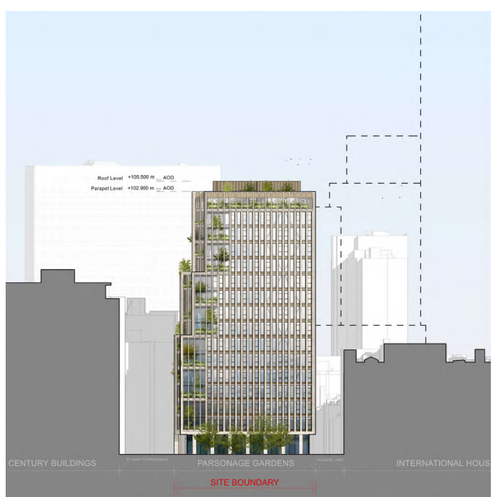


Fig.77 SHA Proposed North Parade Elevation



Fig.78 SHA Proposed College Land Elevation

3.3.2 Previous iteration of Squire & Partners Design

Following on from the scheme presented by SimpsonHaugh, Squire and Partners were appointed to produce a scheme which more sensitively responded to the character and scale of the surrounding area, and blended harmoniously with the Parsonage Gardens Conservation Area.

The proposal shown on the image on the right was presented to Historic England for pre-application advice in 2021. The latest consultation was undertaken on the 14th March 2023, and the written response (Y_HERef_PA01129525_426355_) included the following topics:

- **Demolition of existing buildings -** Loss of historical and architectural value with demolition of existing buildings.
- **Less than substantial harm to Conservation Area** - lower harm than previous scheme, but current scheme still exacerbates harm with building height and vertical fenestration.
- **Existing buildings unviability** - Understanding that retaining the existing buildings is not viable financially. They will have a net negative environmental impact in comparison to the proposed scheme and that the latter will have public benefit associated with it. Also highlighted that justification for all these aspects must be presented with the planning application.
- **Influence of existing buildings** - Form and rhythm of proposed design, as well as its material palette, reflect those of the existing buildings and conservation area.
- **Weighing of conflicting factors** - All possible pre-application issues were discussed and justification was provided, however the matter of demolition of the existing buildings is a principle objection. Therefore HE concludes that the scheme should proceed to planning, where they will raise their concerns which need to be weighed by the planners in the application process.



Fig.79 View of previous iteration of SQP scheme

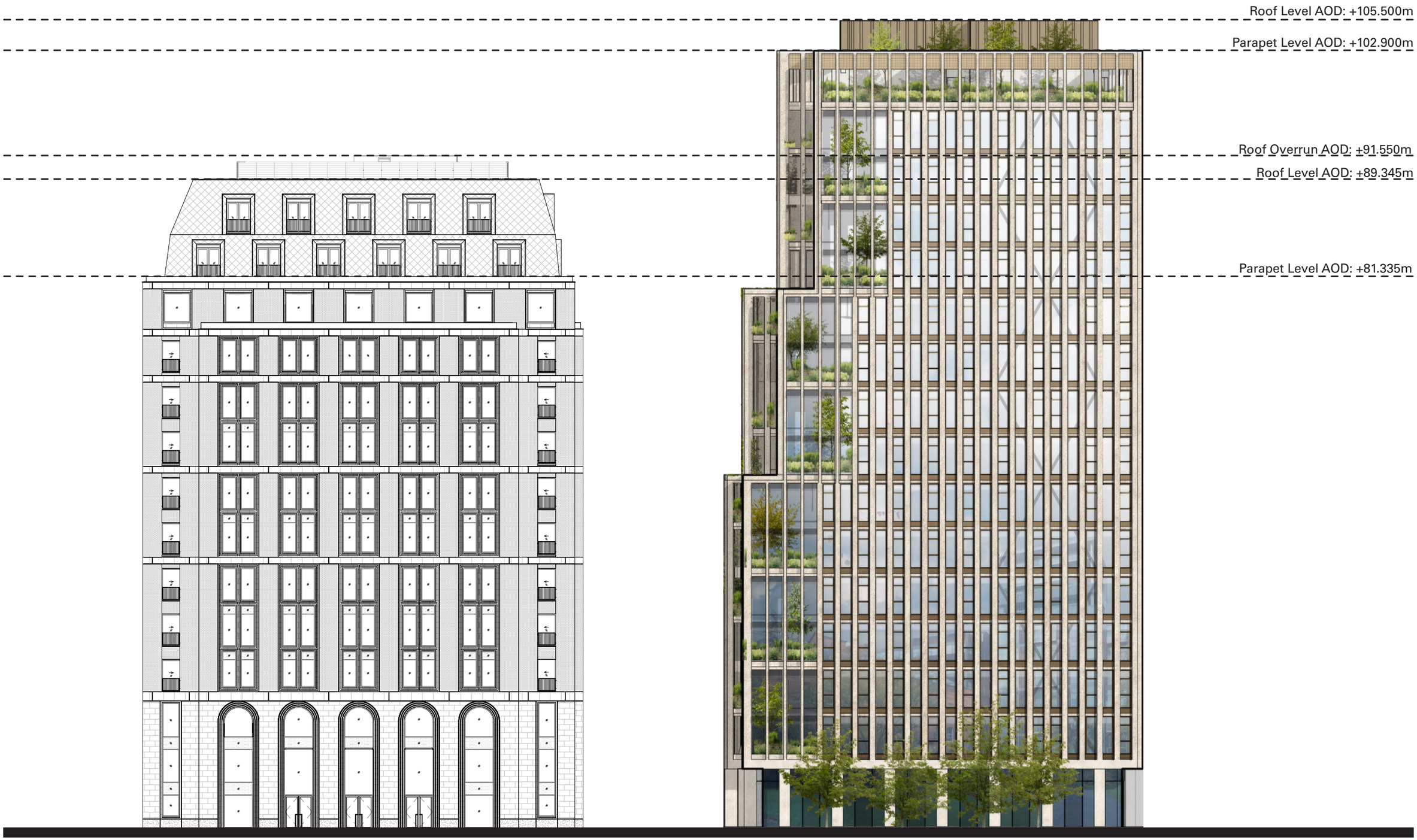


Fig.80 Proposed Design - North Parade Elevation

Fig.81 SHA Proposal - North Parade Elevation

3.4 Pre-Development Retention Assessment

The decision to demolish the existing buildings was made only after careful consideration and a comprehensive analysis of alternative options, including the retention and refurbishment of the existing structures.

Each option was assessed against the principles set out in the St Mary's Parsonage Strategic Regeneration Framework (SRF), which outlines clear expectations for enhancing the Site's vitality and viability. Any viable scheme is expected to:

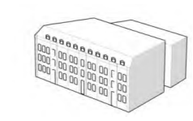
- Provide a long-term, economically sustainable reuse of the Site
- Activate Parsonage Gardens and surrounding streets
- Support Manchester's zero-carbon ambitions
- Positively contribute to the character & quality of the area
- Deliver amenities that benefit the local community
- Sensitively address the Site's relationship with neighbouring residential uses

A viability assessment undertaken in 2021 (summarised in the table and diagrams above) concluded that the most effective and deliverable solution for the site would be to bring forward a new-build proposal involving the demolition of the existing buildings. The findings of this assessment were subject to independent review, which confirmed the conclusions reached.

This approach supports the delivery of a high-quality, energy-efficient scheme that meets and in many aspects exceeds the objectives set out in the St Mary's Parsonage SRF. It allows the site to reach its full potential by addressing the physical and functional constraints of the existing buildings, while positively contributing to the wider regeneration, sustainability, and long-term vitality of the area.

Options		Construction Cost	Total Cost	Profit	Profit on Cost %
Option 1 Do Nothing	1 - 'Do Nothing'	N/A	£7,324,763	-£3,772,317	-51.5%
Option 1A Light Touch Refurbishment	1A - Light Touch Refurbishment	£3,486,000	£11,898,219	-£7,161,625	-60.19%
Option 2 Refurbishment	2A - Hotel	£8,407,000	£11,510,910	-£9,220,412	-50.2%
	2B - Offices	£6,794,000	£16,239,814	-£10,319,071	-63.54%
	2C - Residential	£7,458,000	£15,235,429	-£7,778,804	-51.06%
Option 3 Refurbishment & Extend (+2 Floors)	3A - Hotel	£11,731,000	£22,671,303	-£12,170,758	-53.68%
	3B - Offices	£9,758,000	£20,245,551	-£9,273,494	-45.81%
	3C - Residential	£11,316,000	£19,596,331	-£9,733,356	-49.67%
Option 4 Façade Retention	4Ai - Hotel (+5 Storey New Build)	£15,567,000	£27,604,708	-£17,104,162	-61.96%
	4Aii - Offices (+5 Storey New Build)	£14,493,000	£26,733,544	-£15,678,980	-58.65%
	4Aiii – Residential (+5 Storey New Build)	£14,488,000	£23,139,575	-£14,113,850	-60.99%
	3Bi - Hotel (+13 Storey New Build)	£35,372,000	£53,409,091	-£28,004,546	-52.43%
	3Bii - Offices (+10 Storey New Build)	£23,424,000	£39,236,456	-£20,017,809	-51.02%
	3Biii – Residential (+13 Storey New Build)	£26,393,000	£36,877,694	-£1,675,369	-4.54%
Option 5 New Build	Hotel (12 Storeys)	£30,988,000	£45,528,372	-£7,076,052	-15.54%
	Residential (12 Storeys)	£25,741,000	£36,216,725	£3,647,000	10.07%
	4A – Offices (G+9 Storeys)	£23,631,000	£40,187,033	-£4,111,379	-10.23%
	4B - Offices (G+11 Storeys)	£27,283,000	£45,041,820	£6,878,070	15.27%
	4C - Offices (G+14 Storeys)	£33,633,000	£54,103,653	£8,525,019	15.78%
Option 6 Previous Architect's Scheme	Offices (G+14 Storeys)	£35,236,000	£56,211,024	£5,012,620	8.92%

Fig.82 Extracts of Pre-Development Retention Assessment



Option 1 – 'Do Nothing'

Construction Cost N/A
Total Costs £7,324,736

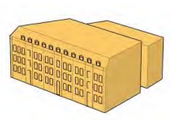
Profit -£3,772,317
Profit on Cost % -51.5%



Option 1A – 'Light Touch' Refurbishment

Construction Cost £3,486,000
Total Costs £11,898,219

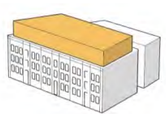
Profit -£7,161,625
Profit on Cost % -60.19%



Option 2B – Refurbishment

Construction Cost £6,794,000
Total Costs £16,239,814

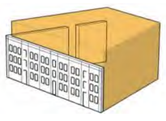
Profit -£10,319,071
Profit on Cost % -63.54%



Option 3B – Refurbish & Extend (+2 Floors)

Construction Cost £9,758,000
Total Costs £20,245,551

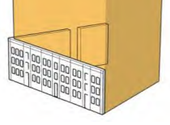
Profit -£9,273,494
Profit on Cost % -45.81%



Option 4Aii – Façade Retention (+5 Storey New Build)

Construction Cost £14,493,000
Total Costs £26,733,544

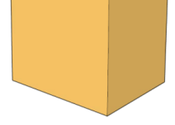
Profit -£15,678,98(
Profit on Cost % -58.65%



Option 4Bii – Façade Retention (+10 Storey New Build)

Construction Cost £23,424,000
Total Costs £39,236,456

Profit -£20,017,80
Profit on Cost % -51.02%



Option 5C – G+9 New Build Development

Construction Cost £23,631,000
Total Costs £40,187,033

Profit -£4,111,379
Profit on Cost % -10.23%



Option 5D – G+11 New Build Development

Construction Cost £27,283,000
Total Costs £45,041,820

Profit +£6,878,070
Profit on Cost % +15.27%



Option 5E – G+14 New Build Development

Construction Cost £33,633,000
Total Costs £54,103,653

Profit +£8,525,019
Profit on Cost % +15.78%

3.5 Massing and Height Evolution

The following diagrammatic images illustrate the massing and height evolution of the proposed scheme.

- (A) The initial massing is based on the previous design by SimpsonHaugh Architects, which comprised 16 storeys above ground level and reached a total roof height of 105.000m AOD.
- (B) The first step in the massing revision involved a reduction in height to 13 storeys above ground, lowering the overall roof height to 88.875m AOD, significantly reducing the building's visual impact.
- (C) To further mitigate the visual impact and establish a more articulated massing, the top three floors were recessed, creating a defined and elegant architectural form.
- (D) The design was further developed by introducing a mansard-style roof, which is characteristic of the area. The top two floors were recessed further, reducing the perceived height from street level and bringing the parapet height down to 80.065m AOD—the height most visible to pedestrians. Additionally, the building corners were recessed, softening the visual impact and offering public realm improvements at key edges.
- (E) With the application of the proposed façade treatments, including carefully proportioned vertical openings, the massing strategy becomes clearer. The stepped massing and articulated corners contribute to a visually interesting geometry that reduces the building's perceived scale and integrates it sensitively within the existing urban fabric.
- (D) Finally, the use of locally inspired materials such as red brick and stone, reinforces the building's connection to its context. When viewed alongside its neighbours, the proposal reads as a considered and contextual response, balancing a modern architectural language with respect for the character of the Parsonage Gardens Conservation Area.

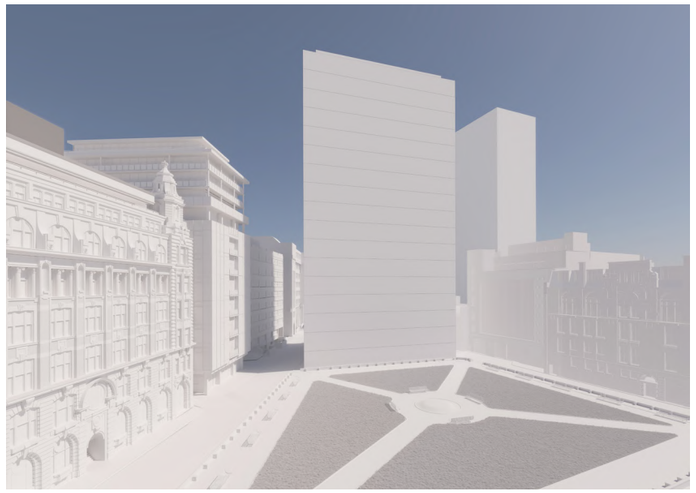


Fig.83 (A) SHA scheme - GF + 16

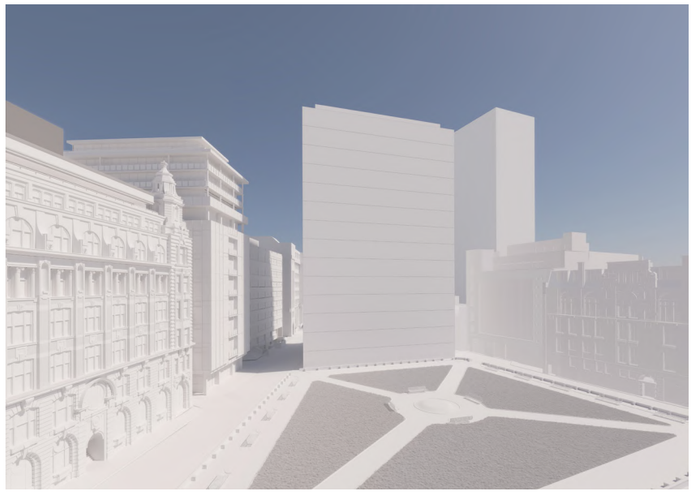


Fig.84 (B) Height reduction to GF + 13

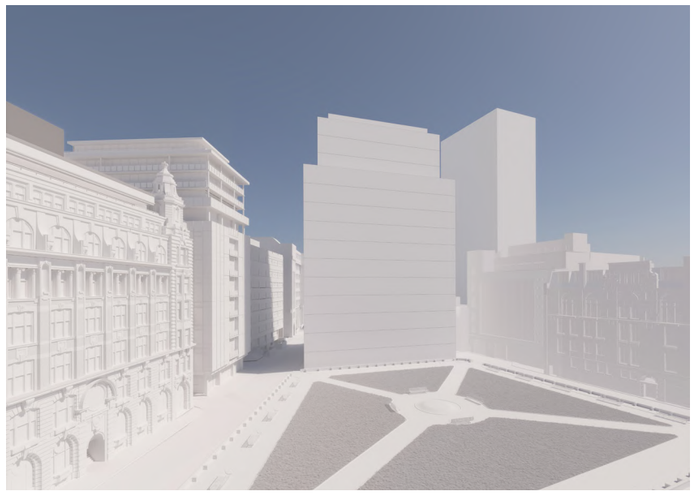


Fig.85 (C) Top 3 levels recessed

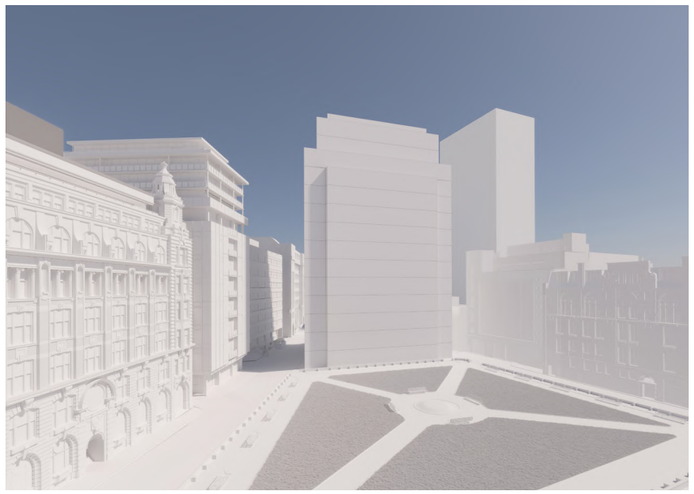


Fig.86 (D) Top 2 levels further recessed, and corners recessed



Fig.87 (E) Façade development of proposed design



Fig.88 (F) Proposed Design

3.6 Building Line Development

The development of the building line was informed by an analysis of the surrounding urban context and a desire to enhance the immediate urban environment and optimise the Site.

The first strategic move involved the removal of the private Back College Land street, which offers little to no value in terms of public realm quality. Additionally, the lack of activity and surveillance, has made it a hotspot for anti-social behaviour. By doing so, we can enhance the urban fabric to create a safer public realm.

The next step involved recessing the corners of the building footprint facing Parsonage Gardens, softening the building's edges and giving some area back to the public realm. This intervention not only improves the pedestrian experience but also contributes positively to the townscape by creating a more dynamic street frontage.

Following the same logic, the elevations on Parsonage and College Land were pushed back to provide a better transition between the existing and proposed buildings.

To provide an active frontage at ground-level, a series of glazed openings are proposed along Parsonage and North Parade. These include a combination of entrances and windows, promoting visual permeability and fostering a connection between the building's interior and its surroundings.

Finally, a key feature of the proposal is the introduction of a generous double-height entrance at mezzanine level.This void not only provides a welcoming and legible point of entry, but also offers a clear visual connection to Parsonage Gardens, reinforcing the relationship between the building and its context.

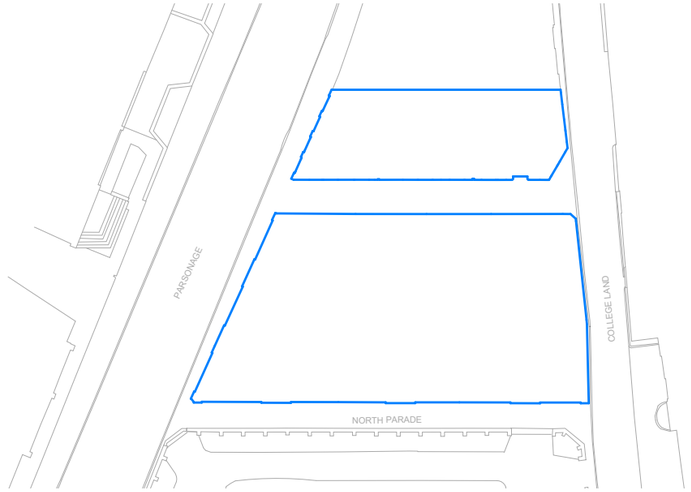


Fig.89 (A) Existing buildings footprints

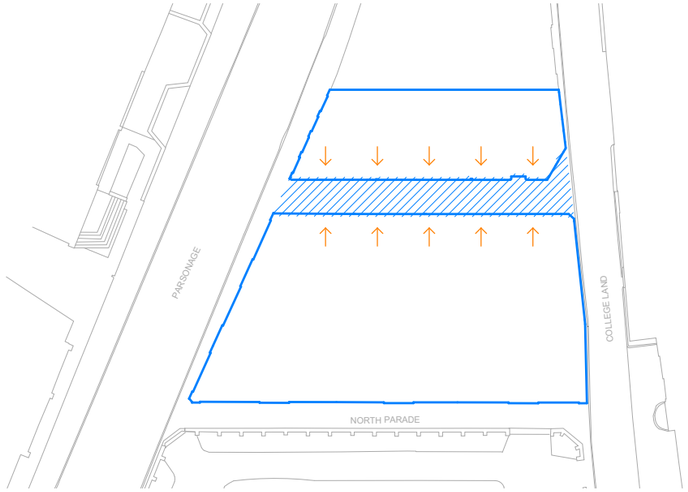


Fig.90 (B) Remove private street

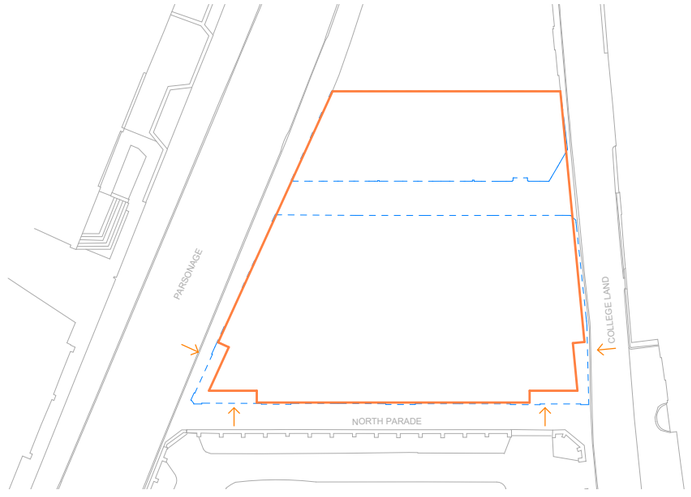


Fig.91 (C) Push back corners near Parsonage Gardens

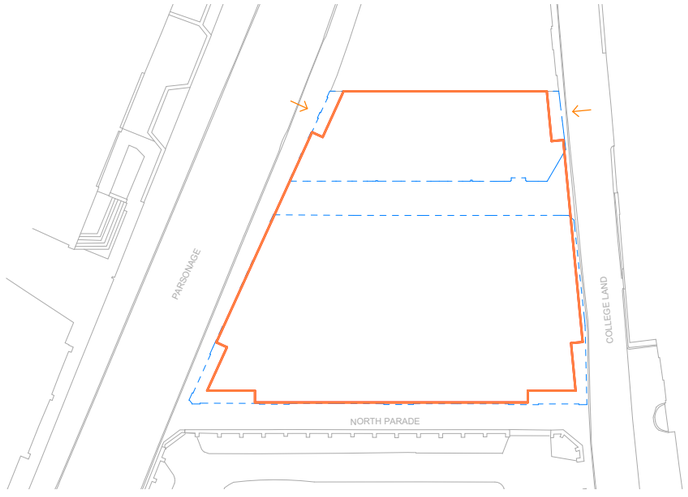


Fig.92 (D) Push back corners connecting to existing neighbour



Fig.93 (E) Activation of Ground Floor on both streets

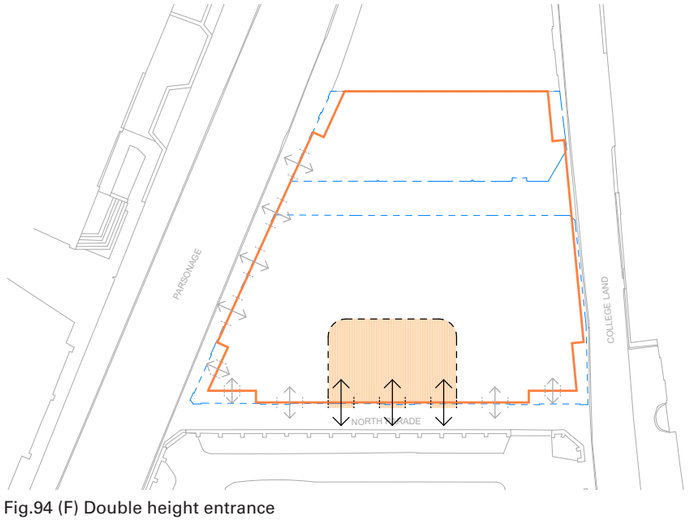


Fig.94 (F) Double height entrance

3.7 Basement Development

The design of the basement footprint follows a similar logic to the above-ground massing strategy—focusing on maximising the efficient use of space while being sensitive to existing Site conditions and neighbouring properties.

First of all, the ground floor level of the existing building was lowered to align to the external ground level, and therefore make it an inclusive and accessible building.

As a consequence, the basement level also needed to be lowered to maintain appropriate floor-to-ceiling heights. However, this adjustment raised potential concerns regarding the impact on the adjoining property.

To mitigate these risks, the proposed basement footprint has been reduced in size and pulled back from Site boundary. This ensures that the new basement remains within the existing basement outline.

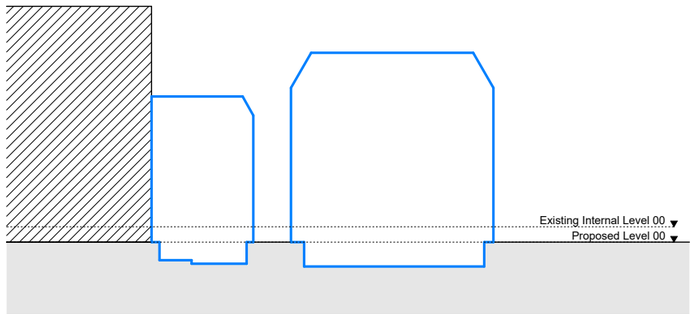


Fig.95 (A) Existing buildings section

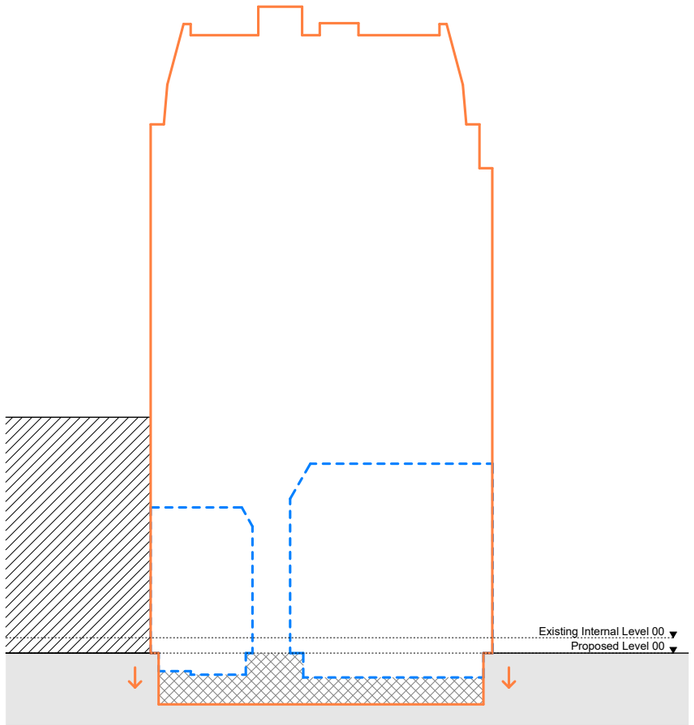


Fig.96 (B) Deeper basement to have ground floor level with street

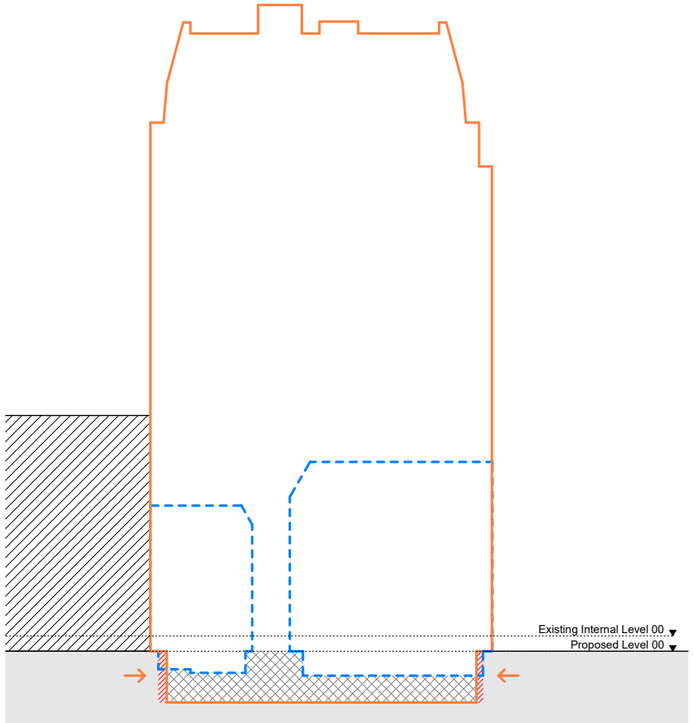


Fig.97 (C) Smaller basement footprint to stay within existing building footprint

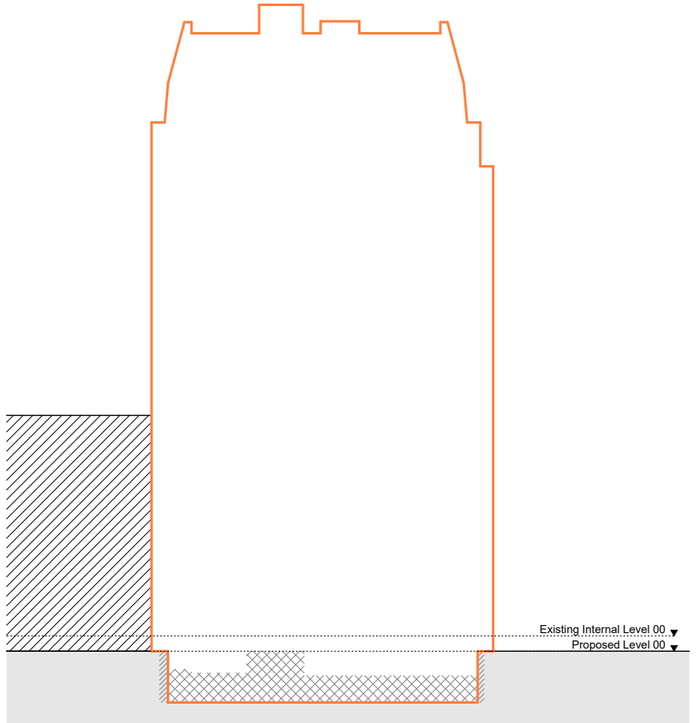


Fig.98 (D) Proposed building section

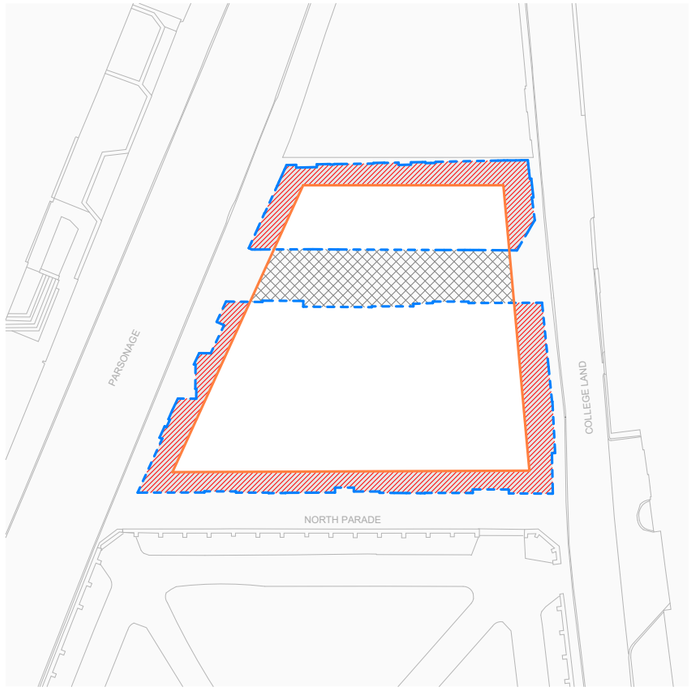


Fig.99 (E) Overlay of proposed and existing basement footprints

3.8 Ceiling Height Analysis

The following diagrams illustrate a comparison of achievable floor-to-ceiling heights between the existing buildings (if refurbished) and the proposed new-build scheme.

For the purpose of this comparison, Level 02 of 1 North Parade has been used as a representative floor within the existing structure. The current floor-to-ceiling height at this level is approximately 2670mm.

For a modern office building, a minimum of 150mm is required for raised access flooring, along with a service zone of at least 300mm. When applying these requirements to the existing building as part of a potential refurbishment, the floor-to-ceiling height would be reduced to 2420mm, which falls below the BCO (British Council for Offices) recommended minimum of 2450mm for office spaces.

In contrast, the proposed new-build scheme has been designed to optimise spatial quality and services integration. It incorporates 150mm raised floors and a 400mm services zone within the structural beam zone.

The proposed floor to ceiling height of 2800mm is well above BCO minimum standards, and significantly exceeds what can be achieved in the existing structure through refurbishment.

Additionally, the existing window openings are approximately 2000mm high. In the refurbishment scenario, the new ceiling would fall below the head height of the windows, limiting their effectiveness in terms of daylight penetration.

By comparison, the new scheme introduces larger window openings, reaching up to 2640mm in height, which maximises natural daylight access and contributes to a brighter, more comfortable internal environment, aligning with best practice in modern office design.

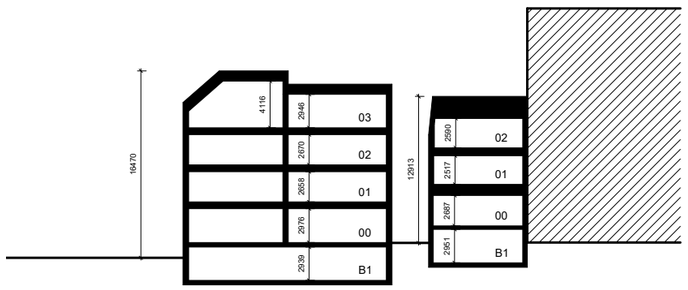


Fig.100 Diagrammatic section of existing buildings

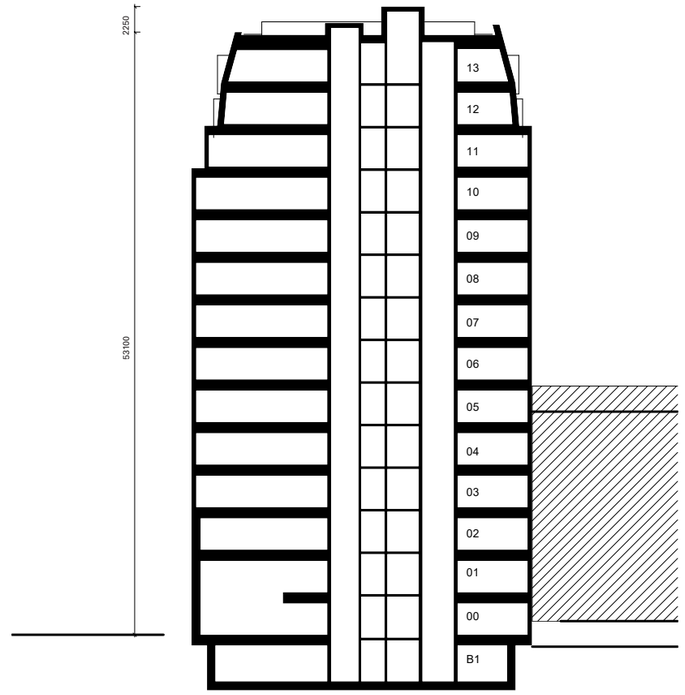


Fig.101 Diagrammatic section of proposed scheme

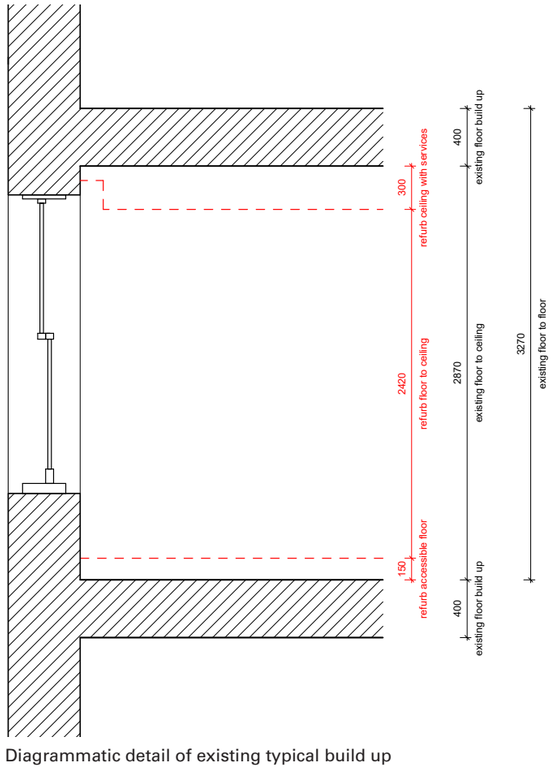


Fig.102 Diagrammatic detail of existing typical build up

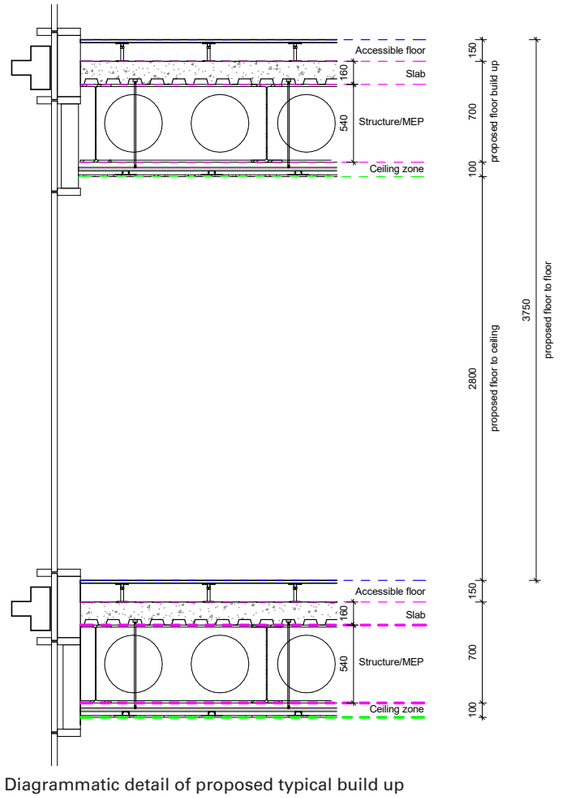


Fig.103 Diagrammatic detail of proposed typical build up

3.9 Façade Development

3.9.1 Context Analysis

To ensure the façade design of the proposed building is responsive to the surrounding architectural character, a facade study was undertaken of some of the most significant buildings around the Site (including listed and non listed buildings).

The analysis revealed a clear architectural hierarchy across many of these buildings, typically articulated through a defined base, middle, and top—as indicated by the yellow lines in the diagrams on the right. In the middle section, many buildings display a repetitive architectural language, often expressed through groupings of windows or rhythmic fenestration patterns.

Vertically, these façades are frequently divided into repetitive bays, separated by solid vertical elements such as pilasters or masonry piers, marked by red lines in the diagrams. Additionally, a pattern emerges in the treatment of window openings: arched windows are commonly used at the lower levels—particularly at ground and first floors—while rectangular windows appear in the upper storeys. The top sections of these buildings often receive a distinctive treatment, such as a setback, different window styles, or a decorative cornice, signalling the architectural termination of the building.



