55 Spring Gardens
Manchester

Feasibility Booklet

Revision: P03 - 8th May 2024

aew architects

together we

create buildings and interiors, masterplan and design urban spaces, we work with the virtual and the real, we make places to work, live and play, we volunteer and fundraise, we collaborate with each other, with every client on every project .

this is the work we do **everyday.**

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Revision
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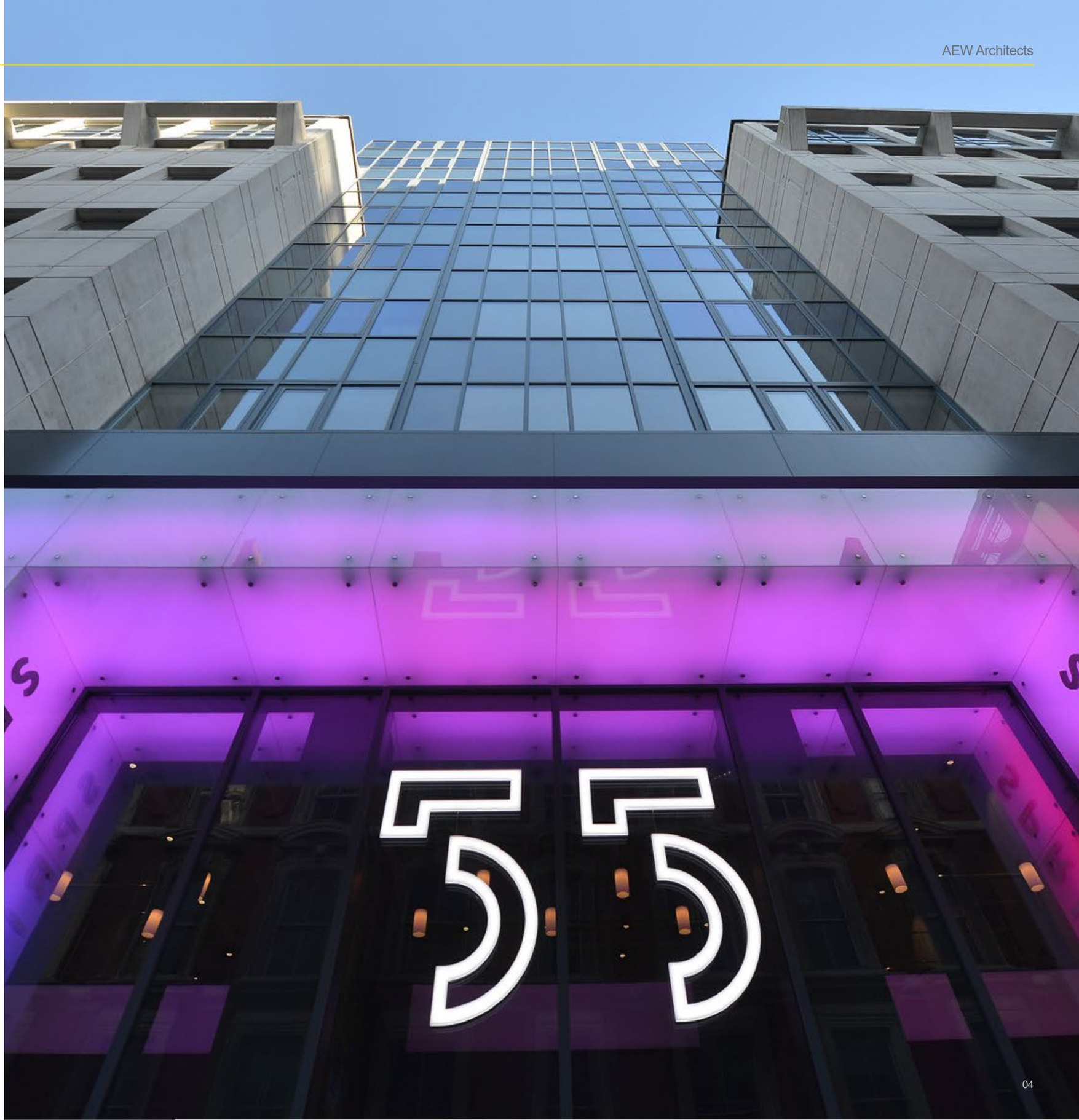
Contents

Introduction

The purpose of this document is to explore redevelopment options for re-use of the building at 55 Spring Gardens in Manchester.

AEW have attended site and walked around all the common areas and speaking to concierge staff to get a better understanding of the building and possibilities for re-use, interventions and adaptations.

As part of the exploration process. AEW have also looked at other nearby schemes, including recently completed Aviva schemes.

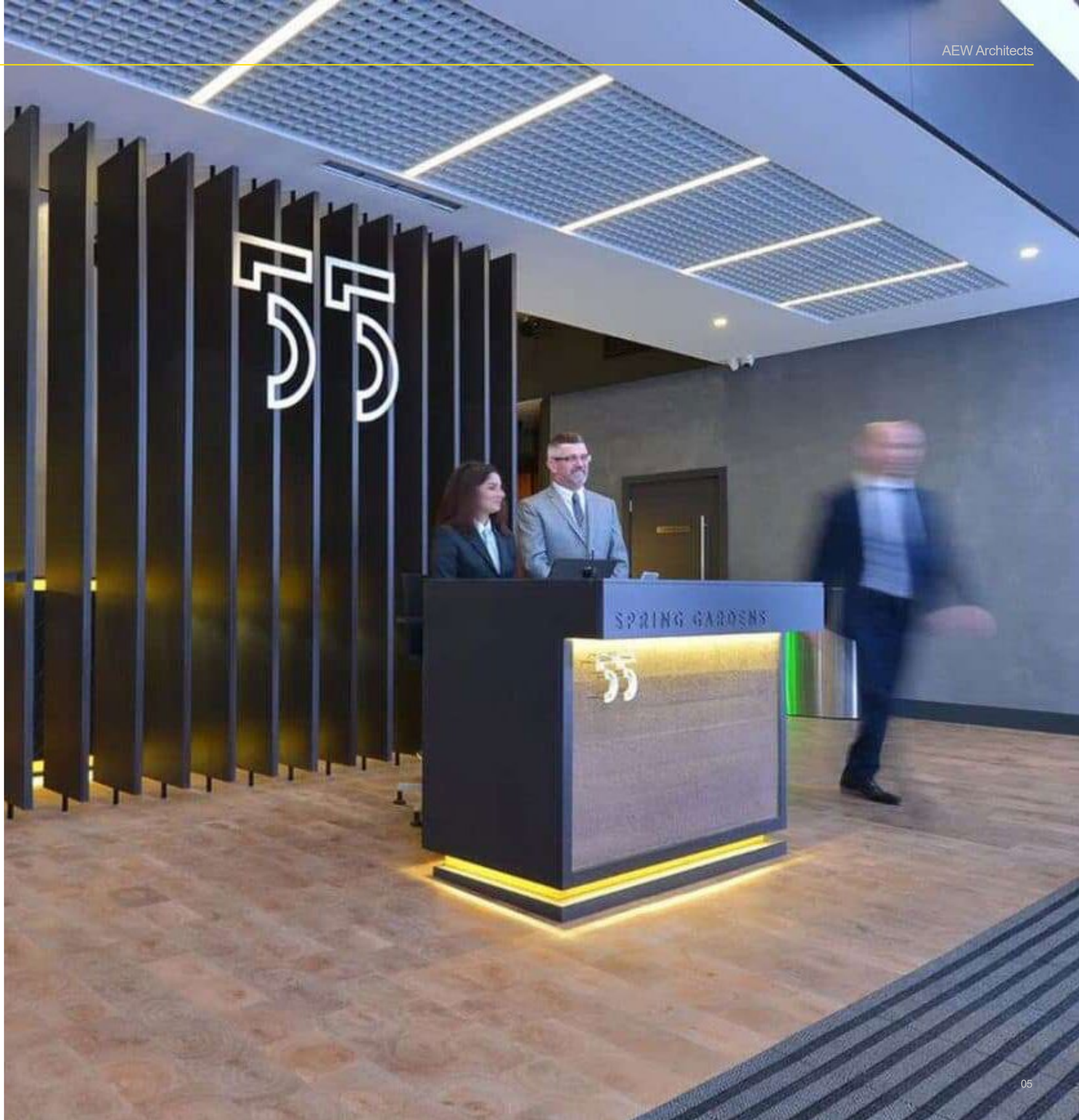


Brief

55 Spring Gardens was refurbished in 2018 prior to Aviva purchasing the building. The refurbishment was very successful at the time but now, 6 years later, is starting to feel outdated, particularly when compared to the newer Aviva schemes like 40 Spring Gardens and 11 York Street. It also does not provide the same level of amenity that is sought after by potential tenants these days.

AEW have been commissioned to explore various options for re-use of the building, set out as follows in this document:

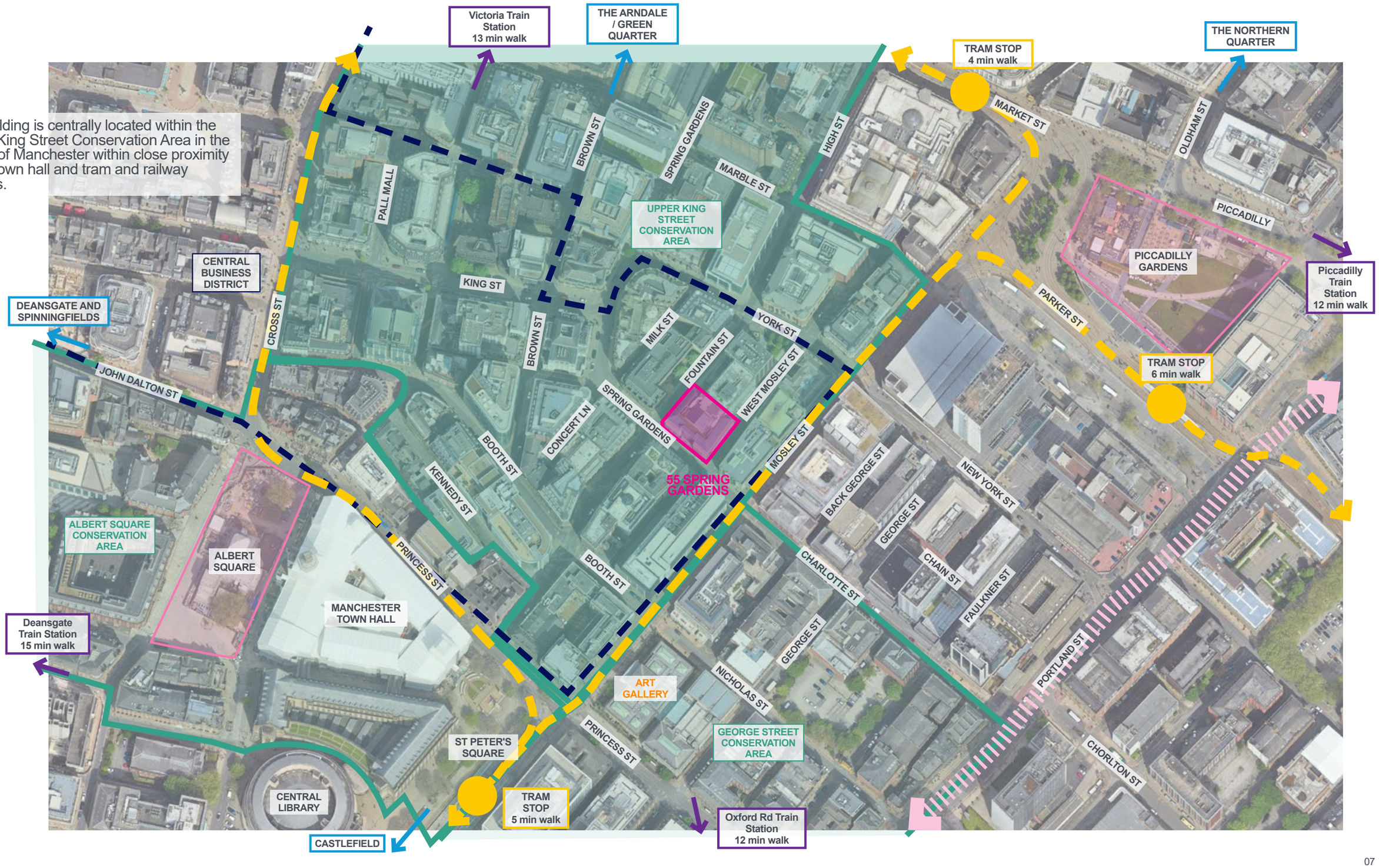
+ Refurbishment of the office involving reconfiguration of the ground and basement levels and updates to the roof levels and increased amenity
+ Conversion of the entire building to an apartment scheme
+ Conversion of the entire building to a hotel scheme



Site Context

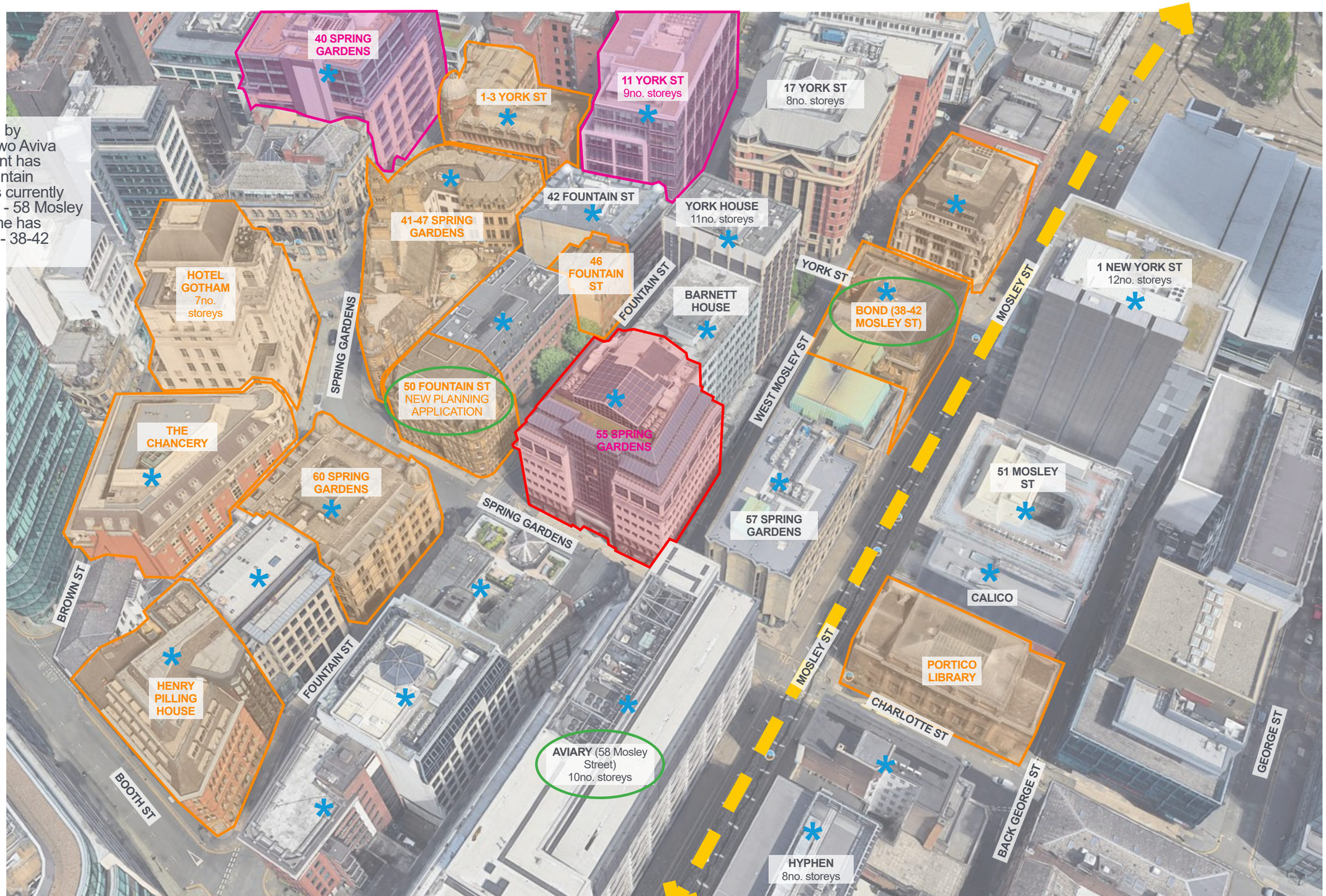
Site Location

The building is centrally located within the Upper King Street Conservation Area in the centre of Manchester within close proximity of the town hall and tram and railway stations.