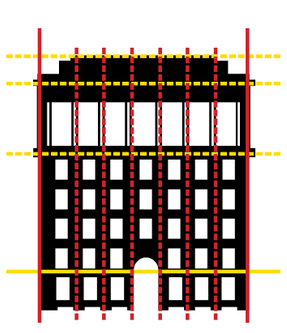


Fig.104 Facade Study of Ship Canal
(Grade II Listed Building)



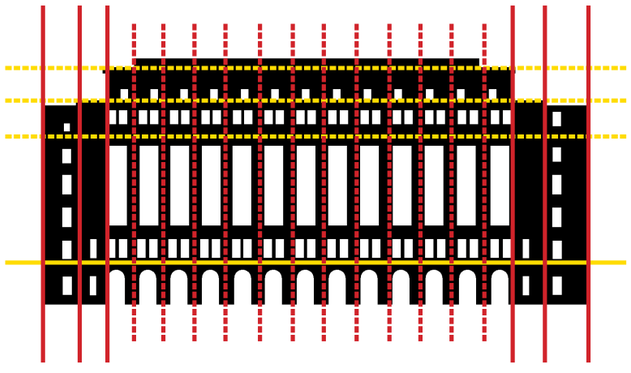


Fig.105 Facade Study of Arkwright House
(Grade II Listed Building)



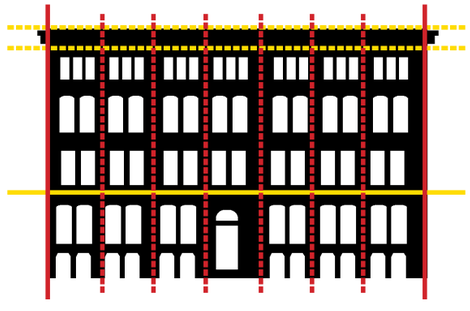


Fig.106 Facade Study of 56 Dale Street
(Grade II Listed Building)



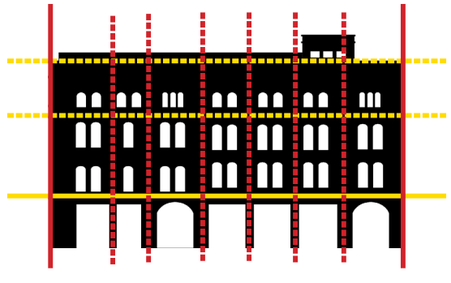


Fig.107 Facade Study of 76 King Street



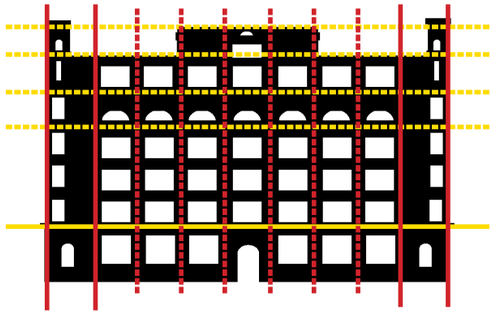


Fig.108 Facade Study of the Tootal Building
(Grade II* Listed Building)



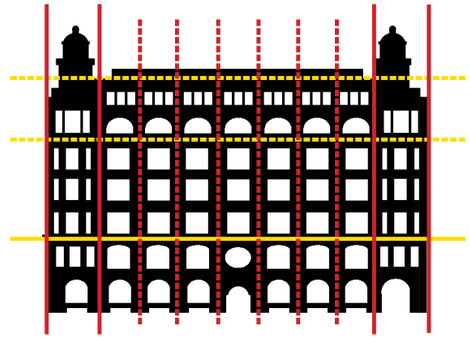


Fig.109 Facade Study of St. Mary's Parsonage
(Grade II Listed Building)

3.9.2 Facade Design Development

The previous observations have directly informed the proposed design, ensuring that the new façade not only respects the historic context but also contributes positively to the architectural continuity of the area.

The proposed façade adopts a classical tripartite composition, with a clearly articulated base, middle, and top, reflecting the established hierarchical pattern seen in surrounding buildings.

The base features a series of triple-height arches, which span from the ground floor to the first floor. The middle section is defined by a repetitive grouping of vertically proportioned windows, reinforcing the façade's rhythm and responding to the fenestration patterns of neighbouring buildings. These window groupings become progressively smaller on the upper floors, reinforcing the building's vertical hierarchy.

The ground floor features triple-height arches which span from the ground floor to the 1st floor. The middle section features a repetitive grouping of vertically proportioned windows. These groupings get smaller in the upper levels, showing the hierarchy in the building design. The top section of the building takes the form of a recessed mansard roof, set back from the primary façade line to minimise visual impact at street level. This upper portion features a distinct window treatment, differentiated in scale and proportion from the middle section to visually distinguish the building's crown.

The façade also reflects the vertical rhythm found throughout the conservation area, articulated through solid vertical elements—shown as red lines in the diagram—that divide the elevation into repetitive bays and contribute to the building's overall sense of rhythm.

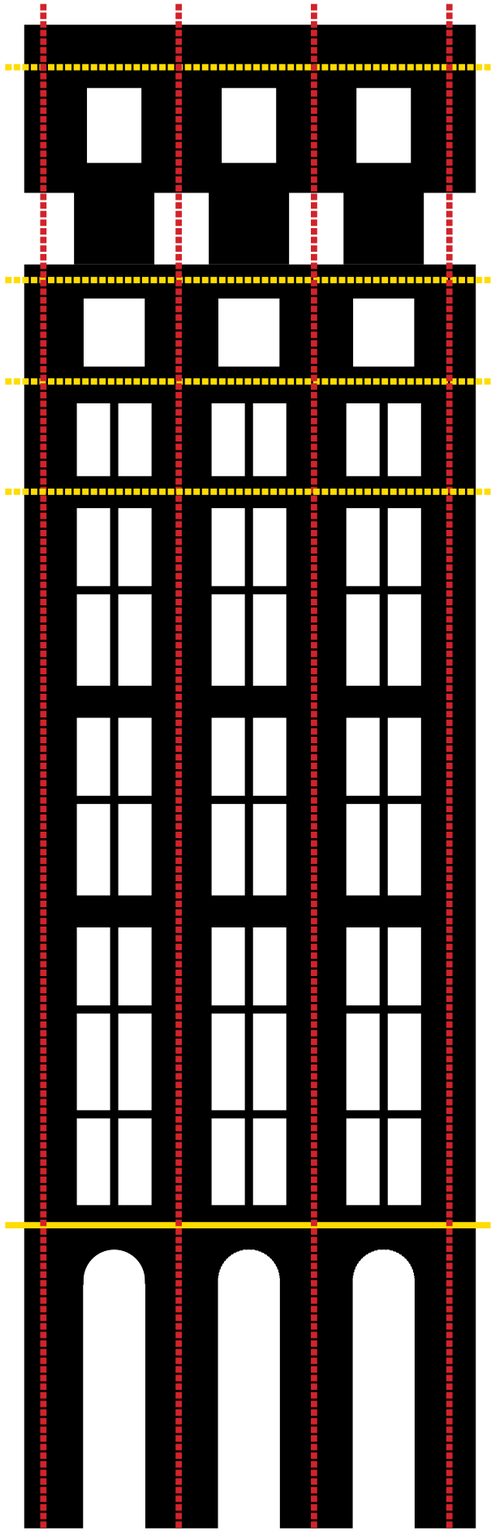


Fig.110 Proposed building facade development



Fig.111 Proposed building Bay Study



Fig.112 Facade design development

3.9.3 Facade Materiality

A materiality study of the Parsonage Gardens Conservation Area identified red brick and natural stone as the most prevalent materials, contributing significantly to the area's distinctive character .

In response, the proposed scheme incorporates a carefully considered palette of solid materials, including red brick and light buff stone, to reflect the robustness and permanence typical of historic buildings in the area.

To reinforce the building's architectural hierarchy, different materials are applied across the base, middle, and top sections of the façade:

- Base: The building base is finished in Bath stone with a textured granite plinth.
- Middle Section: The upper storeys are predominantly finished in red brick, reflecting the material tradition of the conservation area. Bath stone is also used for the window surrounds and spandrel panels, adding contrast while defining the grouped window elements.
- Top Section: The recessed mansard roof is clad in bronze roof tiles, providing a distinctive yet complementary finish that differentiates the uppermost storey and contributes to a well-articulated crown.
- Windows and Detailing: Window frames, mullions, spandrel panels, and railings are finished in bronze-coloured metalwork.

This material strategy not only grounds the building in its historic setting, but also ensures that it contributes to the evolution of the conservation area through a contemporary interpretation of its established material language.



Fig.113 Existing buildings surrounding Site



Bronze



Zinc



Red Brick



Buff Terracotta



Yellow Terracotta



White Terracotta



Portland Stone



Sandstone

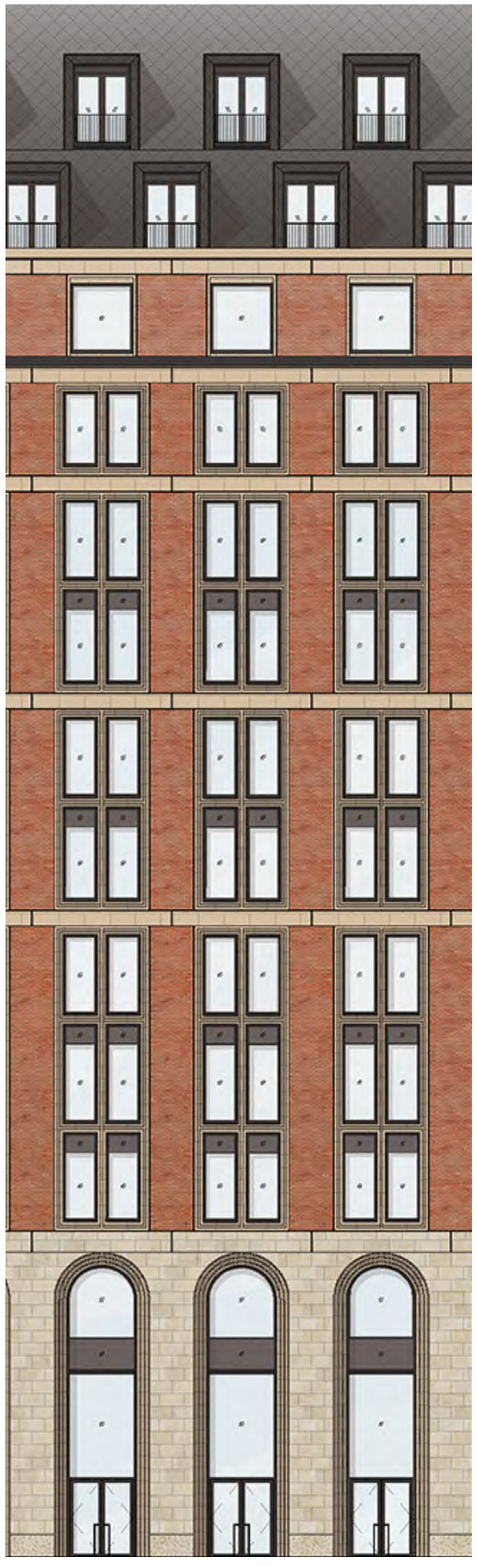


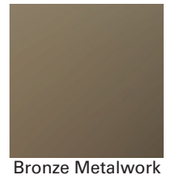
Fig.114 Proposed building elevation and materiality



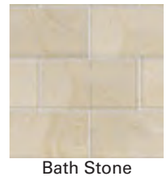
Roof Tiles



Red Brick



Bronze Metalwork



Bath Stone



Granite Base

3.10 Consultation and Community Involvement

The Applicant team have conducted extensive consultation with the Officers at MCC, Historic England, Ward Councillors and the local community over the last 5 years, to ensure the proposal met any stakeholder concerns. A summary of the pre-application consultation undertaken for the scheme is provided below:

- Local Planning Authority (LPA) – Ongoing liaison with the LPA from 2020 including most recently meetings in October 2024, February 2025, May 2025, August 2025 and September 2025.
- Ward Councillors – A briefing meeting was held with Deansgate Ward Councillors ahead of the public consultation event for the revised proposals. Further updates were also provided ahead of submission of the application and they have been notified of the submitted scoping and forthcoming application.
- Local community groups – a meeting was held with representatives from the Century Buildings on 6 July 2023 as part of the consultation events. Further updates were provided for key milestones, such as the submission of the Scoping Report to MCC in August 2025, and a meeting was held with representatives of Century Building on 12 August 2025 to refresh them on the proposals, confirm the status of Certificates of Immunity from Listing relating to each building, and outline the planning process.
- Public Consultation Event – the public consultation for the revised proposals ran from Monday 26 June – Sunday 16 July 2023. Leaflets promoting the consultation event covered 762 addresses and was posted on 26 June ahead of the drop in event on 6 July 2023. A consultation website was also set up to provide a platform for the proposals to be viewed at , which included a dedicated email address for people to submit feedback or questions.

The feedback received on the new proposal recognized that it respected the local vernacular and looked like it would fit in the context. All comments received have been reviewed and considered by the Applicant in the context of all site specific, design, policy and viability constraints.

For more information please refer to the Statement of Community Consultation.



Fig.115 View of the existing building from Parsonage Gardens



Fig.116 View of the existing buildings from St. Mary's Parsonage



Fig.117 View of the existing buildings from St. Mary's Parsonage



Fig.118 View of the existing buildings from Back College Land

4.0 Proposed Design

4.1 Overview of the Proposed Development

The proposed scheme will deliver a high-quality, mixed-use Grade A office building in the heart of Manchester City Centre.

The proposal is made up of:

- 1 Basement Level with plant rooms and end of journey facilities
- Ground Floor restaurant / bar area and an office reception space
- Double-Height Mezzanine Level accommodating an extension of the restaurant/bar and additional office space
- 12 Levels of office space, designed for flexibility
- Roof Level with dedicated plant space

The scheme provides a total GEA of 12,455 sqm.

The total GIA is 11,054 sqm, of which:

- 349 sqm of plant
- 55 sqm of BOH areas for the office / restaurant
- 635 sqm of restaurant
- 10015 sqm of office

The building is envisioned as a distinctive landmark adjacent to Parsonage Gardens, one of Manchester City Centre's most significant public spaces. Designed to set a benchmark for workplace environments, it places an emphasis on tenant well-being, sustainable design, and architectural quality, contributing to the vibrancy and long-term development of the city centre.



4.2 Key Views - Existing

In order to understand the impact of the design, especially regarding heritage and context, the Heritage Consultants have identified the following views as key for the Site and Conservation Area. The same camera positions were then used for the proposed design.

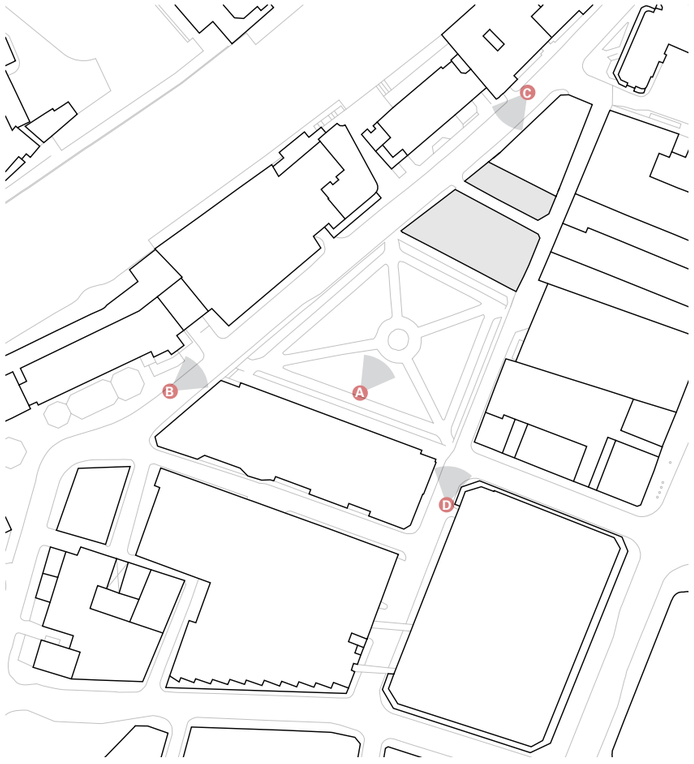


Fig.123 Key views



Fig.119 View from Parsonage Gardens - Existing



Fig.120 View from St Mary's Parsonage - Existing



Fig.122 View from College Land - Existing



Fig.121 View from Parsonage - Existing

4.3 Key Views - Proposed

Following the viewpoint locations identified by the Townscape and Heritage consultants, we have produced views that show how the proposed building would sit in the Site and what relationship it would have with its neighbours.

While the proposed design is taller than the existing 1 North Parade and 5 Parsonage buildings, it does not overpower the buildings in the surrounding context.

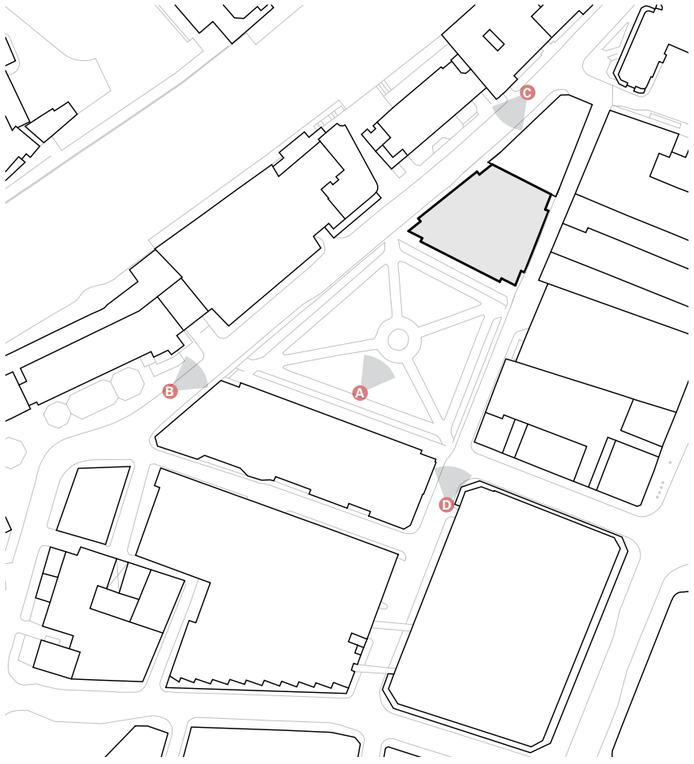


Fig.128 Key views



Fig.124 View from Parsonage Gardens - Proposed



Fig.125 View from St Mary's Parsonage - Proposed



Fig.127 View from College Land - Proposed



Fig.126 View from Parsonage - Proposed

4.4 Proposed Façade

The proposed design has been carefully developed to respond to the surrounding context in terms of scale, façade composition, and materiality. It references the architectural character of 1 North Parade and 5 Parsonage through the integration of arched openings at ground floor level and the use of red brick as the primary façade material—both of which are prevalent features within the conservation area. In addition, the triple-height arches at the base of the building activate the ground floor and create a strong visual presence, forming open, inviting entrances.These elements are intended to draw people in from the surrounding areas, enhancing footfall and creating a vibrant edge to Parsonage Gardens.

The building's height has been informed by its immediate context and aligns with the guidance set out in the St. Mary's Parsonage SRF, which states that new developments should not significantly exceed the height of adjacent buildings. While the overall roof overrun reaches an AOD height that is just over 9 metres above the lift overrun of the neighbouring Century Buildings, the proposed parapet height—which defines the main building silhouette—is only just over 5 metres higher than that of the Century Building.

This reduced visual impact is achieved through the introduction of a setback mansard roof, which softens the building's proportions when viewed from the street and lowers its perceived height, ensuring the development sits comfortably within its urban context.



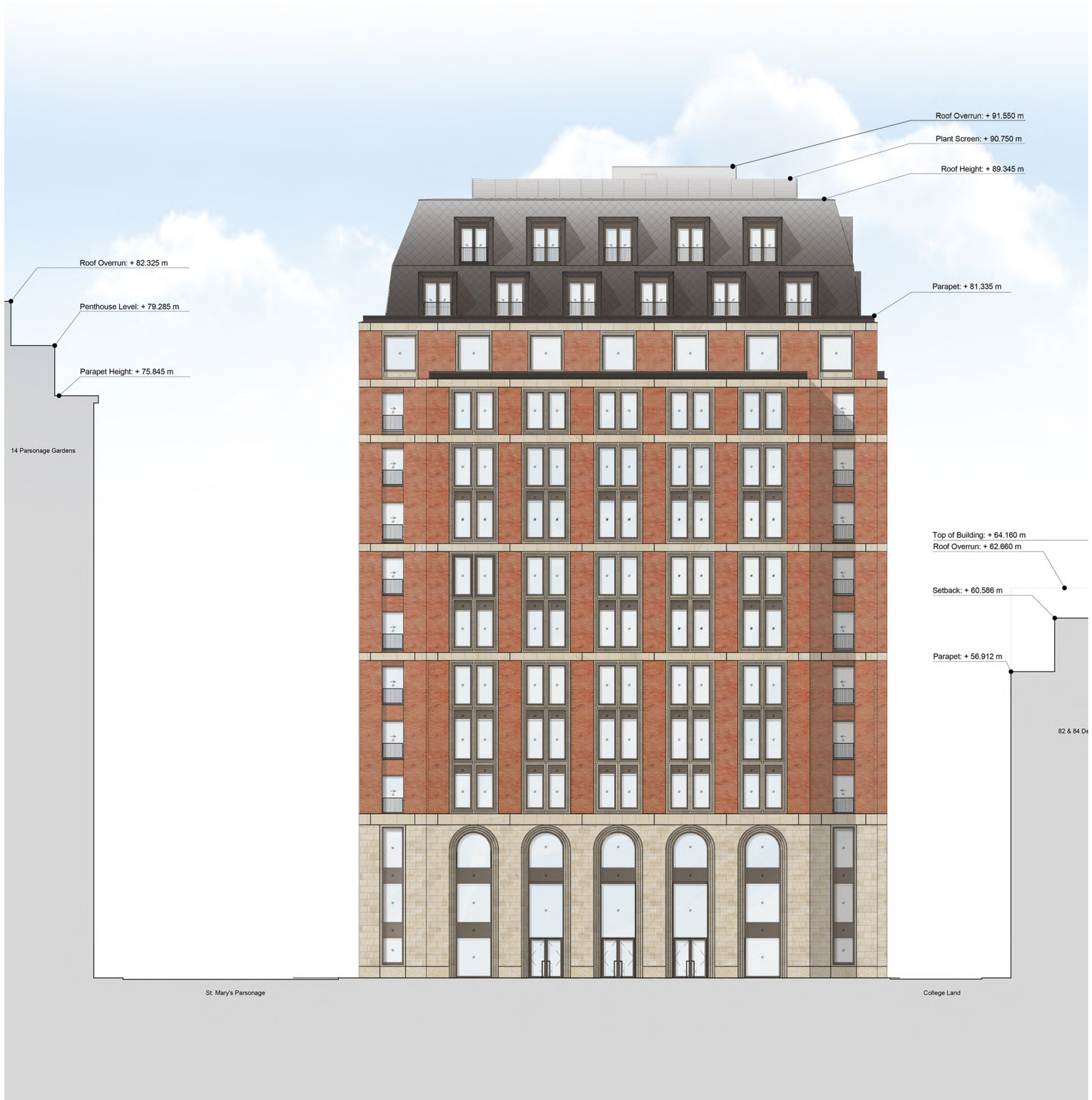


Fig.129 North Parade Elevation

4.5 Site Access and Servicing Strategy

Site Access

The design intentionally separates the office and restaurant entrances to activate both frontages of the building. The more public restaurant entrance is oriented toward Parsonage Gardens, encouraging interaction with the public realm and reinforcing the connection between the building and its green setting. The office entrance is located along St. Mary's Parsonage, aligning with the primary access route into the Site and ensuring a clear arrival point for office users.

Pedestrian and cycle access are prioritised throughout the scheme, aligning with the Site's excellent proximity to public transport links. The proposal includes publicly accessible bicycle stands and high-quality end-of-journey facilities to support sustainable commuting for building users.

Servicing Strategy

The servicing strategy for the building has been designed to ensure functionality and minimise disruption. For office deliveries, a dedicated loading bay is proposed directly in front of the office entrance, providing a short and direct route to the reception area. Kitchen deliveries and refuse are to be managed via College Land, utilising the existing service route infrastructure while keeping back of house activities away from the main public-facing elevations.

For the refuse, two potential strategies have been considered:

- Current Proposed Strategy (as shown in the diagram): On collection days, bins would be manually transported to the loading bay and the refuse vehicle would collect them.
- Preferred Strategy (currently not feasible): Ideally, refuse vehicles would access College Land and park near the refuse store entrance, allowing for minimal bin movement and a more efficient collection process. However, this is not currently viable due to the obstruction of College Land by unmanaged waste from surrounding businesses. At present, many of these businesses lack dedicated bin storage and leave waste containers on the street, blocking vehicle access. As a result, collection must take place from the location marked in blue on the diagram.

Efforts should be made where possible to work with neighbouring stakeholders and the Local Authority to improve waste management practices along College Land, which could enable the more efficient strategy to be implemented in future.

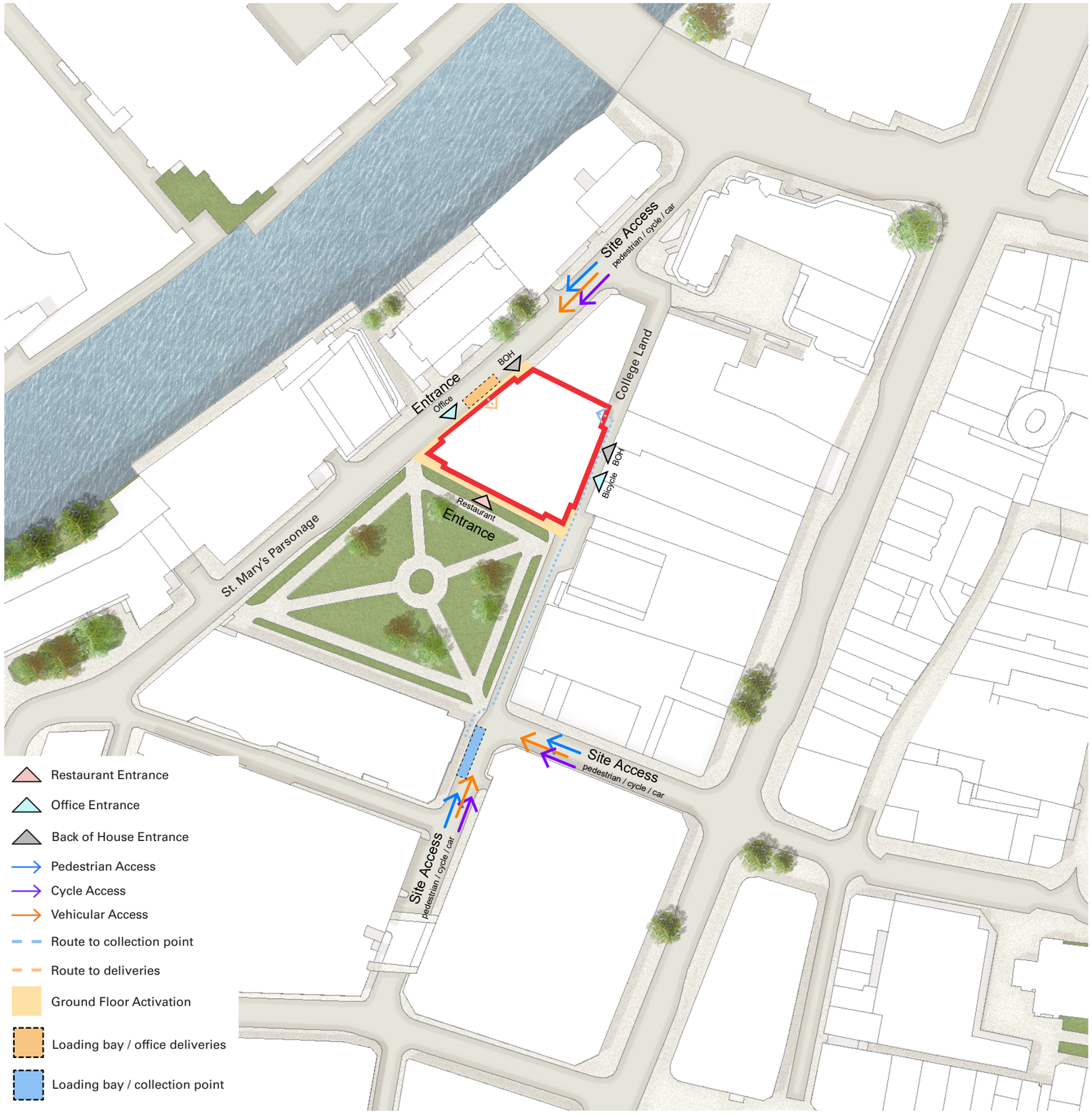


Fig.130 Site Access and Bin Collection Strategy

4.6 Internal Strategy

The proposed servicing strategy follows four routes: kitchen refuse, office refuse, kitchen deliveries and office deliveries.

Office deliveries can be made through Parsonage to be checked in at reception and either collected, delivered or stored depending on office management. Kitchen deliveries can be made via College Land, directly to the kitchen.

Regarding refuse, the proposed strategy is to store all office and kitchen bins in a single location, where they can be removed on collection day.

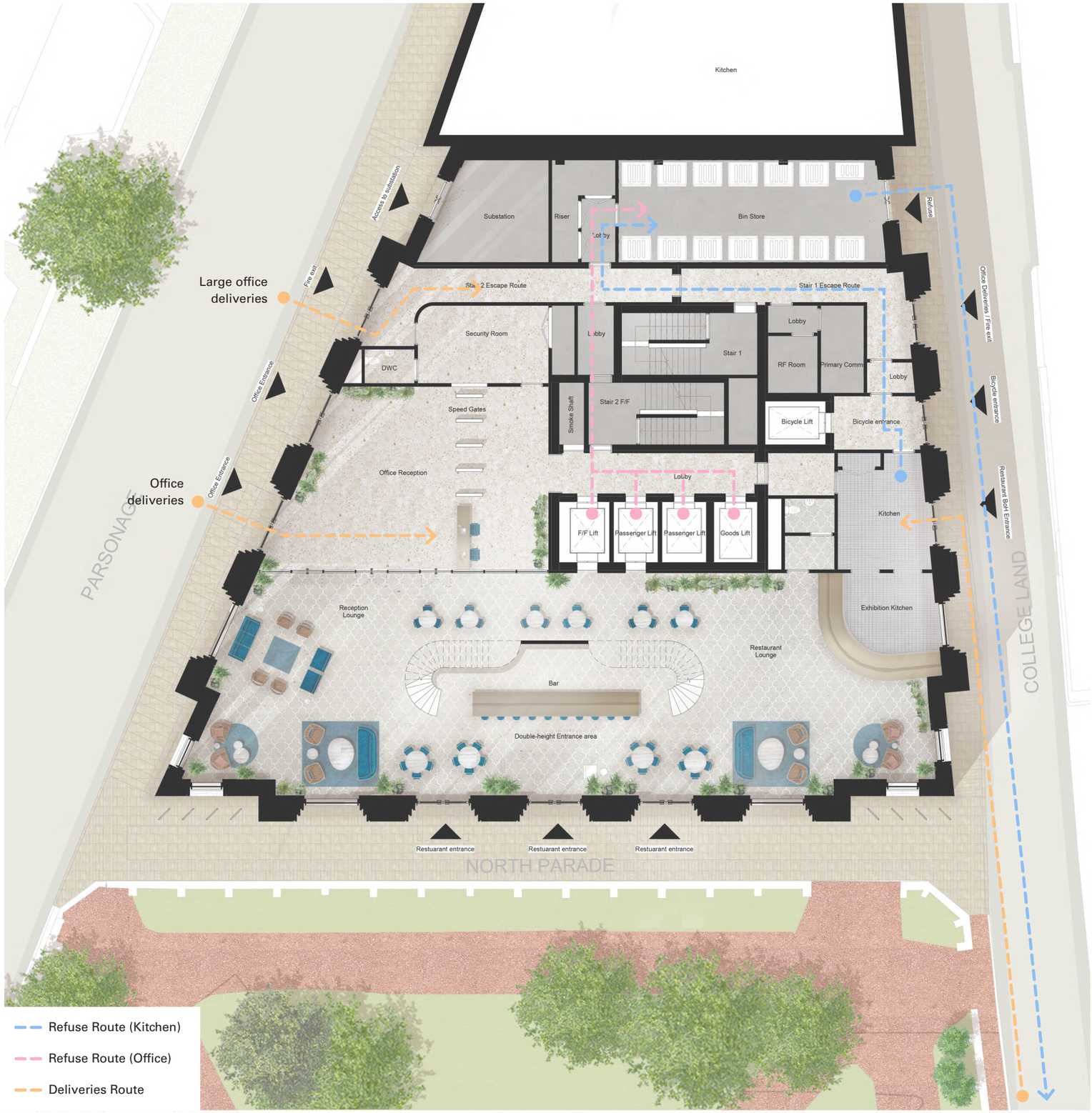


Fig.131 Proposed Ground Floor Plan showing Servicing Strategy

4.7 Uses and Ground Floor Activation

The ground floor is designed with large glazed openings on all primary elevations, enhancing visual permeability and creating a strong connection between the interior and the surrounding public realm. This not only activates the street frontage but also contributes to passive surveillance, helping to discourage antisocial behaviour and improve the overall safety and vibrancy of the area.

To further enhance accessibility and urban integration, the number of entrances has been increased compared to the existing buildings. The office is served by two main entrances along Parsonage, while the restaurant space benefits from three principal entrances on North Parade, encouraging greater movement and engagement from all sides of the Site.

For cyclists and active commuters, end-of-journey facilities located in the basement are accessible via a dedicated entrance on College Land.

In addition, separate and discrete access points have been incorporated for essential building services, including fire escapes, restaurant deliveries, refuse storage, and UKPN access, ensuring that operational needs are met without compromising the public-facing character of the building.

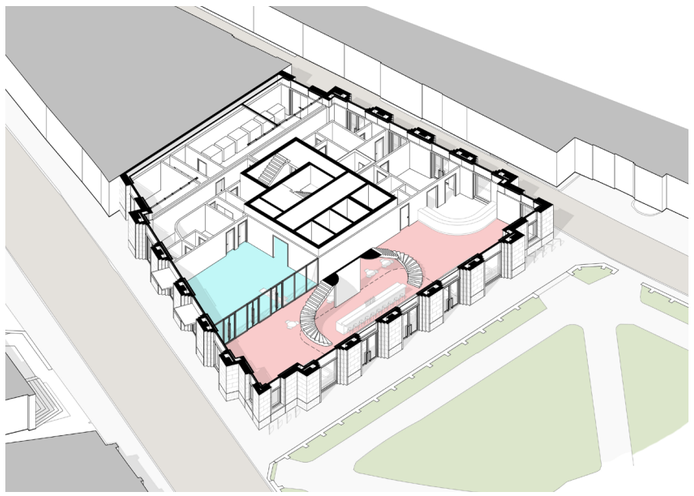


Fig.133 Proposed Diagram showing Uses and Activation Strategy

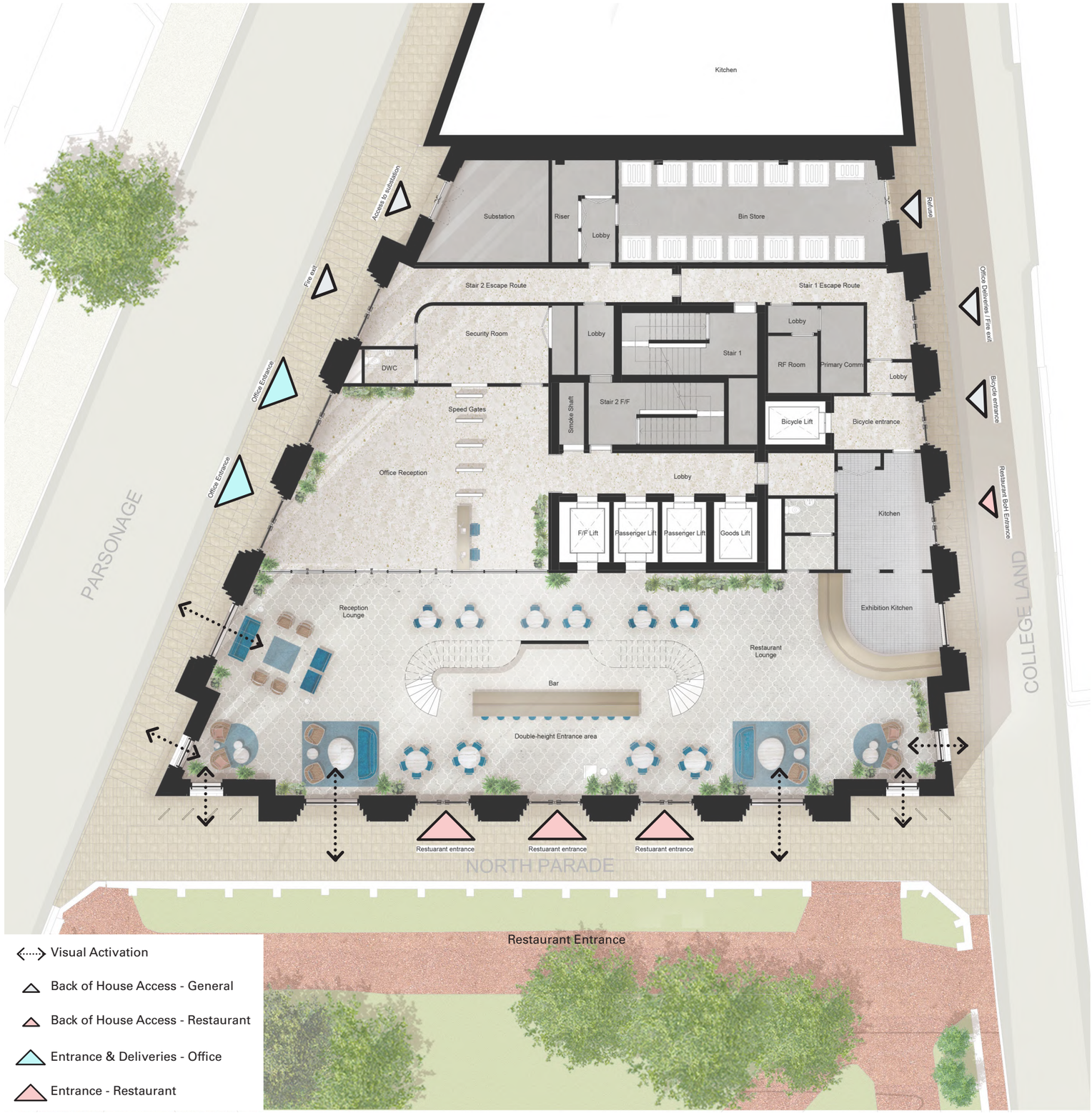


Fig.132 Proposed Ground Floor Plan showing Uses and Activation Strategy



Fig.134 Existing photos of 5 Parsonage and 1 North Parade with a lack of actives frontages on the GF



Fig.135 View of the proposal with improved active frontages

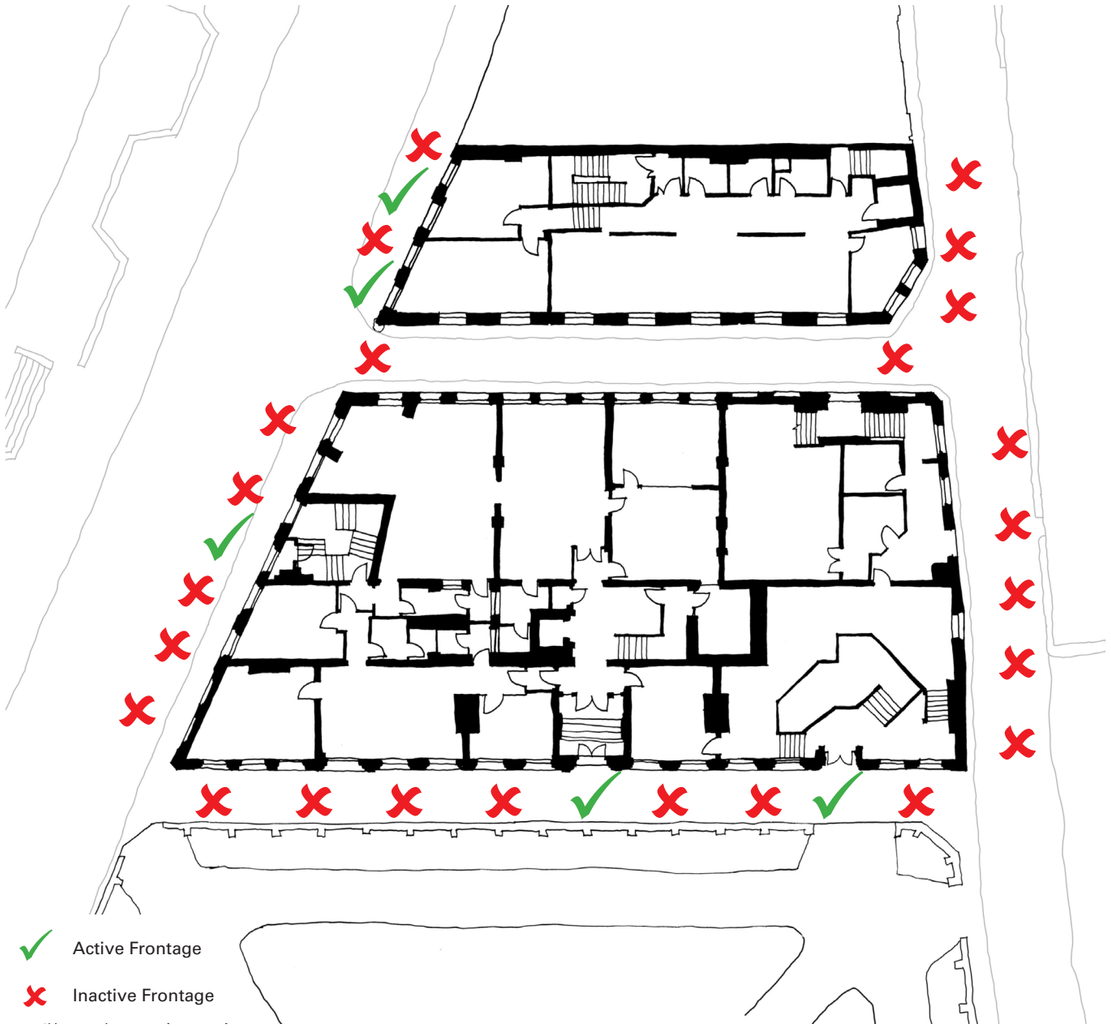


Fig.136 Existing buildings lack ground floor activation

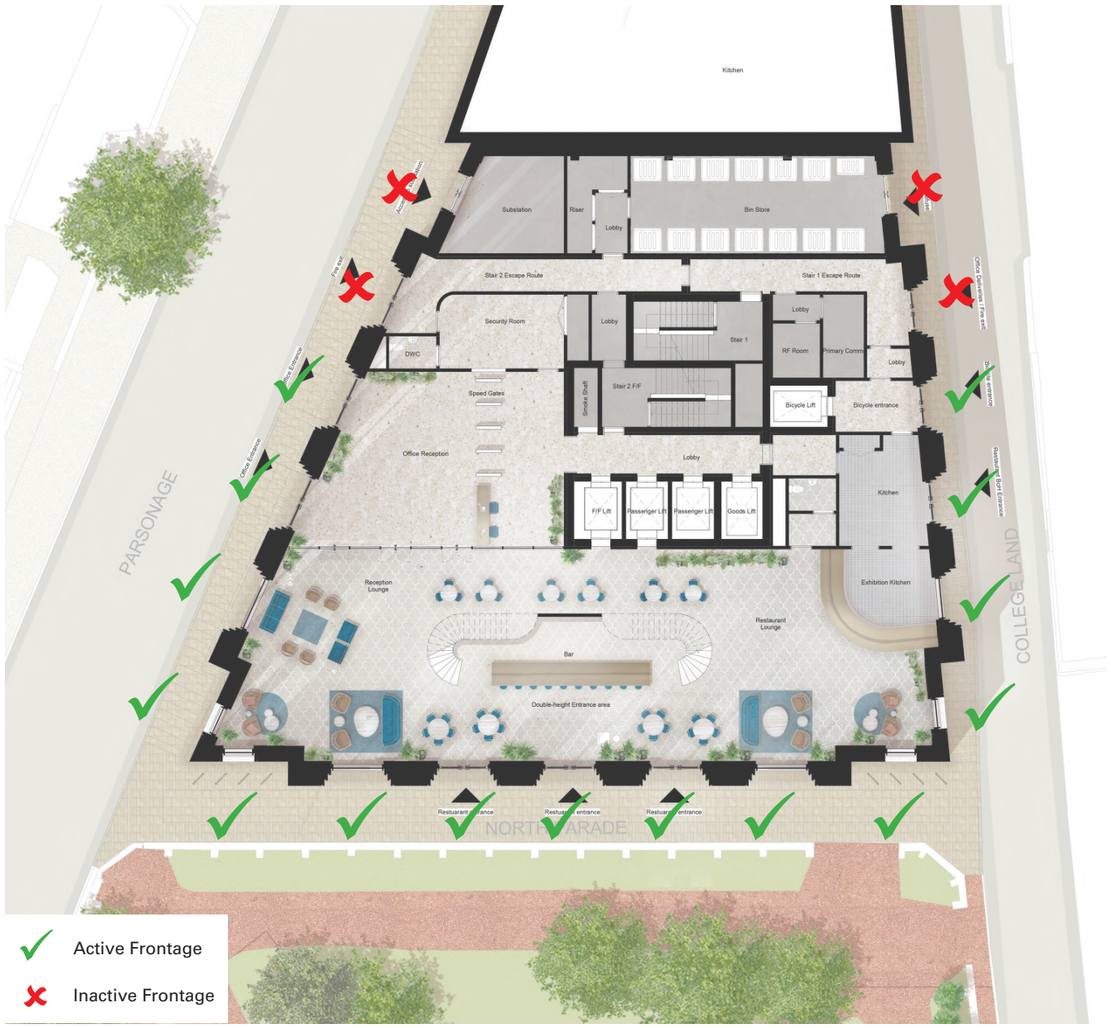


Fig.137 Proposed Ground Floor Activation

4.8 Core and Vertical Transport

The proposed core is designed for efficiency, safety, and accessibility. It comprises four lifts, including one dedicated goods lift and one fire-fighting lift, as well as two staircases, each providing independent access to separate fire exits at ground floor level.

The lift lobby is accessed via the main office entrance, though secondary access is available through the kitchen area and via a secure internal lobby. To ensure security and controlled access, the lobby is located beyond reception speedgates.

People entering via the North Parade entrance have direct access to the restaurant and bar located at ground level, and can ascend the central feature stair to the mezzanine level. Additionally, there is a connection between the restaurant and the office reception which provides a seamless and legible route through the building.

In addition, a dedicated basement lift connects the ground floor to the end-of-journey facilities below, allowing users to bring bicycles into the secure storage area and access lockers, showers, and changing rooms.

All lifts ensure a fully accessible vertical circulation throughout the building.

4.9 Building Management

The office reception area will have 24hr personnel presence and there will be a full security system including CCTV cameras covering all entrances of the building.

Access into the roof and basement plant areas will be controlled by keyfob access and the facilities management for the building. Access to the roof plant will be via stair core 02 which runs from basement to roof to allow for an easy and safe route for regular plant maintenance.

The internal cleaning strategy will be finalised through the design development. External cleaning will be done by competent persons. Where not reachable via elevated equipment, higher floors will be accessed via abseiling. Otherwise, cleaning will be carried out from the ground floor.

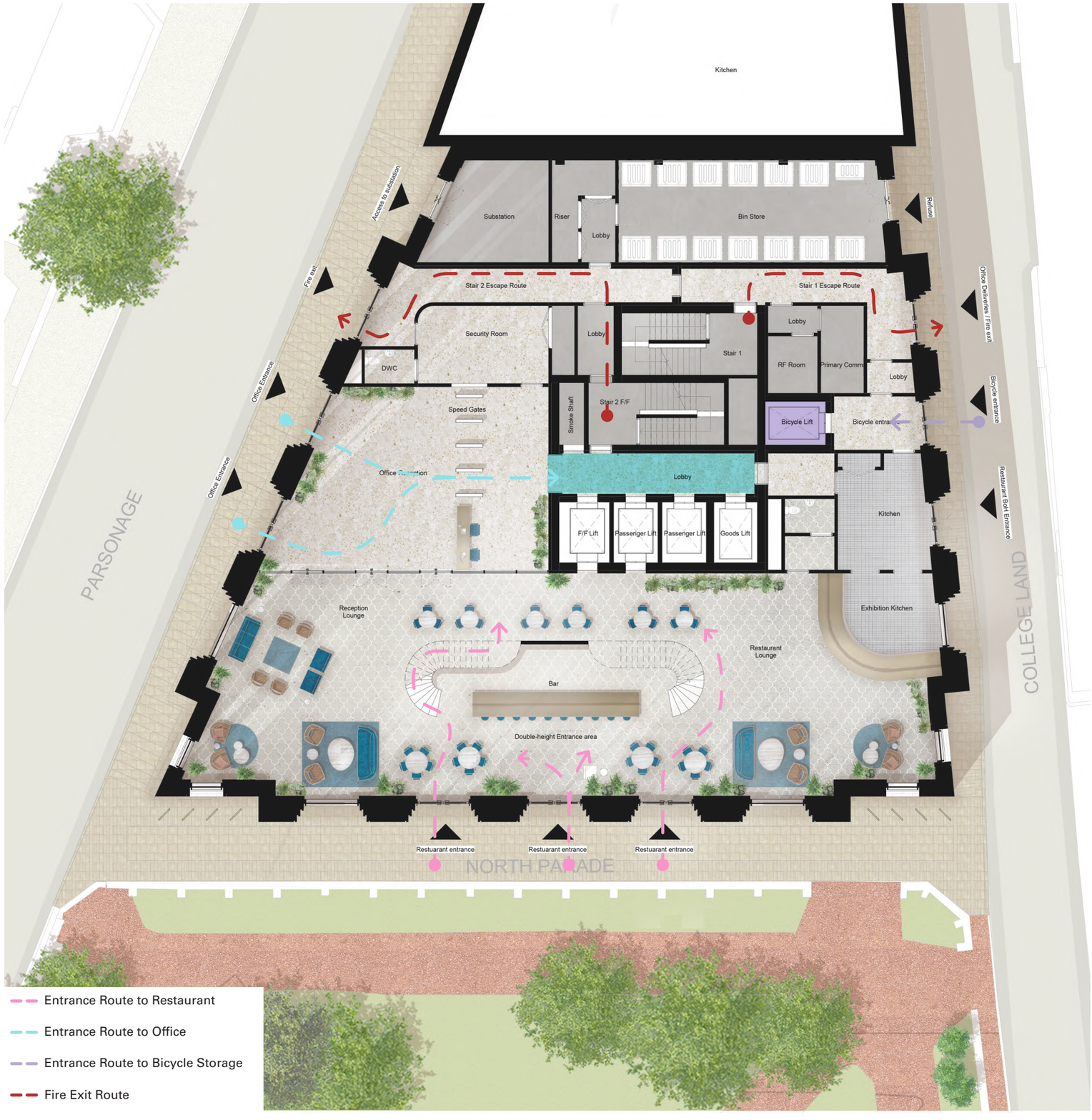


Fig.138 Proposed Ground Floor Plan showing core access and movement throughout building

4.10 Proposed Ground Floor

The ground floor accommodates the building's more public-facing functions, including a restaurant / bar, the office reception, and essential servicing areas that support the overall operation of the building.

The restaurant and bar are fully open to the public, offering high-quality catering amenities for the wider Manchester community. This integration of publicly accessible uses enhances the building's role as a vibrant and inclusive destination within the city centre.



Fig.140 Reception area precedent



Fig.141 Kitchen / bar area precedent

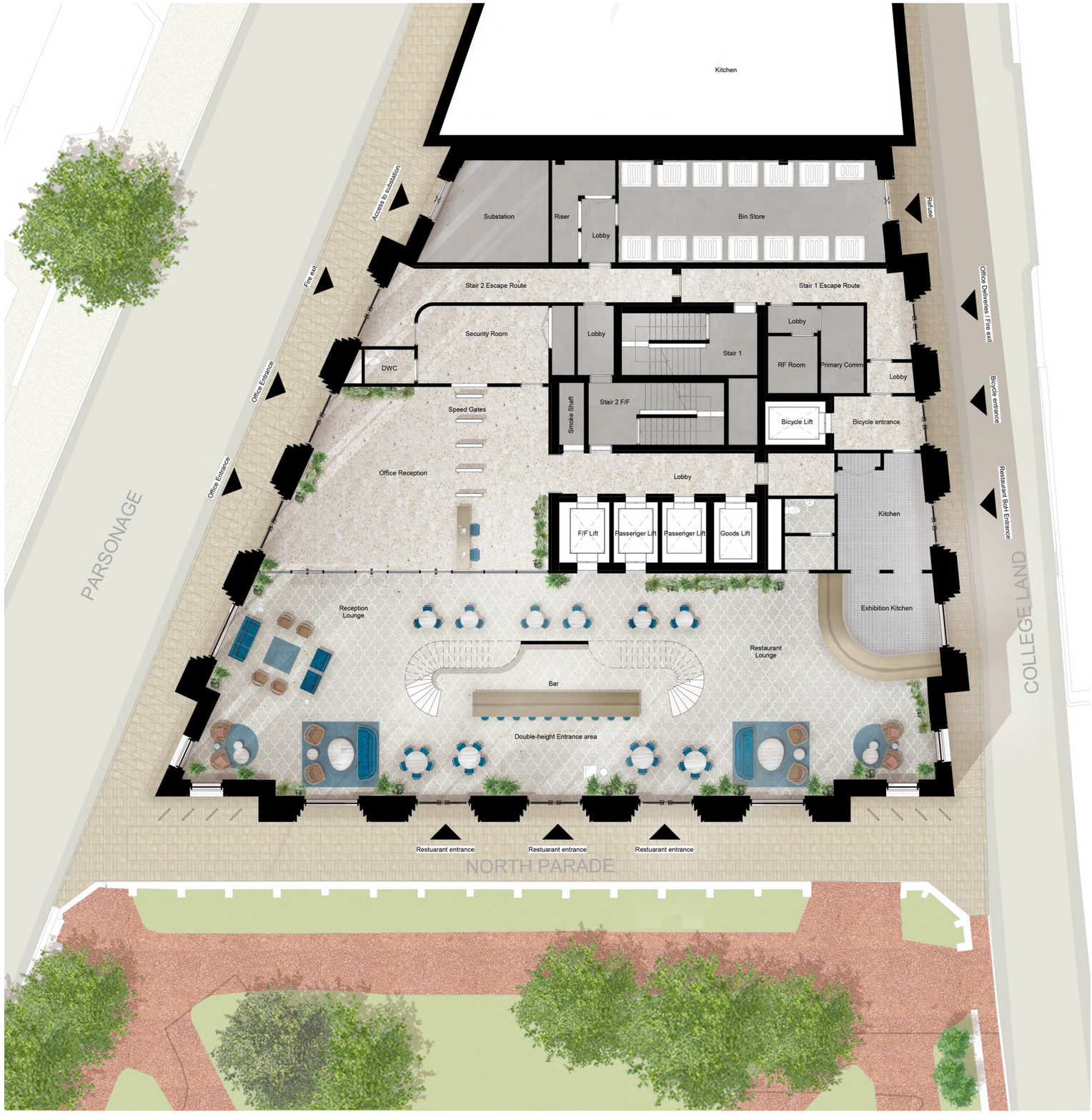


Fig.139 Proposed Ground Floor Plan

4.11 Proposed Mezzanine

The stairs at the restaurant / bar lead to additional seating space at mezzanine level, which is visually connected to the ground floor through a double-height void.

In the rear of the building, there is provision for a small office space, accessed by the core and completely separate from the restaurant.

Mezzanine office approximate NIA: 250 sqm

Restaurant approximate NIA: 604 sqm
(including GF and M1)

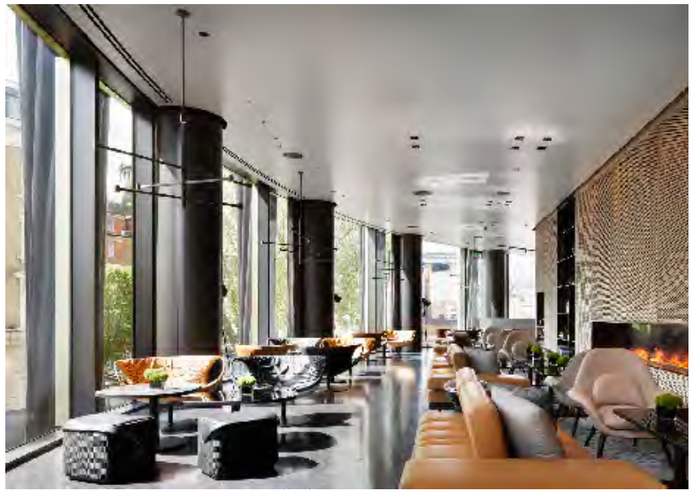


Fig.143 Restaurant seating area precedent



Fig.144 Meeting room layout precedent



Fig.142 Proposed Mezzanine Floor Plan

4.12 Proposed Office Floor

The office spaces are designed to maximise visual connection with Parsonage Gardens, with work areas positioned along North Parade and bathrooms located toward the rear. The bathrooms are efficiently stacked and designed for flexibility, allowing for either male/female separation or dual unisex configurations to accommodate multi-tenant occupancy.

The open-plan layout allows for maximum flexibility, enabling future tenants to tailor the space to suit their specific operational and spatial needs.

A generous floor-to-ceiling height of 2.8 metres enhances natural light, comfort, and overall well-being for office users. While the interior fit-out is not part of this planning application, the design intent is to deliver Grade A office space, featuring high-quality finishes, modern facilities, and a distinctive architectural identity.

Typical office floor approximate NIA: 611 sqm



Fig.146 Office layout precedent



Fig.145 Proposed Typical Floor Plan

4.13 Proposed Upper Levels

The inset mansard roof results in a reduced floor area on the top two levels; however, these floors still accommodate well-proportioned office spaces and contribute to the distinctive architectural character of the building.

Each office floor is designed to include a kitchen or tea point, providing added convenience and functionality for occupants

The upper-level windows are designed in the style of Juliette balconies, enabling them to open fully and support natural cross ventilation, promoting improved thermal comfort.

Upper level offices NIA: 460 sqm (Level 11)

396 sqm (Level 12)



Fig.148 Mansard roof office layout precedent



Fig.149 Office kitchen area precedent

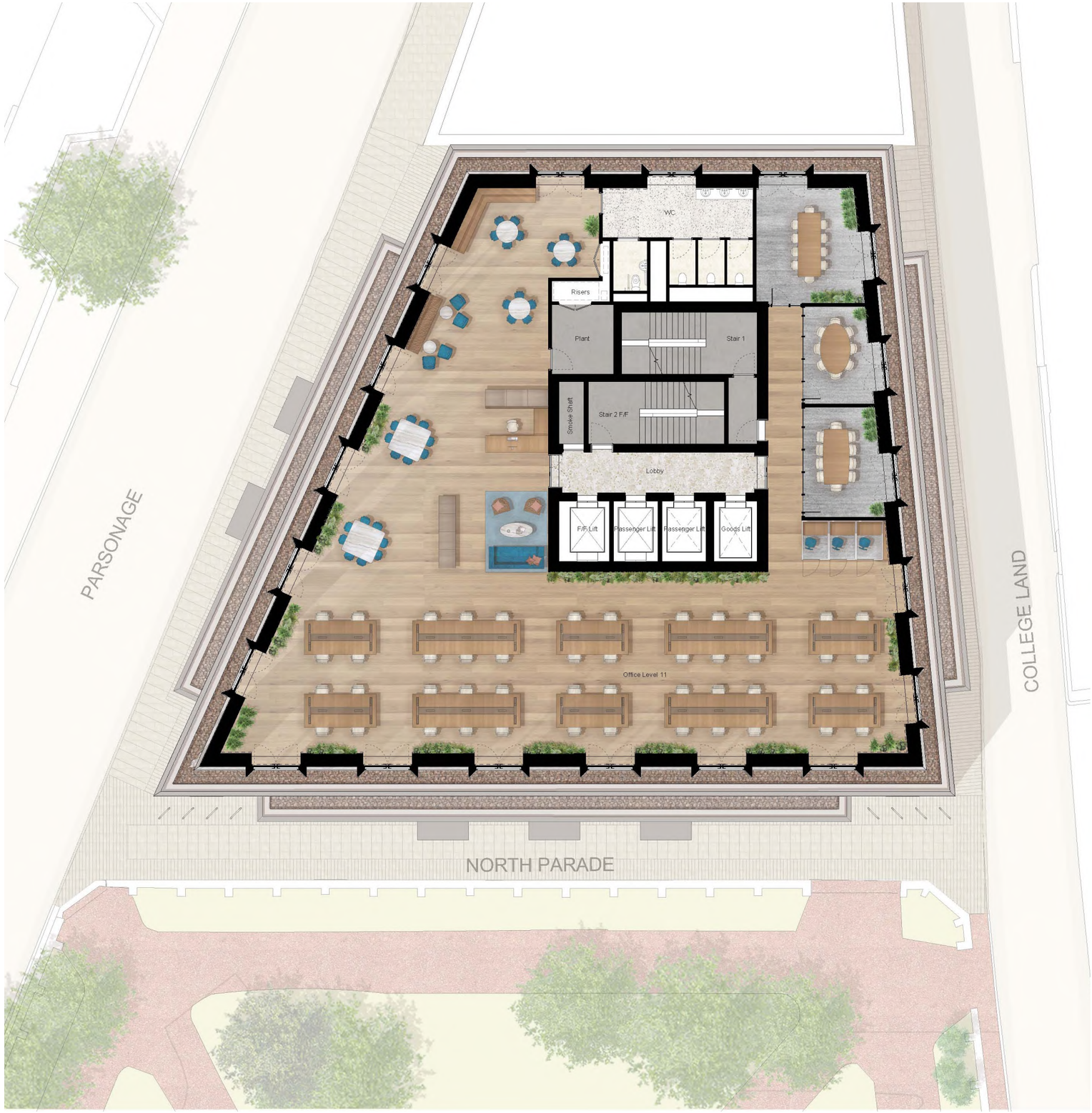


Fig.147 Proposed Upper Level Floor Plan

4.14 Proposed Roof

The roof has been designed as a blue roof system to provide rainwater attenuation, contributing to the sustainable management of the building. The roof will also accommodate a dedicated plant enclosure to house the building services equipment.

Access to the roof is strictly for maintenance purposes only and is reached via stair core 02.

The plant area is set back from the building's perimeter to minimise the visual impact and ensure it remains unseen from street level.

For a more detailed plant breakdown see the Services Engineer's Report.

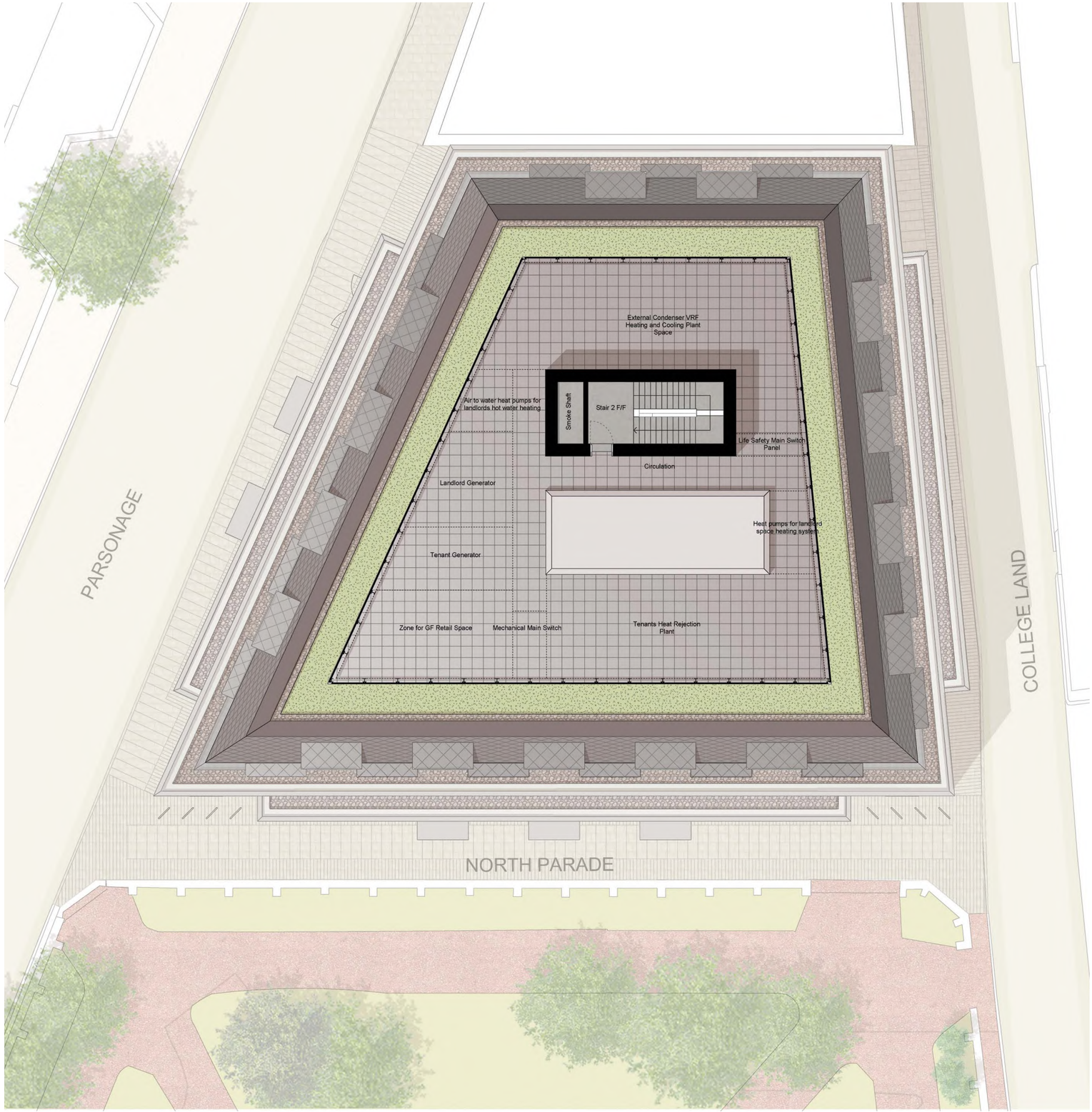


Fig.150 Proposed Upper Level Floor Plan

4.15 Proposed Basement & End of Journey Facilities

The basement level accommodates key support functions for the building, including end-of-journey facilities for office users, a dedicated parcel room, and plant space.

As part of the building's commitment to delivering Grade A office, the end-of-journey facilities are designed to meet the highest standards, providing showers, lockers, WCs, and secure bicycle storage, supporting sustainable and active travel.

Ventilation systems are distributed throughout the basement to ensure consistent air quality, with exhausts discharging through the ground floor façade.

	Requirements			
	MCC	BREEAM	BCO	**Provided**
Lockers	-	40	74	**75**
WC	-	-	-	**5**
Showers	-	4	8	**8**
Total Bicycle Spaces in End of Journey	36	40	73	**77**
Regular				62
Foldable				15
External Bicycle Spaces	12	8	-	**16**

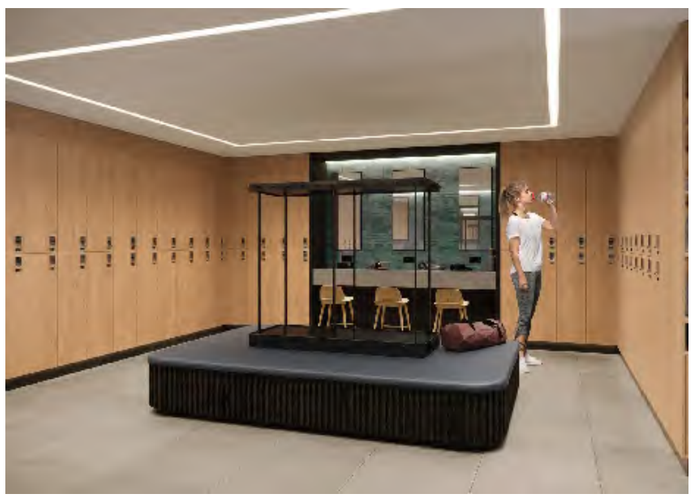


Fig.152 Example of locker rooms

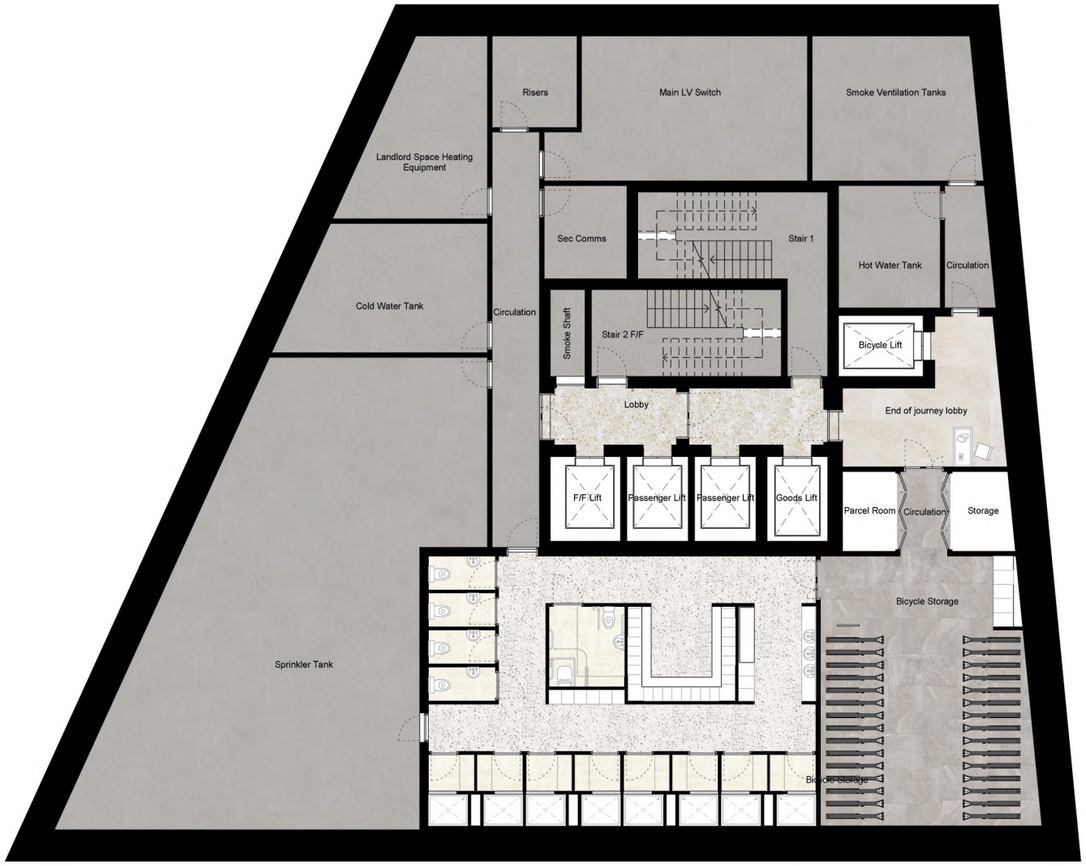


Fig.151 Proposed Basement Floor Plan

4.16 Adaptability and Flexibility

The structural strategy for the building places all primary columns along the perimeter, integrated within the external walls. This approach enables a column-free internal floorplate, allowing for a flexible internal layout which can be future-proofed to accommodate a variety of tenant needs over time.

To further support this flexibility, the central core—comprising the lift and stair lobby—has been designed for access from both the east and west sides of the floorplate. WC facilities are also accessible from both sides, enabling potential tenant sub-division through the centre of the floorplan, as illustrated in this page.

In addition, separate risers have been incorporated on either side of the floorplate to accommodate independent service routes for multiple tenants, supporting adaptable and efficient building management.



Fig.153 Proposed internal office view



Fig.154 Proposed single-tenant floor layout



Fig.155 Proposed multi-tenanted floor layout

4.17 Typical Bay Study

The façade design adopts a clear architectural hierarchy, distinguishing the solid stone ground floor, expressing a repetitive rhythm through the middle section, and culminating in a mansard roof crown element that contributes to a varied and refined skyline.

Windows are recessed within the façade to create depth and enhance the building's visual richness. The use of generously sized openings ensures ample natural daylight, supporting a comfortable and well-lit interior environment.

Parsonage Gardens is framed by a diverse collection of buildings, spanning various periods and architectural styles, yet unified by a sense of material consistency and scale. The proposed design responds to this context by incorporating traditional materials such as brick and stone, articulated with vertically proportioned fenestration. This approach not only respects the character of the conservation area but also reinforces the architectural harmony of its surroundings, contributing positively to the historic townscape.



Fig.156 Proposed Typical Bay



Fig.157 Proposed Typical Bay - 3D Axonometric

Building Component Key

01	Red Brick	05	Curtain walling with mullions and transoms finished dark bronze.	09	Louvered plant screen panels finished dark bronze
02	Bath stone with Granite plinth	06	Red Brick	10	Square zinc shingles in slate finish
03	Bath stone	07	Balustrade finished dark bronze	11	Bath stone with aluminium coping finished in dark bronze
04	Bath stone reveal	08	Sliding Juliette doors finished in dark bronze	12	Side hinged Juliette doors finished dark bronze

4.18 Construction Methodology

The Site's island configuration presents logistical challenges for construction, particularly in terms of Site access and material handling. These constraints, combined with the benefits of reduced on-Site construction time and minimised material waste, have informed the decision to utilise precast façade panels as a preferred construction method.

As shown in the following diagrams, the relationship between the structural frame, windows, and precast panels has been carefully coordinated to allow for efficient installation. The façade is composed of modular elements, each spanning one or two storeys, which can be prefabricated off-Site, delivered by lorry, and installed rapidly on-Site with minimal disruption to surrounding roads.

To further streamline the process, windows are designed to be installed from within the floorplate, eliminating the need for external scaffolding and enhancing safety during construction. Sealing of joints between panels and windows can be carried out either internally or via rope access, ensuring a clean and efficient assembly while maintaining the architectural quality of the building envelope.



Fig.164 Axonometric of proposed building fabric



Fig.158 Example of precast panels in construction

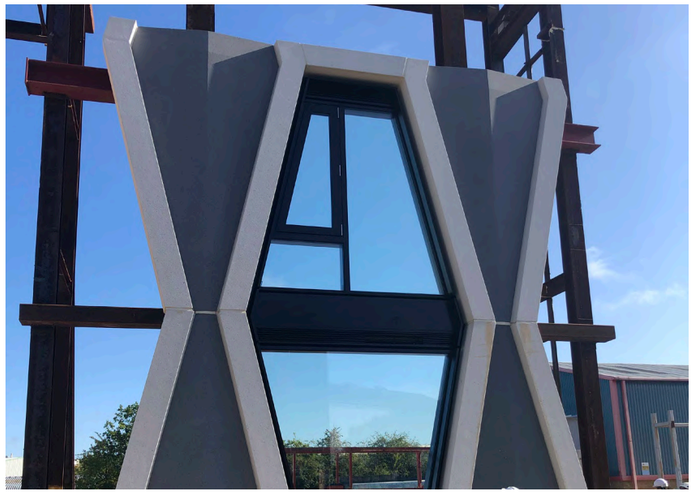


Fig.159 Example of precast panels in construction

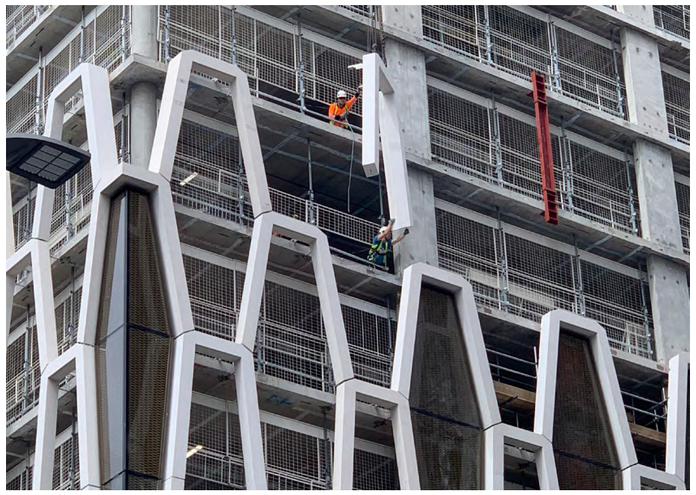


Fig.160 Example of precast panels in construction

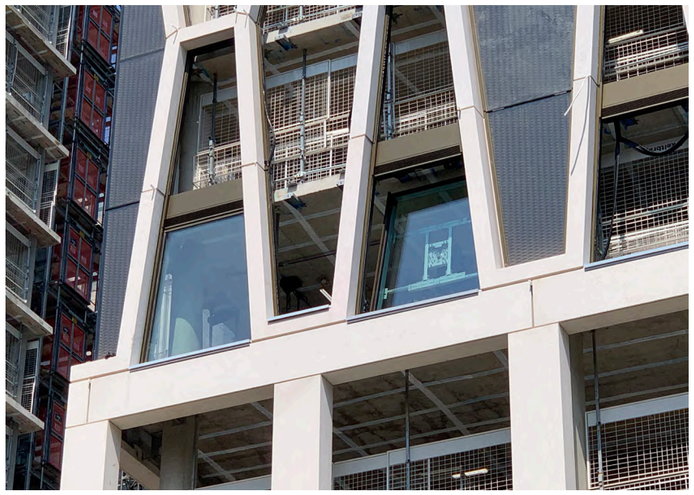


Fig.161 Example of precast panels in construction



Fig.162 Example of precast panels in construction

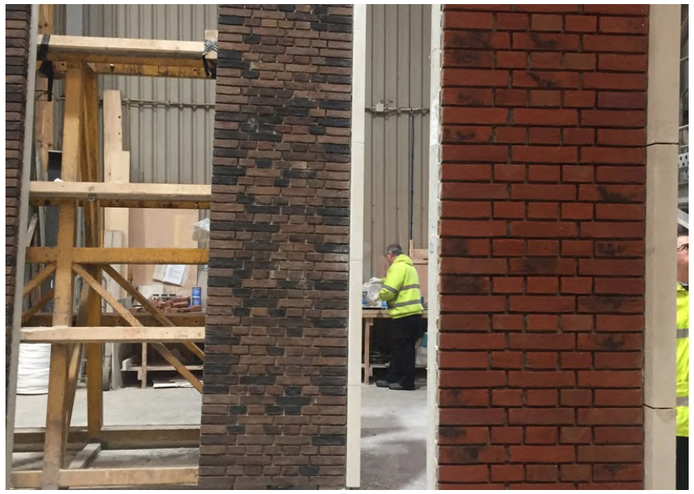


Fig.163 Example of precast panels in construction

4.19 Fabric-First Approach

The proposed building is designed with a strong emphasis on sustainability, adopting a fabric-first approach to enhance its overall thermal efficiency and environmental performance.This strategy prioritises the optimisation of the building envelope—through high-performance insulation, airtight construction, and efficient glazing—before relying on mechanical systems.

By improving the thermal performance of the building fabric from the outset, the fabric-first approach offers several key benefits:

- Reduced energy demand for heating and cooling
- Lower operational carbon emissions
- Improved indoor comfort and temperature stability
- Long-term cost savings through reduced energy consumption
- Enhanced building durability and lower maintenance requirements

This approach supports the delivery of a low-energy, high-performance building that aligns with current and future sustainability standards, while also contributing to occupant well-being and long-term value.

Please refer to Services Engineer report for further information.

	Fabric Parameters
External Wall	0.17 W/m^{2}K
Glazing	1.40 W/m^{2}K | g-value 0.40
Roof	0.10 W/m^{2}K
Ground Floor	0.10 W/m^{2}K
Air permeability	3.00 m^3/(h.m^2)@50Pa

Fig.165 Extract from services engineer report on fabric u-value parameters

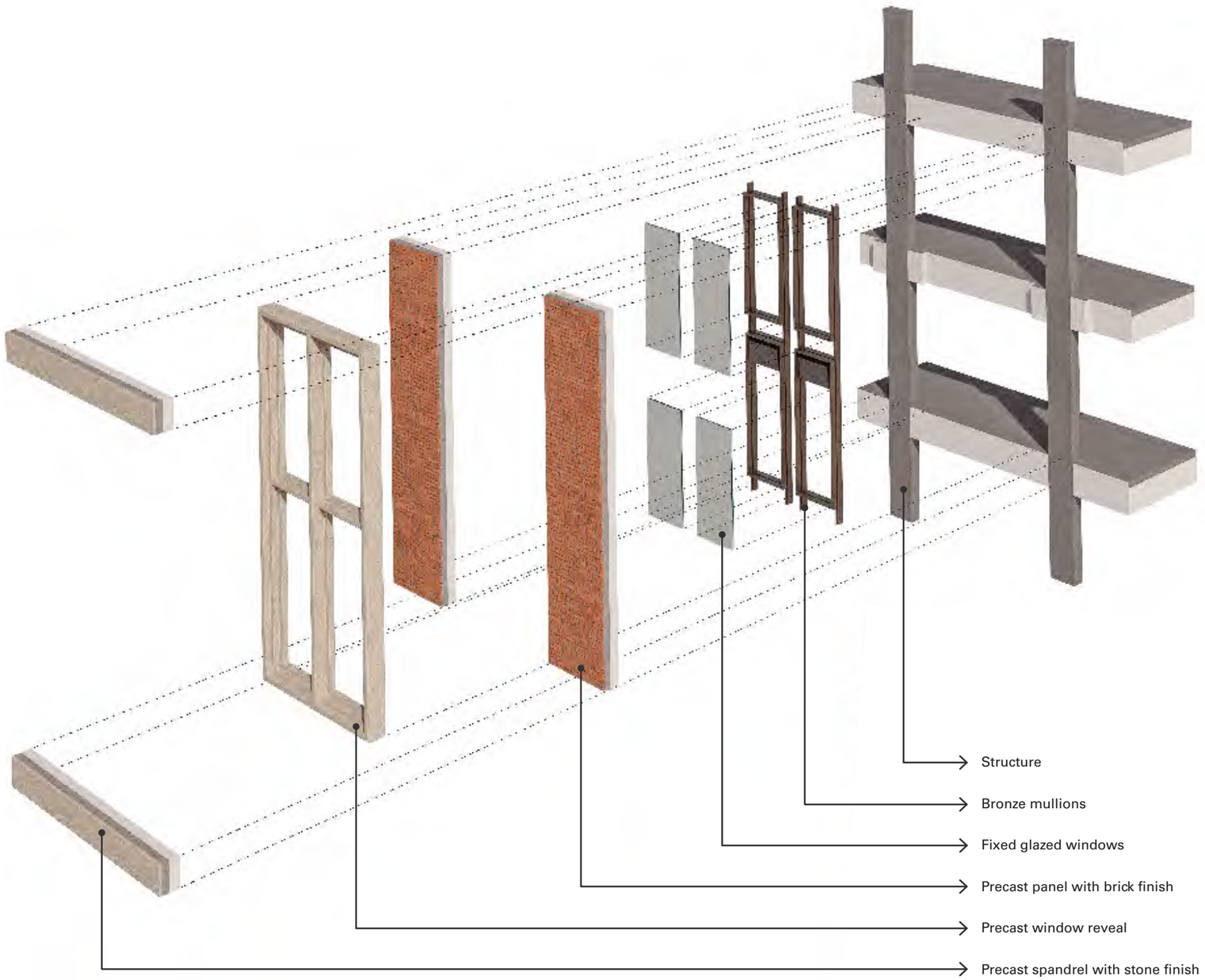


Fig.166 Exploded axonomteric showing construction elements

4.20 Sustainability & Renewable Energy

The proposed development is designed to meet very high sustainability standards, aligning with both national and local policy objectives. The scheme targets a 5-star NABERS UK rating and aims for a BREEAM 'Excellent' certification, with the potential to achieve an 'Outstanding' rating.