Site Context

The building is surrounded by office buildings including two Aviva schemes. One site adjacent has planning approval (50 Fountain Street), another scheme is currently under construction (Aviary - 58 Mosley Street) and another scheme has recently completed (Bond - 38-42 Mosley Street)



Key

- Newly completed / refurbished / planning approved
- Existing Offices
- Listed Buildings
- Aviva Buildings
- Main Road / Tram Line

Existing Building

Ground Floor Plan

Areas:

Gross Internal Area: 740.6m² / 7,972ft² *

Total Net Internal Area: 514m² / 5541ft² *

+ Restaurant Unit NIA: 199.2m² / 2,144ft² *

+ Cafe Unit NIA: 148.2m² / 1,596ft² *

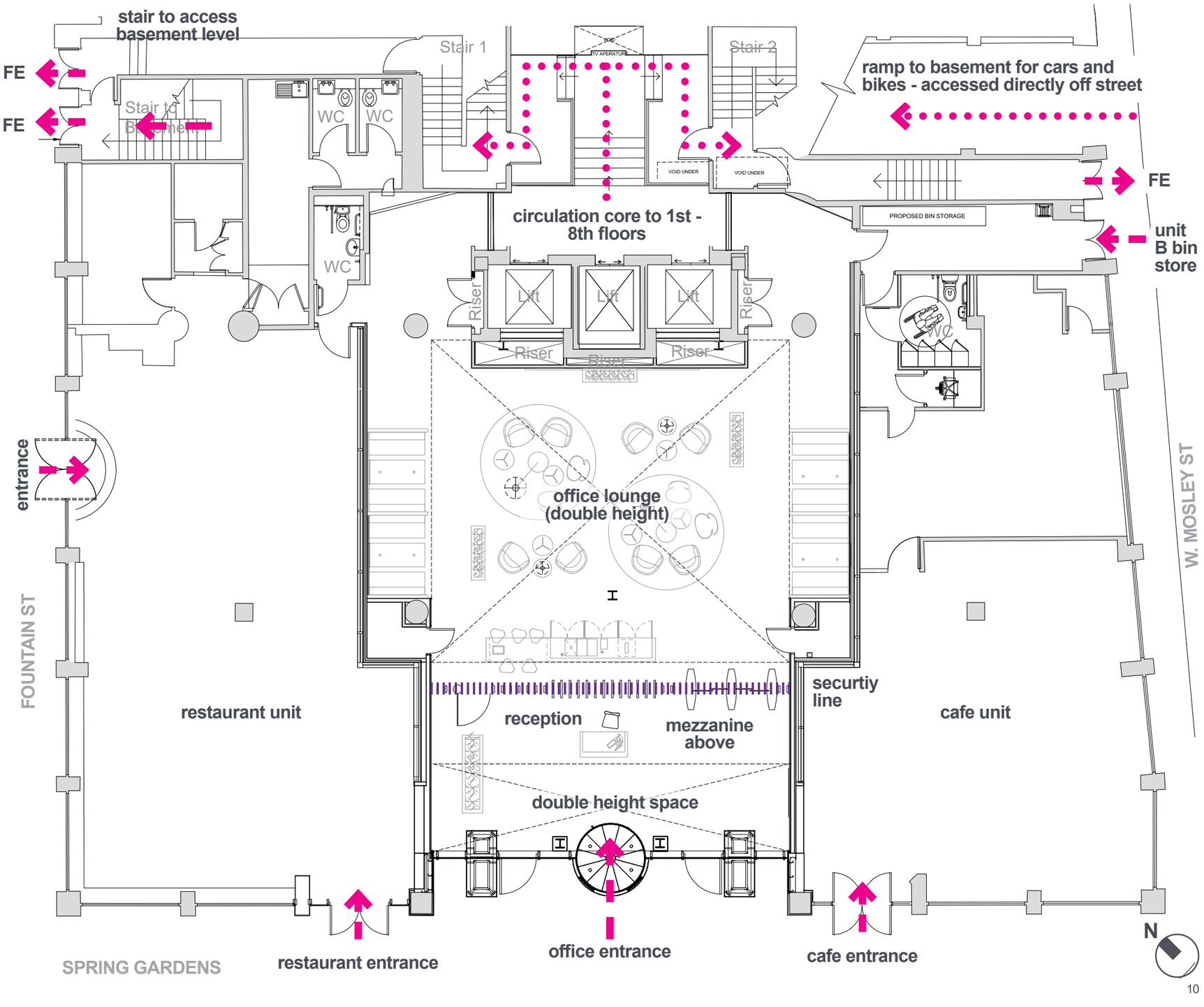
+ Office NIA: 163.7m² / 1801ft²

Net / Gross: 69.5%

Layout:

+ 2no. rentable units with separate entrances
+ main entrance to office from Spring Gardens elevation
+ reception area and security line with speed gates
+ large communal lounge area once through the speed gates for the office (upper floors), with a large circulation core to access all office levels
+ vehicular and cycle access to the basement for car parking and cycle amenity

* Areas noted with an asterisk are based on Plowman Craven Area Measurement Report "29232-003-CoMP-Area Report-B" Revision B dated 19 March 2024 and vary from floor plans received. A full survey is required to confirm exact areas.



External Photos

View from Spring Gardens

View from Spring Gardens / Fountain St corner

View of W. Mosley St basement car park entrance

View of the top floors from 11 York St

Ground Floor Photos


Ground floor speedgates next to reception


Ground floor lounge - looking up at the gallery walkway


Ground floor lounge - looking up at the first floor


Ground floor reception


Ground floor lounge


Ground floor lounge

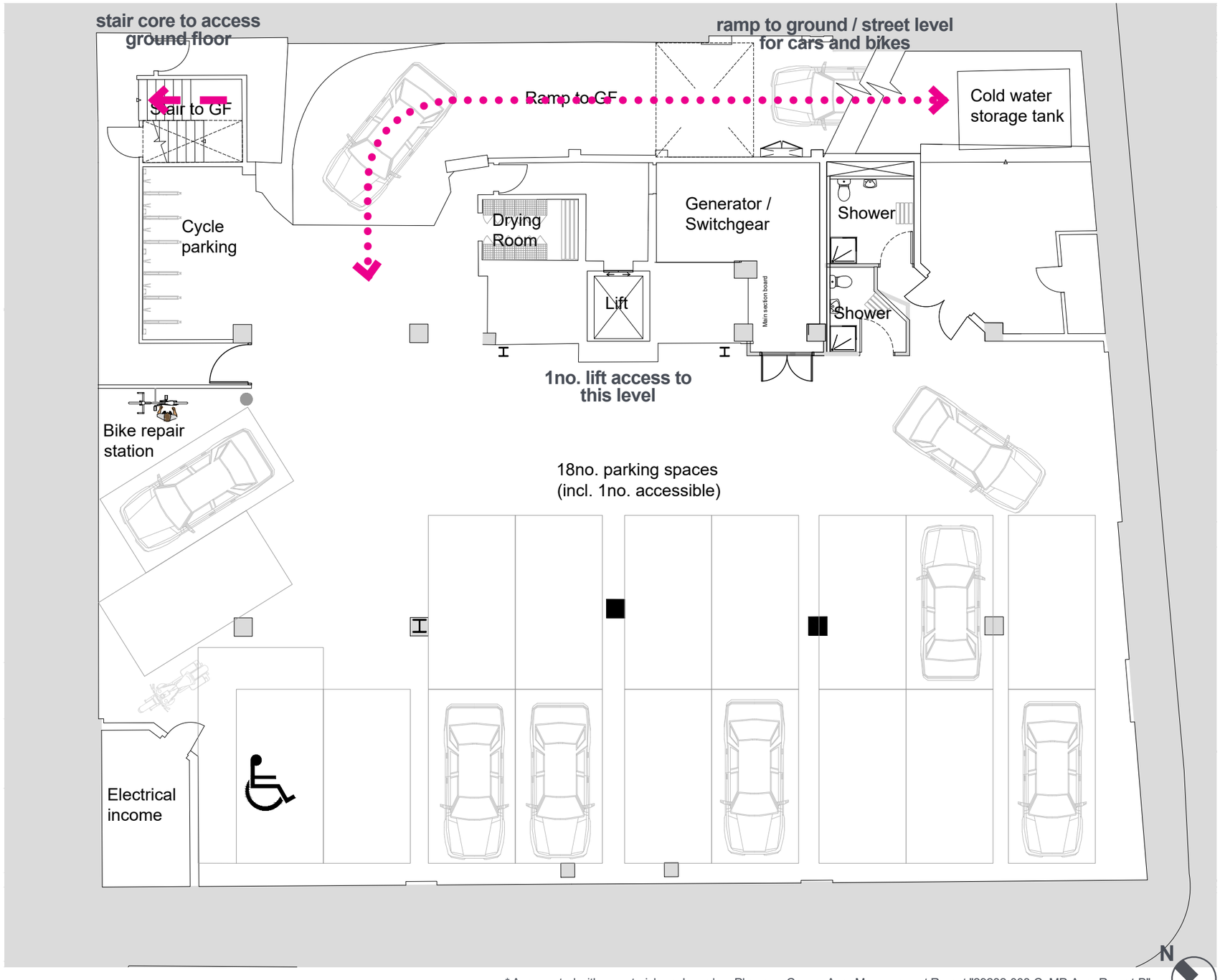
Basement Plan

Areas:

Gross Internal Area: 710.8m² / 7,651ft² *

Layout:

+ 18no. car parking spaces (including. 1no. accessible), some of which are double stacked
+ 20no. cycle parking spaces on two tiered bike stands with a bike repair station, separate drying room and 2no. showers - located separate to each other
+ plant areas
+ 1no. lift access only to this level
+ 1no. stair access to this level from ground floor only



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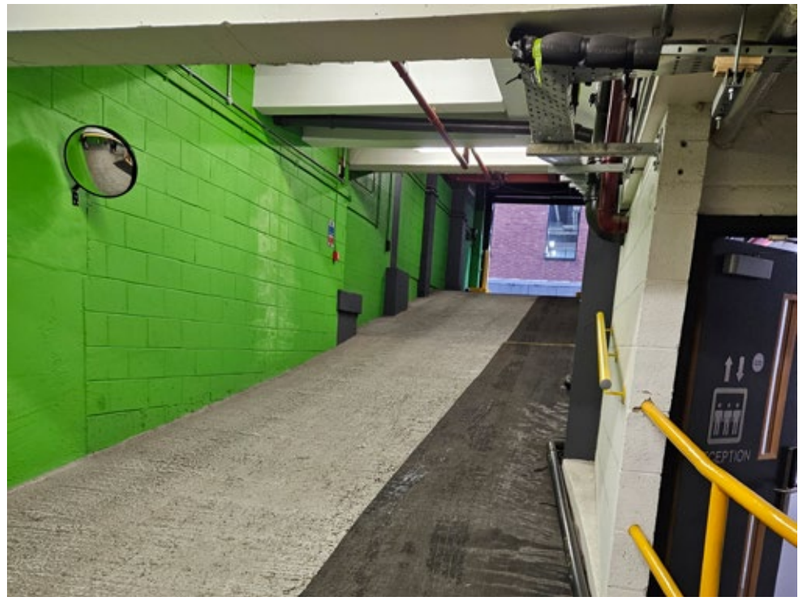
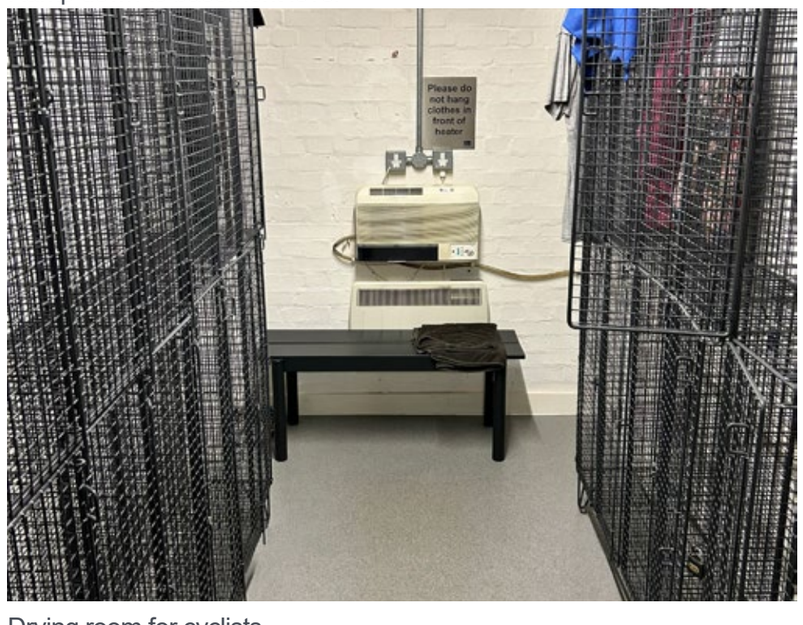
Basement Photos