Sustainability Strategy

A review of the scheme's sustainability performance demonstrates strong alignment with Manchester's planning policies and sustainability goals. Key commitments include:

- Water Efficiency: The development will reduce water consumption through the installation of high-efficiency water fixtures, supporting responsible resource use
- Sustainable Transport (CS Policy T1): The development promotes sustainable transport options, including active travel facilities and proximity to public transport links
- Green and Blue Infrastructure: The Site benefits from close proximity to Parsonage Gardens and the River Irwell, contributing to ecological and wellbeing benefits, in line with Manchester's Green and Blue Infrastructure Strategy.
- Waste Management: A waste management strategy will be developed to comply with Manchester City Council policies, promoting responsible construction and operational waste handling.

Energy & Net Zero Carbon Strategy

As part of our commitment to sustainability and a net-zero carbon strategy, the development incorporates the following key measures:

- A fabric-first approach prioritising enhanced thermal performance.
- Targeting an EPC rating of B or higher, ensuring long-term energy efficiency.
- The building is designed to achieve WiredScore certification, supporting digital connectivity.
- Building services have been designed in line with BCO guidance to maximise comfort and performance.
- Gas has been avoided entirely, as part of a drive towards net zero carbon.
- Integration of localised comfort controls
- Dynamic thermal modelling has been undertaken to ensure optimal thermal comfort.

Please refer to Services Engineer report for further information.



Fig.168 BREEAM Report

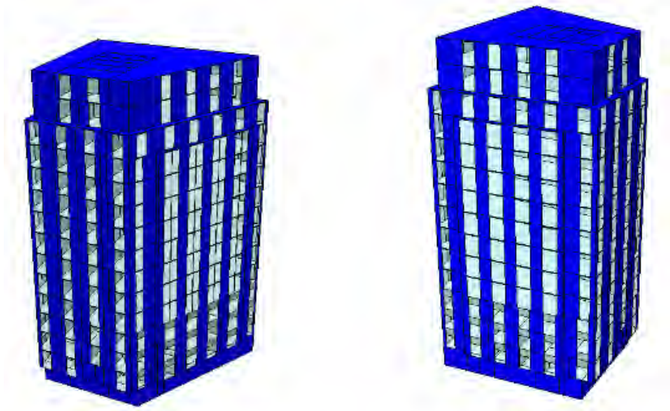


Figure 2. Thermal Model North view (left) and East view (right)

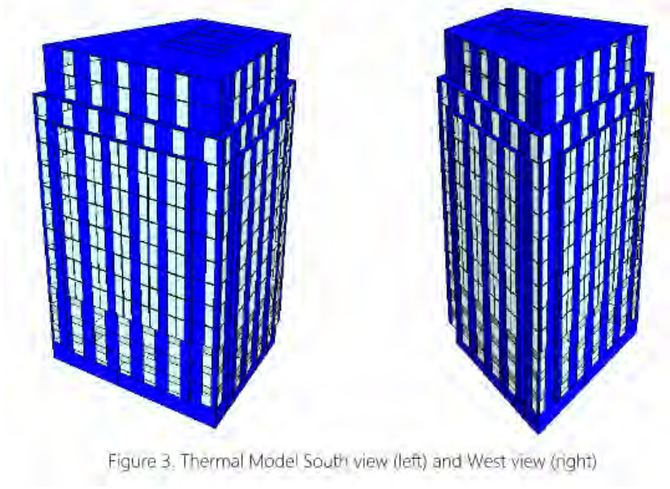


Figure 3. Thermal Model South view (left) and West view (right)

Fig.169 Building thermal modelling - taken from Services Engineer report

	Baseline										
	Space Heating (kWh)	Space Cooling (kWh)	HVAC Fans (kWh)	HVAC Pumps (kWh)	DHW (kWh)	Vertical Transport (kWh)	Life Safety elec (kWh)	Life Safety Diesel (L)	External Lighting (kWh)	Internal Lighting (kWh)	Equipment (kWh)
Jan	4243	559.9	1107	1144	1330	-	-	-	-	4225	22369
Feb	3148.5	541.7	963	997	1181	-	-	-	-	2994	19941
Mar	3207.2	565.3	1013	1050	1276	-	-	-	-	2446	21688
Apr	1110.2	664.4	1059	1095	1280	-	-	-	-	2221	21560
May	372	1477.8	1061	1098	1303	-	-	-	-	2116	22029
Jun	0	2474.7	952	988	1253	-	-	-	-	1966	21219
Jul	0	3789	1043	1080	1330	-	-	-	-	2109	22369
Aug	0	2679.5	955	992	1276	-	-	-	-	2080	21688
Sept	32.5	1757.6	1026	1062	1280	-	-	-	-	2316	21560
Oct	966.1	795	1107	1144	1330	-	-	-	-	2919	22369
Nov	2742.1	575.7	966	1002	1227	-	-	-	-	3817	20878
Dec	4595.2	553.7	1105	1143	1330	-	-	-	-	4639	22369
Total	20416.6	16434.5	12358	12795	15397	46920	-	-	-	33848	260038

Fig.167 NABERS Whole Building Assessment - taken from Services Engineer report

5.0 Landscape

5.1 Landscape Proposal

As part of the redesign of One North Parade, the external areas will be upgraded with high-quality natural stone paving, including flags, setts, and kerbs, to create a durable and visually cohesive streetscape. The improvements will also incorporate dedicated cycle stands, encouraging sustainable transport and enhancing accessibility for cyclists. Together, these interventions will elevate the public realm, fostering a more inviting and functional urban environment. Further details can be found in the following pages.

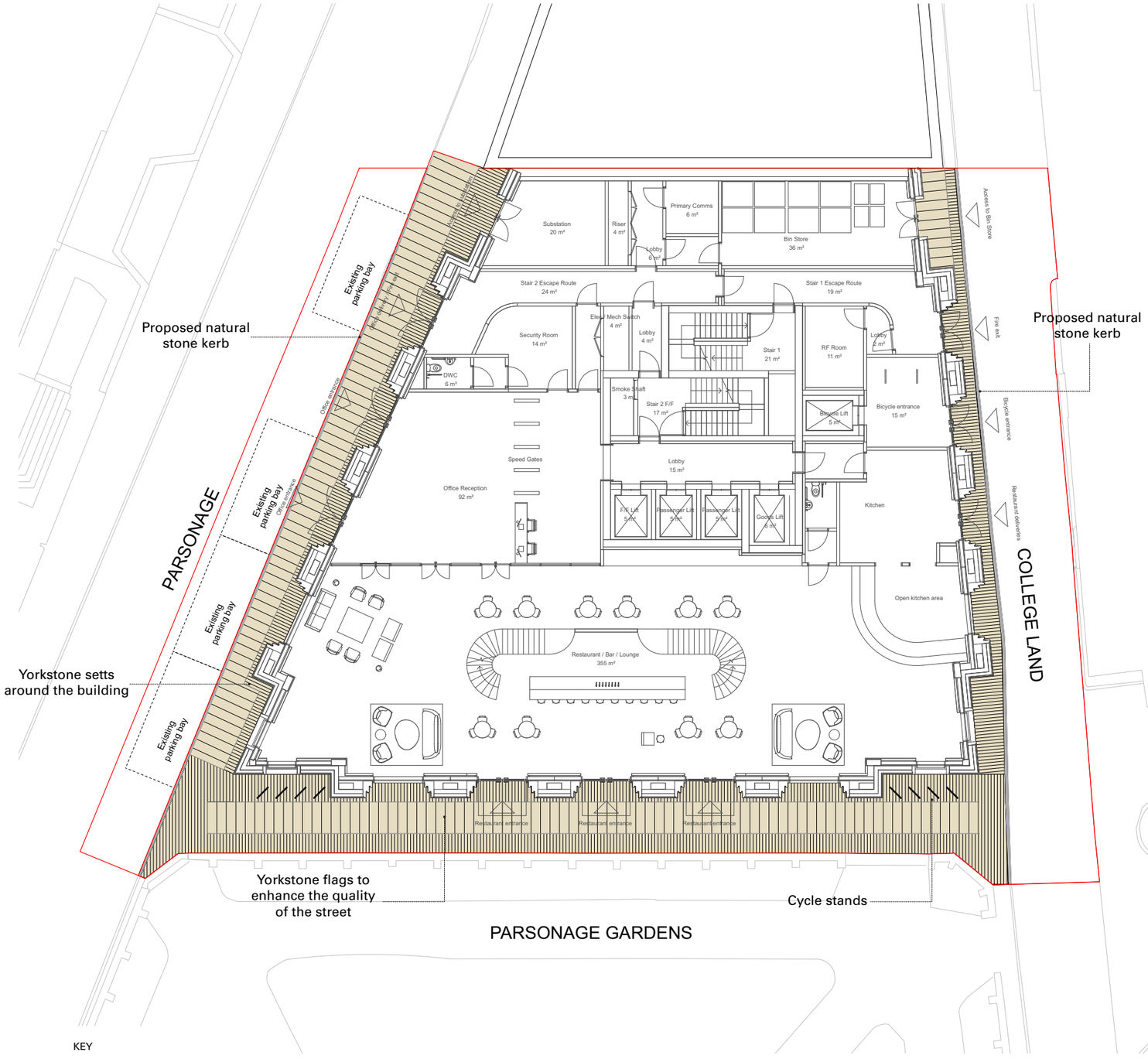


Fig.170 Proposed Landscape Strategy

5.2 Landscape Design Strategy

The proposed design enhances the external areas of One North Parade while prioritising functionality, accessibility, and sustainable mobility. Key strategies include:

Retained Parking & Servicing: Existing parking bays along Parsonage Lane are preserved to accommodate drop-off and building servicing, ensuring minimal disruption to daily operations.

Universal Accessibility: Level access is maintained across the site, guaranteeing seamless mobility for all users in compliance with inclusive design principles.

Cycling Infrastructure: New cycle stands positioned near the entrance promote sustainable transport, encouraging visitors and occupants to choose eco-friendly travel options.

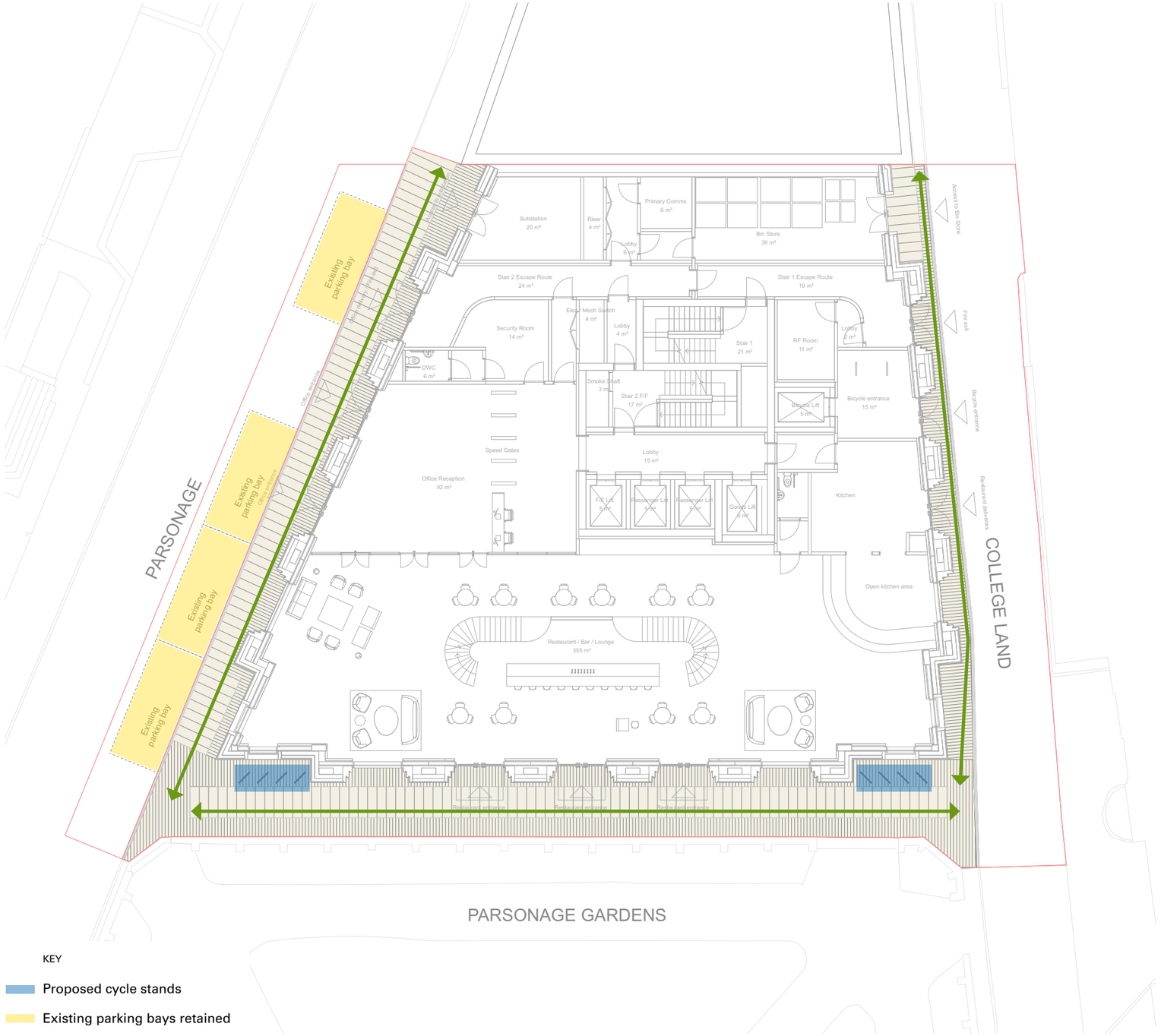


Fig.171 Proposed Design Strategy

5.3 Hardscape

Addition of natural stone paving and kerbs will improve the overall quality of One North Parade's external area.

The main idea of the paving design incorporates contrasting sizes and textures to create interest whilst having a unified colour palette to ensure cohesion (Fig. 3). Natural stone kerbs and cycle stands further enhance the scheme, balancing timeless materiality with contemporary utility.

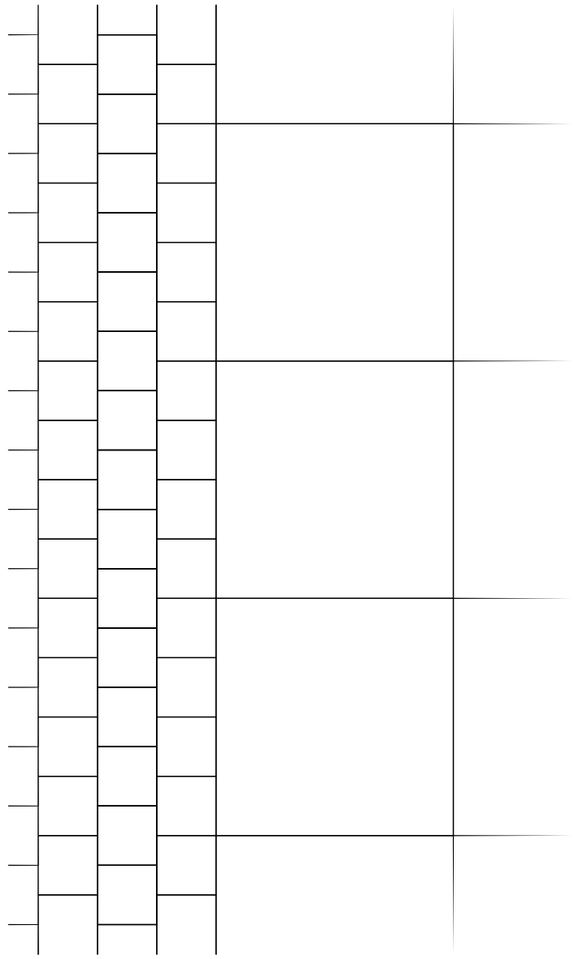


Fig.175 Typical paving pattern



Fig.173 Natural stone kerb



Fig.176 Yorkstone Flags (Sawn)



Fig.172 Yorkstone Setts (Shot blasted)



Fig.174 Cycle stand

5.4 Lighting Strategy

Improving visibility is a key objective of the landscape design. The lighting strategy incorporates the following elements to ensure safety, functionality, and visual continuity:

Potential removal of existing lighting post: Two existing lighting columns along North Parade may be removed in the future to accommodate the potential development of Parsonage Gardens. If removed, these columns will be replaced with lighting that aligns with the proposed landscape scheme for the park, ensuring continuity in visibility within the area.

Relocation of existing lighting column: One existing lighting column along Parsonage street will be relocated slightly from its current position to prevent obstruction at the office reception entrance, while still maintaining adequate lighting coverage in the area.

Newly proposed wall mounted lights: To compensate for the loss of lighting features and enhance overall site illumination, new wall-mounted lights will be installed along the building facade. These fixtures will be positioned on the buttress columns to provide focused lighting at key entrances and improve visibility along adjacent pathways. This approach reinforces a cohesive and integrated lighting strategy while minimizing ground-level obstructions and contributing to the architectural expression of the building

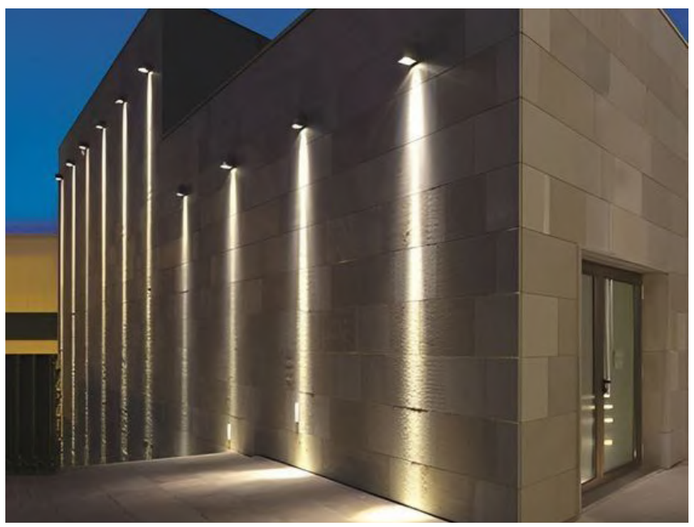
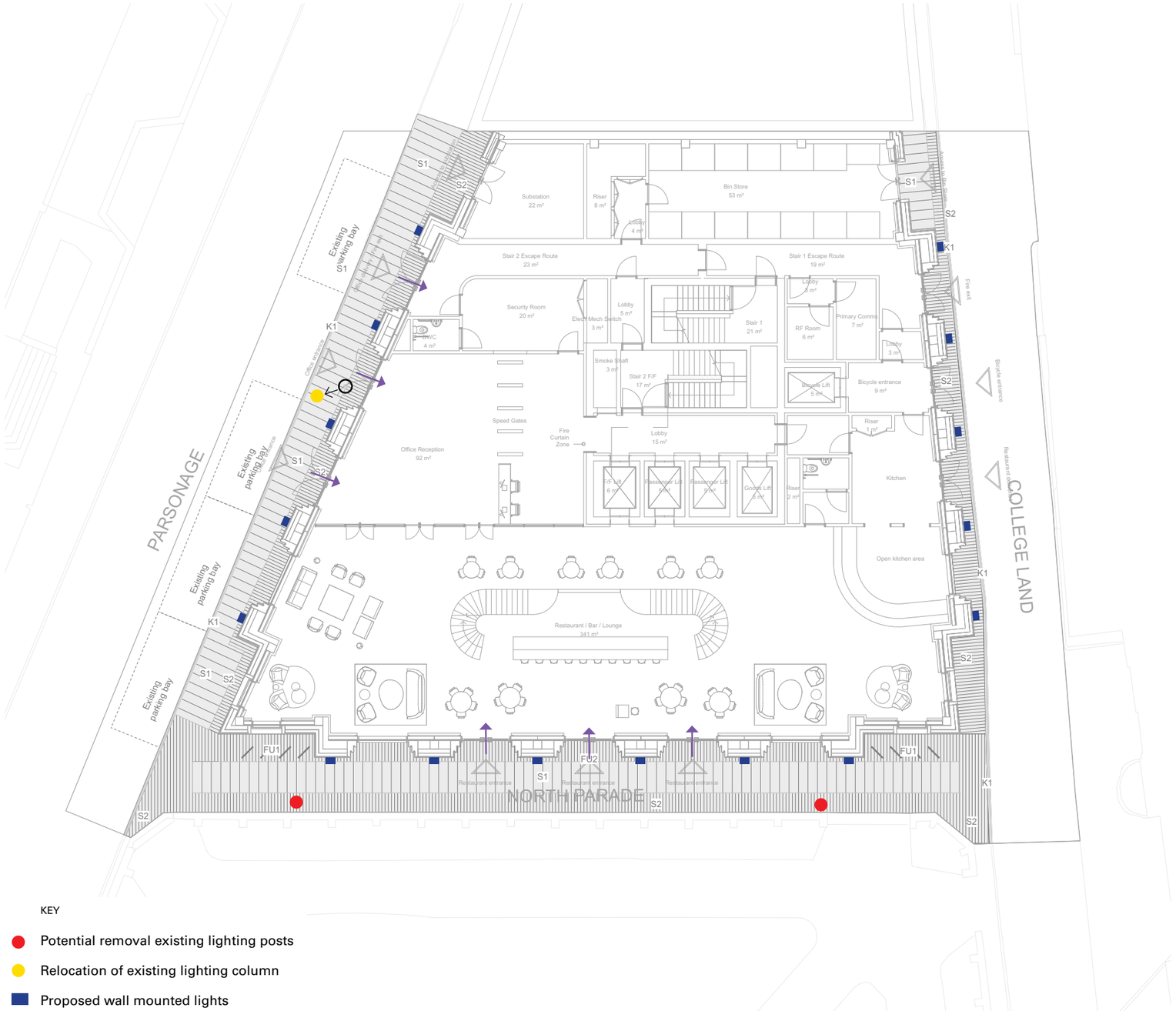


Fig.178 Wall-Mounted Lighting Precedent



KEY

- Potential removal existing lighting posts
- Relocation of existing lighting column
- Proposed wall mounted lights
- Building Entrances

Fig.177 Lighting Strategy

6.0 Accessibility, Social Inclusion and Safety

6.1 Introduction

The purpose of this statement is to outline the overall approach to inclusive design within the scheme in accordance with the relevant local and national planning guidance, along with how the different access principles will be implemented into the scheme and managed.

The proposed building provides a safe, legible, high quality environment that will be easily used by as wide range of people as possible without undue effort, special treatment or separation.

The design will be developed to ensure that appropriate standards for accessibly are met to meet reasonable expectations for inclusive design and to ensure that the aims of the Equalities Act 2010 are met.

This statement is an overview of access issues relevant to the building design and management and will continue to develop as the project progresses and should be read in conjunction with the preceding Design Statement.

6.2 Statement of Intent

The objective is to provide a high quality office development that caters for a wide range of people and is designed to be inclusive for all users and visitors.

6.3 Planning Policy Context

Relevant legislation includes:

-The Equality Act (2010)

- Building Regulations, Approved Document M: Access to and use of buildings (2015)

Other sources of guidance include:

- BS 8300-2:2018 Design of an accessible and inclusive built environment

- Guidance on Access Statements (DRC)

- BS9999:2017 Code of practice for fire safety in the design, management and use of buildings

- Manchester Local Plan

6.4 Transport

The Site is bound by North Parade, Parsonage and College Land streets, and benefits from excellent public transport connectivity.

Train

The Site is strategically positioned between Manchester Victoria and Salford Central train stations, both of which are reachable within a 10-minute walk. Together, these stations offer excellent rail connectivity to regional and national destinations, ensuring convenient access to the wider UK rail network.

Tram

The Site is located within an 8-minute walk of Exchange Square tram stop, which is served by the Metrolink Pink Line. Within an 11-minute walk is St Peters Square tram stop, which is served by the Metrolink Blue, Green, Navy, Pink, and Purple Line, providing direct and efficient access across Greater Manchester.

Bus Services

The Site is located within a 2-minute walk from the Barton Arcade bus stop on Deansgate, served by routes 8, 67, 67A, and 100. Additionally, it is within a 5-minute walk of the St. Mary's Parsonage stop on Bridge Street, providing access to a network of services, including the Free Bus (Route 1) and routes 35, 36, 37, 38, 50, V1, V2, V4, and X39.

6.5 Approach to Building

The building is mainly accessed from North Parade where the pavement is approximately 2.5m wide, and Parsonage where the pavement is 1.7m wide.

Any works to the pavement outside the building boundary line will provide new robust paving or dropped kerbs will be discussed with the local authority.

Both the retail and office entrances provide level access from the pavement and the main entrances will be clearly highlighted using signage. Doors will be power assisted or automatic opening, operated by a wheelchair accessible push button or key fob. All thresholds will be flush throughout.

6.6 Wheelchair Accessible Requirements

All approaches to the building will be fully compliant with the requirements of Approved Document Part M.

Accessible office provision for disabled persons will be provided in accordance with the Building Regulations, BS8300 and the Equality Act 2010. Disabled access to the offices will be via the office reception with direct level access from street. The main entrance doors will be power assisted. The entrance will have a flush threshold.

The proposal provides 1 unisex wheelchair accessible WC on each floor. An accessible WC and shower will be provided in the basement in the changing and shower area.

Generally, signage will be clear, legible, and consistent internally and externally. Consideration will be given to providing auditory signals for the visually impaired and visual signals for the auditory impaired. Visual and auditory fire alarms will be addressed during detail design.

6.7 Access for Emergency Vehicles

Emergency vehicles including fire tenders and ambulance vehicles will arrive via Parsonage along the west side of the building. The dry riser inlet is no more than 18m from the fire tender access.

6.8 Safety and Security

The development has been designed in accordance with Building Regulations Part Q.

It is anticipated that the development will be an improvement on the existing condition, with safer routes, a more active frontage, and careful design at ground level to minimise opportunities for crime.

The building's design of high-quality public spaces aims to generate a sense of 'civic pride', thereby acting as a form of self-policing, as citizens tend to feel a civic responsibility to reduce anti-social, destructive behaviour.

A combination of natural surveillance enabled from the glazed elevations to public spaces, and a strategically designed reception lobby that maximises views of the entrances for staff allows for effective monitoring of personnel entering and leaving the building. Additionally, turnstiles prevent unauthorised access past the reception lobby.

Acces to cycle storage on ground floor is restricted to genuine cyclists, which, alongside access-controlled doors, minimises unauthorised personnel to enter.

This combination of measures minimises the need for obtrusive security measures, instead creating a design that subtly considers the safety and security of the building and its occupants.

7.0 Appendices

7.1 Illustrative Computer Generated Images








cardinal house
PRIME OFFICE SPACE TO LET
FROM A 500 & 3,031 SFT


20

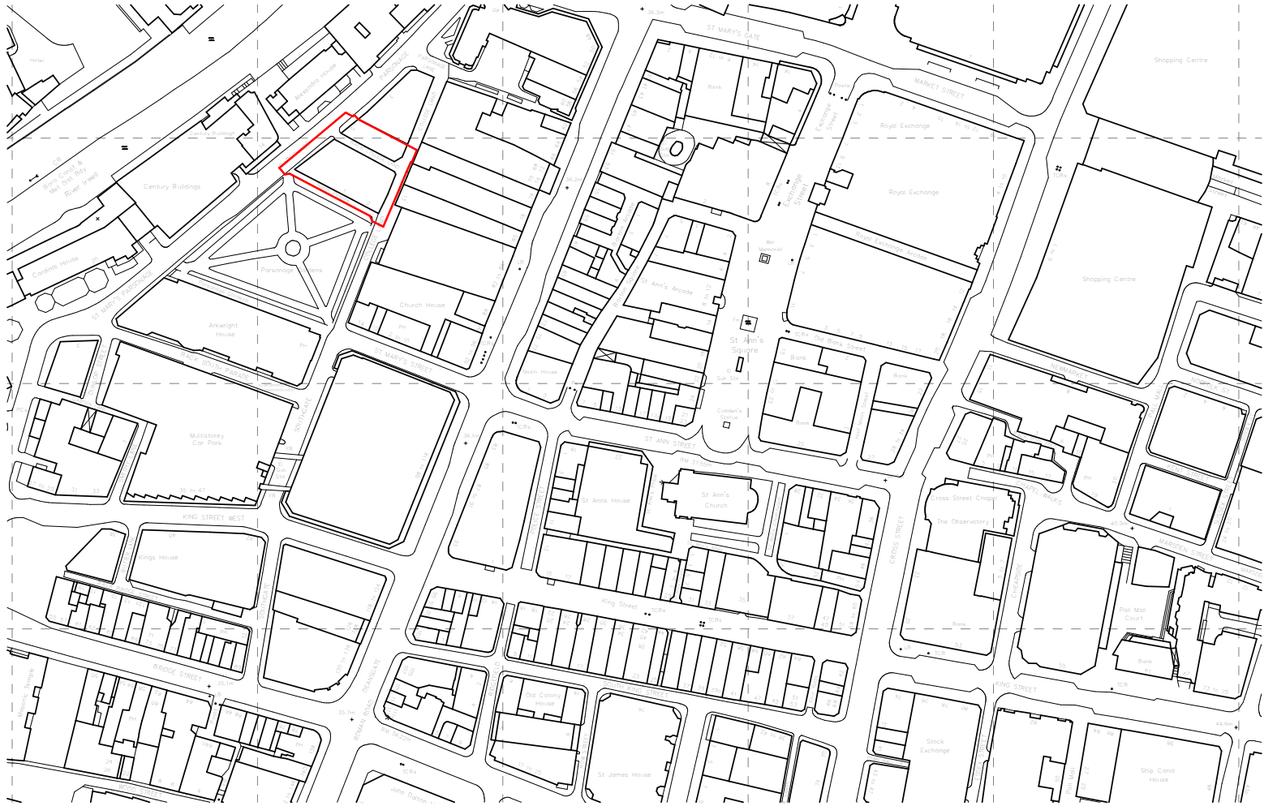

PARSONAGE GARDENS



7.2 Proposed Plans

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01 Site Location Plan
1 : 1250

Key

Planning Application Boundary

N

0 25 50 75 100 125 m

Issued for Planning	25/07/25	MGr	P01
Description	Date	Chk	Rev

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Project

Parsonage Gardens
Manchester
M3 2NH

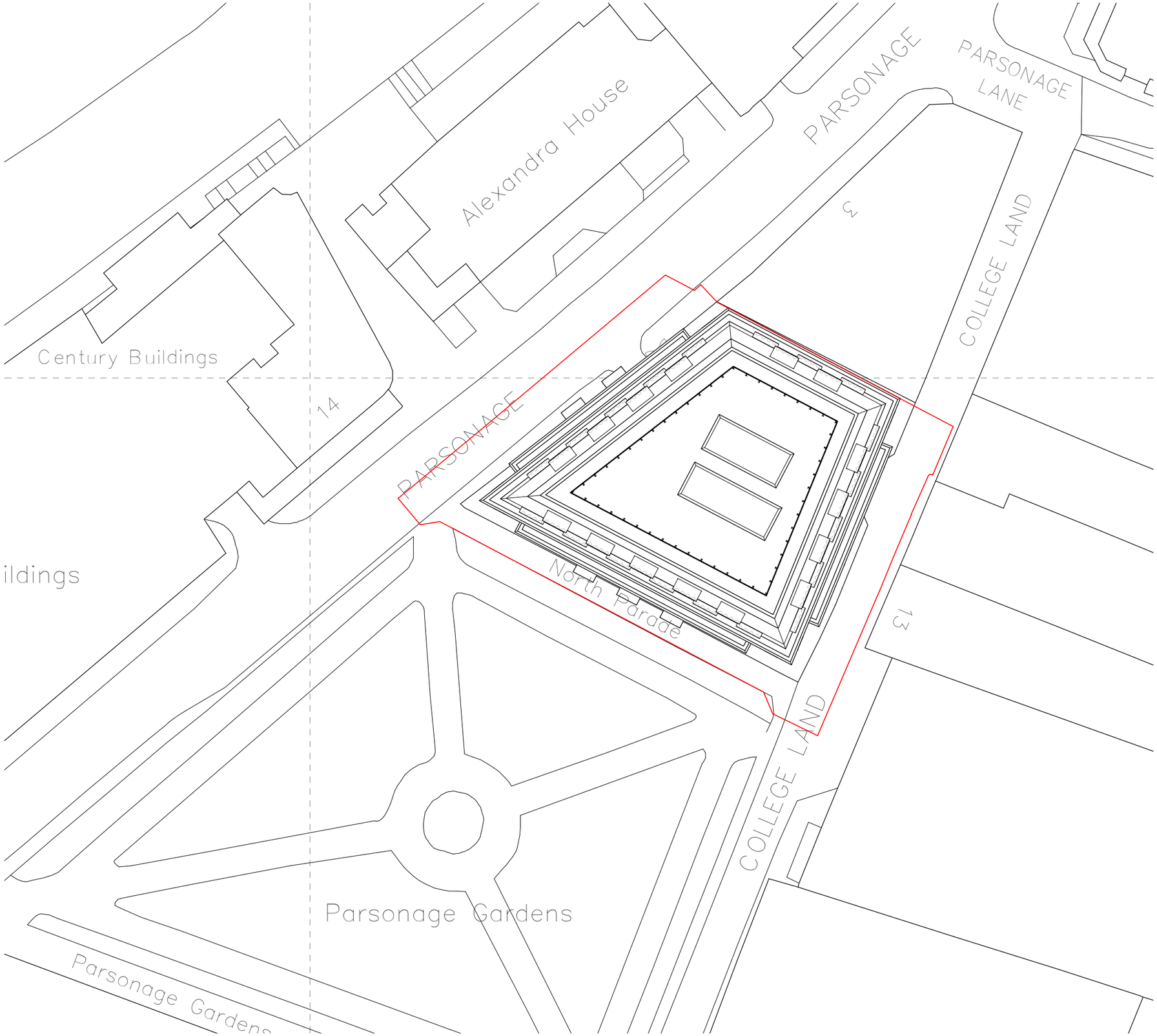
Title

Site Location Plan

Suitability	Status	
A2	For Planning	
Date	Scale @ ISO A1	Job Number
18/10/2024	1:1250	19020
Drawing Number		Revision
19020-SQP-ZZ-ZZ-DR-A-PL001		P01

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01 Proposed Site Plan
1 : 200

Key

Planning Application Boundary

N

0 4 8 12 16 20 m

Issued for Information	09/05/25	MGr	P01
Description	Date	Chk	Rev

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Title

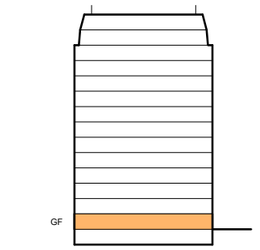
Proposed Site Plan
Level RF

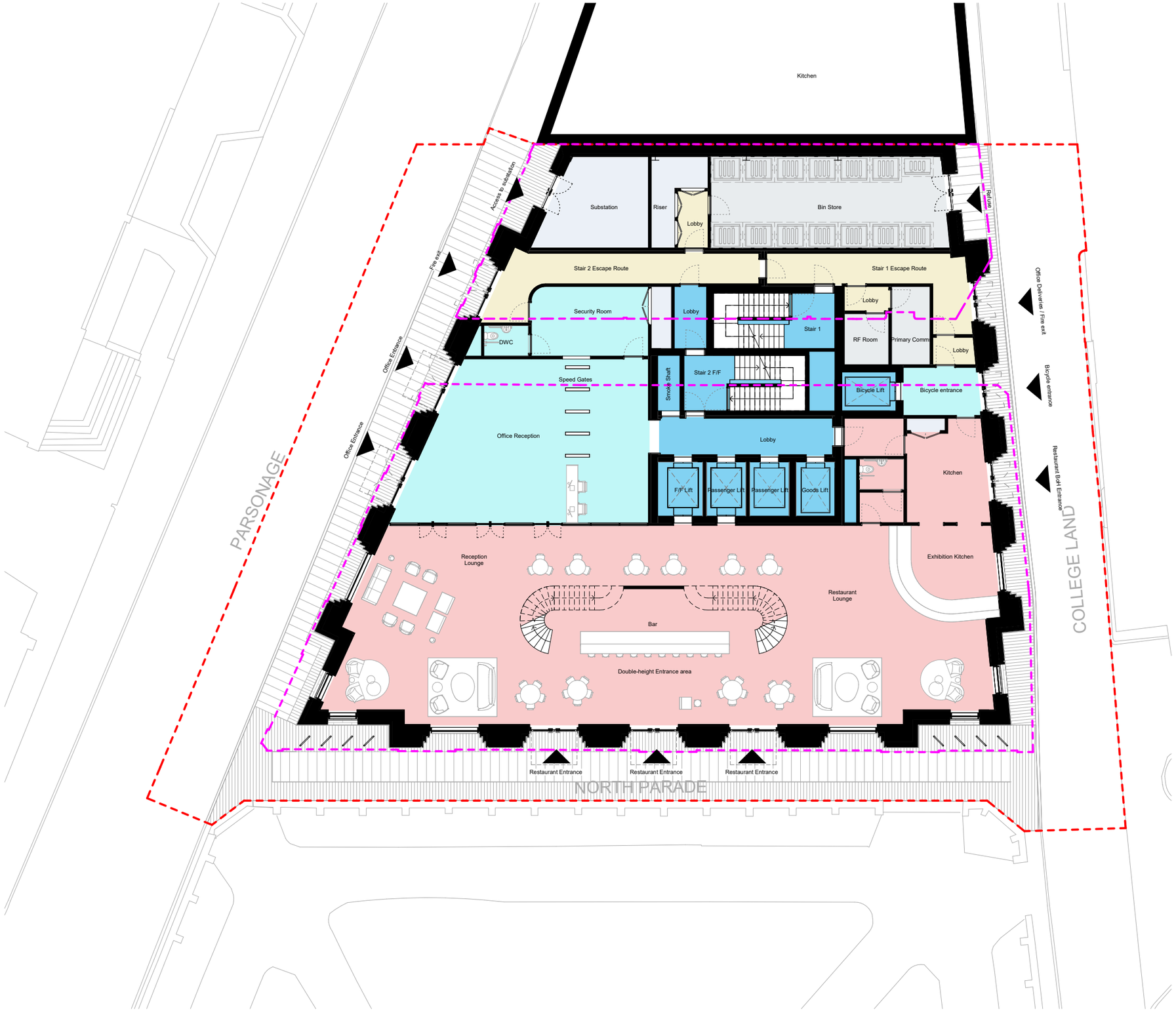
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A2	For Planning	
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18/10/2024	1:200	19020
Drawing Number		Revision
19020-SQP-ZZ-RF-DR-A-PL002		P01

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Key Plan





Key

- BOH
- Circulation
- Core
- Facilities
- Plant
- Office
- Commercial
- Planning Application Boundary
- Existing Building Boundary
- 2000 mm Clear Head Height

01 Level 00
1 : 100

N

0 2 4 6 8 10 m

Description	Date	Chk	Rev
Issued for Planning	25/07/25	MGr	P03
Issued for Information	16/05/25	MGr	P02
Issue for Information	25/09/24	MGr	P01

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Title

Proposed Floor Plan
Level 00

Suitability	Status
A2	For Planning

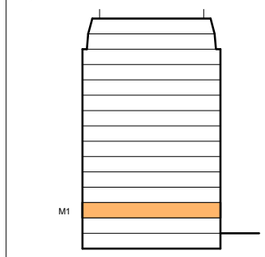
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18/10/2024	1:100	19020

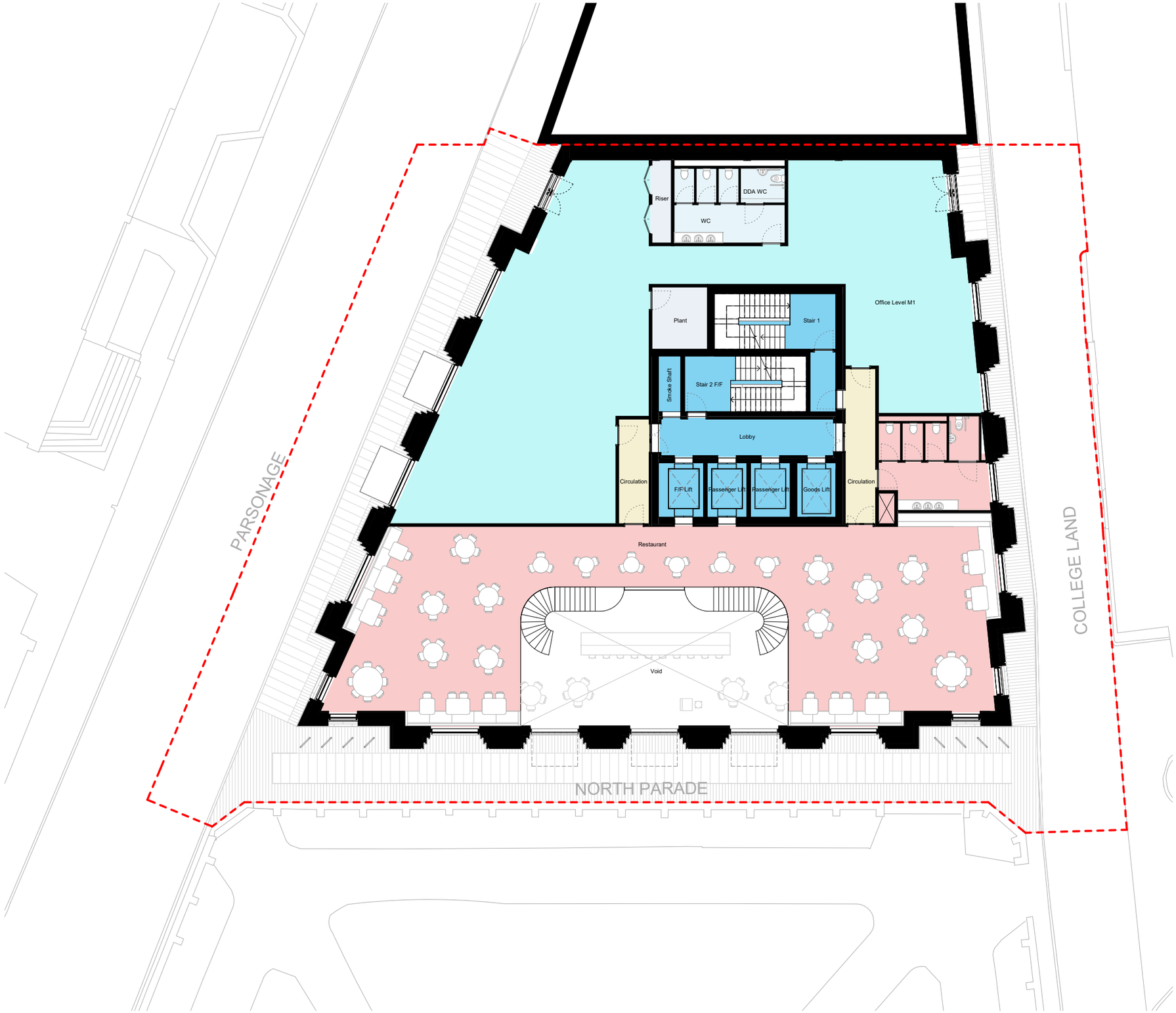
Drawing Number	Revision
19020-SQP-ZZ-00-DR-A-PL101	P03

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Key Plan





Key

- BOH
- Circulation
- Core
- Facilities
- Plant
- Office
- Commercial
- Planning Application Boundary
- Existing Building Boundary
- 2000 mm Clear Head Height

1 Level M1
1 : 100

N

0 2 4 6 8 10 m

Description	Date	Chk	Rev
Issued for Planning	25/07/25	MGr	P03
Issued for Information	16/05/25	MGr	P02
Issue for Information	25/09/24	MGr	P01

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Title
Proposed Floor Plan
Level M1

Suitability	Status
A2	For Planning

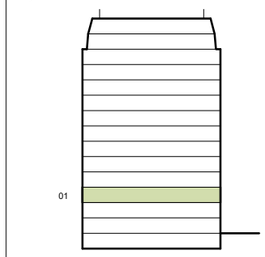
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18/10/2024	1:100	19020

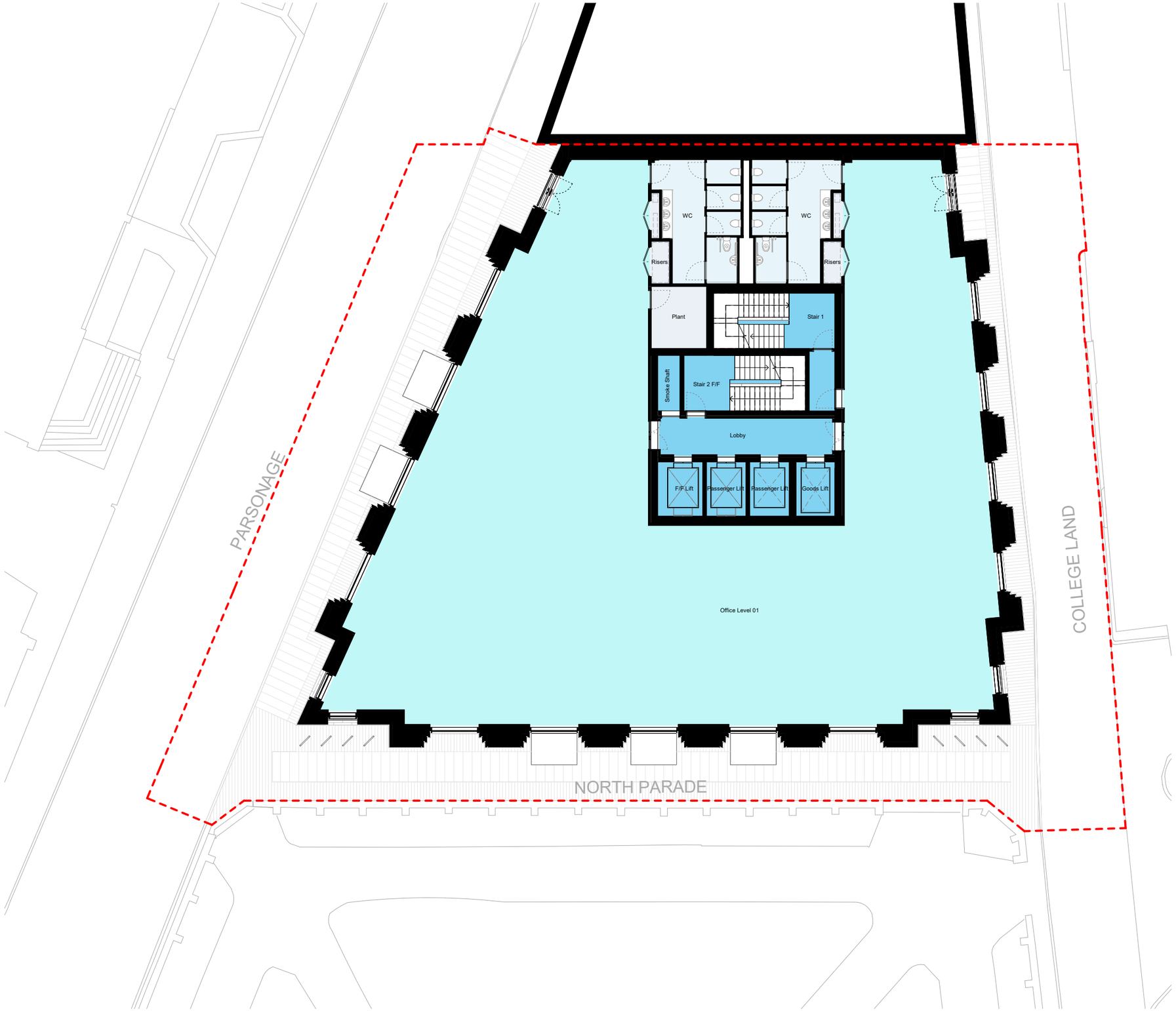
Drawing Number	Revision
19020-SQP-ZZ-M1-DR-A-PL102	P03

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Key Plan





Key

- BOH
- Circulation
- Core
- Facilities
- Plant
- Office
- Commercial
- Planning Application Boundary
- Existing Building Boundary
- 2000 mm Clear Head Height

1 Level 01
1 : 100

N

0 2 4 6 8 10 m

Description	Date	Chk	Rev
Issued for Planning	25/07/25	MGr	P03
Issued for Information	16/05/25	MGr	P02
Issue for Information	25/09/24	MGr	P01

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Title

Proposed Floor Plan
Level 01

Suitability	Status
A2	For Planning

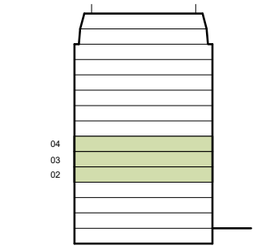
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18/10/2024	1:100	19020

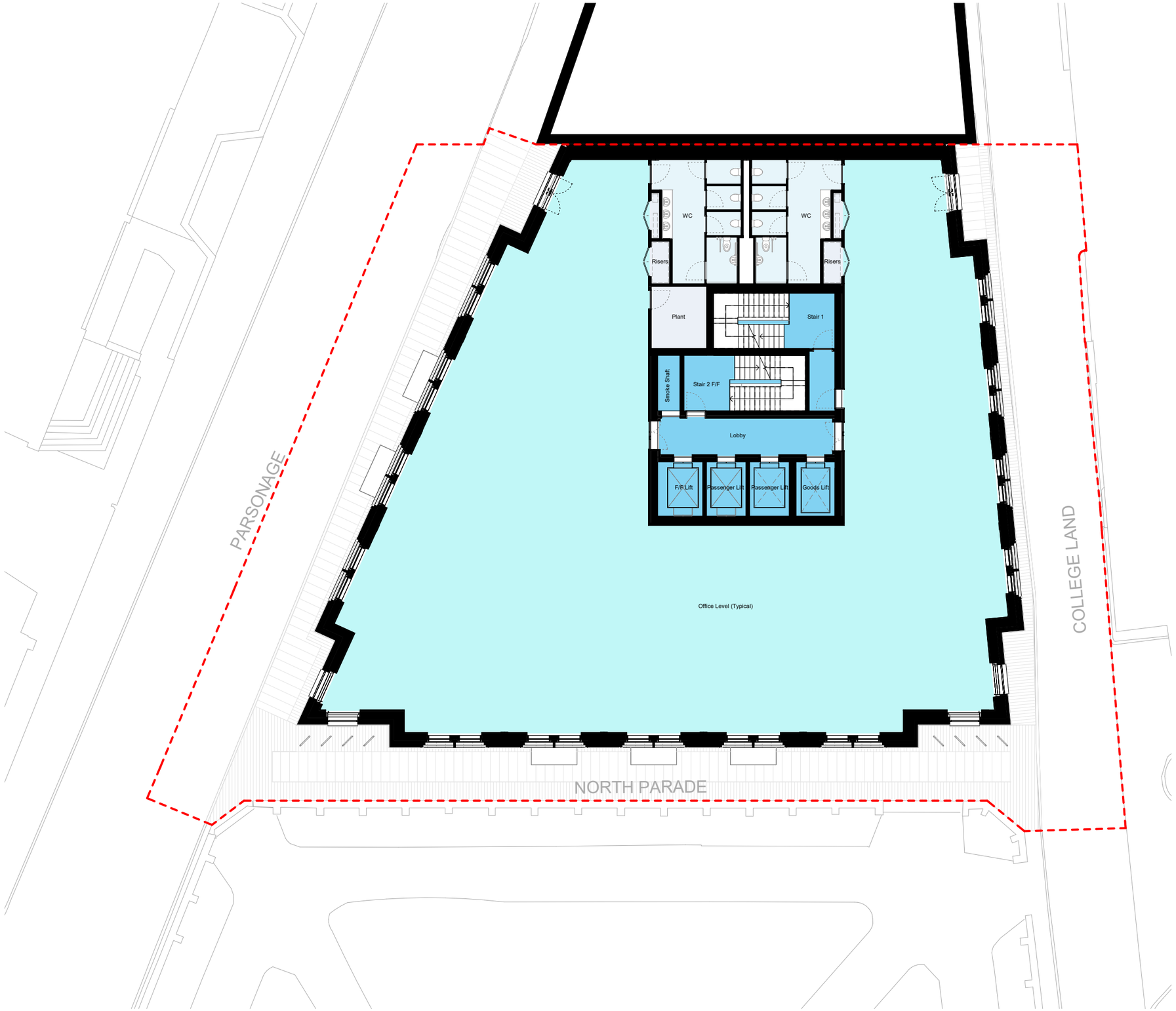
Drawing Number	Revision
19020-SQP-ZZ-01-DR-A-PL103	P03

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Key Plan





Key

- BOH
- Circulation
- Core
- Facilities
- Plant
- Office
- Commercial
- Planning Application Boundary
- Existing Building Boundary
- 2000 mm Clear Head Height

1 Level 02
1 : 100

N

0 2 4 6 8 10 m

Description	Date	Chk	Rev
Issued for Planning	25/07/25	MGr	P03
Issued for Information	16/05/25	MGr	P02
Issue for Information	25/09/24	MGr	P01

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Title

Proposed Floor Plan
Level 02 - 04 (Typical)

Suitability	Status
A2	For Planning

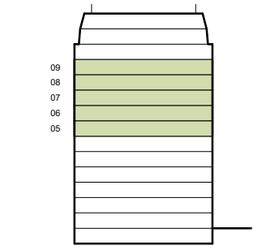
Date	Scale @ ISO A1	Job Number
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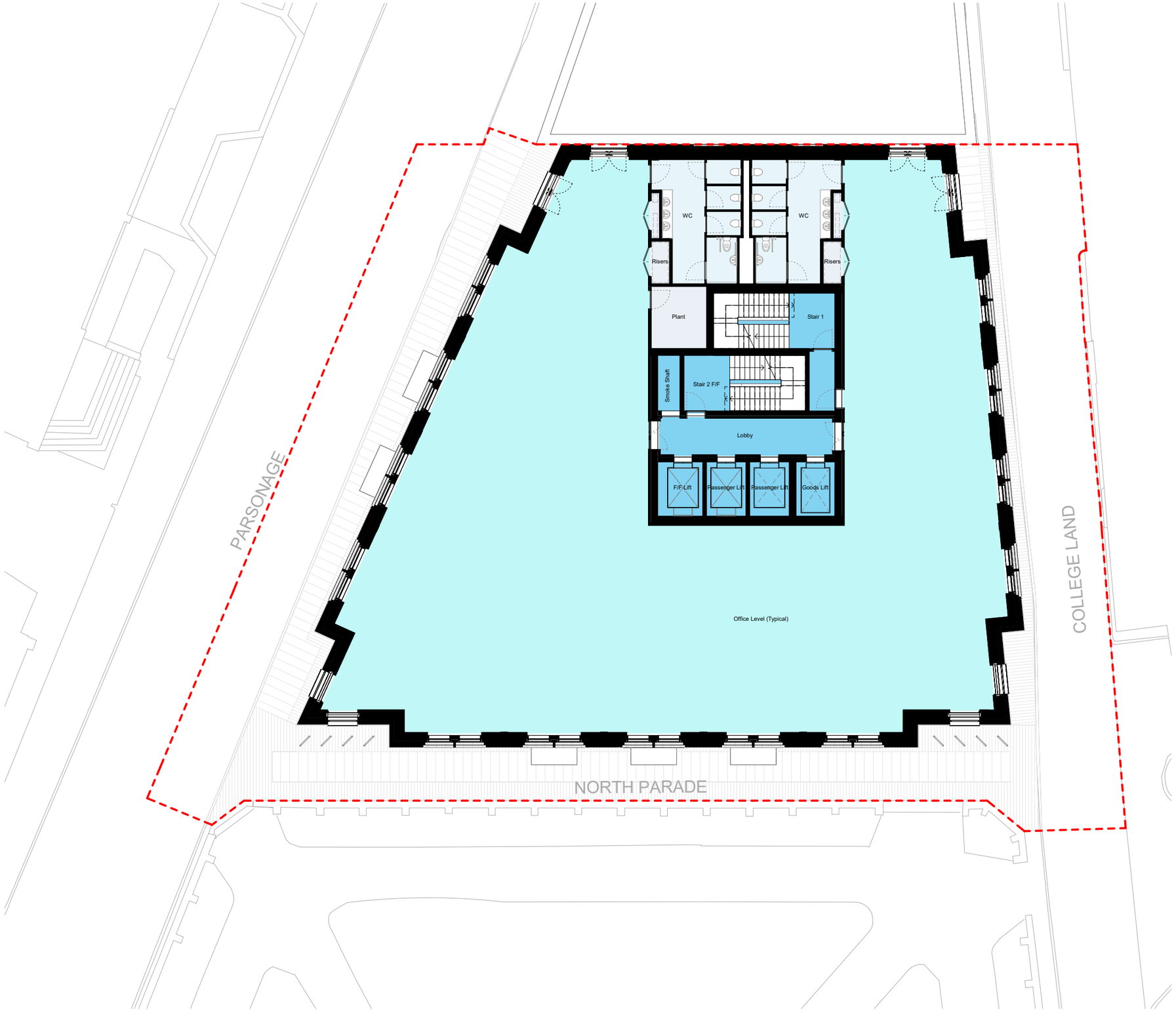
Drawing Number	Revision
19020-SQP-ZZ-02-DR-A-PL104	P03

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Key Plan





Key

- BOH
- Circulation
- Core
- Facilities
- Plant
- Office
- Commercial
- Planning Application Boundary
- Existing Building Boundary
- 2000 mm Clear Head Height

1 Level 09
1 : 100

N

0 2 4 6 8 10 m

Description	Date	Chk	Rev
Issued for Planning	25/07/25	MGr	P03
Issued for Information	16/05/25	MGr	P02
Issue for Information	25/09/24	MGr	P01

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Title
Proposed Floor Plan
Level 05-09 (Typical)

Suitability	Status
A2	For Planning

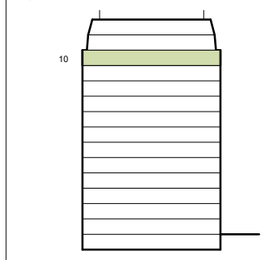
Date	Scale @ ISO A1	Job Number
18/10/2024	1:100	19020

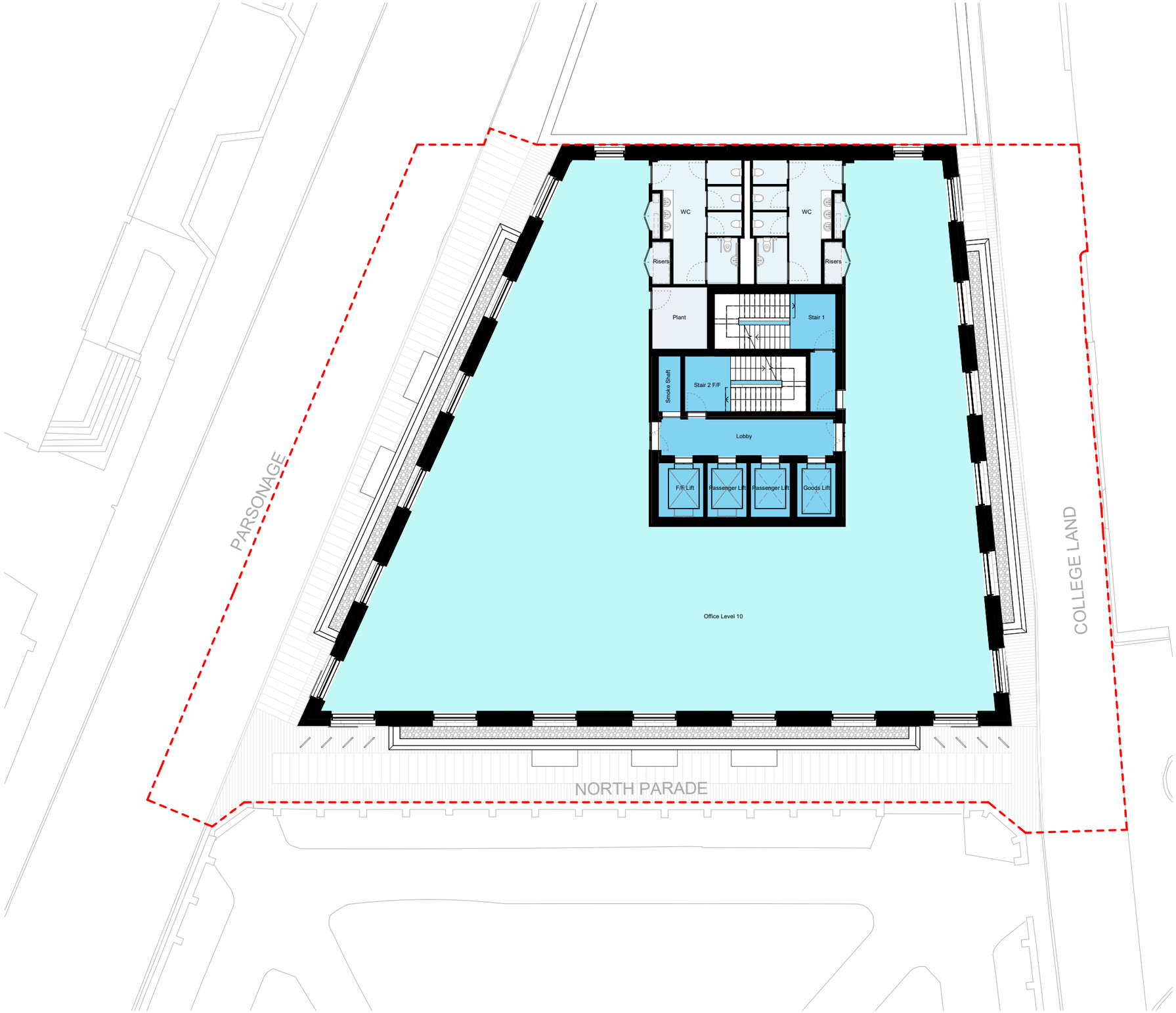
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19020-SQP-ZZ-09-DR-A-PL105	P03

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Key Plan





Key

- BOH
- Circulation
- Core
- Facilities
- Plant
- Office
- Commercial
- Planning Application Boundary
- Existing Building Boundary
- 2000 mm Clear Head Height

1 Level 10
1 : 100

N

0 2 4 6 8 10 m

Description	Date	Chk	Rev
Issued for Planning	25/07/25	MGr	P03
Issued for Information	16/05/25	MGr	P02
Issue for Information	25/09/24	MGr	P01

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Title

Proposed Floor Plan
Level 10

Suitability	Status
A2	For Planning

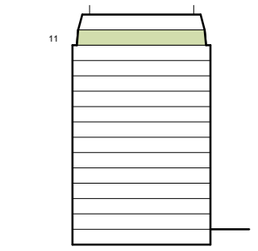
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18/10/2024	1:100	19020

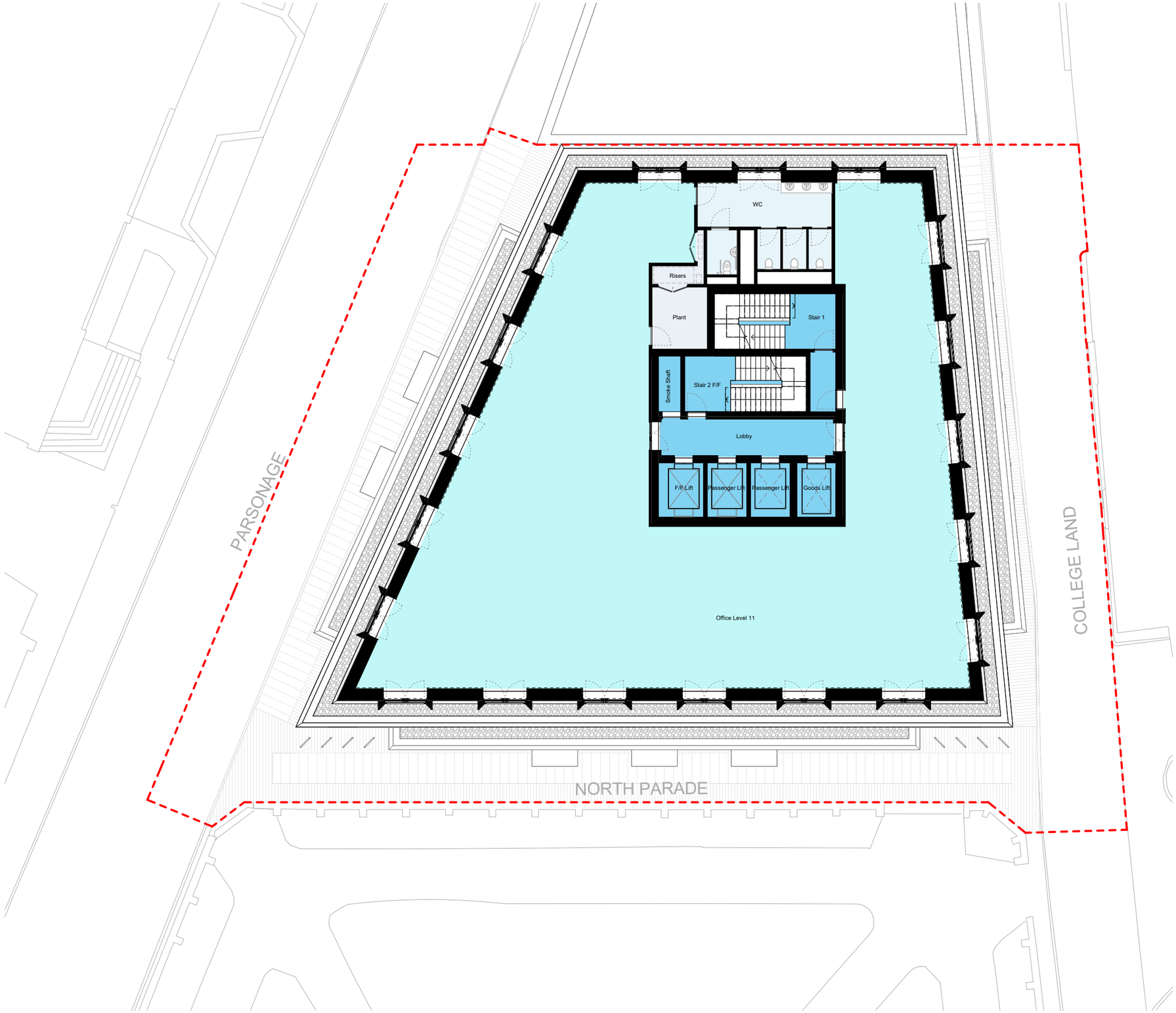
Drawing Number	Revision
19020-SQP-ZZ-10-DR-A-PL112	P03

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Key Plan





Key

- BOH
- Circulation
- Core
- Facilities
- Plant
- Office
- Commercial
- Planning Application Boundary
- Existing Building Boundary
- 2000 mm Clear Head Height

1 Level 11
1 : 100

N

0 2 4 6 8 10 m

Description	Date	Chk	Rev
Issued for Planning	25/07/25	MGr	P03
Issued for Information	16/05/25	MGr	P02
Issue for Information	25/09/24	MGr	P01

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Title

Proposed Floor Plan
Level 11

Suitability	Status
A2	For Planning

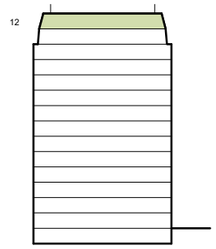
Date	Scale @ ISO A1	Job Number
18/10/2024	1:100	19020

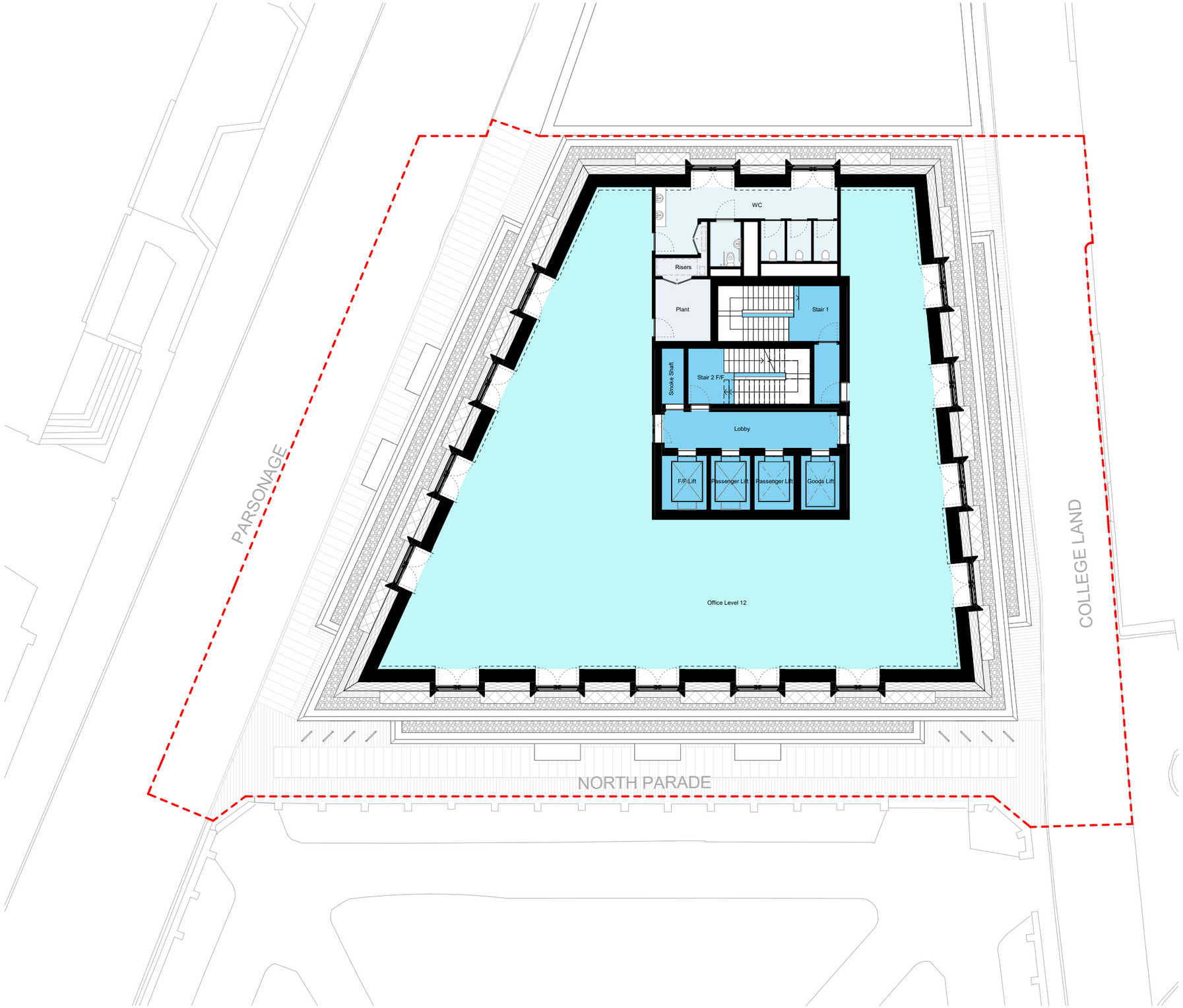
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19020-SQP-ZZ-11-DR-A-PL113	P03

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Key Plan





Key

- BOH
- Circulation
- Core
- Facilities
- Plant
- Office
- Commercial
- Planning Application Boundary
- Existing Building Boundary
- 2000 mm Clear Head Height

1 Level 12
1 : 100

N

0 2 4 6 8 10 m

Description	Date	Chk	Rev
Issued for Planning	25/07/25	MGr	P03
Issued for Information	16/05/25	MGr	P02
Issue for Information	25/09/24	MGr	P01

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Title

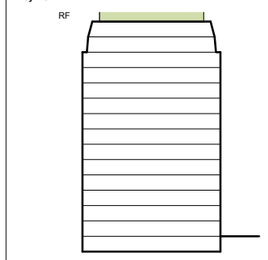
Proposed Floor Plan
Level 12

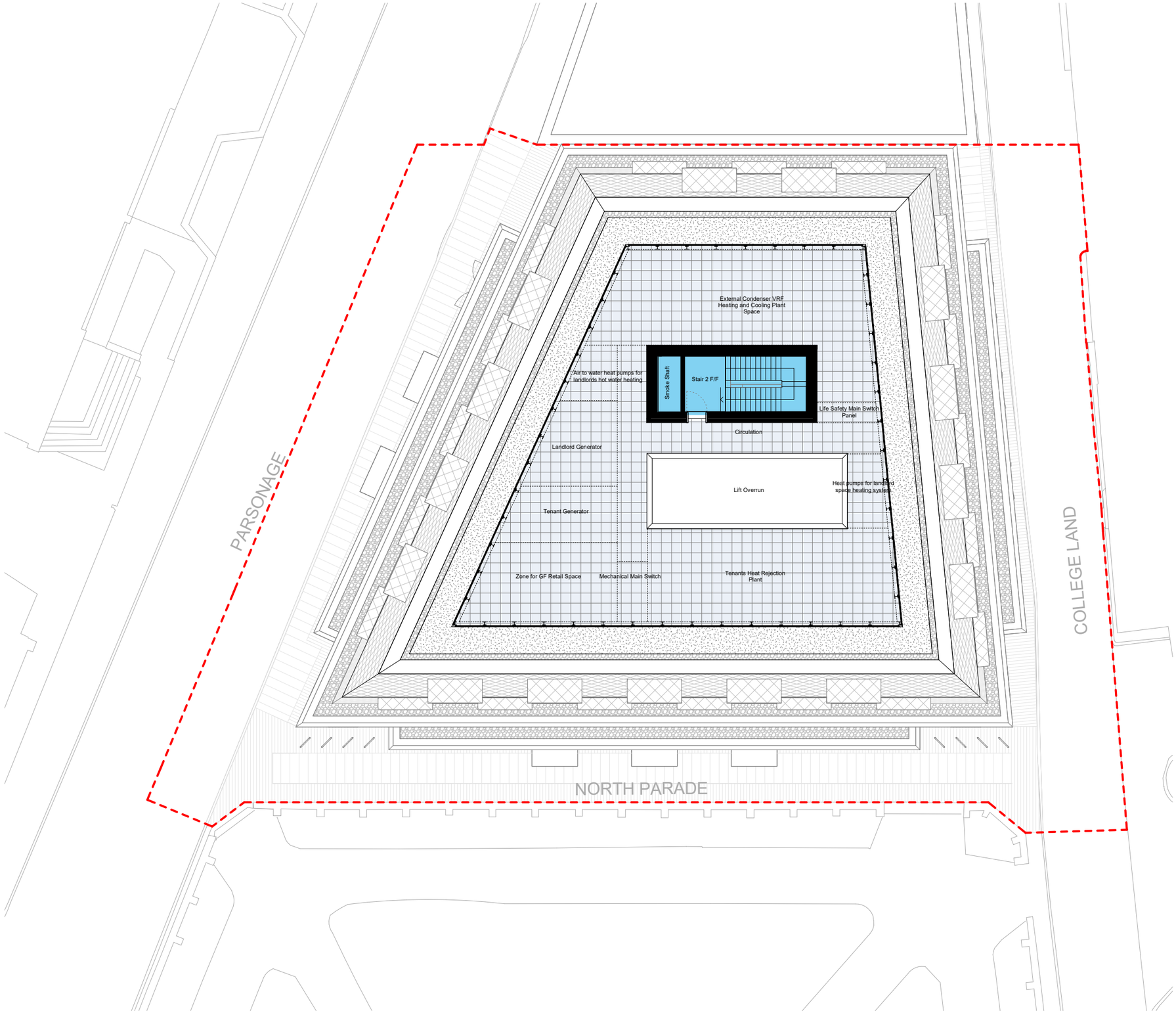
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Drawing Number		Revision
19020-SQP-ZZ-12-DR-A-PL114		P03

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Key Plan





1 Roof
1 : 100

Key

- BOH
- Circulation
- Core
- Facilities
- Plant
- Office
- Commercial
- Planning Application Boundary
- Existing Building Boundary
- 2000 mm Clear Head Height

N

0 2 4 6 8 10 m

Description	Date	Chk	Rev
Issued for Planning	25/07/25	MGr	P03
Issued for Information	16/05/25	MGr	P02
Issue for Information	25/09/24	MGr	P01

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Title

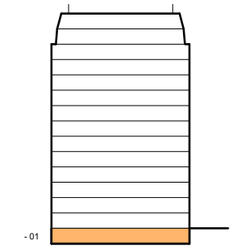
Proposed Floor Plan
Level RF

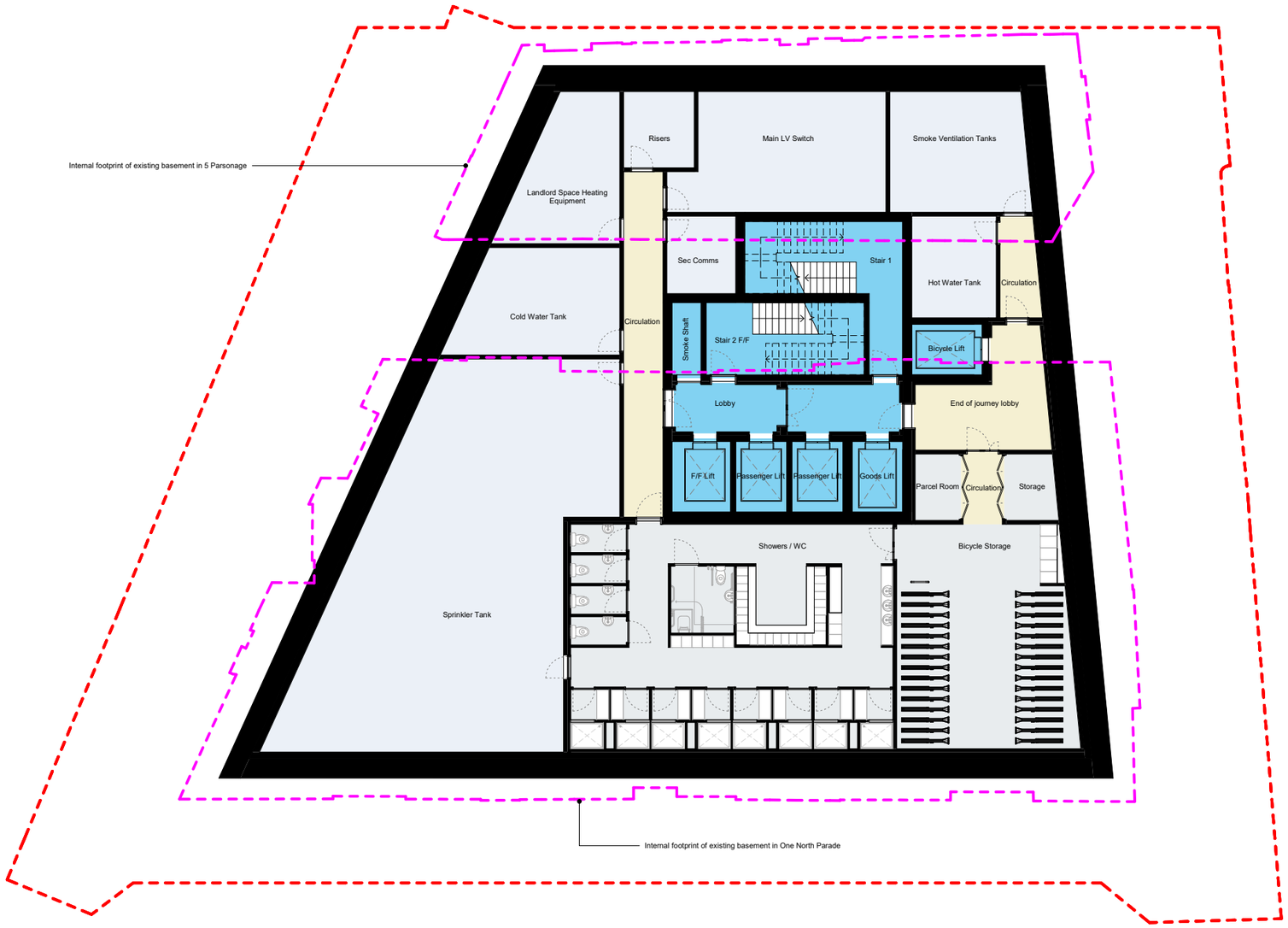
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Date	Scale @ ISO A1	Job Number
18/10/2024	1:100	19020
Drawing Number		Revision
19020-SQP-ZZ-RF-DR-A-PL115		P03

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Key Plan





Key

- BOH
- Circulation
- Core
- Facilities
- Plant
- Office
- Commercial
- Planning Application Boundary
- Existing Building Boundary
- 2000 mm Clear Head Height

1 Level B1
1 : 100

N

0 2 4 6 8 10 m

Description	Date	Chk	Rev
Issued for Planning	25/07/25	MGr	P03
Issued for Information	16/05/25	MGr	P02
Issue for Information	25/09/24	MGr	P01