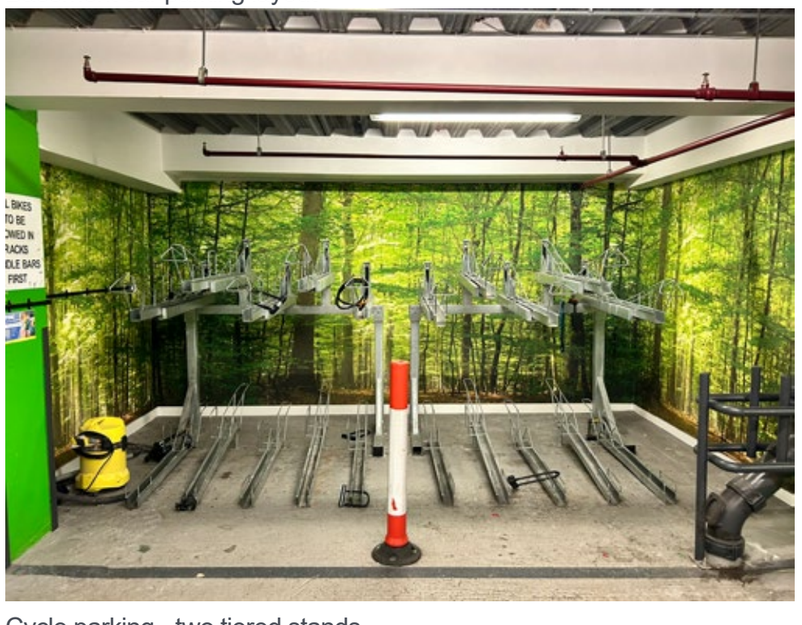
Ramp down to basement level

Basement car parking layout

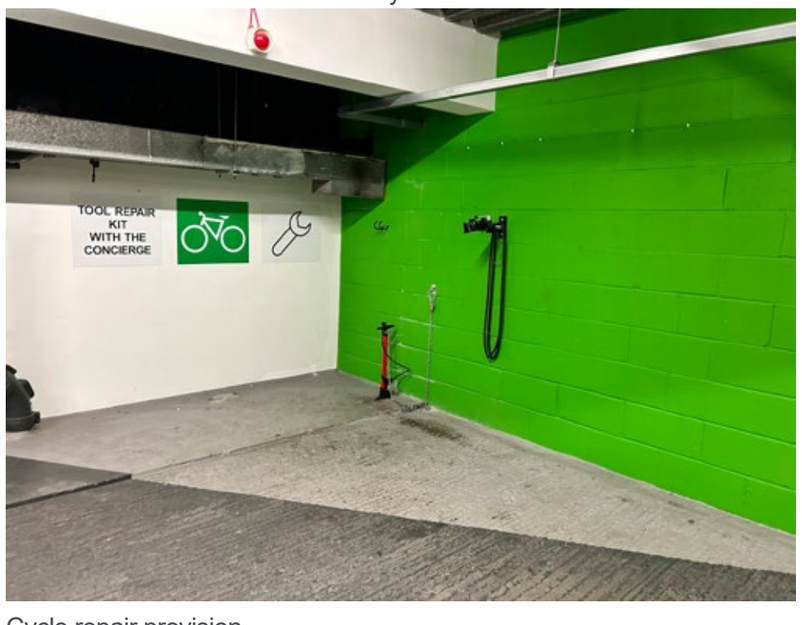
One of the basement showers for cyclists



Drying room for cyclists



Cycle parking - two tiered stands



Cycle repair provision

1st Floor Plan

Areas:

Gross Internal Area: 638.2m² / 6,870ft² *

Total Net Internal Area: 488.7m² / 5,261ft² *

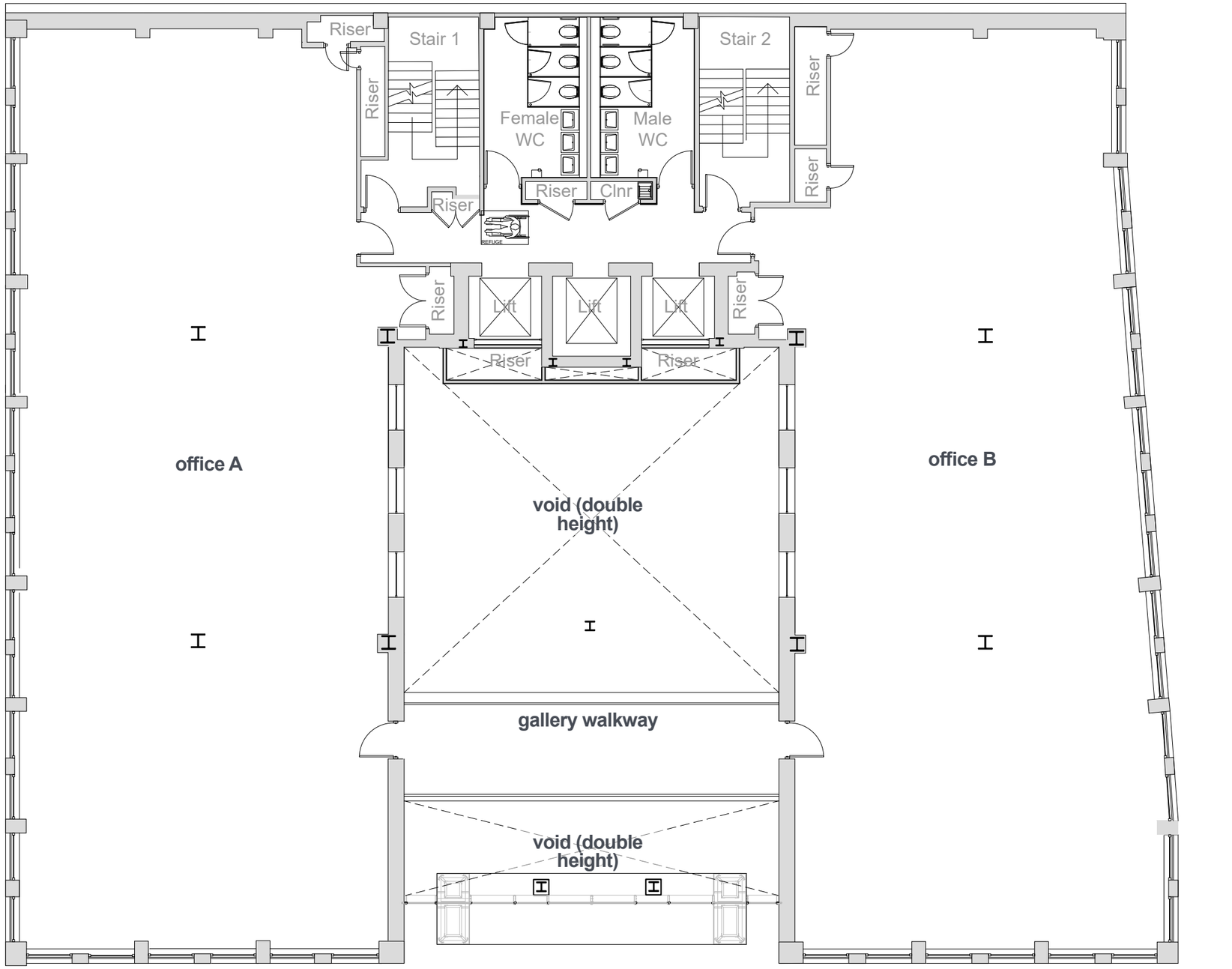
+ Office A NIA: 253.6m² / 2,730ft² *
+ Office B NIA: 235.1m² / 2,531ft² *

Net / Gross: 76.6%

Layout:

+ 2no. office units with separate entrance points
+ gallery walkway between two offices, with separate access, that overlooks ground floor lounge and main entrance
+ circulation core with 2no. stair cores, 3no. lifts, risers and communal WCs: 3no. female WCs, 3no. male WCs and no accessible WC

circulation core with WCs and risers



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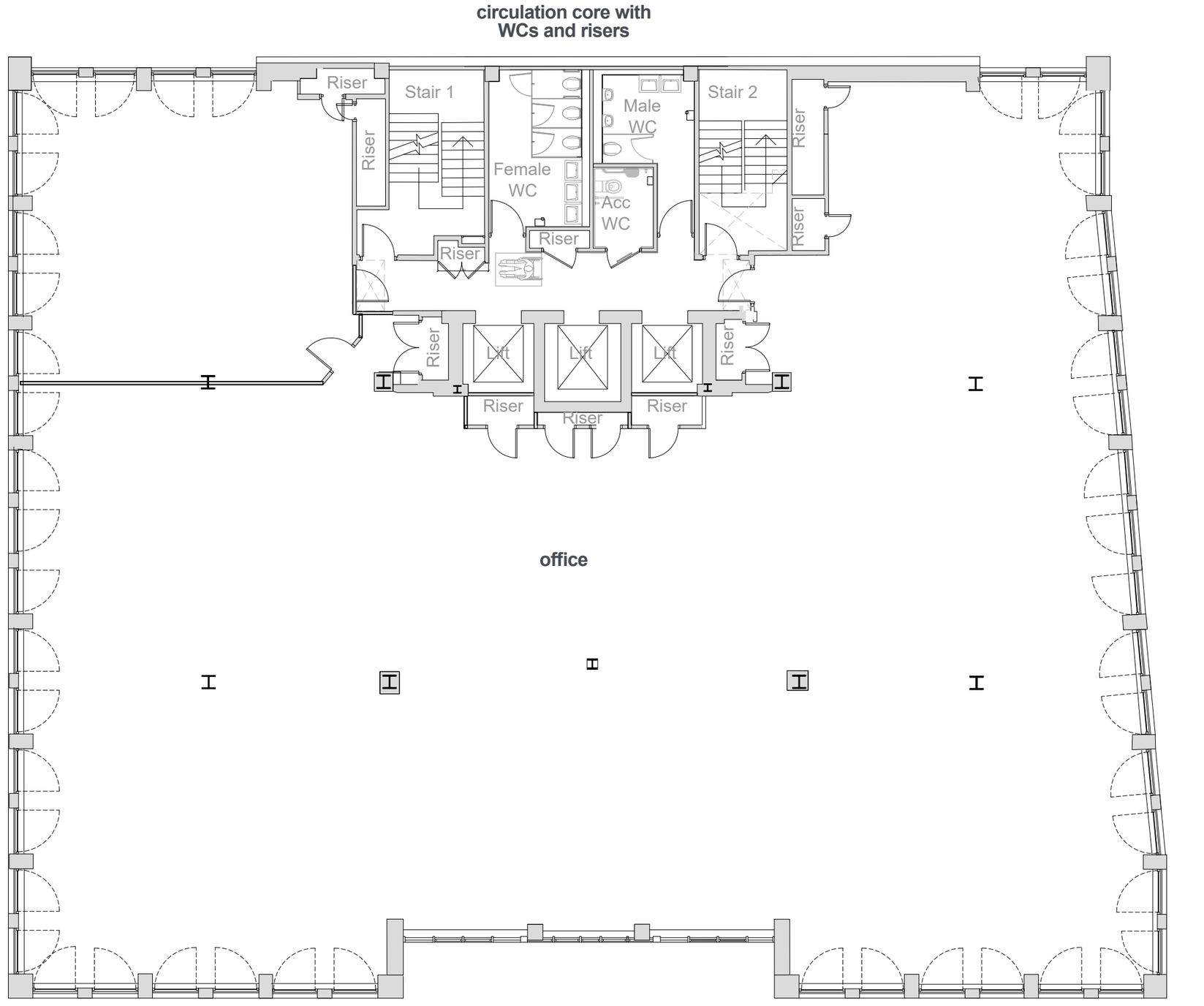
* Areas noted with an asterisk are based on Plowman Craven Area Measurement Report "29232-003-CoMP-Area Report-B" Revision B dated 19 March 2024 and vary from floor plans received. A full survey is required to confirm exact areas.

2nd - 6th Floor Plan (Typical Floor)

2nd floor areas:
Gross Internal Area: 773.4m² / 8,325ft² *
Net Internal Area: 652.4m² / 7,022ft² *
Net / Gross: 84.4%
3rd floor areas:
Gross Internal Area: 773.4m² / 8,325ft² *
Net Internal Area: 653.4m² / 7,033ft² *
Net / Gross: 84.5%
4th floor areas:
Gross Internal Area: 773.1m² / 8,322ft² *
Net Internal Area: 649.9m² / 6,996ft² *
Net / Gross: 84.1%
5th floor areas:
Gross Internal Area: 773.1m² / 8,322ft² *
Net Internal Area: 637m² / 6,857ft² *
Net / Gross: 82.4%
6th floor areas:
Gross Internal Area: 773.1m² / 8,322ft² *
Net Internal Area: 652.3m² / 7,021ft² *
Net / Gross: 84.4%

Layout:
+ 1no. large office space, which can be subdivided, with two separate entrance points
+ circulation core with 2no. stair cores, 3no. lifts, risers and WCs: 3no. female WCs, 1no. male WC, 2no. male urinals and 1no. accessible WC