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Title

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Level B1

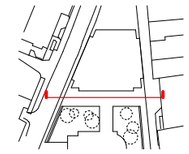
Suitability	Status	
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Drawing Number		Revision
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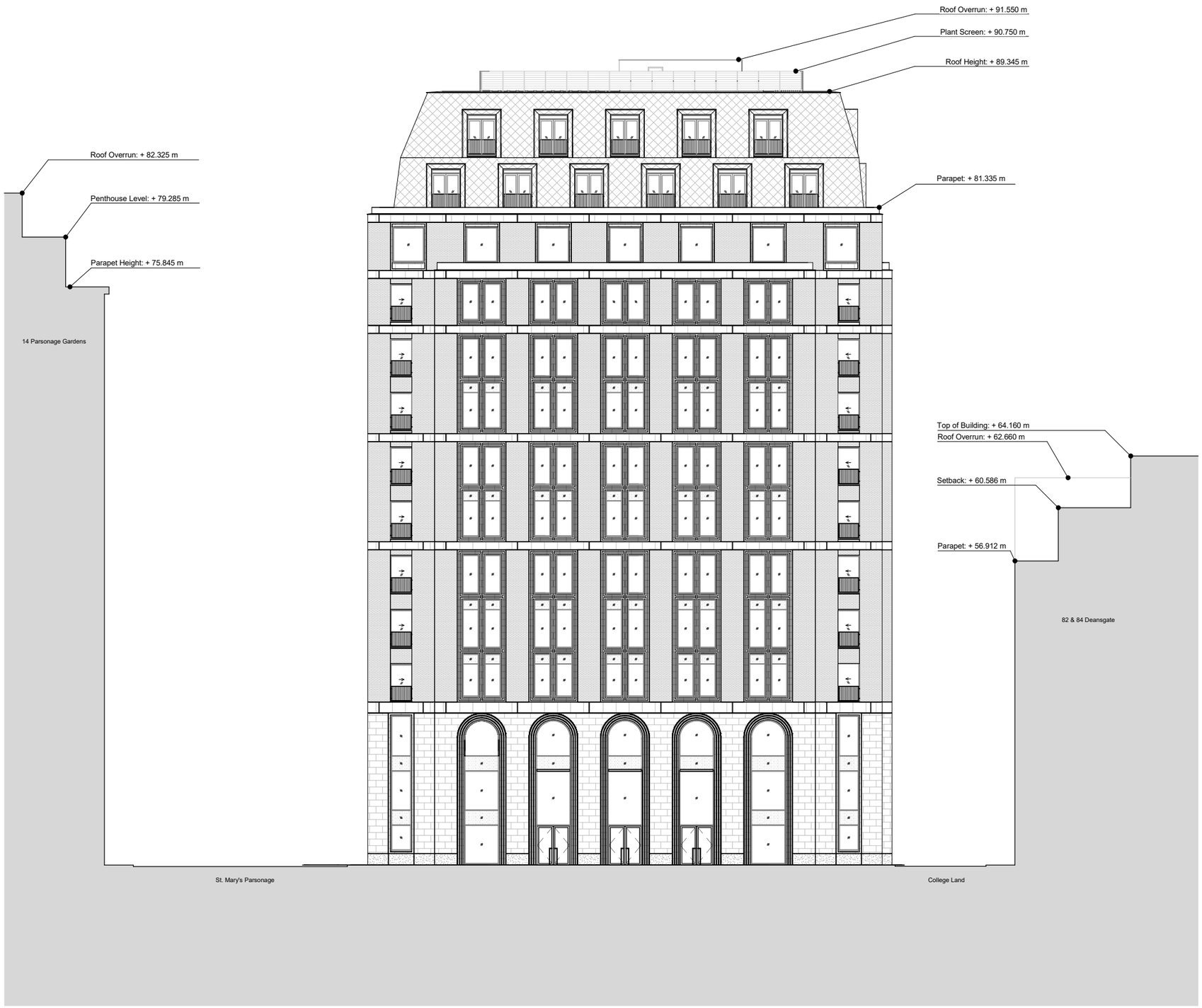
7.3 Proposed Elevations

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Key Plan





01 Proposed Elevation South
1 : 150

0 3 6 9 12 15 m

Description	Date	Chk	Rev
Issued for Planning	25/07/25	MGr	P02
Issued for Information	16/05/25	MGr	P01

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Title

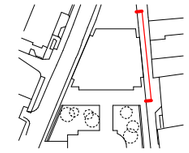
Proposed South Elevation
North Parade

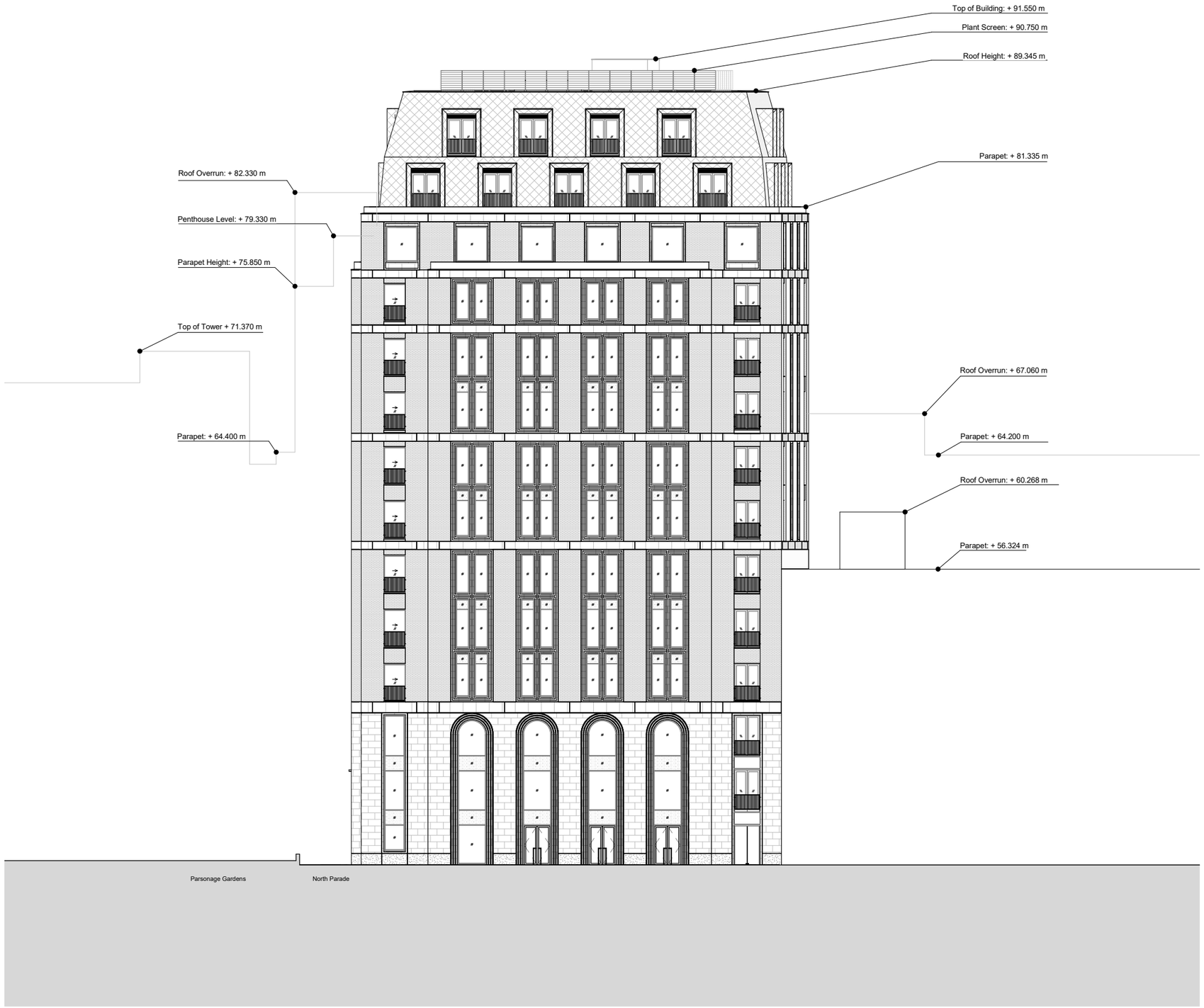
Suitability	Status	
A2	For Planning	
Date	Scale @ ISO A1	Job Number
18/10/2024	1:150	19020
Drawing Number		Revision
19020-SQP-ZZ-ZZ-DR-A-PL200		P02

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Key Plan





01 Proposed Elevation East
1 : 150

0 3 6 9 12 15 m

Description	Date	Chk	Rev
Issued for Planning	25/07/25	MGr	P02
Issued for Information	16/05/25	MGr	P01

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Title

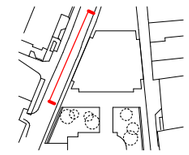
Proposed East Elevation
College Land

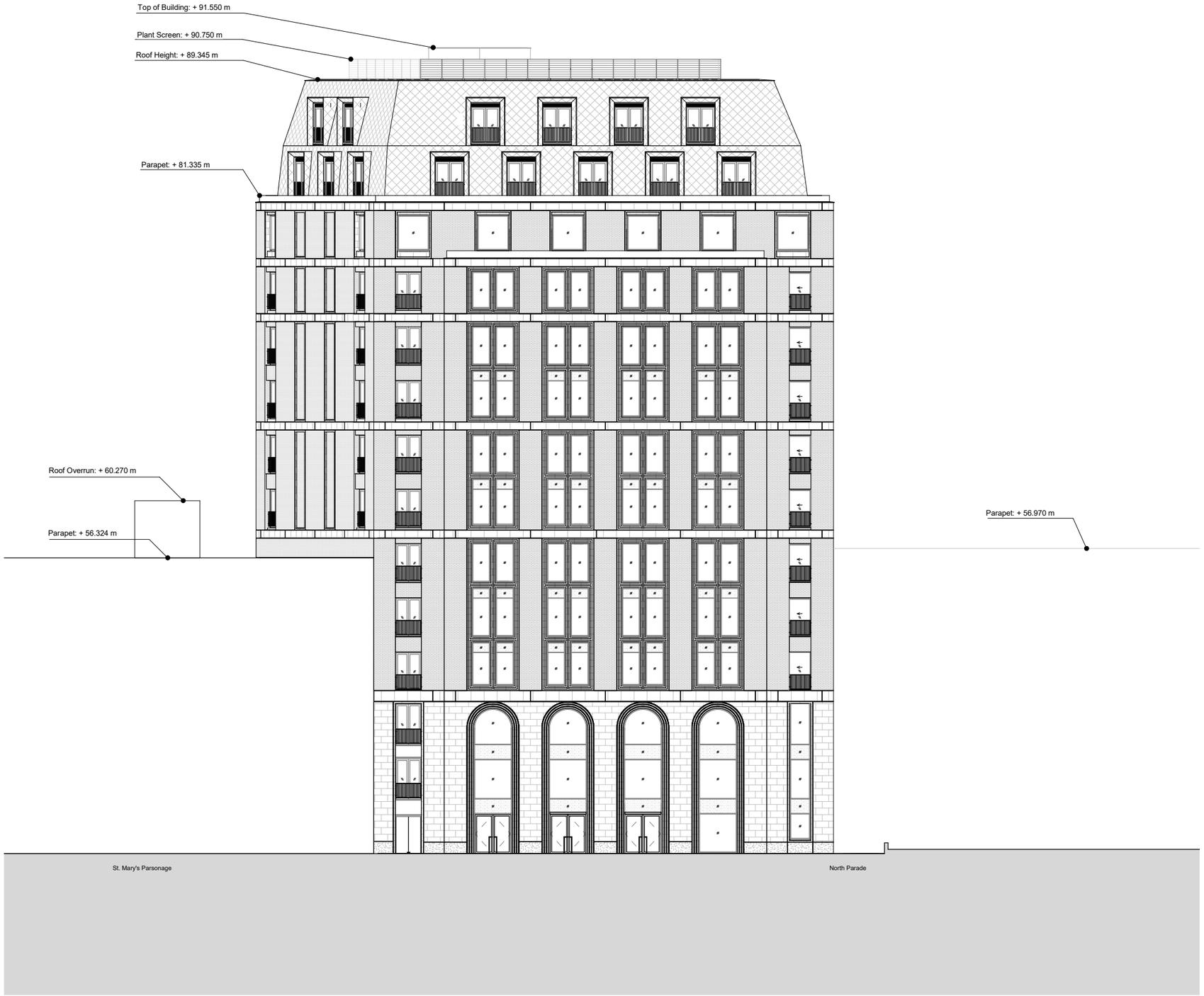
Suitability	Status	
A2	For Planning	
Date	Scale @ ISO A1	Job Number
18/10/2024	1:150	19020
Drawing Number		Revision
19020-SQP-ZZ-ZZ-DR-A-PL201		P02

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Key Plan





01 Proposed Elevation West
1 : 150

0 3 6 9 12 15 m

Description	Date	Chk	Rev
Issued for Planning	25/07/25	MGr	P02
Issued for Information	16/05/25	MGr	P01

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Project

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Manchester
M3 2NH

Title

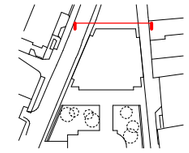
Proposed West Elevation
St Mary's Parsonage

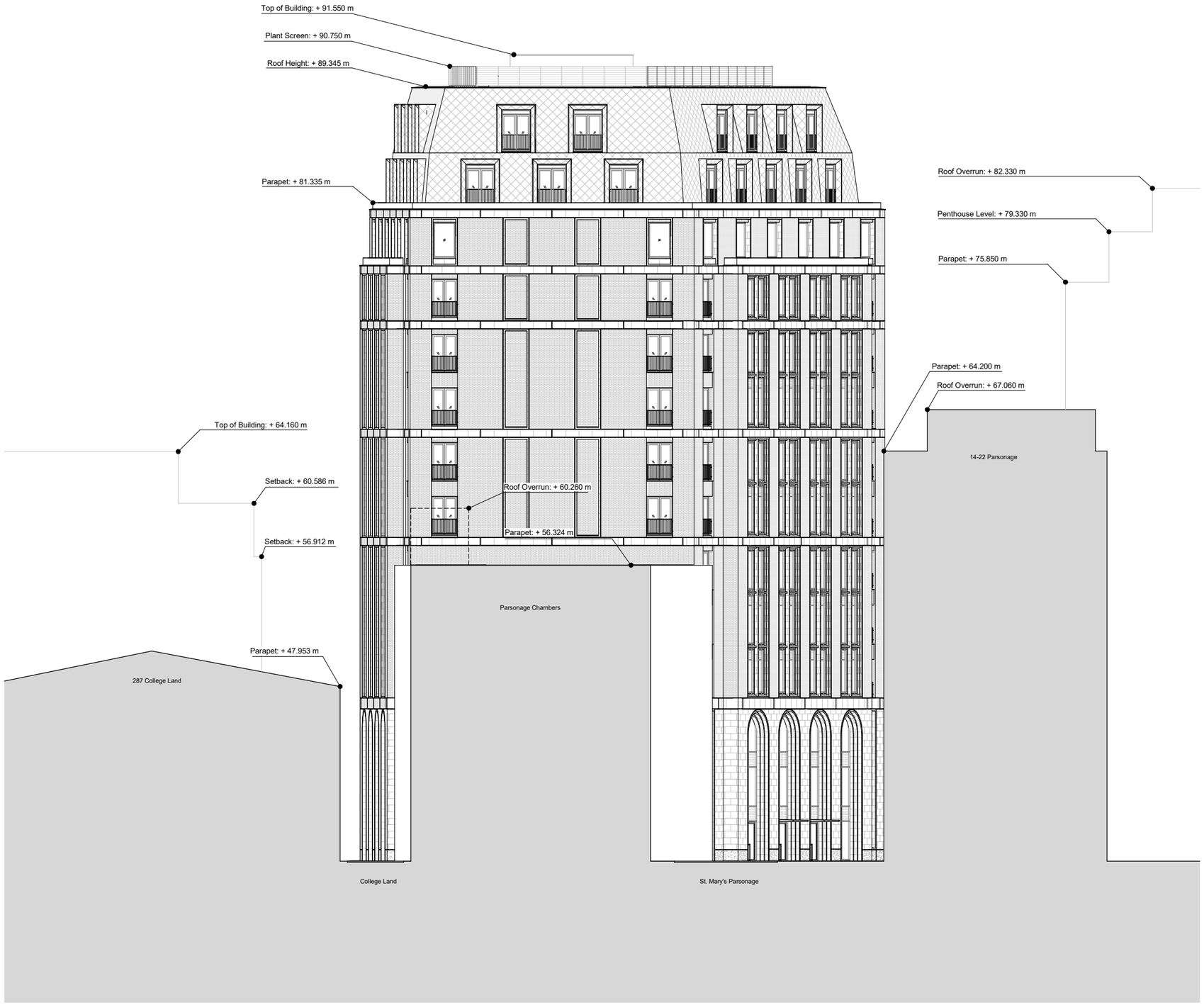
Suitability	Status	
A2	For Planning	
Date	Scale @ ISO A1	Job Number
18/10/2024	1:150	19020
Drawing Number		Revision
19020-SQP-ZZ-ZZ-DR-A-PL202		P02

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Key Plan





01 Proposed Elevation North
1 : 150

0 3 6 9 12 15 m

Issued for Planning	25/07/25	MGr	P02
Issued for Information	16/05/25	MGr	P01
Description	Date	Chk	Rev

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Title

Proposed North Elevation
Parsonage Chambers

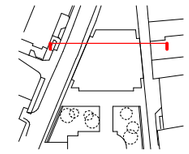
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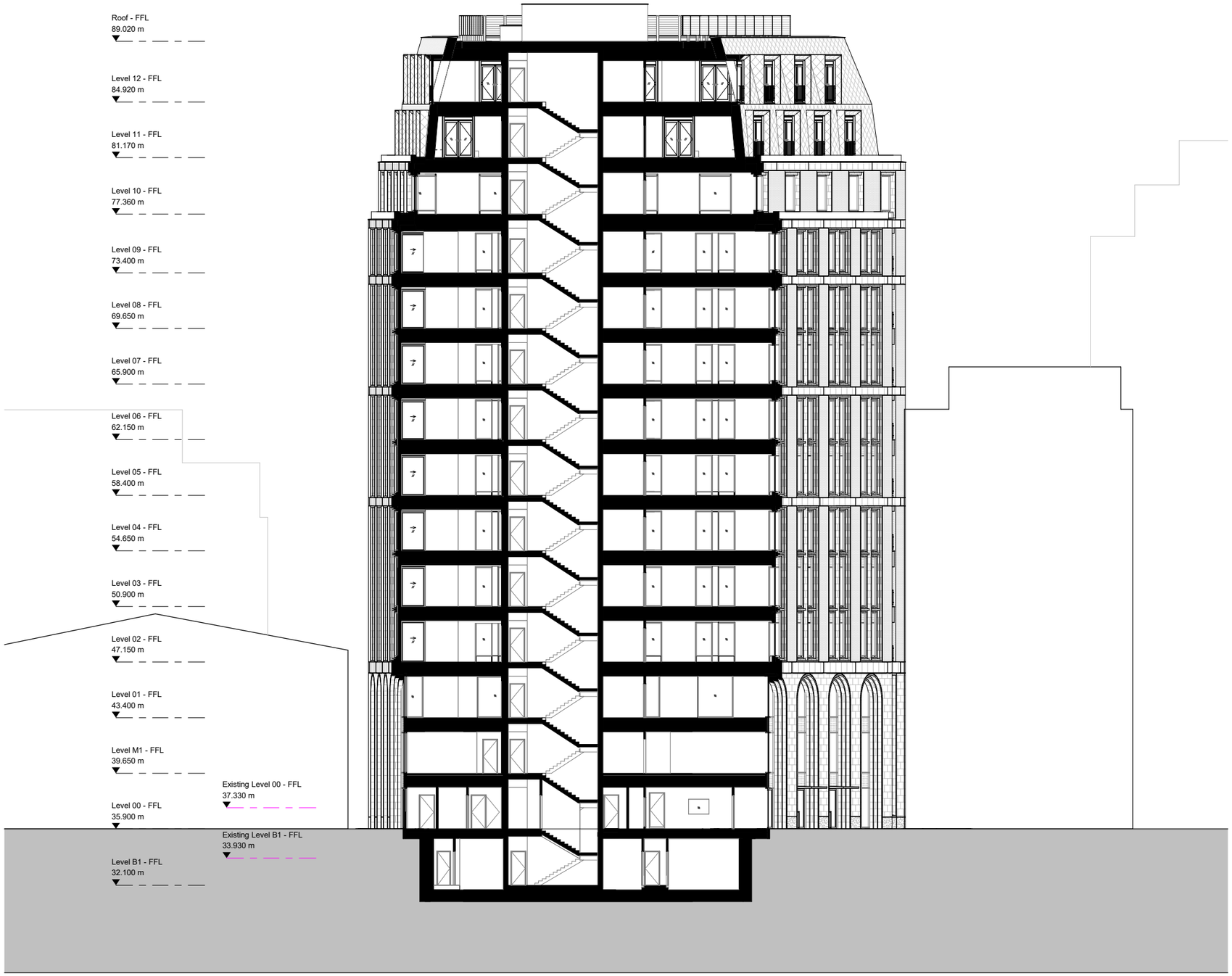
7.4 Proposed Sections

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Key Plan





01 Proposed Section AA
1 : 150

0 3 6 9 12 15 m

Description	Date	Chk	Rev
Issued for Planning	25/07/25	MGr	P02
Issued for Information	16/05/25	MGr	P01

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Title

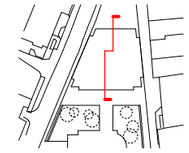
Proposed GA Section
AA Section

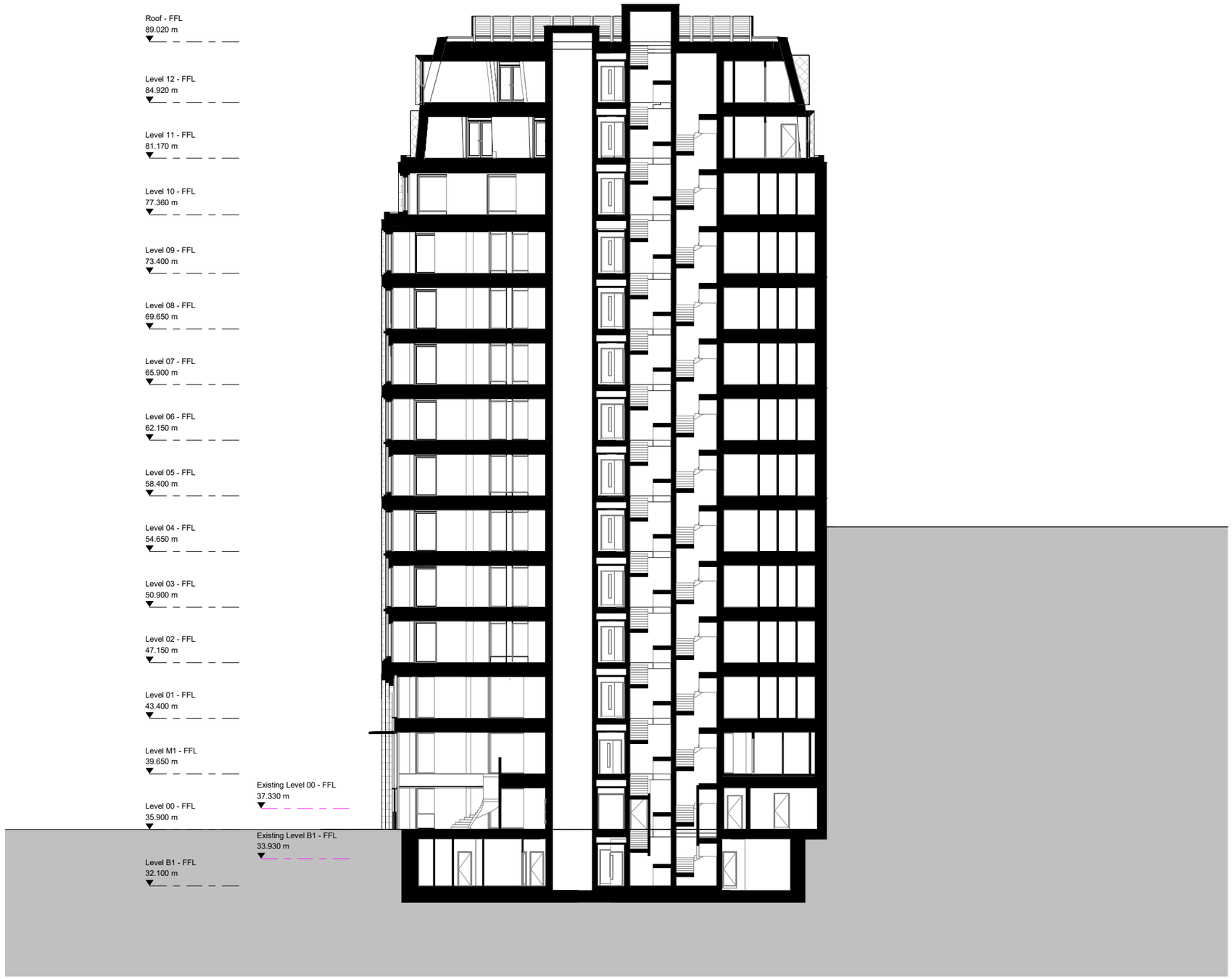
Suitability	Status	
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Date	Scale @ ISO A1	Job Number
18/10/2024	1:150	19020
Drawing Number		Revision
19020-SQP-ZZ-ZZ-DR-A-PL300		P02

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Key Plan





01 Proposed Section BB
1 : 150

0 3 6 9 12 15 m

Description	Date	Chk	Rev
Issued for Planning	25/07/25	MGr	P02
Issued for Information	16/05/25	MGr	P01

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Title

Proposed GA Section
BB Section

Suitability	Status
A2	For Planning

Date	Scale @ ISO A1	Job Number
18/10/2024	1:150	19020

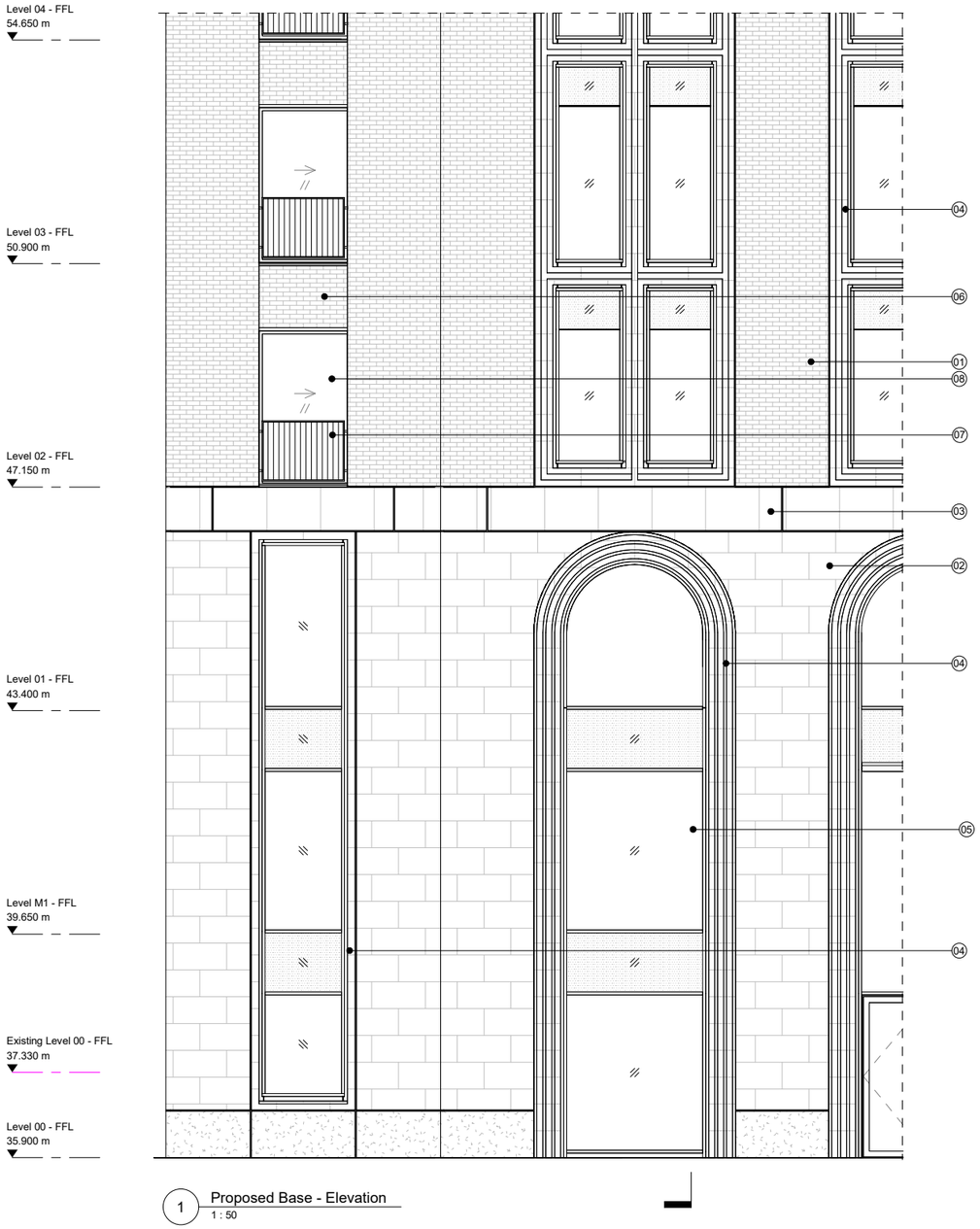
Drawing Number	Revision
19020-SQP-ZZ-ZZ-DR-A-PL301	P02

7.5 Proposed Bay Studies

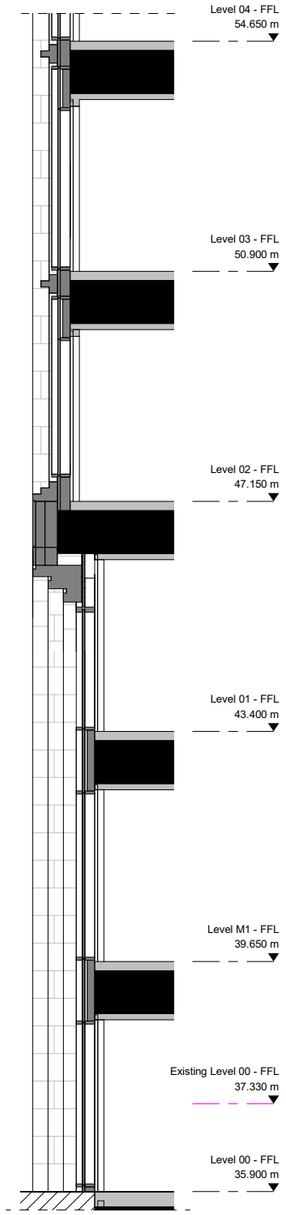
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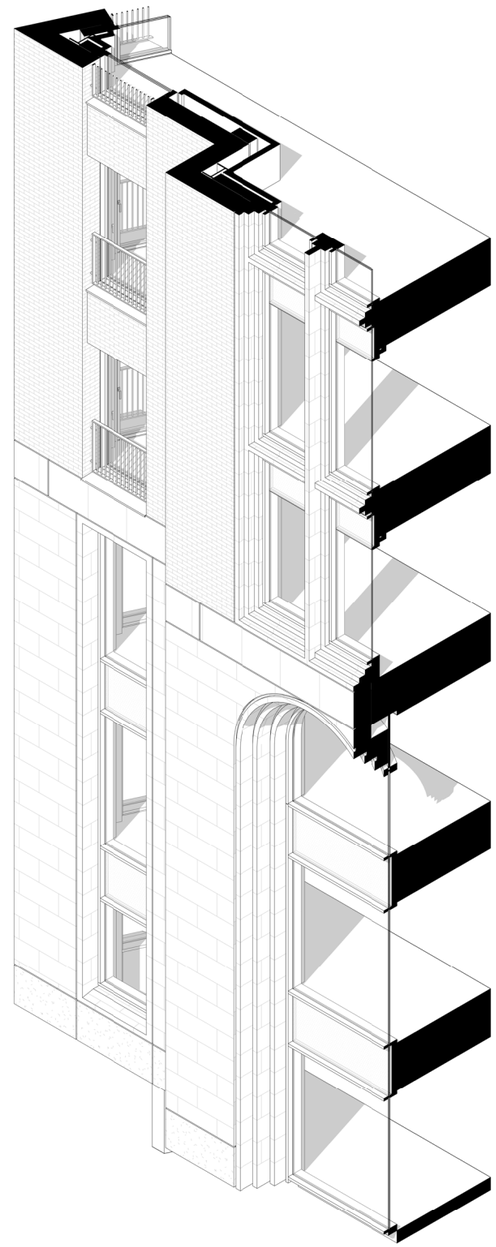
2
PL401



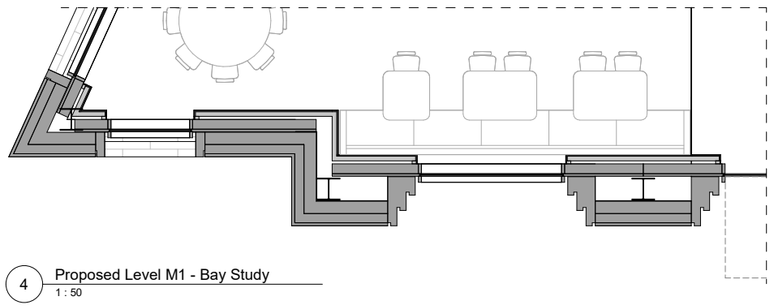
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1 : 50



2 Proposed Base - Window Section
1 : 50



3 Proposed Base - Axonometric



4 Proposed Level M1 - Bay Study
1 : 50

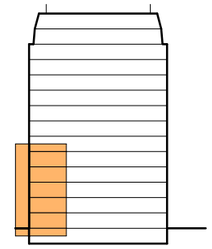
Building Component Key

01	Red Brick	05	Curtain walling with mullions and transoms finished dark bronze.	09	Louvered plant screen panels finished dark bronze
02	Bath stone with Granite plinth	06	Red Brick	10	Square zinc shingles in slate finish
03	Bath stone	07	Balustrade finished dark bronze	11	Bath stone with aluminium coping finished in dark bronze
04	Bath stone reveal	08	Sliding Juliette doors finished in dark bronze	12	Side hinged Juliette doors finished dark bronze

Key
- Structure
- Facade
- Internal

0 1 2 3 4 5 m

KeyPlan



Issued for Planning	25/07/25	MGr	P02
Issued for Information	16/05/25	MGr	P01
Description	Date	Chk	Rev

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Project
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Manchester
M3 2NH

Title
Proposed Facade
Building Base
Bay Study

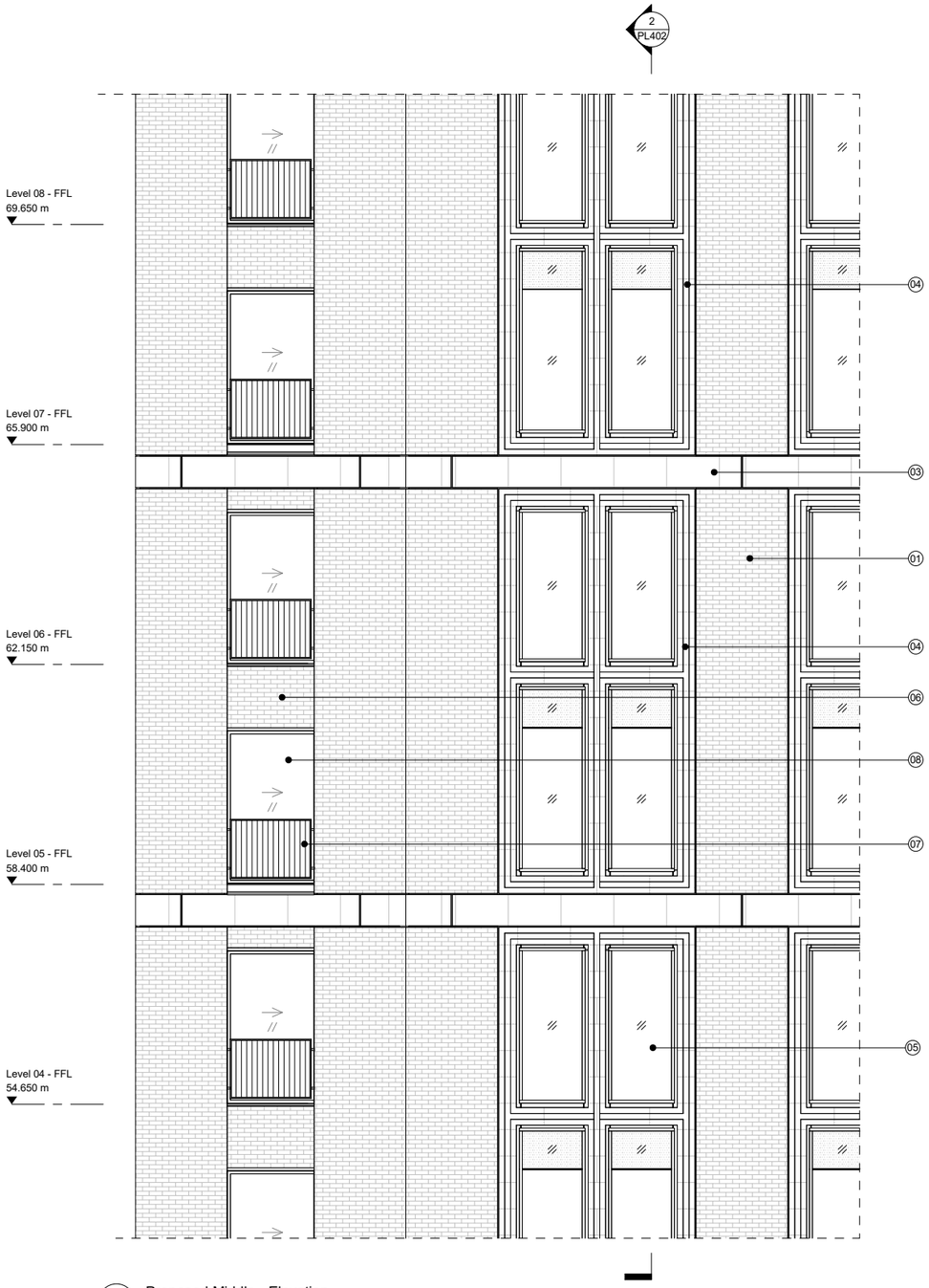
Suitability	Status
A2	For Planning

Date	Scale @ ISO A1	Job Number
03/09/2024	1:50	19020

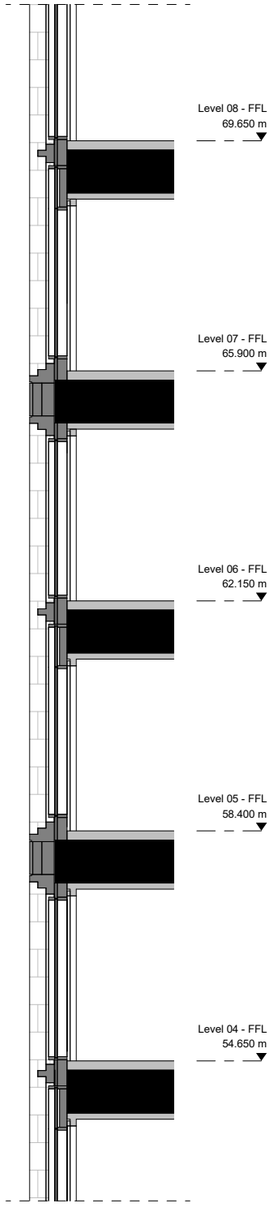
Drawing Number	Revision
19020-SQP-ZZ-ZZ-DR-A-PL401	P02

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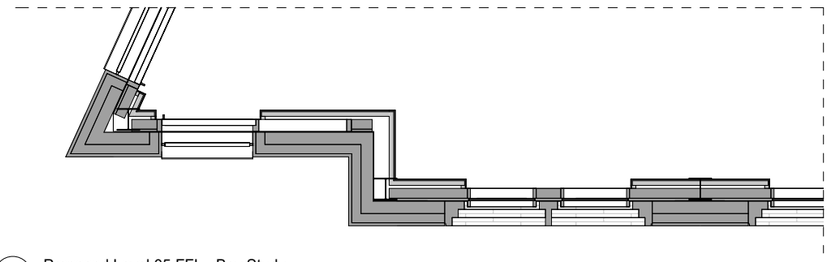
1 Proposed Middle - Elevation
1 : 50



2 Proposed Middle - Window Section
1 : 50



4 Proposed Middle - Axonometric



3 Proposed Level 05 FFL - Bay Study
1 : 50

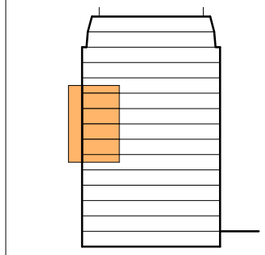
Building Component Key

01 Red Brick	05 Curtain walling with mullions and transoms finished dark bronze.	09 Louvered plant screen panels finished dark bronze
02 Bath stone with Granite plinth	06 Red Brick	10 Square zinc shingles in slate finish
03 Bath stone	07 Balustrade finished dark bronze	11 Bath stone with aluminium coping finished in dark bronze
04 Bath stone reveal	08 Sliding Juliette doors finished in dark bronze	12 Side hinged Juliette doors finished dark bronze

Key
- Structure
- Facade
- Internal

0 1 2 3 4 5 m

Key Plan



Description	Date	Chk	Rev
Issued for Planning	25/07/25	MGr	P02
Issued for Information	16/05/25	MGr	P01

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Manchester
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Title
Proposed Facade
Building Middle
Bay Study

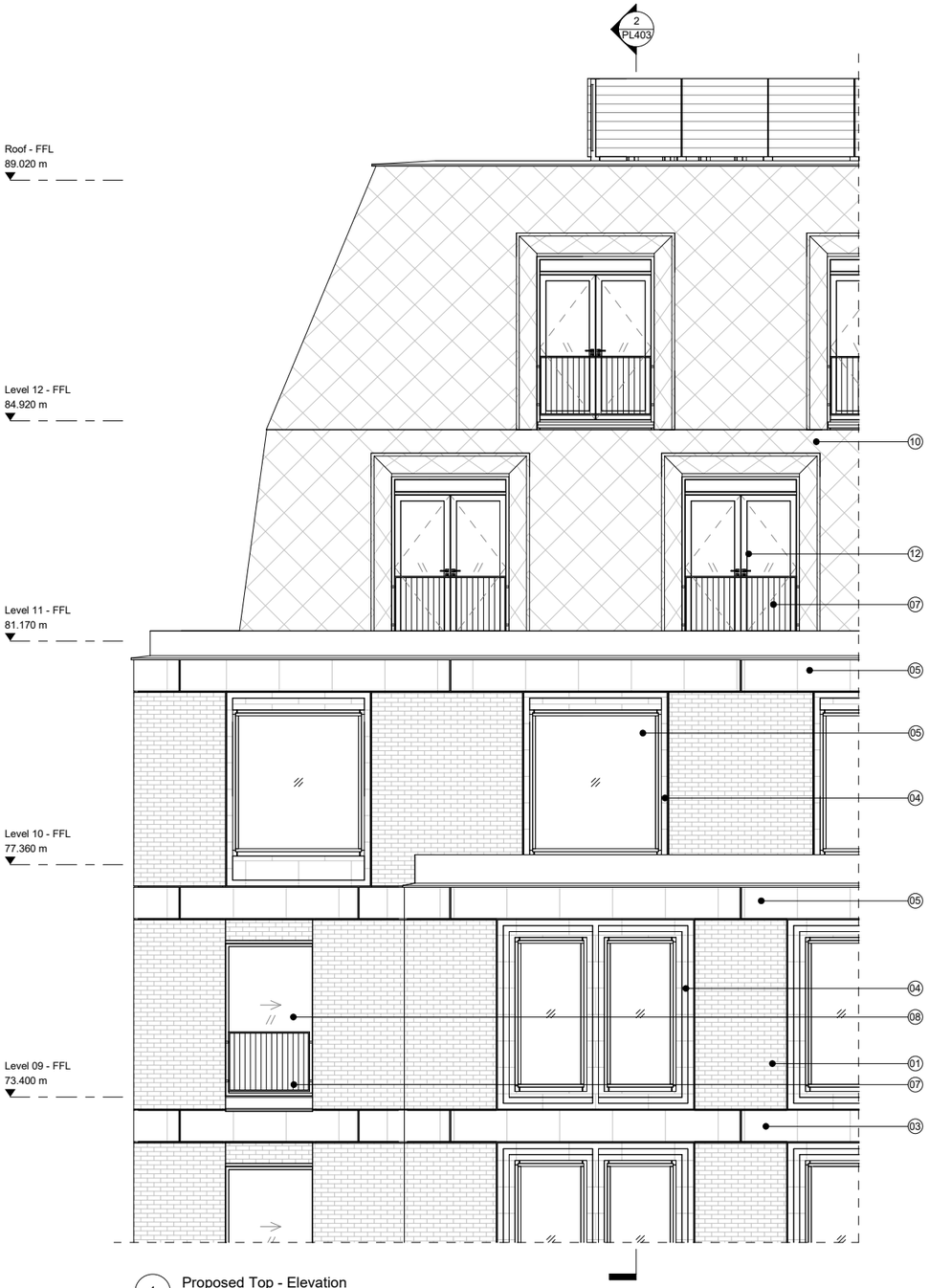
Suitability	Status
A2	For Planning

Date	Scale @ ISO A1	Job Number
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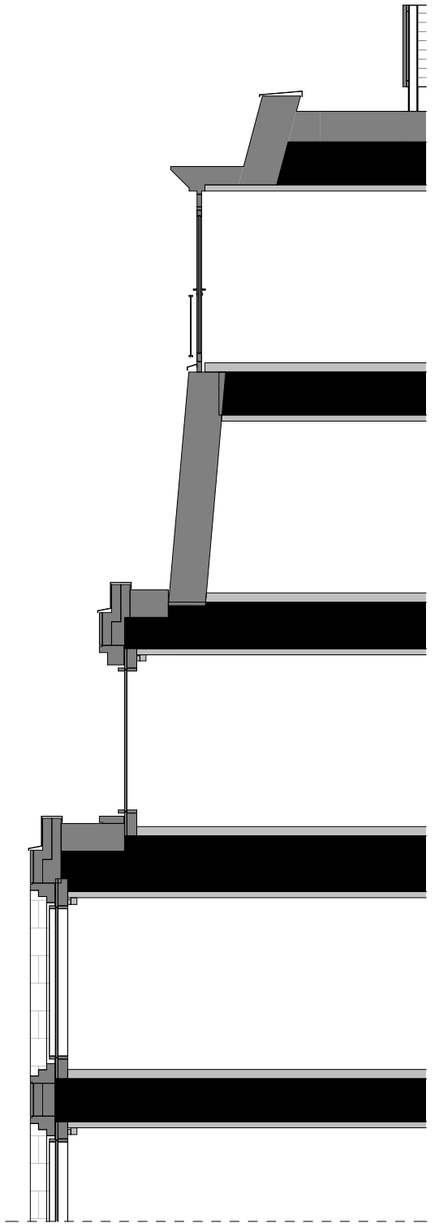
Drawing Number	Revision
19020-SQP-ZZ-ZZ-DR-A-PL402	P02

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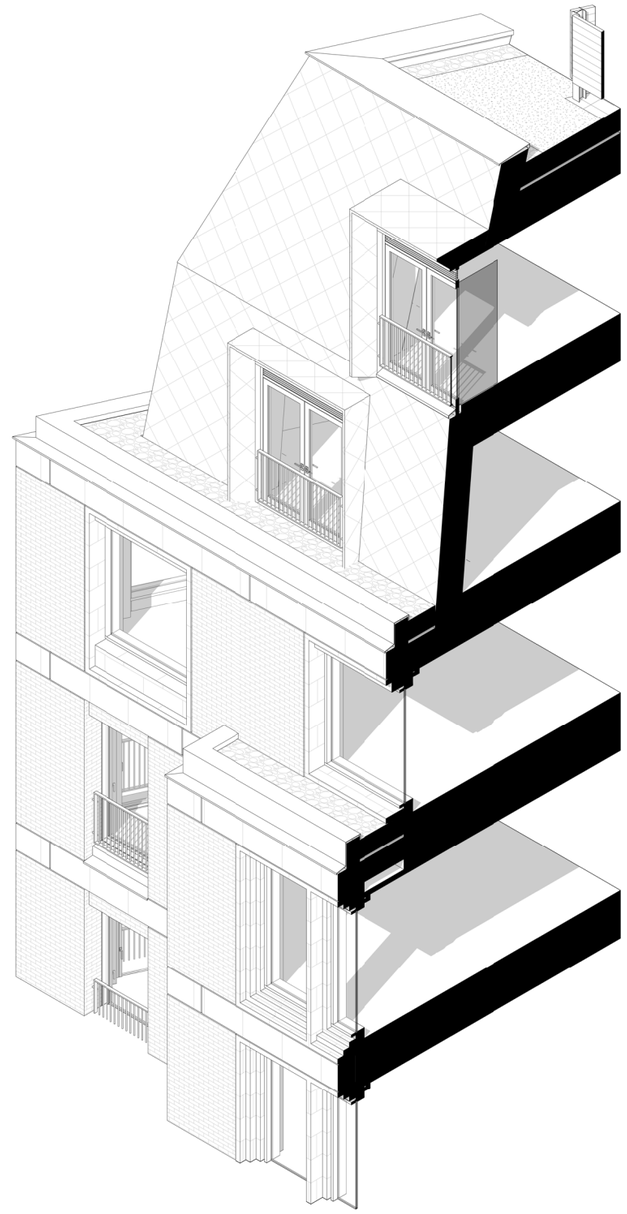
The internal layouts and furniture arrangements are shown for illustrative purposes only and are not submitted for approval.



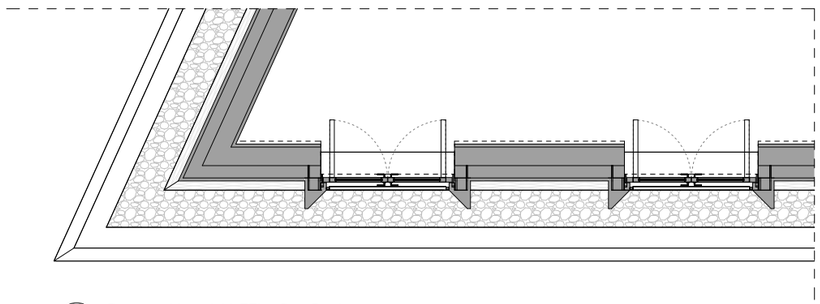
1 Proposed Top - Elevation
1 : 50



2 Proposed Top - Window Section
1 : 50



4 Proposed Top- Axonometric



3 Proposed Level 11 FFL - Bay Study
1 : 50

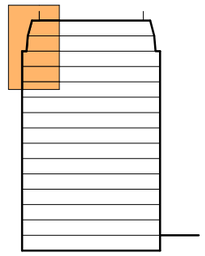
Building Component Key

01 Red Brick	05 Curtain walling with mullions and transoms finished dark bronze.	09 Louvered plant screen panels finished dark bronze
02 Bath stone with Granite plinth	06 Red Brick	10 Square zinc shingles in slate finish
03 Bath stone	07 Balustrade finished dark bronze	11 Bath stone with aluminium coping finished in dark bronze
04 Bath stone reveal	08 Sliding Juliette doors finished in dark bronze	12 Side hinged Juliette doors finished dark bronze

Key
- Structure
- Facade
- Internal

0 1 2 3 4 5 m

Key Plan



Description	Date	Chk	Rev
Issued for Planning	25/07/25	MGr	P02
Issued for Information	16/05/25	MGr	P01

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Manchester
M3 2NH

Title
Proposed Facade
Building Top
Bay Study

Suitability	Status
A2	For Planning

Date	Scale @ ISO A1	Job Number
03/09/2024	1:50	19020

Drawing Number	Revision
19020-SQP-ZZ-ZZ-DR-A-PL403	P02

7.6 Area Schedules

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Area Schedule (GEA)

Name	Use	Area SQM	Area SQFT
GEA LB1 - Office	Office	347 m²	3739 ft²
GEA L00 - Office	Office	341 m²	3675 ft²
GEA LM1 - Office	Office	466 m²	5019 ft²
GEA L01 - Office	Office	873 m²	9394 ft²
GEA L02 - Office	Office	873 m²	9394 ft²
GEA L03 - Office	Office	873 m²	9394 ft²
GEA L04 - Office	Office	873 m²	9394 ft²
GEA L05 - Office	Office	873 m²	9394 ft²
GEA L06 - Office	Office	873 m²	9394 ft²
GEA L07 - Office	Office	873 m²	9394 ft²
GEA L08 - Office	Office	873 m²	9394 ft²
GEA L09 - Office	Office	873 m²	9394 ft²
GEA L10 - Office	Office	796 m²	8569 ft²
GEA L11 - Office	Office	679 m²	7305 ft²
GEA L12 - Office	Office	621 m²	6682 ft²
GEA LR - Office	Office	33 m²	351 ft²
Office		11140 m²	119884 ft²
GEA L00 - Plant	Plant	0 m²	0 ft²
GEA LB1 - Plant	Plant	377 m²	4055 ft²
GEA L00 - Plant	Plant	51 m²	546 ft²
Plant		428 m²	4601 ft²
GEA L00 - R/O	Rest/Office	67 m²	718 ft²
Rest/Office		67 m²	718 ft²
GEA L00 - Rest	Restaurant	414 m²	4456 ft²
GEA LM1 - Rest	Restaurant	406 m²	4375 ft²
Restaurant		820 m²	8830 ft²
GEA Total		12455 m²	134033 ft²

Area Schedule (GIA)

Name	Use	Area SQM	Area SQFT
GIA L00 - Office	Office	0 m²	0 ft²
GIA LB1 - Office	Office	306 m²	3288 ft²
GIA L00 - Office	Office	316 m²	3403 ft²
GIA LM1 - Office	Office	406 m²	4369 ft²
GIA L01 - Office	Office	763 m²	8209 ft²
GIA L02 - Office	Office	789 m²	8490 ft²
GIA L03 - Office	Office	789 m²	8490 ft²
GIA L04 - Office	Office	789 m²	8490 ft²
GIA L05 - Office	Office	789 m²	8490 ft²
GIA L06 - Office	Office	789 m²	8490 ft²
GIA L07 - Office	Office	789 m²	8490 ft²
GIA L08 - Office	Office	789 m²	8490 ft²
GIA L09 - Office	Office	789 m²	8490 ft²
GIA L10 - Office	Office	717 m²	7719 ft²
GIA L11 - Office	Office	617 m²	6642 ft²
GIA L12 - Office	Office	558 m²	6008 ft²
GIA LR - Office	Office	20 m²	218 ft²
Office		10015 m²	107774 ft²
GIA LB1 - Plant	Plant	308 m²	3316 ft²
GIA L00 - Plant	Plant	41 m²	442 ft²
Plant		349 m²	3759 ft²
GIA L00 - Rest/Office	Rest/Office	55 m²	596 ft²
Rest/Office		55 m²	596 ft²
GIA L00 - Rest	Restaurant	353 m²	3797 ft²
GIA LM1 - Rest	Restaurant	282 m²	3031 ft²
Restaurant		635 m²	6828 ft²
GIA Total:		11054 m²	118957 ft²

Area Schedule (NIA)

Name	Use	Area SQM	Area SQFT
NIA LM1 - Office	Office	251 m²	2699 ft²
NIA L01 - Office	Office	585 m²	6299 ft²
NIA L02 - Office	Office	611 m²	6580 ft²
NIA L03 - Office	Office	611 m²	6580 ft²
NIA L04 - Office	Office	611 m²	6580 ft²
NIA L05 - Office	Office	611 m²	6580 ft²
NIA L06 - Office	Office	611 m²	6580 ft²
NIA L07 - Office	Office	611 m²	6580 ft²
NIA L08 - Office	Office	611 m²	6580 ft²
NIA L09 - Office	Office	611 m²	6580 ft²
NIA L10 - Office	Office	540 m²	5807 ft²
NIA L11 - Office	Office	460 m²	4954 ft²
NIA L12 - Office	Office	396 m²	4266 ft²
Office		7120 m²	76664 ft²
NIA L00 - Rest	Restaurant	340 m²	3661 ft²
NIA LM1 - Rest	Restaurant	254 m²	2730 ft²
Restaurant		594 m²	6391 ft²
NIA Total:		7714 m²	83055 ft²

Description	Date	Chk	Rev
Issued for Planning	25/07/25	MGr	P01

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Project

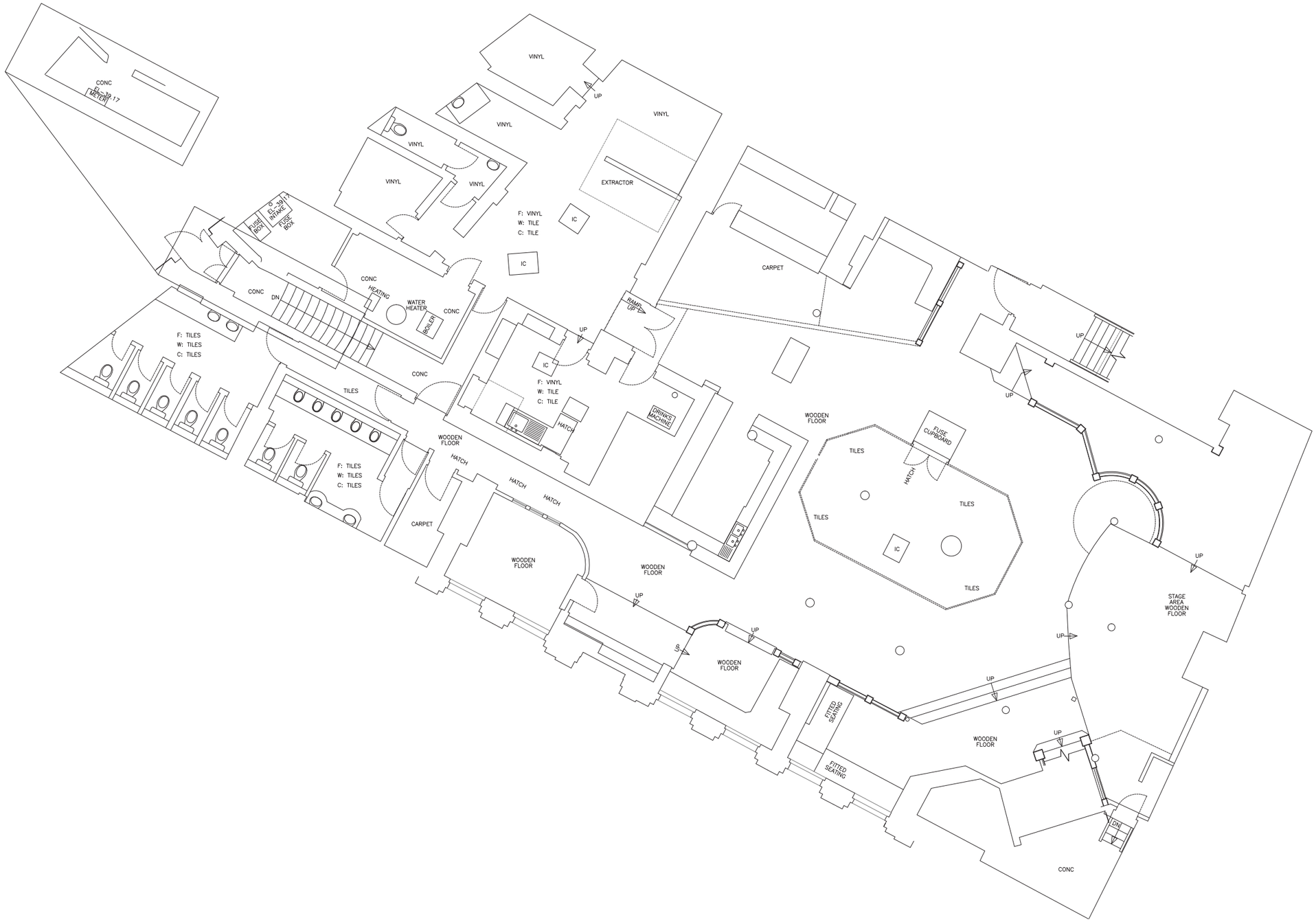
Parsonage Gardens
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Title

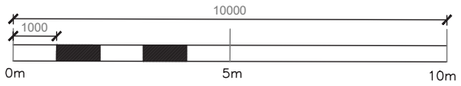
Area Schedules

Suitability	Status	
A2	For Planning	
Date	Scale @ ISO A1	Job Number
03/02/2025	N/A	19020
Drawing Number		Revision
19020-SQP-ZZ-ZZ-SH-A-05104		P01

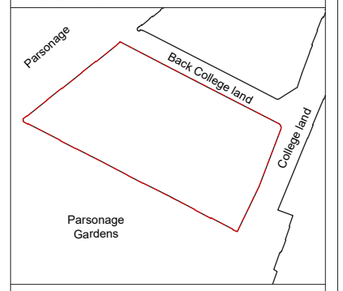
7.7 Existing Drawings



SCALE BAR:



SITE LOCATION



REFERENCE KEY :

GF000 GF - AREA
000 - ITEM No.

R - ROOF & RAINWATER GOODS
SE - SOUTH ELEVATION
WE - WEST ELEVATION
NE - NORTH EAST ELEVATION
EE - EAST ELEVATION
GB - GENERAL BUILDING PERIMETER & SITE

BL - BASMENT LEVEL
GF - GROUND FLOOR
FF - FIRST FLOOR
SF - SECOND FLOOR
TF - THIRD FLOOR

Please refer to SLHA Condition survey report and schedule of repairs for further details on the above reference key.

FINISHES :

FLOOR (F) - Noted on plan

WALLS (W) - All Plaster (Unless Stated)

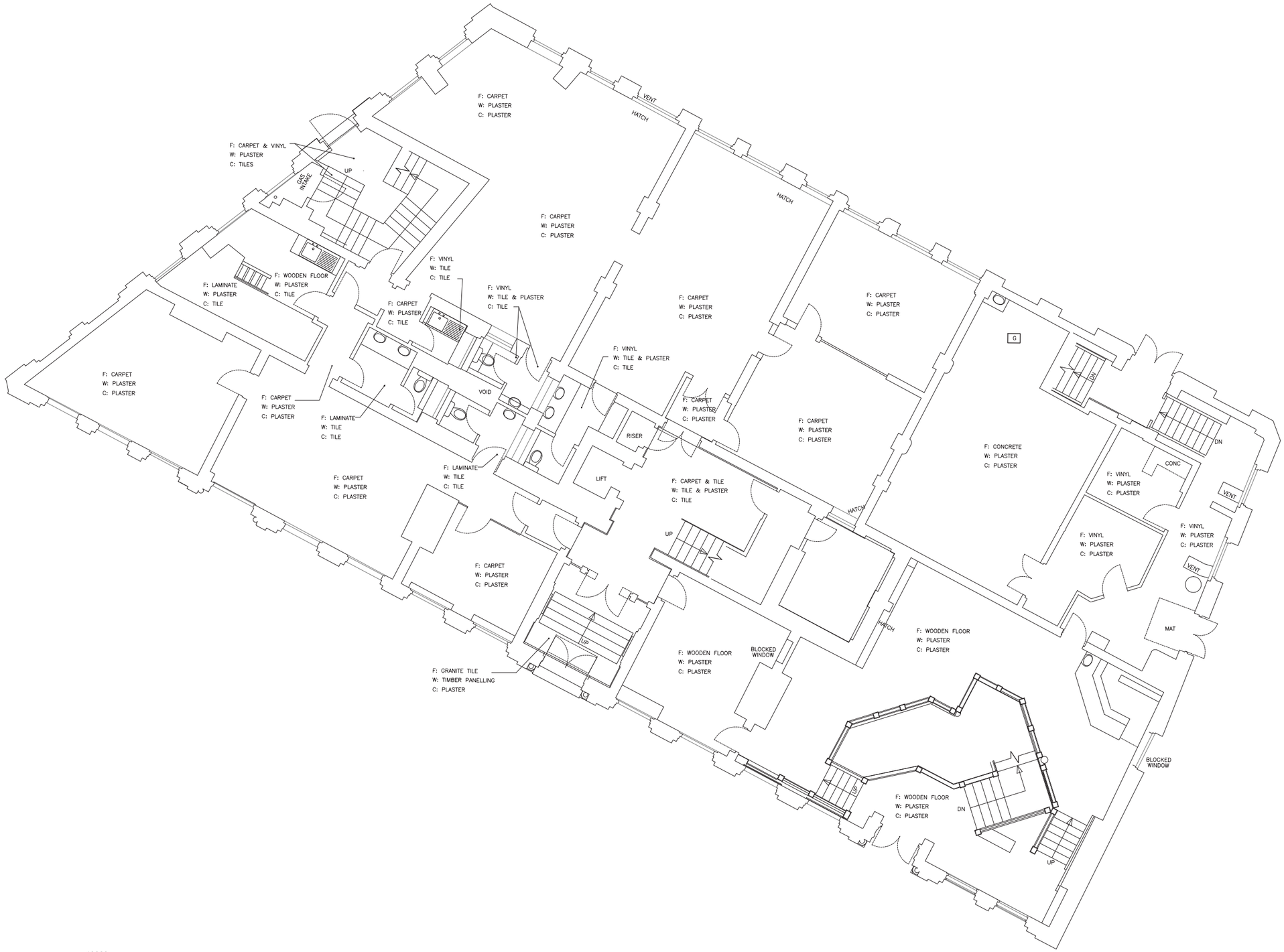
CEILING (C) - All Plaster (Unless Stated)

GENERAL NOTE:
HERITAGE ARCHITECTURE CAN NOT BE HELD RESPONSIBLE FOR ANY INACCURACIES THAT MAY EXIST. WE ADVISE A FULL MEASURED SURVEY WILL BE REQUIRED AT A FURTHER STAGE OR PRIOR TO CONSTRUCTION.ALL DIMENSION SHOULD BE VERIFIED ON SITE.

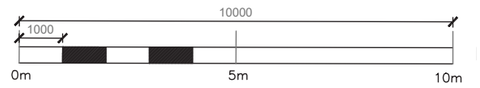
Client	Beaconsfield Estate	**Drawing Title**	Basement Plan as Existing								
Job Title	1 North Parade, M3 2NH	**Drawing Number**	100	**Date**	10/2021	**Scale**	1 : 100	**Size**	A2	**Rev.**	-

N

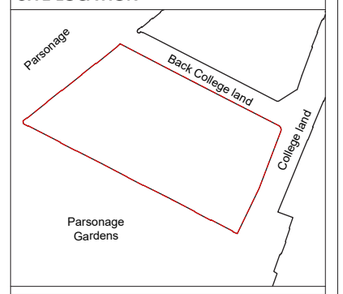
STEPHEN LEVRANT
HERITAGE ARCHITECTURE
Canada House, Chepstow Street
Manchester, M1 5FW T: 020 8748 5501
E-mail: info@heritagearchitecture.co.uk



SCALE BAR:



SITE LOCATION



REFERENCE KEY :

GF000 GF - AREA
000 - ITEM No.

R - ROOF & RAINWATER GOODS
SE - SOUTH ELEVATION
WE - WEST ELEVATION
NE - NORTH EAST ELEVATION
EE - EAST ELEVATION
GB - GENERAL BUILDING PERIMETER & SITE

BL - BASMENT LEVEL
GF - GROUND FLOOR
FF - FIRST FLOOR
SF - SECOND FLOOR
TF - THIRD FLOOR

Please refer to SLHA Condition survey report and schedule of repairs for further details on the above reference key.

FINISHES :

FLOOR (F) - Noted on plan

WALLS (W) - Noted on plan

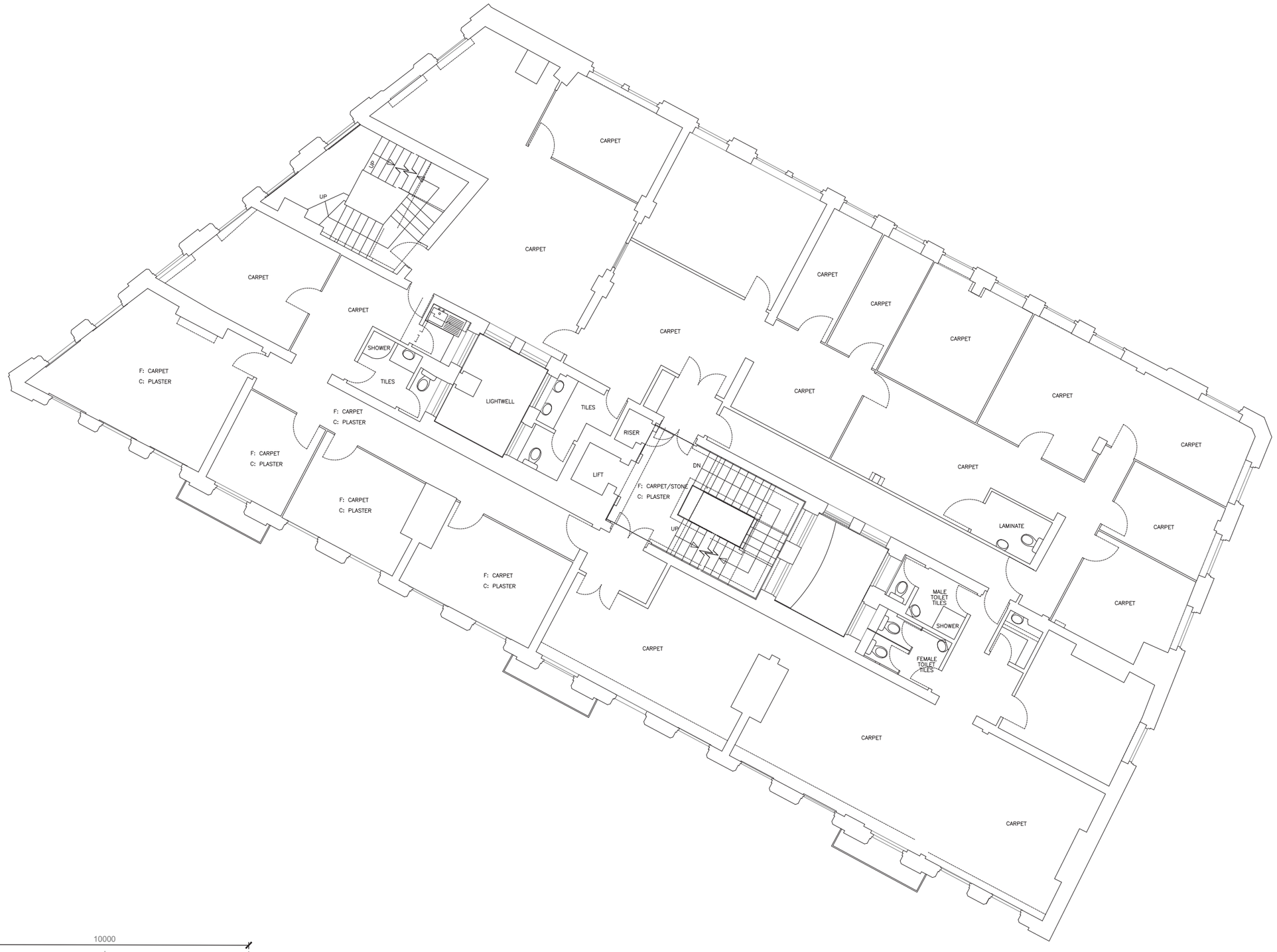
CEILING (C) - Noted on plan

GENERAL NOTE:
HERITAGE ARCHITECTURE CAN NOT BE HELD RESPONSIBLE FOR ANY INACCURACIES THAT MAY EXIST. WE ADVISE A FULL MEASURED SURVEY WILL BE REQUIRED AT A FURTHER STAGE OR PRIOR TO CONSTRUCTION.ALL DIMENSION SHOULD BE VERIFIED ON SITE.

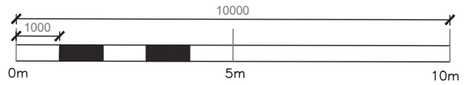
Client	Beaconsfield Estate	**Drawing Title**	Ground Floor Plan as Existing								
Job Title	1 North Parade, M3 2NH	**Drawing Number**	101	**Date**	10/2021	**Scale**	1 : 100	**Size**	A2	**Rev.**	-

N

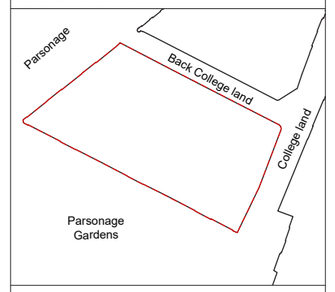
STEPHEN LEVRANT
HERITAGE ARCHITECTURE
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Manchester, M1 5FW T: 020 8748 5501
E-mail: info@heritagearchitecture.co.uk



SCALE BAR:



SITE LOCATION



REFERENCE KEY :

GF000 GF - AREA
000 - ITEM No.

R - ROOF & RAINWATER GOODS
SE - SOUTH ELEVATION
WE - WEST ELEVATION
NE - NORTH EAST ELEVATION
EE - EAST ELEVATION
GB - GENERAL BUILDING PERIMETER & SITE

BL - BASMENT LEVEL
GF - GROUND FLOOR
FF - FIRST FLOOR
SF - SECOND FLOOR
TF - THIRD FLOOR

Please refer to SLHA Condition survey report and schedule of repairs for further details on the above reference key.

FINISHES :

FLOOR (F) - Noted on plan

WALLS (W) - All Plaster (Unless Stated)

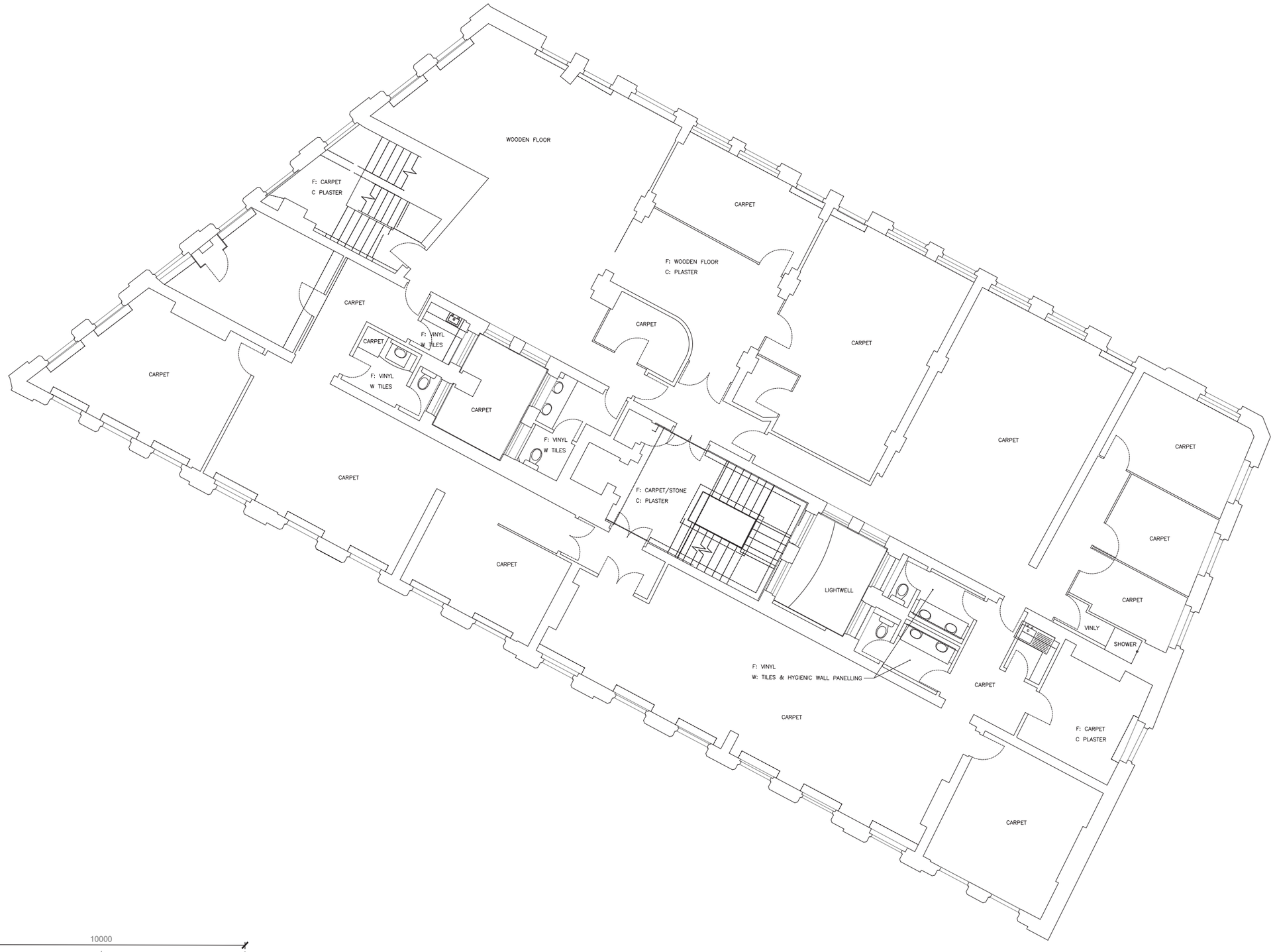
CEILING (C) - All Ceiling Tiles (Unless Stated)

GENERAL NOTE:
HERITAGE ARCHITECTURE CAN NOT BE HELD RESPONSIBLE FOR ANY INACCURACIES THAT MAY EXIST. WE ADVISE A FULL MEASURED SURVEY WILL BE REQUIRED AT A FURTHER STAGE OR PRIOR TO CONSTRUCTION.ALL DIMENSION SHOULD BE VERIFIED ON SITE.

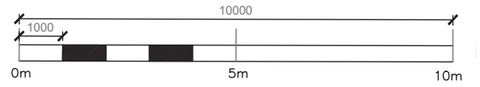
Client	Beaconsfield Estate	**Drawing Title**	First Floor Plan as Existing								
Job Title	1 North Parade, M3 2NH	**Drawing Number**	102	**Date**	10/2021	**Scale**	1 : 100	**Size**	A2	**Rev.**	-

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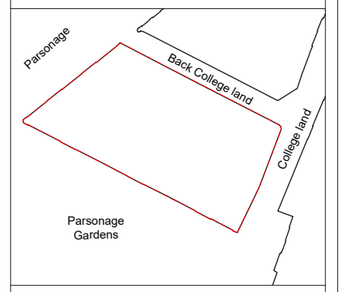
STEPHEN LEVRANT
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Canada House, Chepstow Street
Manchester, M1 5FW T: 020 8748 5501
E-mail: info@heritagearchitecture.co.uk



SCALE BAR:



SITE LOCATION



REFERENCE KEY :

GF000 GF - AREA
000 - ITEM No.

R - ROOF & RAINWATER GOODS
SE - SOUTH ELEVATION
WE - WEST ELEVATION
NE - NORTH EAST ELEVATION
EE - EAST ELEVATION
GB - GENERAL BUILDING PERIMETER & SITE

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GF - GROUND FLOOR
FF - FIRST FLOOR
SF - SECOND FLOOR
TF - THIRD FLOOR

Please refer to SLHA Condition survey report and schedule of repairs for further details on the above reference key.

FINISHES :

FLOOR (F) - Noted on plan

WALLS (W) - All Plaster (Unless Stated)

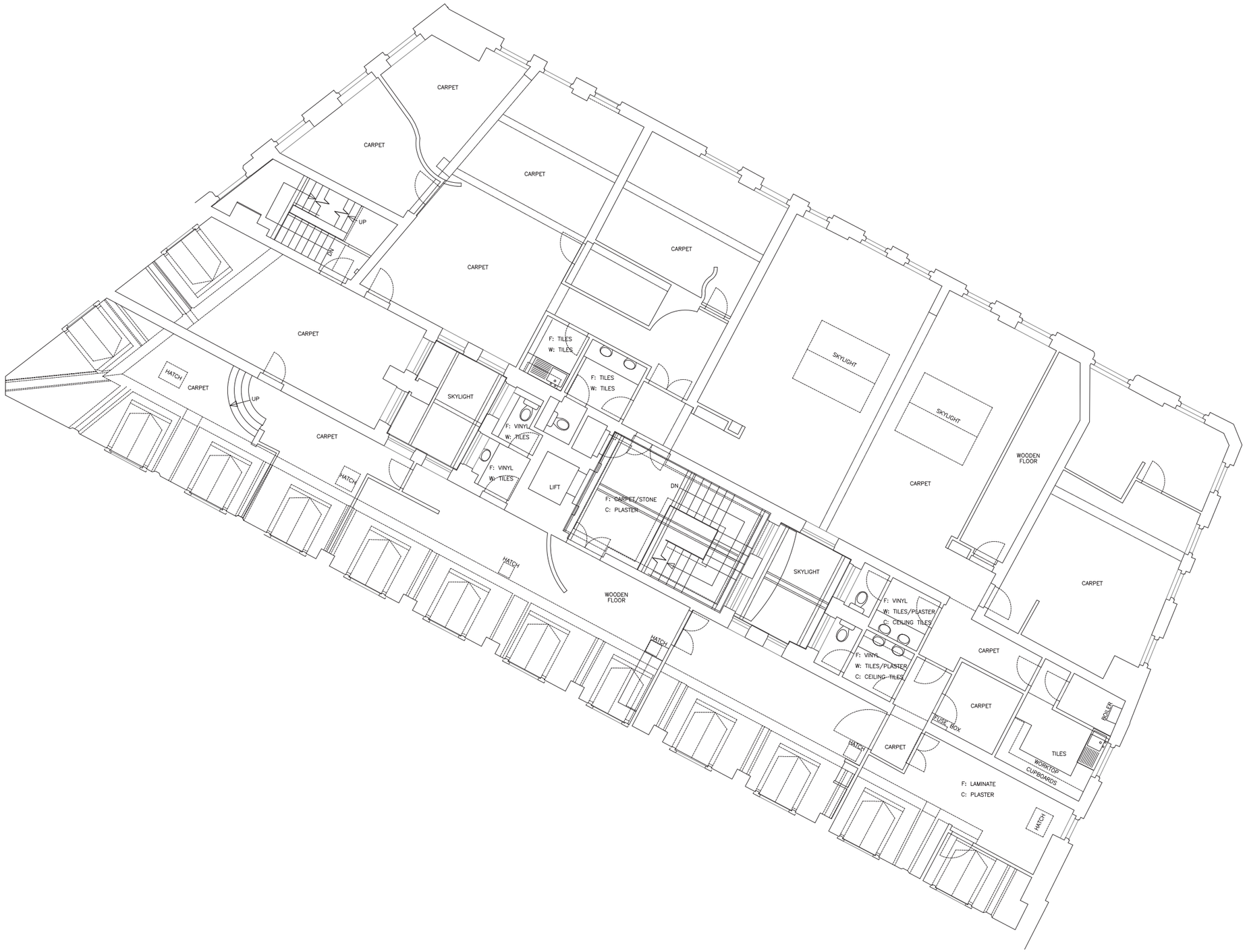
CEILING (C) - All Ceiling Tiles (Unless Stated)

GENERAL NOTE:
HERITAGE ARCHITECTURE CAN NOT BE HELD RESPONSIBLE FOR ANY INACCURACIES THAT MAY EXIST. WE ADVISE A FULL MEASURED SURVEY WILL BE REQUIRED AT A FURTHER STAGE OR PRIOR TO CONSTRUCTION.ALL DIMENSION SHOULD BE VERIFIED ON SITE.