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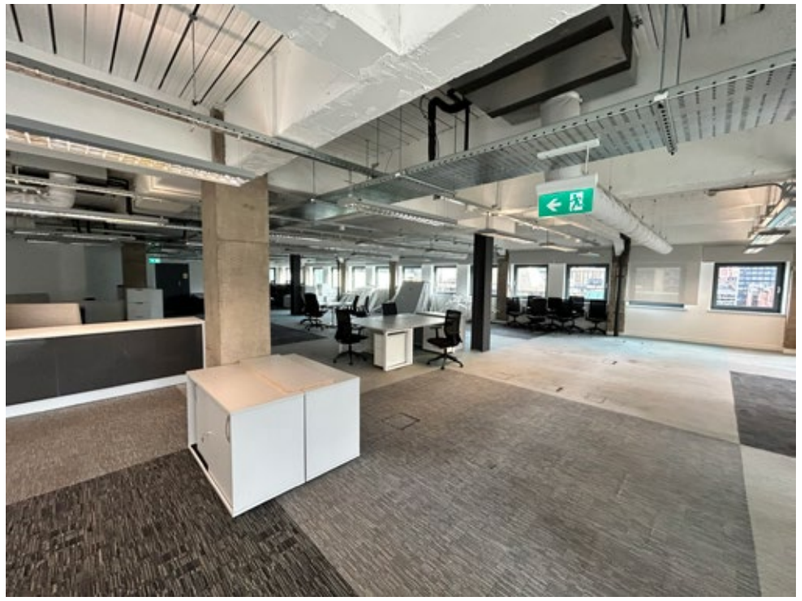
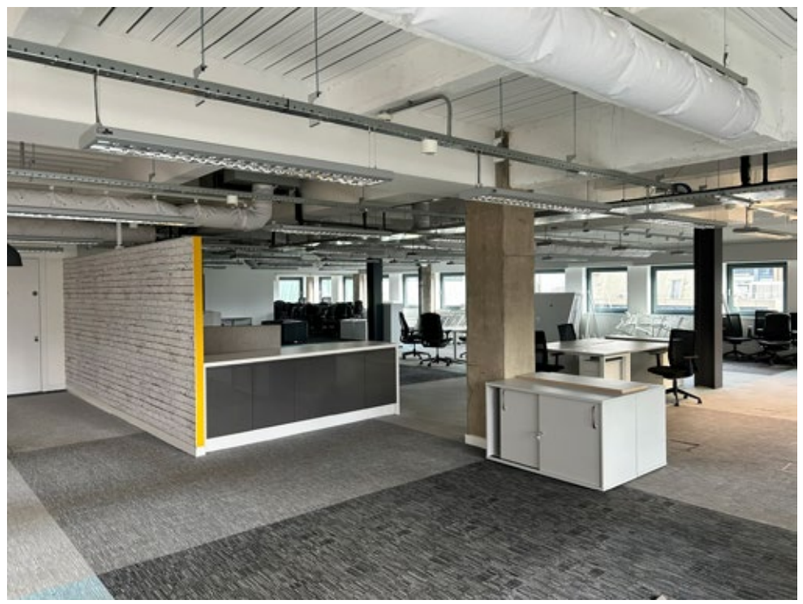
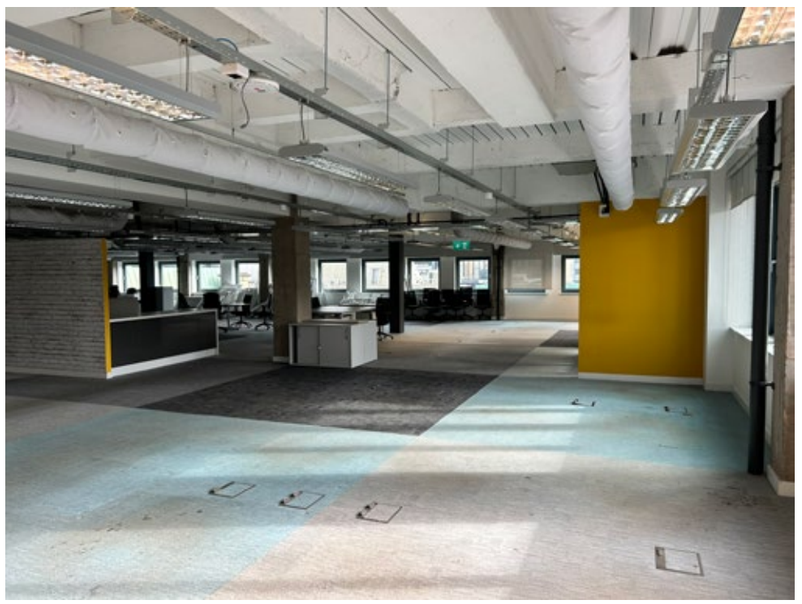
Typical Office Floor Photos







7th Floor Plan

Areas:

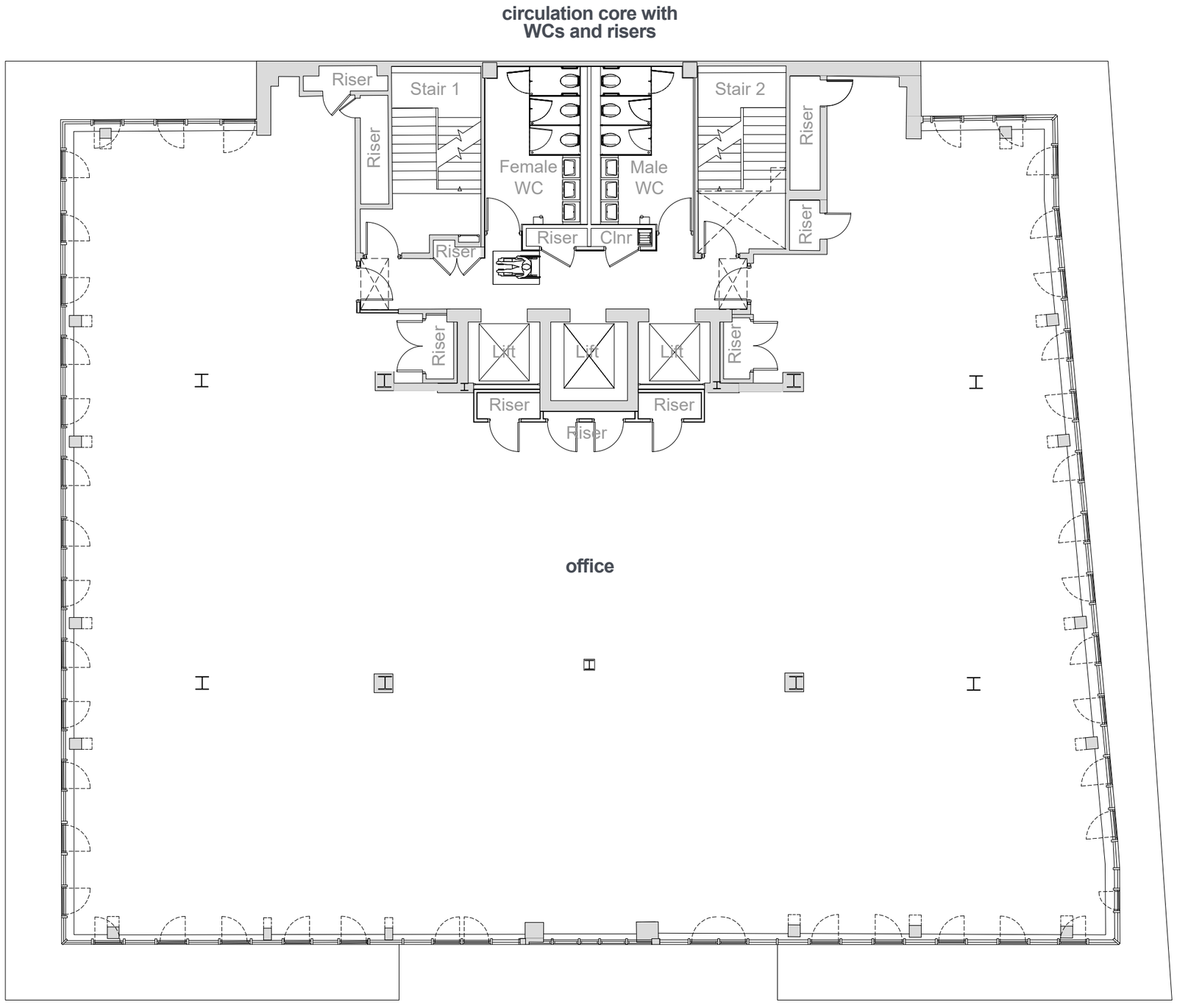
Gross Internal Area: 656.1m² / 7,062ft² *

Net Internal Area: 537.8m² / 5,789ft² *

Net / Gross: 82%

Layout:

+ 1no. large office space, which can be subdivided, with two separate entrance points
+ circulation core with 2no. stair cores, 3no. lifts, risers and WCs: 3no. female WCs and 3no. male WCs and no accessible WC
+ overall floor plate steps in on all four sides and has a reduced floor area to the floor below



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8th Floor Plan

Areas:

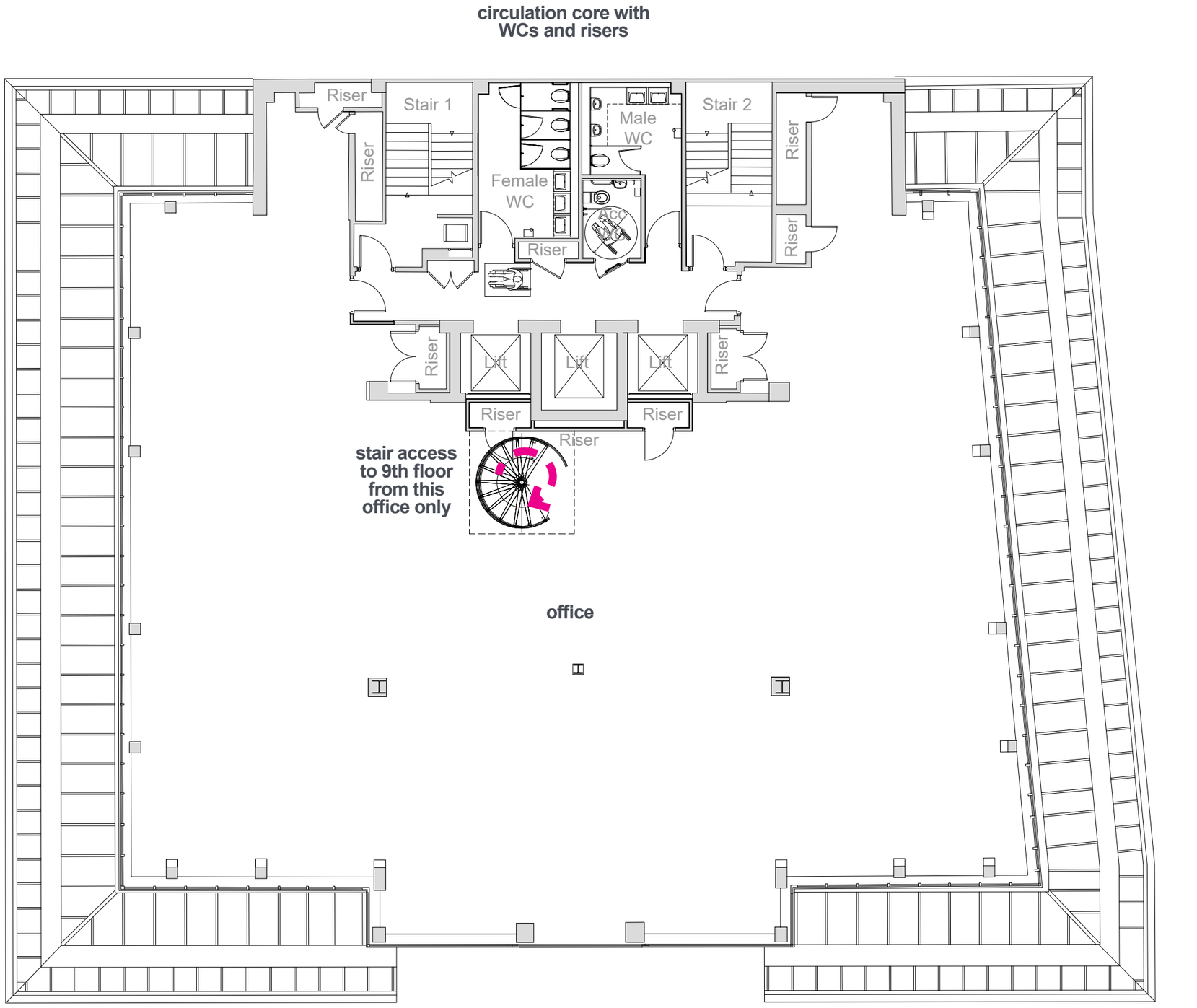
Gross Internal Area: 550.3m² / 5,923ft² *

Net Internal Area: 429.5m² / 4,623ft² *

Net / Gross: 78%

Layout:

+ 1no. large office space, which can be subdivided, with two separate entrance points
+ circulation core with 2no. stair cores, 3no. lifts, risers and WCs: 3no. female WCs, 1no. male WC, 2no. male urinals and 1no. accessible WC
+ overall floor plate steps in again on this level on all four sides and has a reduced floor area to the floor below
+ separate stair for access to 9th floor sky suite and external terrace from this office only



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Existing Building

9th Floor Plan

Areas:

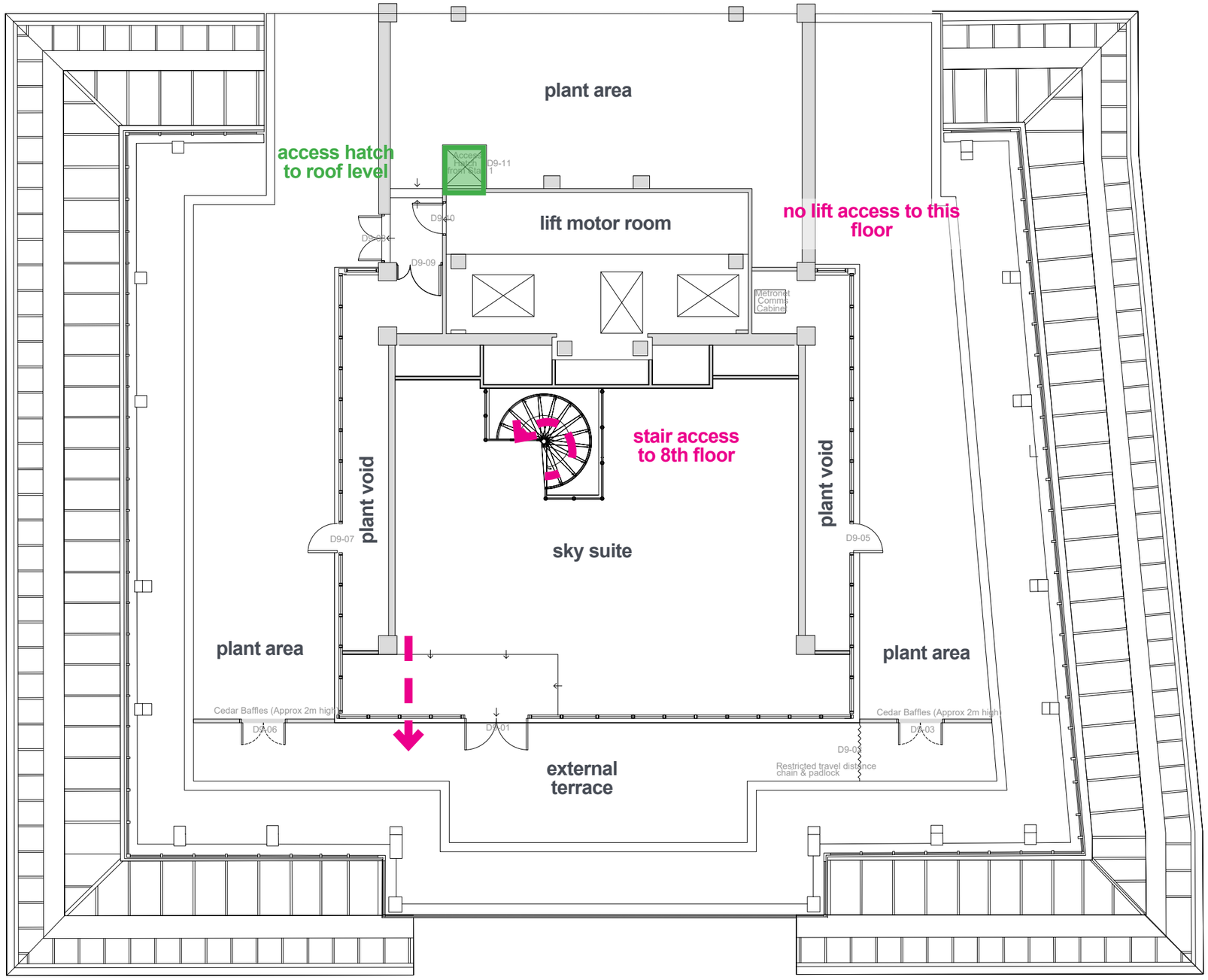
Gross Internal Area: 243.6m² / 2,622ft² *

Net Internal Area: 96.9m² / 1,043ft² *

Net / Gross: 39.8%

Layout:

+ fully glazed 'sky suite' with an external terrace - south west facing
+ access to this level is via a separate stair from eighth floor office only
+ no lift access to this floor
+ plant areas around the sky suite and lift motor room / overrun and a roof access hatch from one of the stairs



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Area Schedule

Floor level	Gross Internal Area*		Net Internal Area				Net / Gross
			Retail**		Office**		
	m²	ft²	m²	ft²	m²	ft²	%
Basement	710.8	7,651					0.0%
Ground	740.6	7,972	347.4	3740	167.3	1,801	69.5%
First	638.2	6,870			488.7	5,261	76.6%
Second	773.4	8,325			652.4	7,022	84.4%
Third	773.4	8,325			653.4	7,033	84.5%
Fourth	773.1	8,322			649.9	6,996	84.1%
Fifth	773.1	8,322			637	6,857	82.4%
Sixth	773.1	8,322			652.3	7,021	84.4%
Seventh	656.1	7,062			537.8	5,789	82.0%
Eighth	550.3	5,923			429.5	4,623	78.0%
Ninth	243.6	2,622			96.9	1,043	39.8%
TOTAL	7,405.7	79,716	347.4	3,740	4,965.2	53,446	71.7%

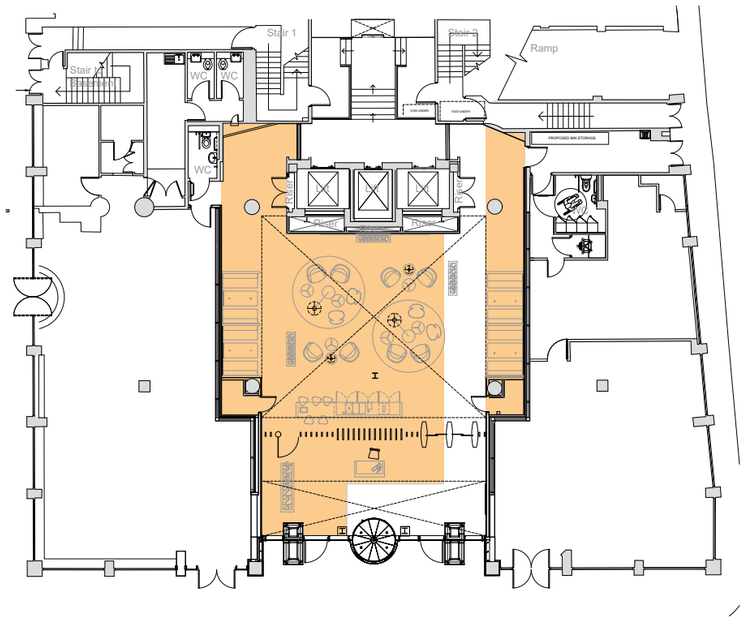
NET / GROSS EXCL. BASEMENT **79.4%**

TERRACE AREAS	m²	ft²
9th floor terrace	47.9	516
total terrace	47.9	516

Basement
18no. parking space
20no. cycle racks

*Existing gross internal areas are based on Plowman Craven Area Measurement Report "29232-003-CoMP-Area Report-B" Revision B dated 19 March 2024 and vary from floor plans received. A full survey is required to confirm exact areas.

**GROUND FLOOR OFFICE NIA IN ORANGE is based on floor plans. All other net internal areas (retail and office) a based Plowman Craven Area Measurement Report "29232-003-CoMP-Area Report-B" Revision B dated 19 March 2024 and vary from floor plans received. A full survey is required to confirm exact areas.



The above plan denotes the ground floor net internal area for the office space as hatched orange in the schedule, where the hatched area in the plan corresponds to the office net internal area

Existing Building
Massing

Existing Building | Massing

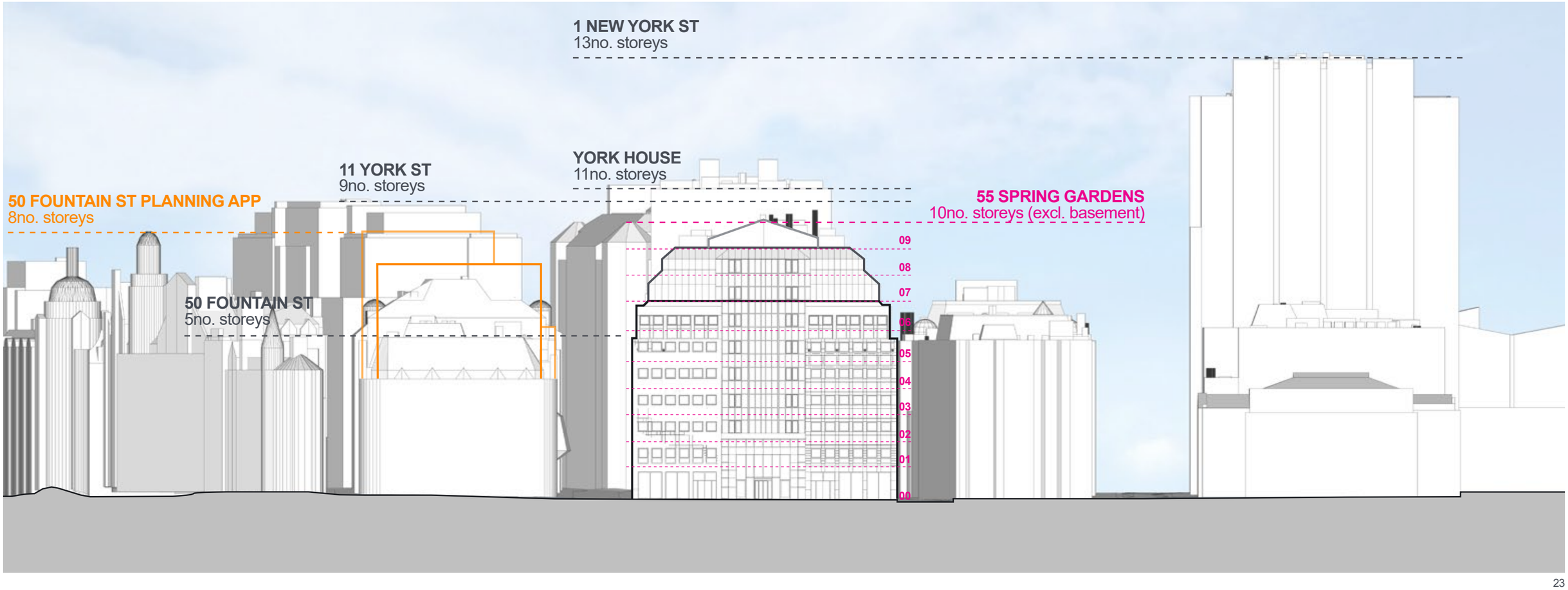
Site Elevation

From Spring Gardens

55 Spring Gardens is 10no. storeys tall in total, including the ground floor but excluding the basement level. It is approximately 35.9m tall from ground to the apex of the roof of the 9th floor sky suite.

The massing of the building steps in from the 7th floor and above, where the floor plate is incrementally reduced and external fabric changes from solid to glazing. The 9th floor has an even smaller footprint with a fully glazed sky suite and external terrace.

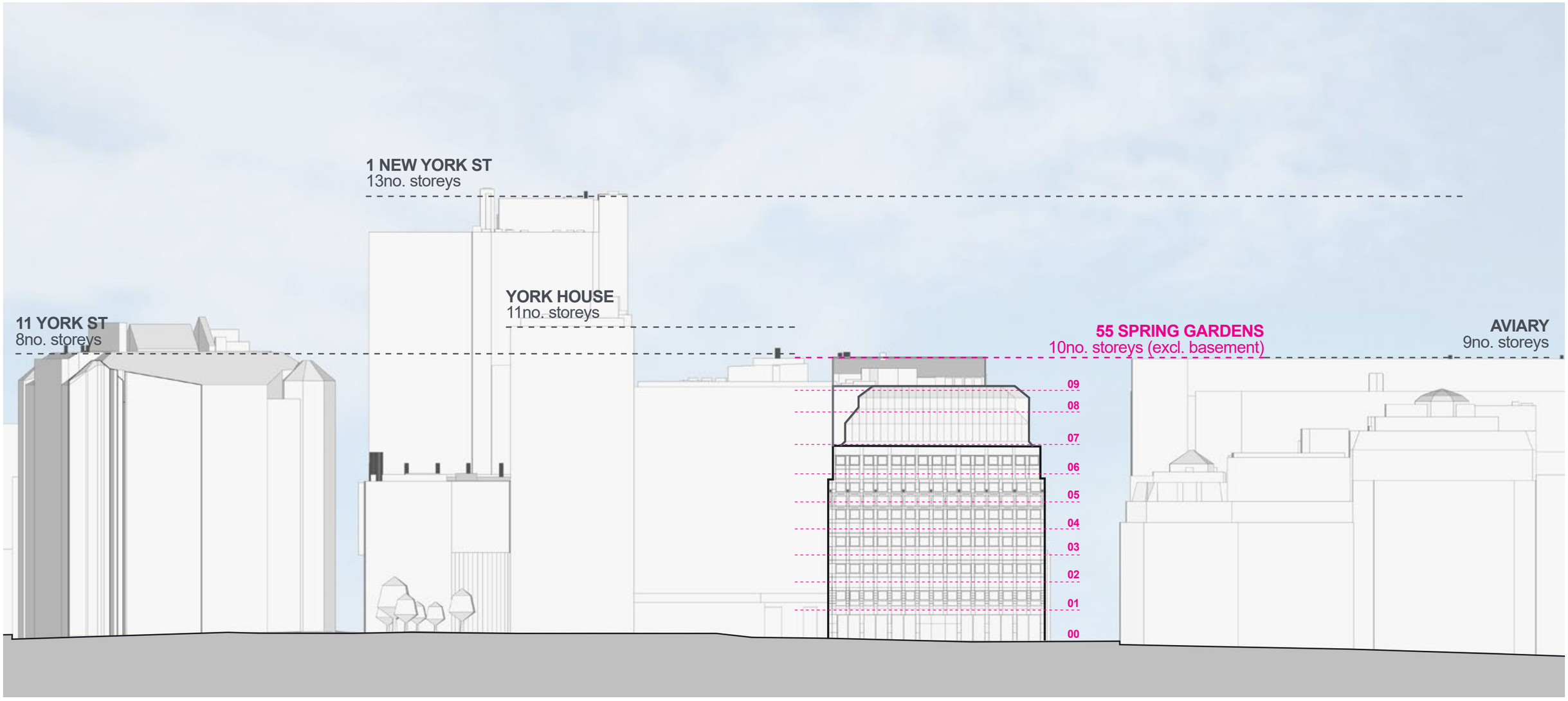
Tapered massing of the building at higher levels reduces the impact on the street scene and adjacent buildings.