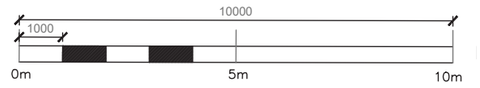
Client	Beaconsfield Estate	**Drawing Title**	Second Floor Plan as Existing								
Job Title	1 North Parade, M3 2NH	**Drawing Number**	103	**Date**	10/2021	**Scale**	1 : 100	**Size**	A2	**Rev.**	-

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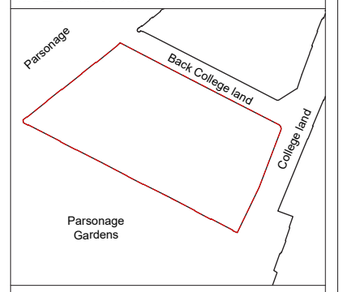
STEPHEN LEVRANT
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E-mail: info@heritagearchitecture.co.uk



SCALE BAR:



SITE LOCATION



REFERENCE KEY :

GF000 GF - AREA
000 - ITEM No.

R - ROOF & RAINWATER GOODS
SE - SOUTH ELEVATION
WE - WEST ELEVATION
NE - NORTH EAST ELEVATION
EE - EAST ELEVATION
GB - GENERAL BUILDING PERIMETER & SITE

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GF - GROUND FLOOR
FF - FIRST FLOOR
SF - SECOND FLOOR
TF - THIRD FLOOR

Please refer to SLHA Condition survey report and schedule of repairs for further details on the above reference key.

FINISHES :

FLOOR (F) - Noted on plan

WALLS (W) - All Plaster (Unless Stated)

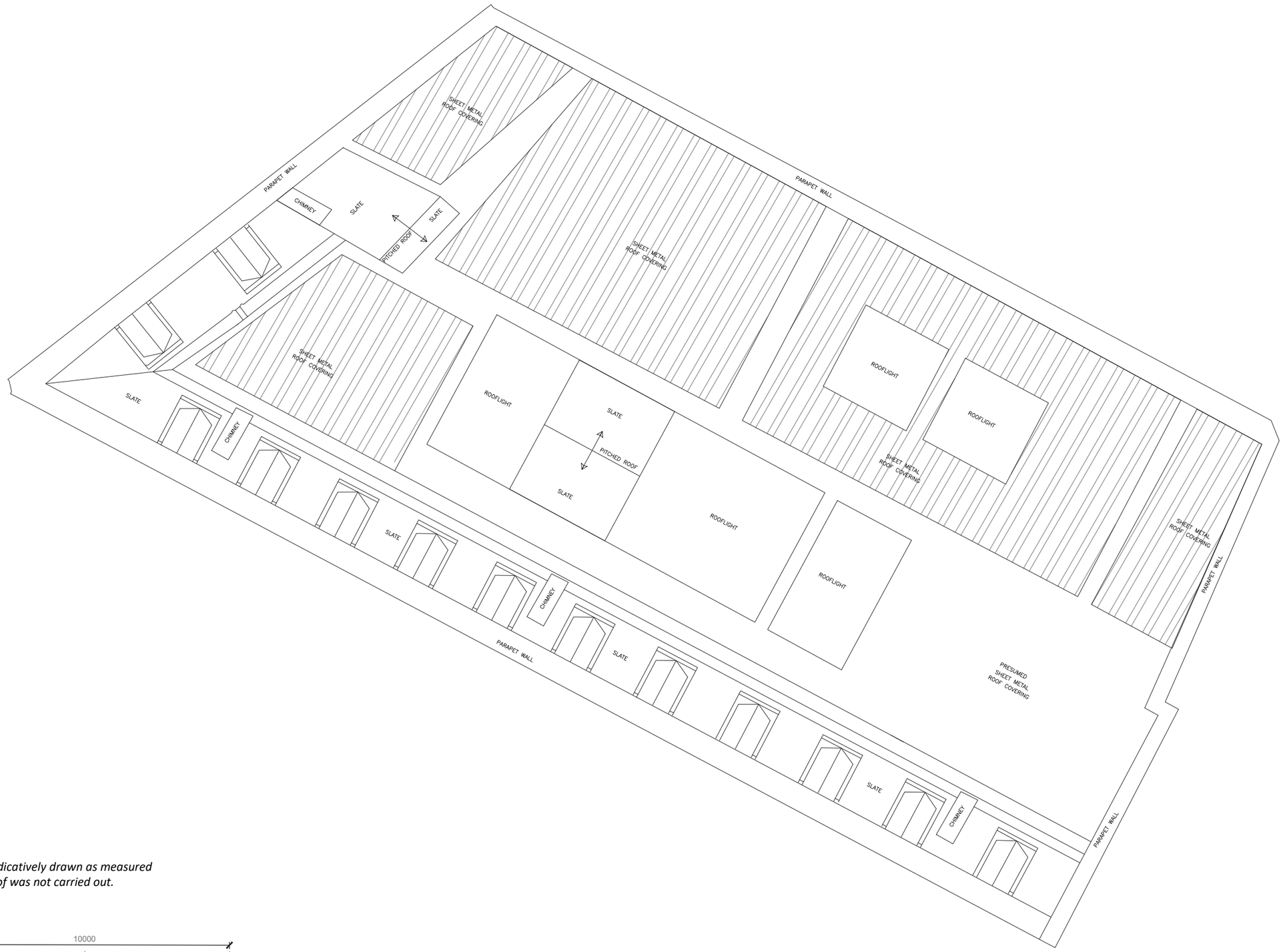
CEILING (C) - All Ceiling Tiles (Unless Stated)

GENERAL NOTE:
HERITAGE ARCHITECTURE CAN NOT BE HELD RESPONSIBLE FOR ANY INACCURACIES THAT MAY EXIST. WE ADVISE A FULL MEASURED SURVEY WILL BE REQUIRED AT A FURTHER STAGE OR PRIOR TO CONSTRUCTION.ALL DIMENSION SHOULD BE VERIFIED ON SITE.

Client	Beaconsfield Estate	**Drawing Title**	Thrid Floor Plan as Existing								
Job Title	1 North Parade, M3 2NH	**Drawing Number**	104	**Date**	10/2021	**Scale**	1 : 100	**Size**	A2	**Rev.**	-

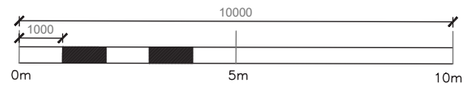
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Manchester, M1 5FW T: 020 8748 5501
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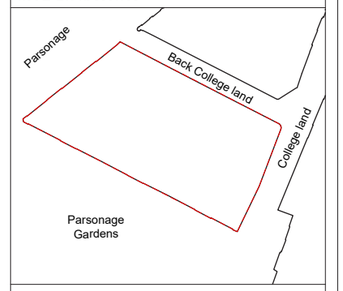


Please Note:
Roof plan indicatively drawn as measured survey of roof was not carried out.

SCALE BAR:



SITE LOCATION



REFERENCE KEY :

GF000 GF - AREA
000 - ITEM No.

R - ROOF & RAINWATER GOODS
SE - SOUTH ELEVATION
WE - WEST ELEVATION
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EE - EAST ELEVATION
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GF - GROUND FLOOR
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SF - SECOND FLOOR
TF - THIRD FLOOR

Please refer to SLHA Condition survey report and schedule of repairs for further details on the above reference key.

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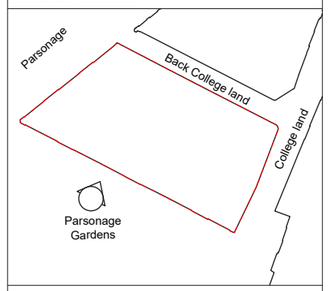
Client	Beaconsfield Estate	**Drawing Title**	Roof Plan as Existing								
Job Title	1 North Parade, M3 2NH	**Drawing Number**	105	**Date**	10/2021	**Scale**	1 : 100	**Size**	A2	**Rev.**	-

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Manchester, M1 5FW T: 020 8748 5501
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SITE LOCATION



REFERENCE KEY :

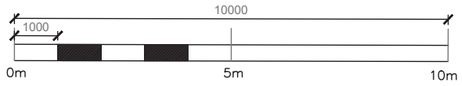
GF000 GF - AREA
000 - ITEM No.

R - ROOF & RAINWATER GOODS
SE - SOUTH ELEVATION
WE - WEST ELEVATION
NE - NORTH EAST ELEVATION
EE - EAST ELEVATION
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BL - BASMENT LEVEL
GF - GROUND FLOOR
FF - FIRST FLOOR
SF - SECOND FLOOR
TF - THIRD FLOOR

Please refer to SLHA Condition survey report and schedule of repairs for further details on the above reference key.

SCALE BAR:



KEY:

- Vegetation growth
- Efflorescence/ Damp Staining
- Soling of Brickwork and Masonry
- Shelter coat to masonry
- Mortar Repairs
- Brick Replacement

GENERAL NOTE:
HERITAGE ARCHITECTURE CAN NOT BE HELD RESPONSIBLE FOR ANY INACCURACIES THAT MAY EXIST. WE ADVISE A FULL MEASURED SURVEY WILL BE REQUIRED AT A FURTHER STAGE OR PRIOR TO CONSTRUCTION.ALL DIMENSION SHOULD BE VERIFIED ON SITE.

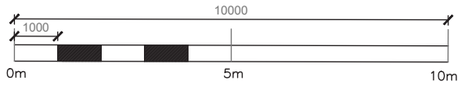
Client	Beaconsfield Estate	**Drawing Title**	South Elevation as Existing								
Job Title	1 North Parade, M3 2NH	**Drawing Number**	110	**Date**	10/2021	**Scale**	1 : 100	**Size**	A2	**Rev.**	-

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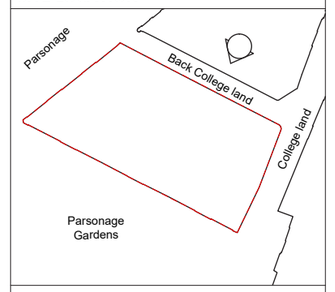
SCALE BAR:



KEY:

- Vegetation growth
- Efflorescence/ Damp Staining
- Soling of Brickwork and Masonry
- Shelter coat to masonry
- Mortar Repairs
- Brick Replacement

SITE LOCATION



REFERENCE KEY :

GF000 GF - AREA
000 - ITEM No.

R - ROOF & RAINWATER GOODS
SE - SOUTH ELEVATION
WE - WEST ELEVATION
NE - NORTH EAST ELEVATION
EE - EAST ELEVATION
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TF - THIRD FLOOR

Please refer to SLHA Condition survey report and schedule of repairs for further details on the above reference key.

GENERAL NOTE:
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Client	Beaconsfield Estate	**Drawing Title**	North Elevation as Existing								
Job Title	1 North Parade, M3 2NH	**Drawing Number**	111	**Date**	10/2021	**Scale**	1 : 100	**Size**	A2	**Rev.**	-

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Manchester, M1 5FW T: 020 8748 5501
E-mail: info@heritagearchitecture.co.uk

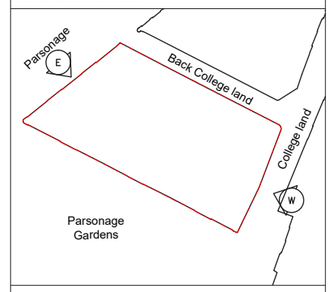


West Elevation



East Elevation

SITE LOCATION



REFERENCE KEY :

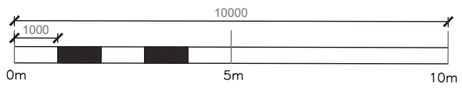
GF000 GF - AREA
000 - ITEM No.

R - ROOF & RAINWATER GOODS
SE - SOUTH ELEVATION
WE - WEST ELEVATION
NE - NORTH EAST ELEVATION
EE - EAST ELEVATION
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FF - FIRST FLOOR
SF - SECOND FLOOR
TF - THIRD FLOOR

Please refer to SLHA Condition survey report and schedule of repairs for further details on the above reference key.

SCALE BAR:



KEY:

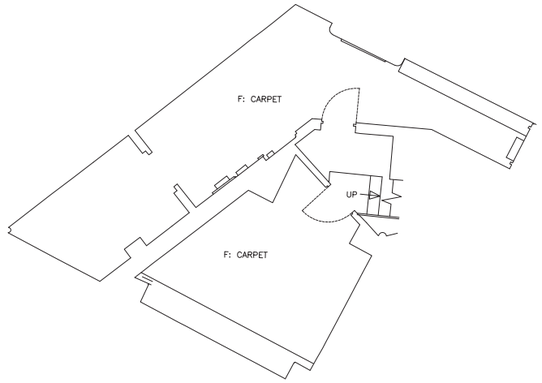
- Vegetation growth
- Efflorescence/ Damp Staining
- Soling of Brickwork and Masonry
- Shelter coat to masonry
- Mortar Repairs
- Brick Replacement

GENERAL NOTE:
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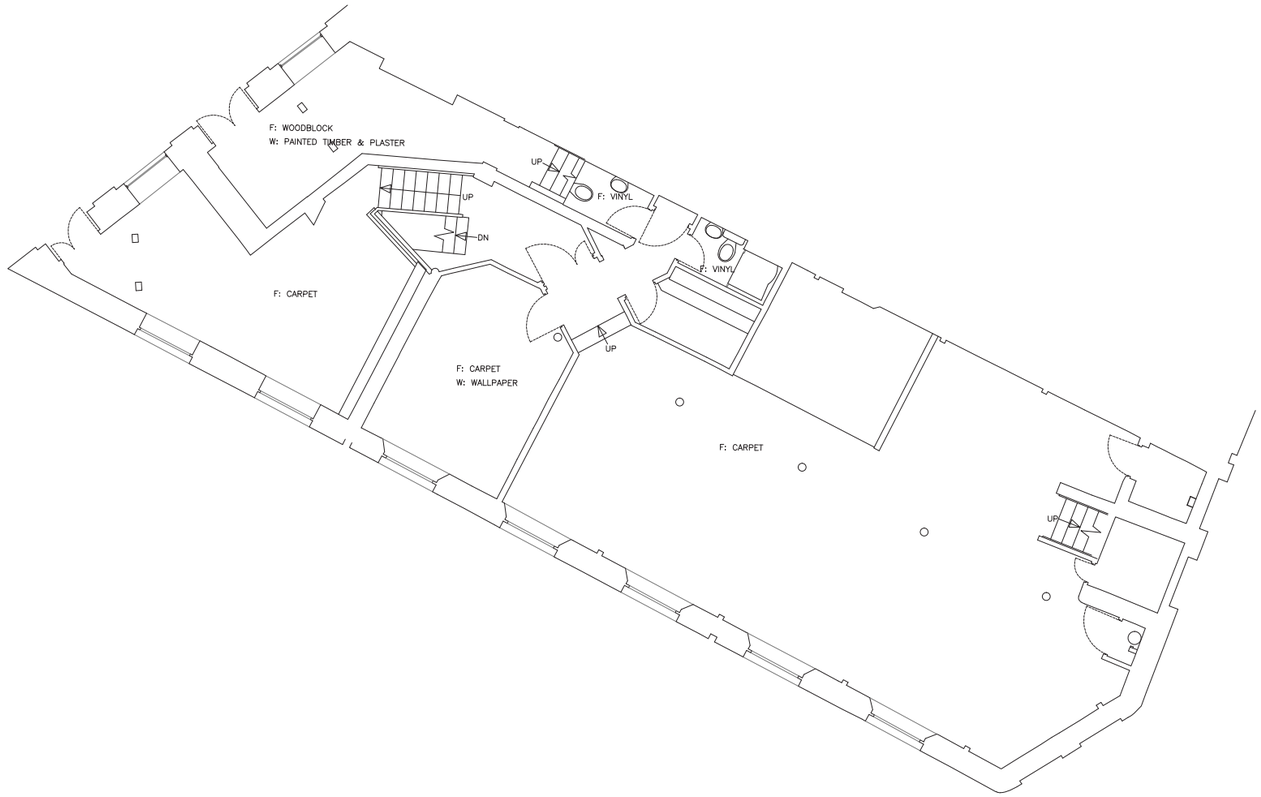
Client	Beaconsfield Estate	**Drawing Title**	West & East Elevation as Existing								
Job Title	1 North Parade, M3 2NH	**Drawing Number**	112	**Date**	10/2021	**Scale**	1:100	**Size**	A2	**Rev.**	-

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Manchester, M1 5FW T: 020 8748 5501
E-mail: info@heritagearchitecture.co.uk

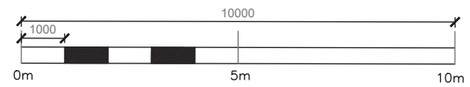


Lower Basement Plan

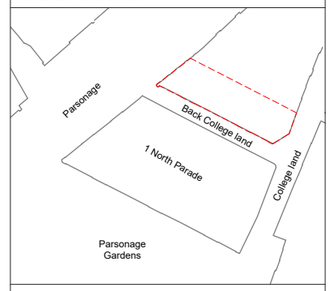


Basement Plan

SCALE BAR:



SITE LOCATION



REFERENCE KEY :

GF000 GF - AREA
000 - ITEM No.

R - ROOF & RAINWATER GOODS
SE - SOUTH ELEVATION
WE - WEST ELEVATION
NE - NORTH EAST ELEVATION
EE - EAST ELEVATION
GB - GENERAL BUILDING PERIMETER & SITE

BL - BASMENT LEVEL
GF - GROUND FLOOR
FF - FIRST FLOOR
SF - SECOND FLOOR
TF - THIRD FLOOR

Please refer to SLHA Condition survey report and schedule of repairs for further details on the above reference key.

FINISHES :

FLOOR (F) - Noted on plan

WALLS (W) - All painted plaster apart from kitchenette and WC's which are tiled

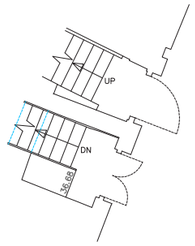
CEILING (C) - All painted plaster

GENERAL NOTE:
HERITAGE ARCHITECTURE CAN NOT BE HELD RESPONSIBLE FOR ANY INACCURACIES THAT MAY EXIST. WE ADVISE A FULL MEASURED SURVEY WILL BE REQUIRED AT A FURTHER STAGE OR PRIOR TO CONSTRUCTION.ALL DIMENSION SHOULD BE VERIFIED ON SITE.

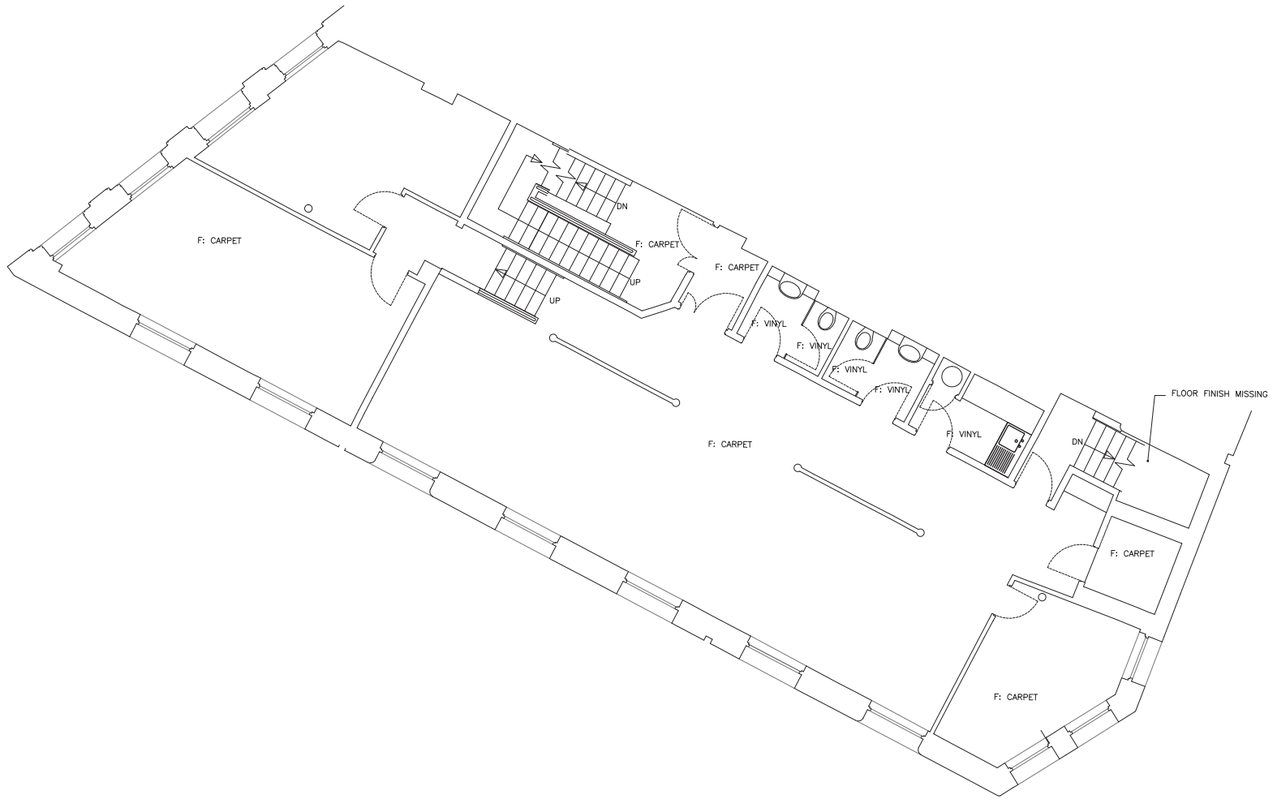
Client	Beaconsfield Estate	**Drawing Title**	Lower Basement and Basement Plan as Existing								
Job Title	No.5 Parsonage, M3 2HS	**Drawing Number**	300	**Date**	10/2021	**Scale**	1 : 100	**Size**	A2	**Rev.**	-

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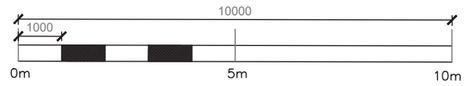


Lower Ground Floor Plan

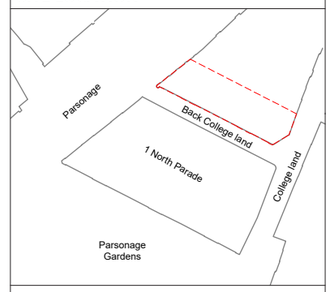


Ground Floor Plan

SCALE BAR:



SITE LOCATION



REFERENCE KEY :

GF000 GF - AREA
000 - ITEM No.

R - ROOF & RAINWATER GOODS
SE - SOUTH ELEVATION
WE - WEST ELEVATION
NE - NORTH EAST ELEVATION
EE - EAST ELEVATION
GB - GENERAL BUILDING PERIMETER & SITE

BL - BASMENT LEVEL
GF - GROUND FLOOR
FF - FIRST FLOOR
SF - SECOND FLOOR
TF - THIRD FLOOR

Please refer to SLHA Condition survey report and schedule of repairs for further details on the above reference key.

FINISHES :

FLOOR (F) - Noted on plan

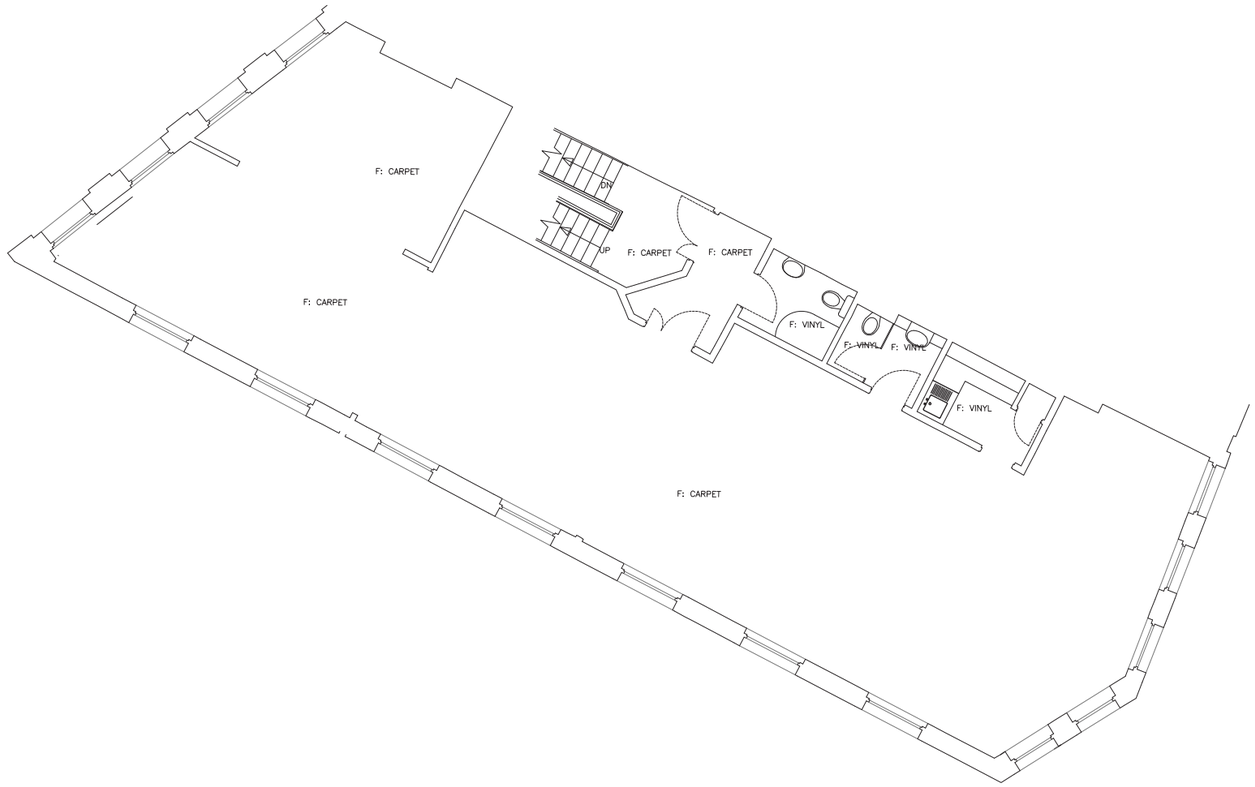
WALLS (W) - All painted plaster apart from kitchenette and WC's which are tiled

CEILING (C) - All painted plaster

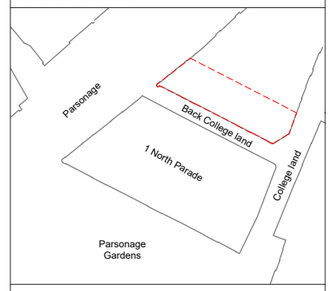
GENERAL NOTE:
HERITAGE ARCHITECTURE CAN NOT BE HELD RESPONSIBLE FOR ANY INACCURACIES THAT MAY EXIST. WE ADVISE A FULL MEASURED SURVEY WILL BE REQUIRED AT A FURTHER STAGE OR PRIOR TO CONSTRUCTION.ALL DIMENSION SHOULD BE VERIFIED ON SITE.

Client	Beaconsfield Estate	**Drawing Title**	Lower Ground and Ground Plan as Existing								
Job Title	No.5 Parsonage, M3 2HS	**Drawing Number**	301	**Date**	10/2021	**Scale**	1 : 100	**Size**	A2	**Rev.**	-

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SITE LOCATION



REFERENCE KEY :

GF000 GF - AREA
000 - ITEM No.

R - ROOF & RAINWATER GOODS
SE - SOUTH ELEVATION
WE - WEST ELEVATION
NE - NORTH EAST ELEVATION
EE - EAST ELEVATION
GB - GENERAL BUILDING PERIMETER & SITE

BL - BASMENT LEVEL
GF - GROUND FLOOR
FF - FIRST FLOOR
SF - SECOND FLOOR
TF - THIRD FLOOR

Please refer to SLHA Condition survey report and schedule of repairs for further details on the above reference key.

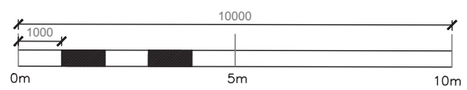
FINISHES :

FLOOR (F) - Noted on plan

WALLS (W) - All painted plaster apart from kitchenette and WC's which are tiled

CEILING (C) - All painted plaster

SCALE BAR:

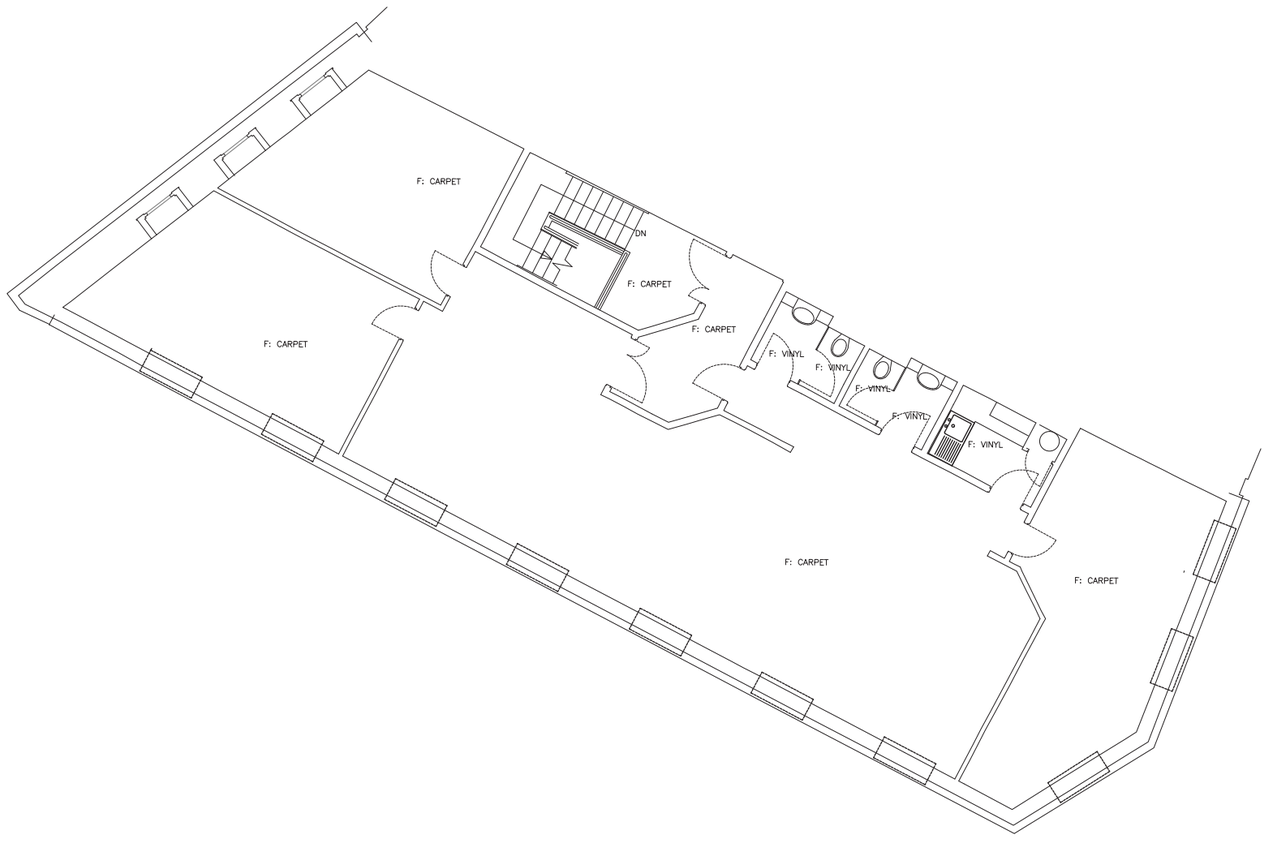


GENERAL NOTE:
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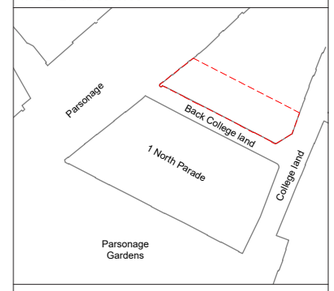
Client	Beaconsfield Estate	**Drawing Title**	First Floor Plan as Existing								
Job Title	No.5 Parsonage, M3 2HS	**Drawing Number**	302	**Date**	10/2021	**Scale**	1 : 100	**Size**	A2	**Rev.**	-

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SITE LOCATION



REFERENCE KEY :

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000 - ITEM No.

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Please refer to SLHA Condition survey report and schedule of repairs for further details on the above reference key.

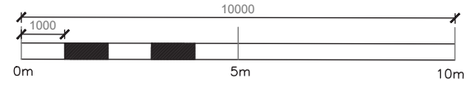
FINISHES :

FLOOR (F) - Noted on plan

WALLS (W) - All painted plaster apart from kitchenette and WC's which are tiled

CEILING (C) - All painted plaster

SCALE BAR:

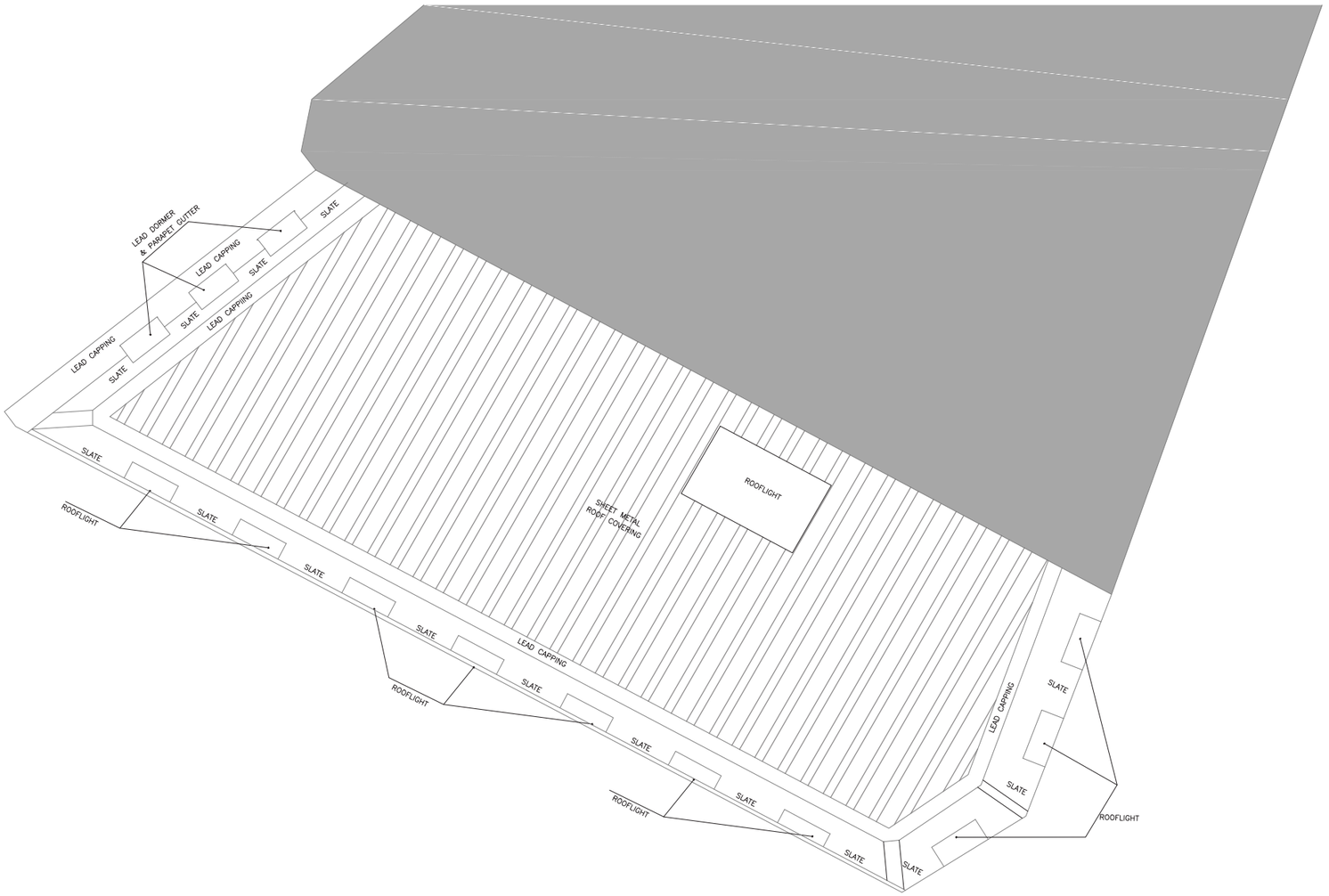


GENERAL NOTE:
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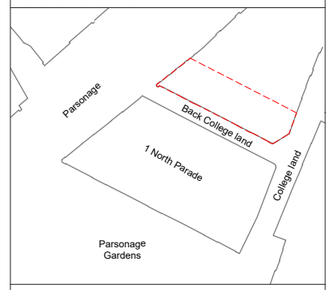
Client	Beaconsfield Estate	**Drawing Title**	Second Floor Plan as Existing								
Job Title	No.5 Parsonage, M3 2HS	**Drawing Number**	303	**Date**	10/2021	**Scale**	1 : 100	**Size**	A2	**Rev.**	-

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SITE LOCATION



REFERENCE KEY :

GF000 — GF - AREA
000 - ITEM No.

R - ROOF & RAINWATER GOODS
SE - SOUTH ELEVATION
WE - WEST ELEVATION
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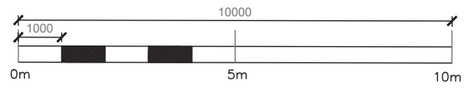
Please refer to SLHA Condition survey report and schedule of repairs for further details on the above reference key.

KEY :

Adjoining Property (Not part of condition assessment)

Please Note:
Roof plan indicatively drawn as measured survey of roof was not carried out.

SCALE BAR:



GENERAL NOTE:
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Client	Beaconsfield Estate	**Drawing Title**	Roof Plan as Existing								
Job Title	No.5 Parsonage, M3 2HS	**Drawing Number**	304	**Date**	10/2021	**Scale**	1 : 100	**Size**	A2	**Rev.**	-

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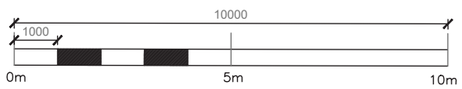


West Elevation



South Elevation

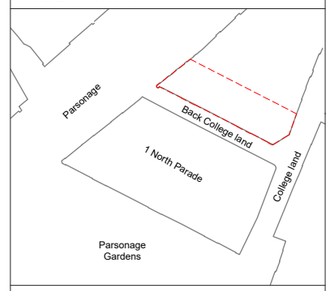
SCALE BAR:



KEY:

- Vegetation growth
- Efflorescence/ Damp Staining
- Soling of Brickwork and Masonry
- Shelter coat to masonry
- Mortar Repairs
- Brick Replacement

SITE LOCATION



REFERENCE KEY :

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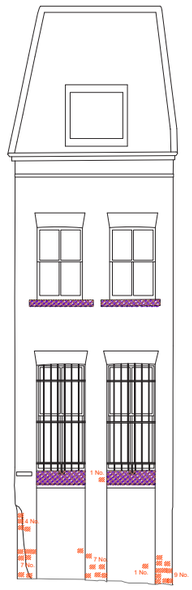
KEY :

Adjoining Property
(Not part of condition assessment)

GENERAL NOTE:
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Client	Beaconsfield Estate	**Drawing Title**	West & South Elevation as Existing								
Job Title	No.5 Parsonage, M3 2HS	**Drawing Number**	310	**Date**	10/2021	**Scale**	1 : 100	**Size**	A2	**Rev.**	-

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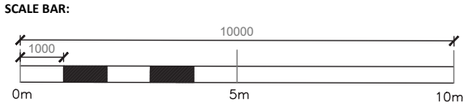


South East Elevation



East Elevation

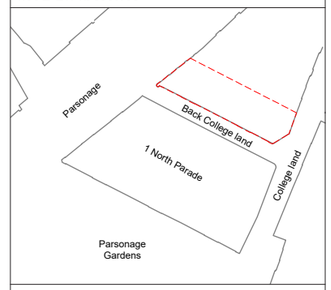
SCALE BAR:



KEY:

- Vegetation growth
- Efflorescence/ Damp Staining
- Soling of Brickwork and Masonry
- Shelter coat to masonry
- Mortar Repairs
- Brick Replacement

SITE LOCATION



REFERENCE KEY :

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Please refer to SLHA Condition survey report and schedule of repairs for further details on the above reference key.

KEY :

Adjoining Property
(Not part of condition assessment)

GENERAL NOTE:
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Client	Beaconsfield Estate	**Drawing Title**	South East & East Elevation as Existing								
Job Title	No.5 Parsonage, M3 2HS	**Drawing Number**	311	**Date**	10/2021	**Scale**	1 : 100	**Size**	A2	**Rev.**	-

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