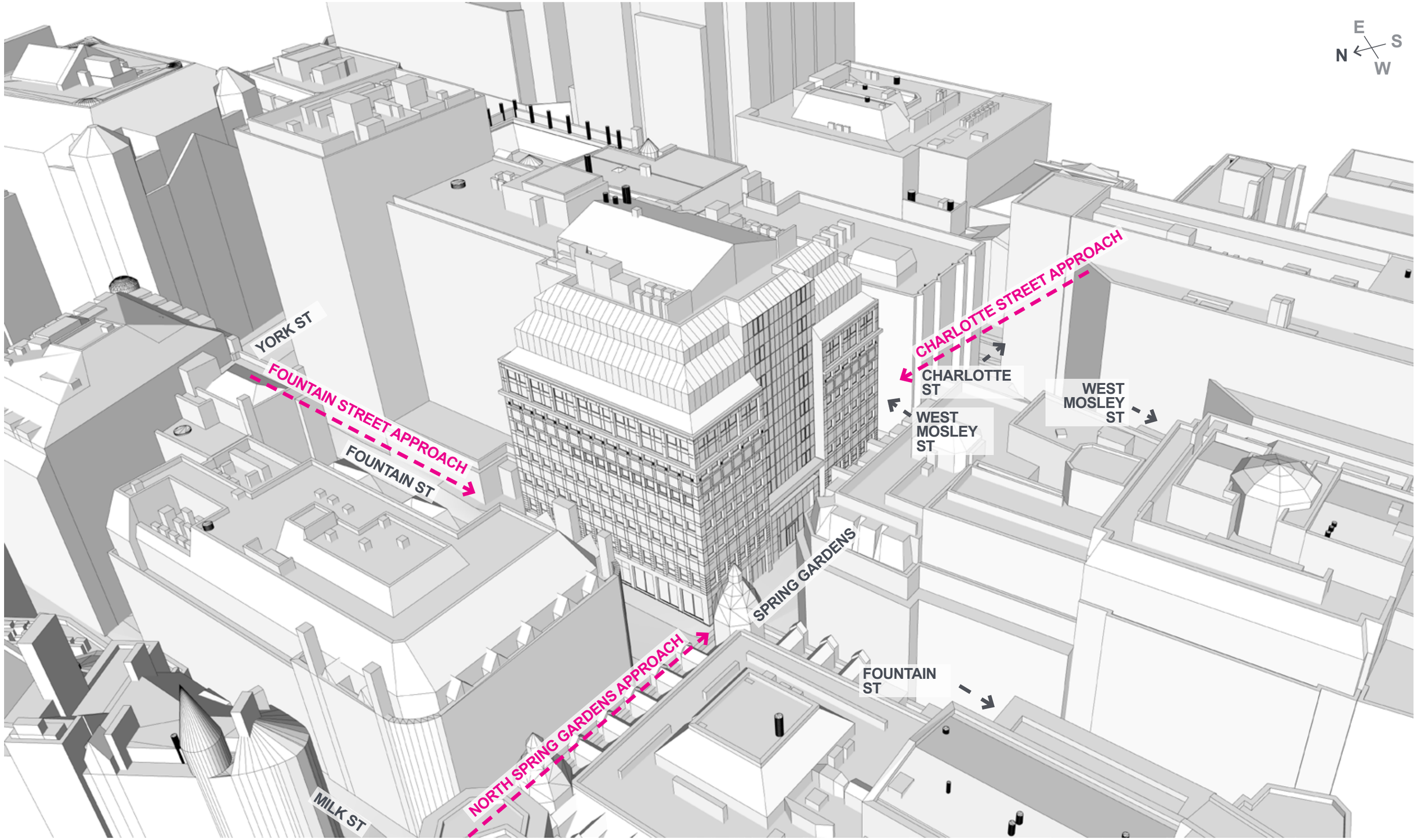
Site Elevation

From Fountain Street

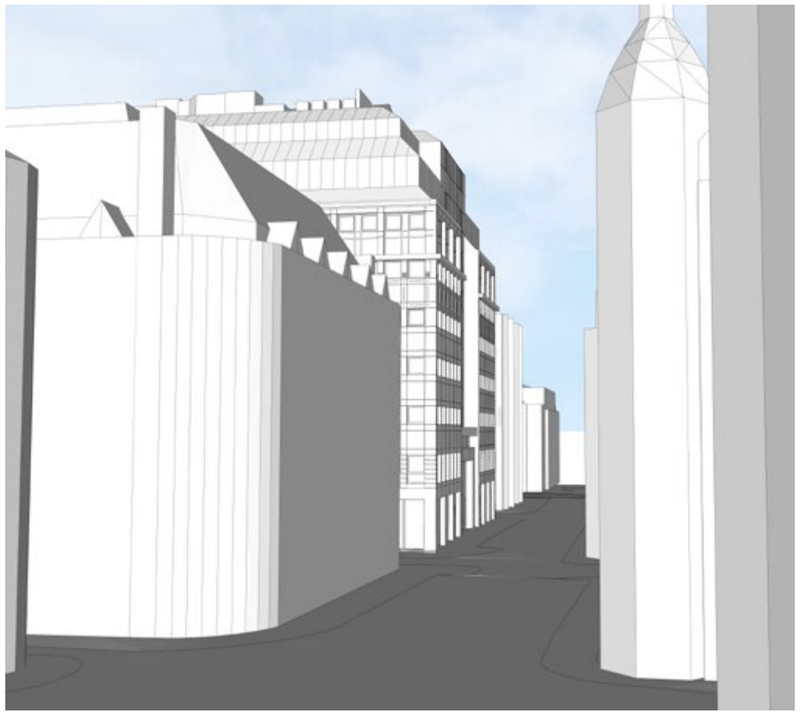
The height of the existing building is well suited to it's context and surrounding buildings.

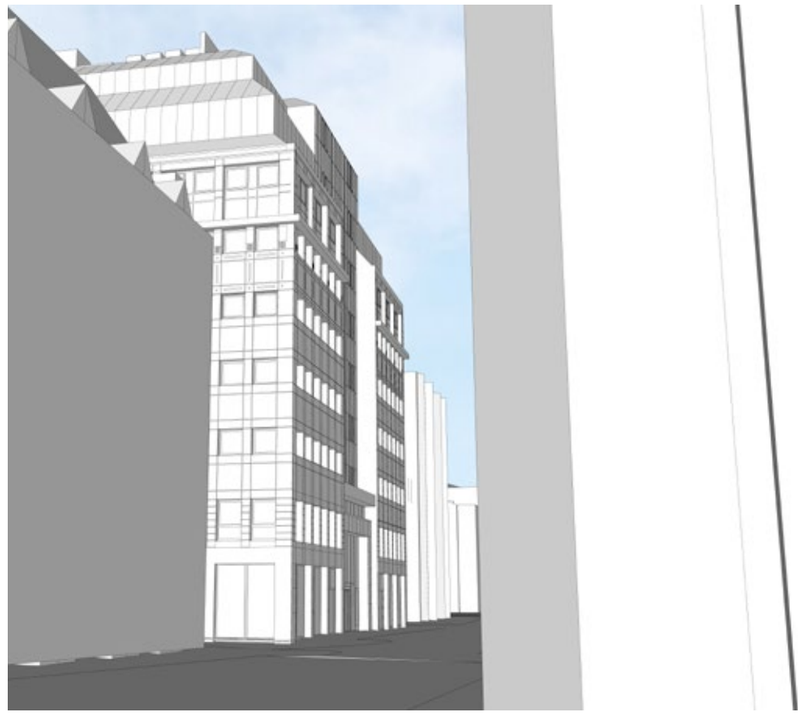


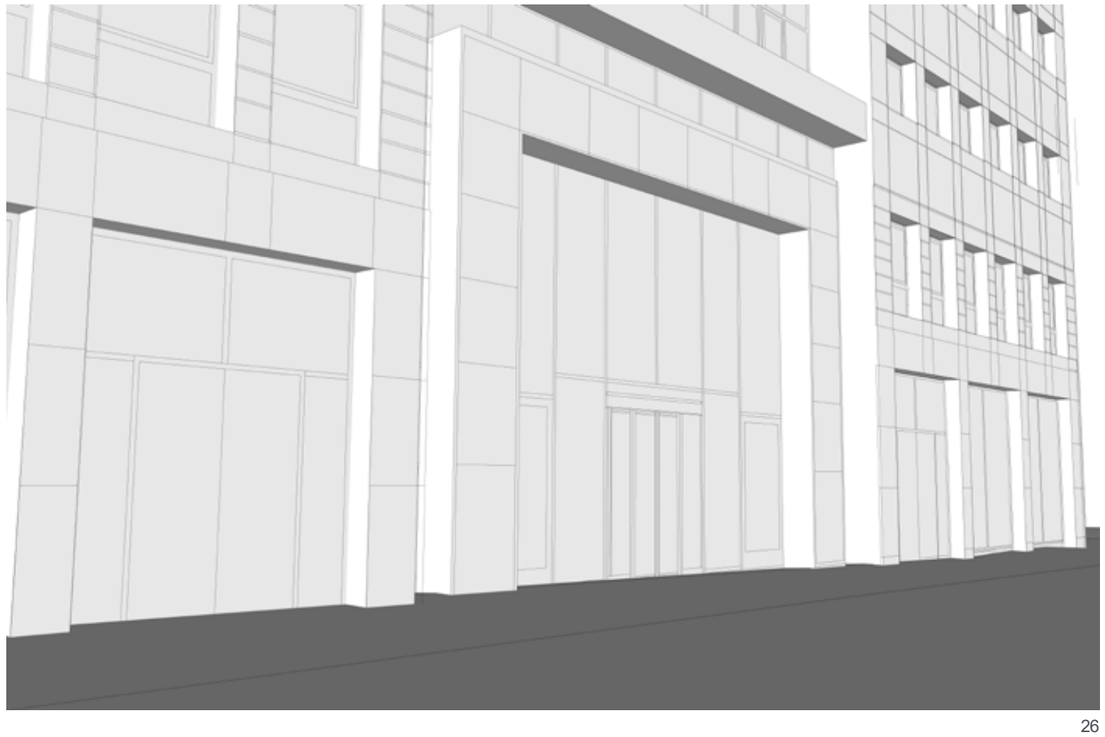
Aerial 3D view



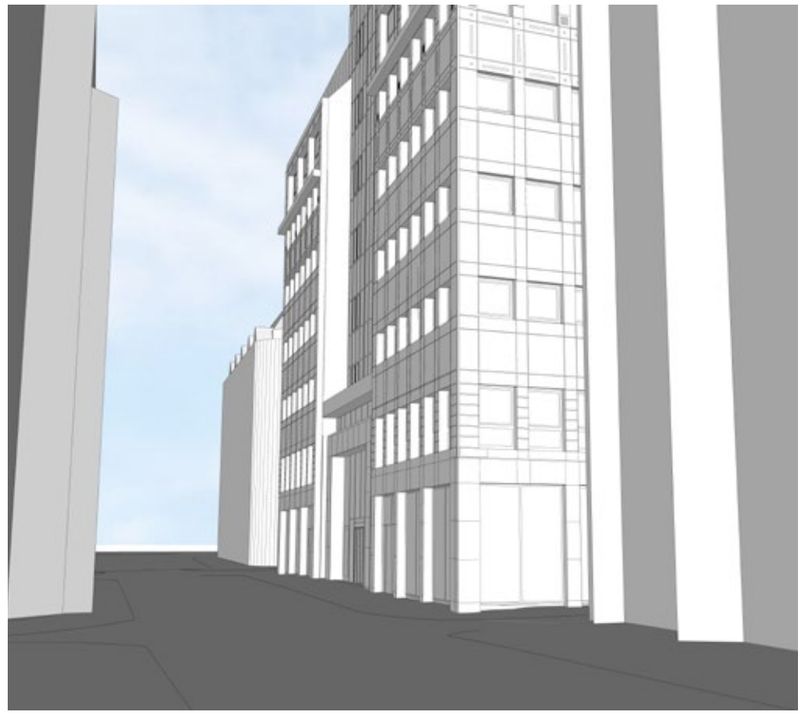
Approach from Spring Gardens (north)

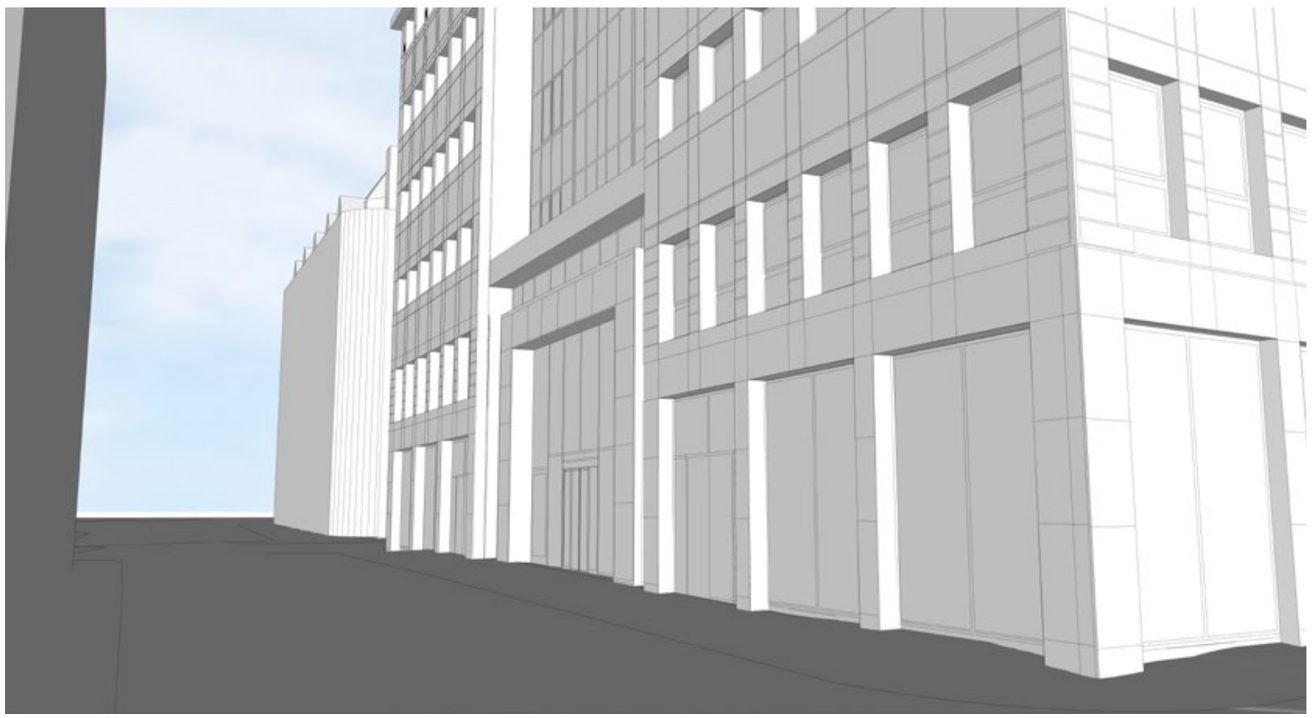




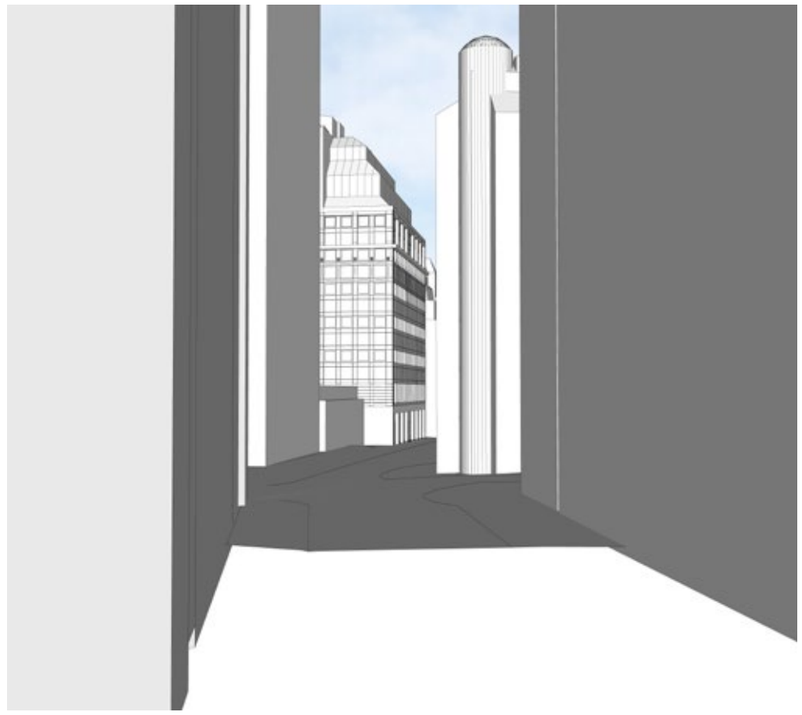


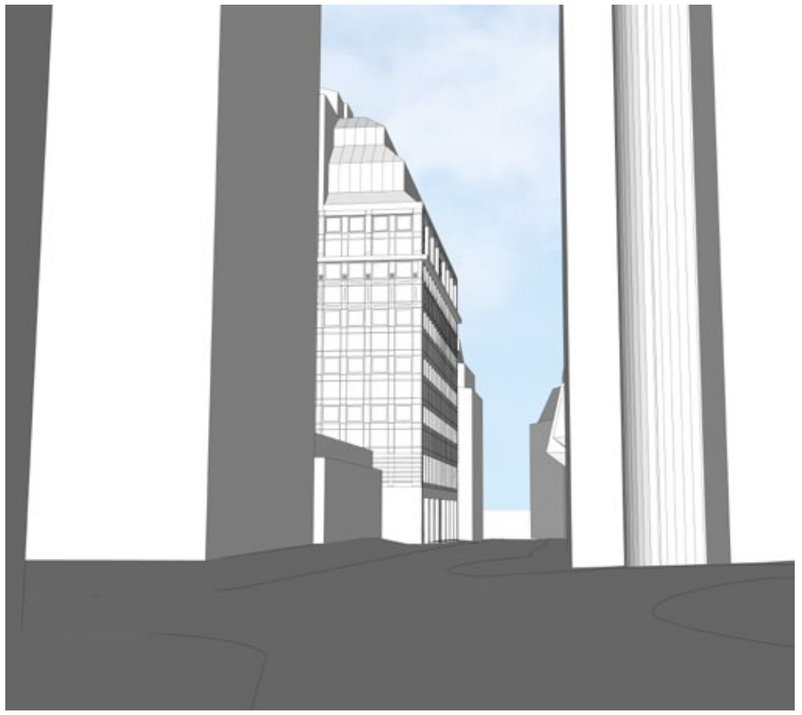
Approach from Charlotte Street

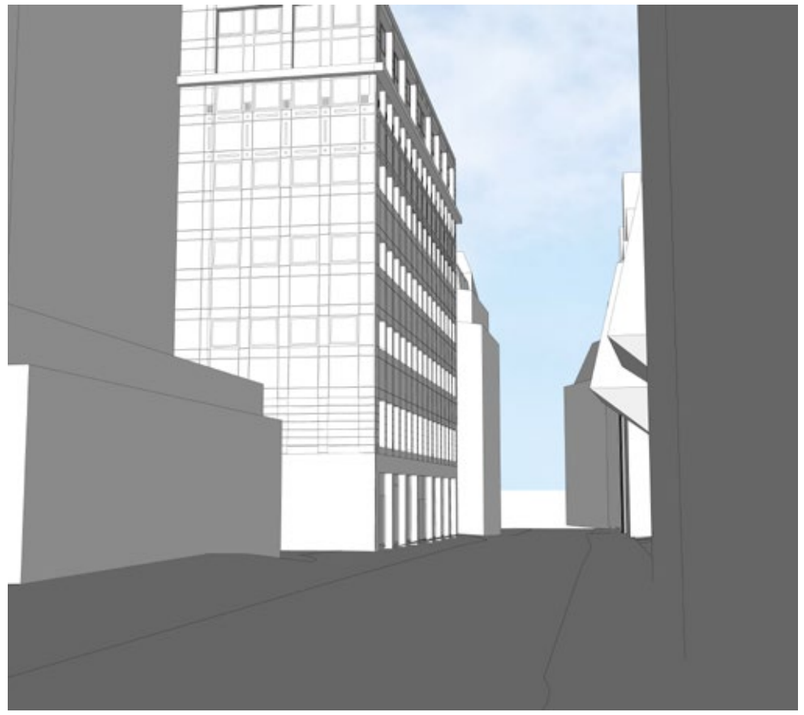




Approach from Fountain Street





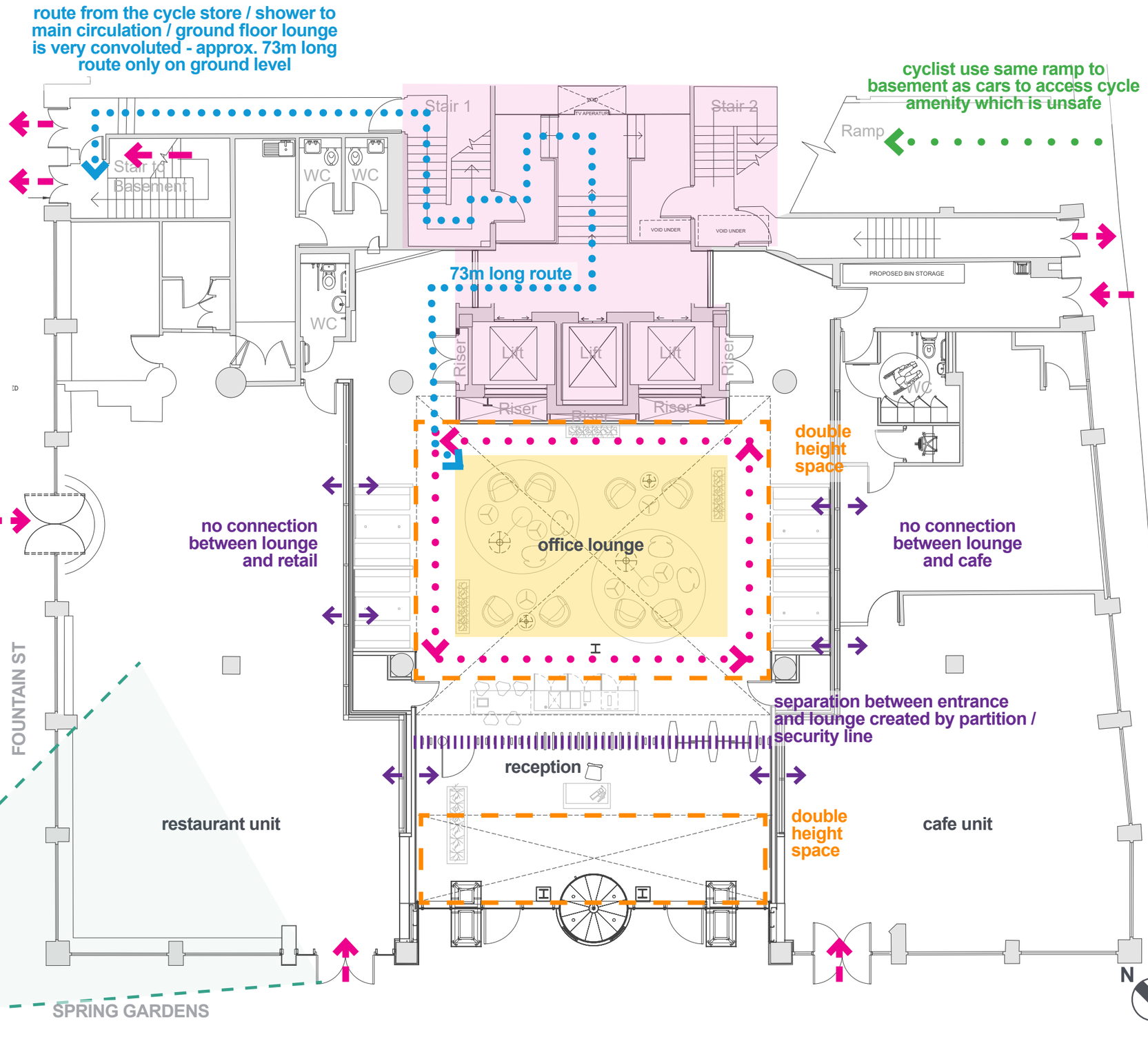


Existing Building Analysis

Ground Floor Plan

Floor Plan Analysis:

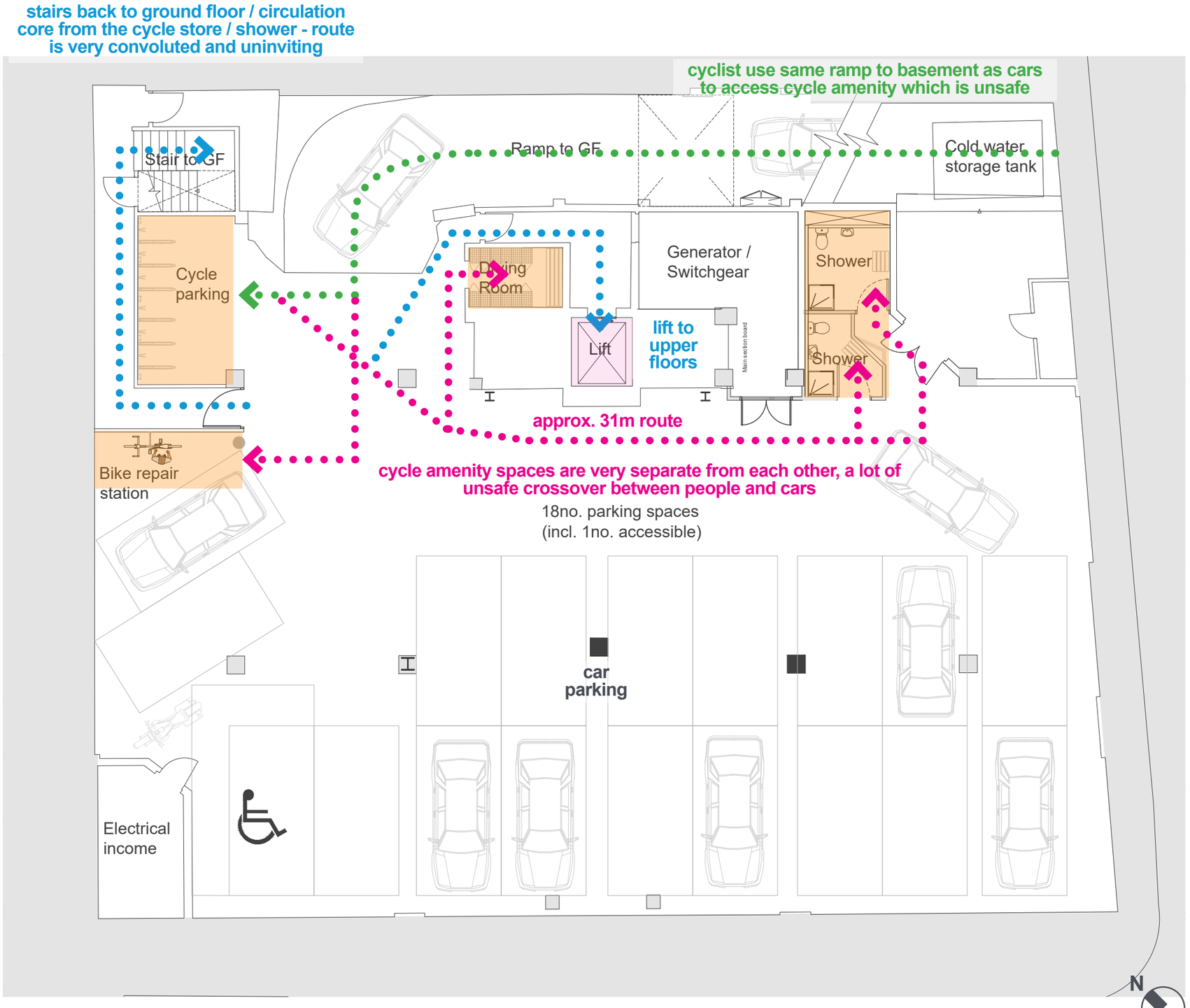
+ the slatted partition behind the reception desk separates the lounge area from the main entrance, making the space less inviting and restricting light and views into the space and restricting the connection to the outside
+ there is not a lot of office street presence - this could be increased to maximise views out and natural light into the space
+ there is no connection with the office lounge and the two units either side
+ the lounge area is laid out with seating central to the space with circulation route around it making it feel exposed and not an inviting space to occupy
+ the lounge floor area is small relative to the height (double height space), the proportions make it an uninviting space
+ cyclists use same route as cars to enter the basement which poses potential safety issues
+ there is a long convoluted route for cyclists moving from the basement to ground floor, which discourages circulation via the stairs and there is no connection with the ground floor level amenity / spaces and the basement - the route to the basement stairs from lounge is approx. 73m at ground level only



Basement Plan

Floor Plan Analysis:

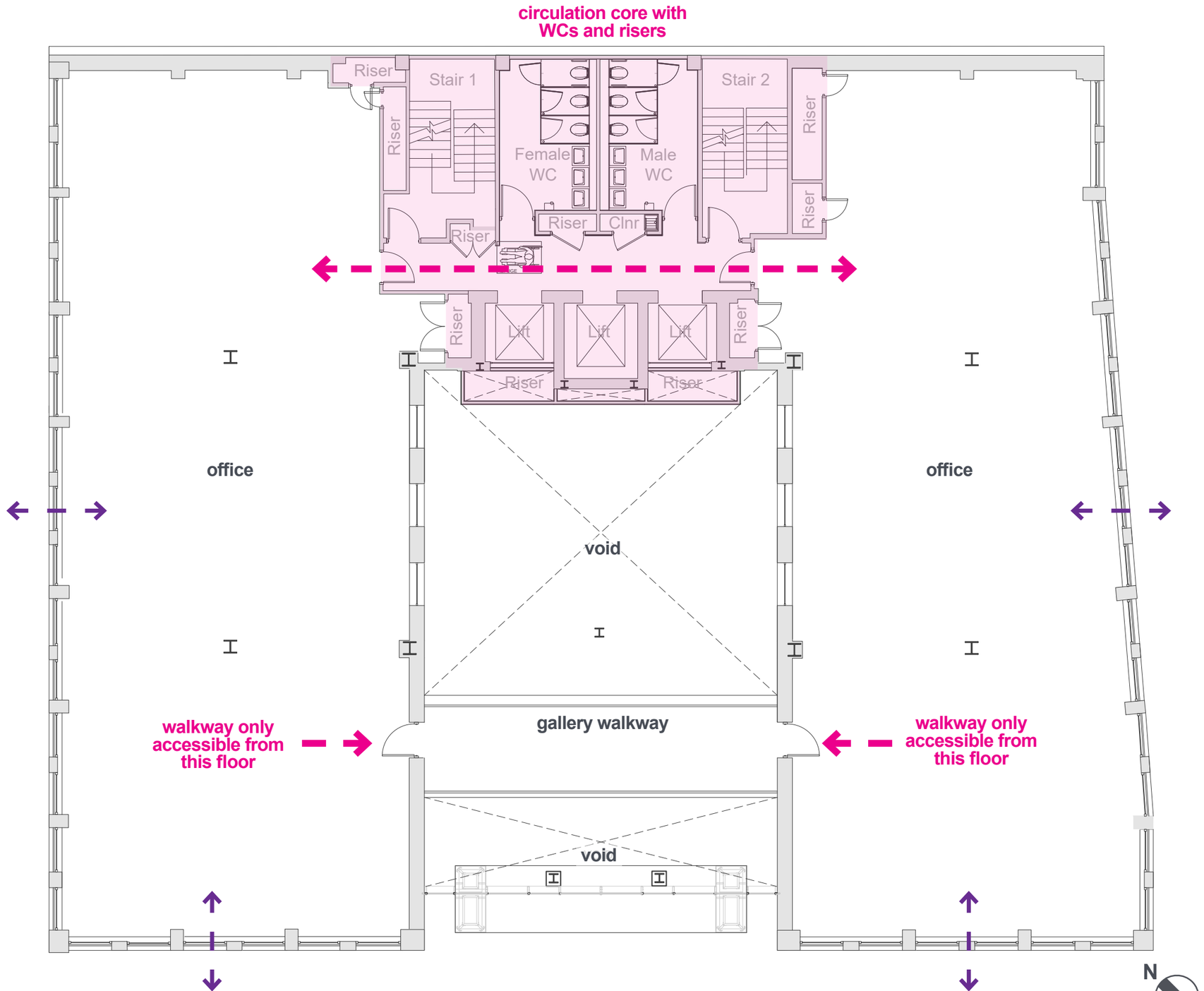
+ convoluted and long route between all the cycle amenity which are located far away from each other - approx. 31m between cycle racks and closest shower
+ there is also a lot of crossover between people and cars moving between cycle amenity which can be dangerous
+ the cycle racks are in an open space which is not enclosed or secure which presents a potential security issue
+ the cycle amenity are of basic specification and finishes with minimal provision - very utilitarian
+ there is only 1no. lift access to this level



1st Floor Plan

Floor Plan Analysis:

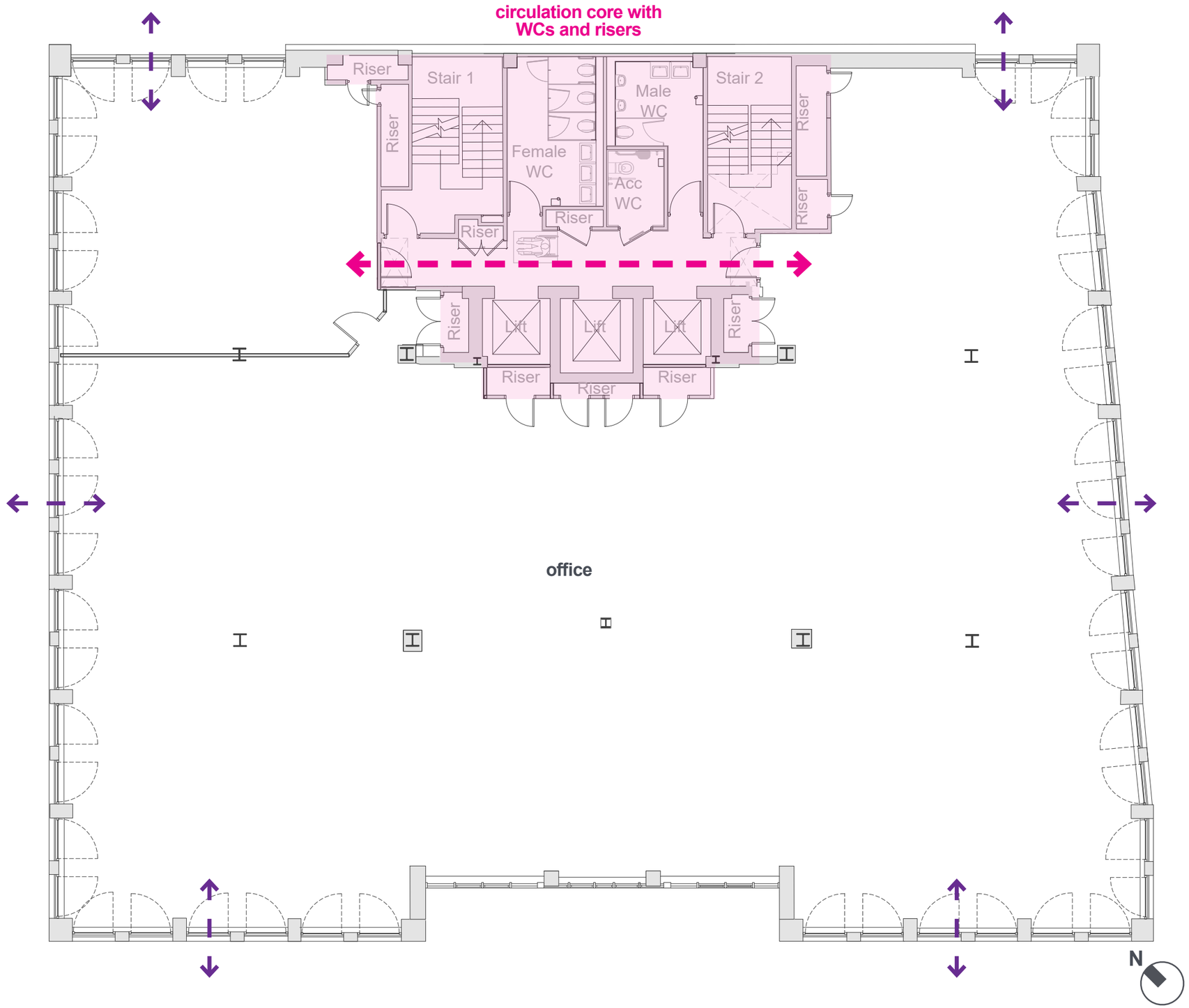
+ this floor is split into two with the atrium and gallery walkway down the middle
+ the gallery walkway is currently only accessible to the first floor office spaces, which is a wasted opportunity
+ no accessible WC on this level
+ three sides of building have windows but the rear wall has no glazing



2nd - 6th Floor Plan (Typical Floor)

Floor Plan Analysis:

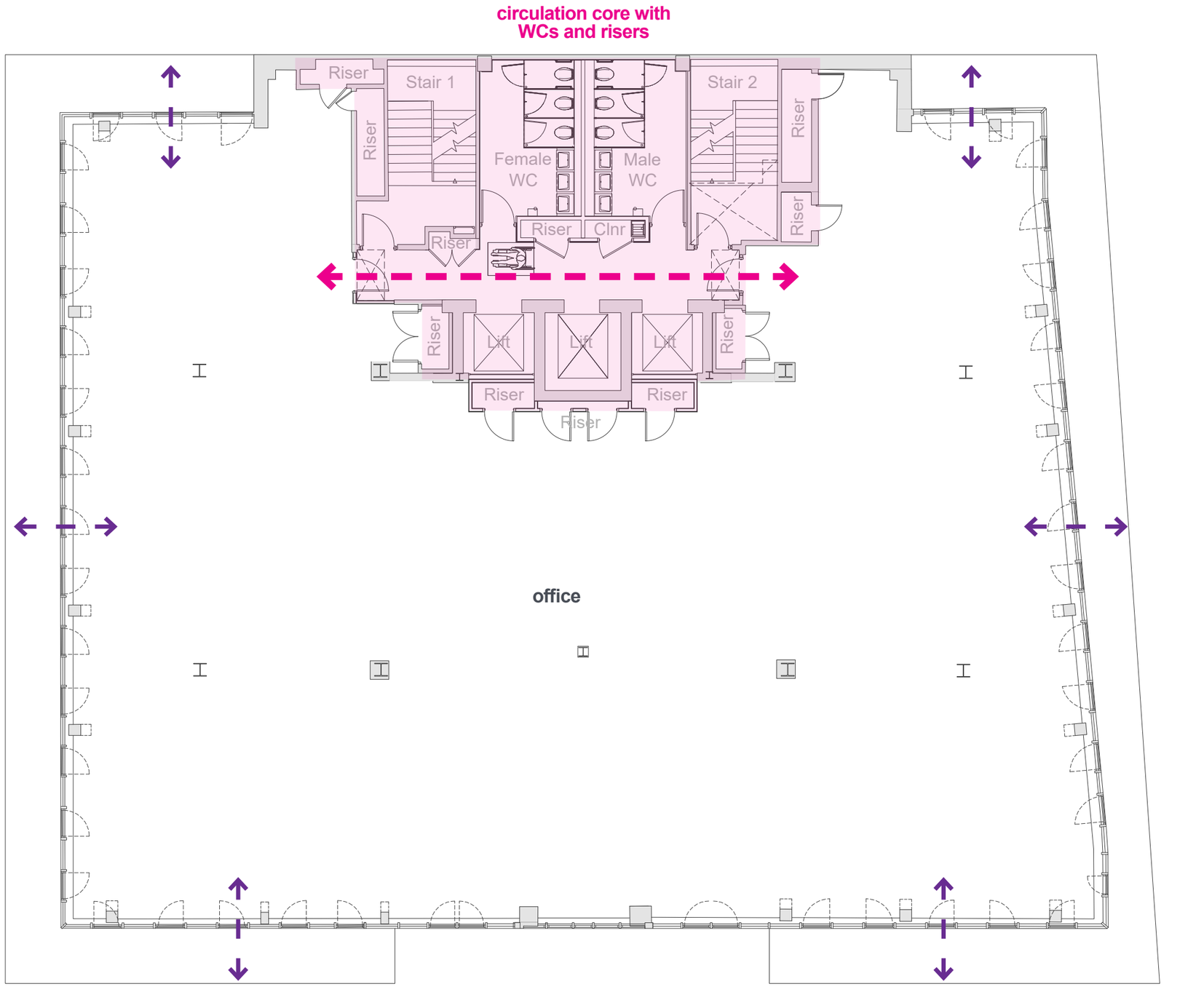
+ all sides of the building have windows, except where the circulation core is located
+ internal finishes look tired and aging, they would benefit from a touch up to refresh the space



7th Floor Plan

Floor Plan Analysis:

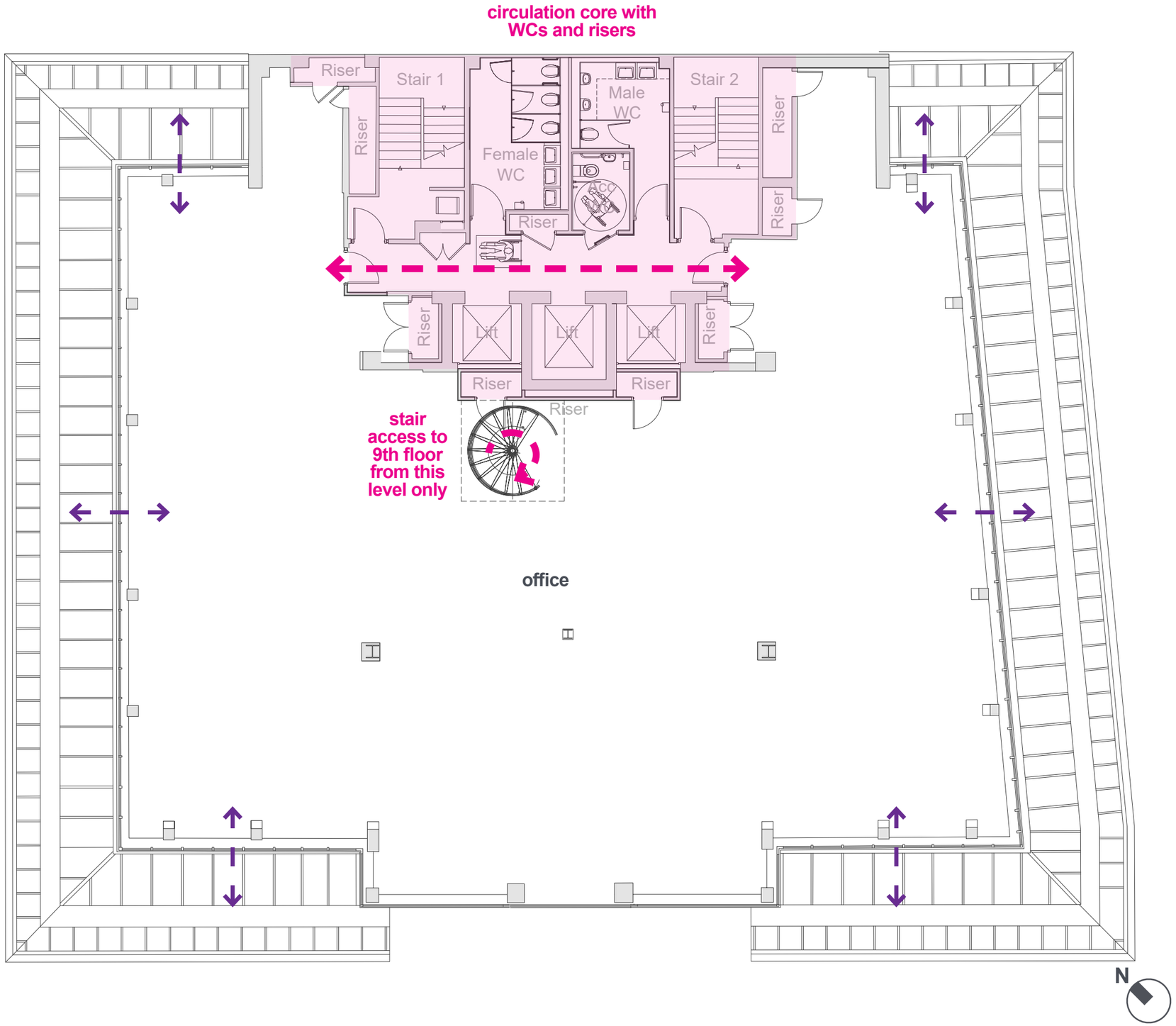
+ this floor plate is set back from the lower floors, reducing the GIA
+ all sides of the building have windows, except where the circulation core is located
+ internal finishes look tired and aging, they would benefit from a touch up to refresh the space
+ no accessible WC on this level



8th Floor Plan

Floor Plan Analysis:

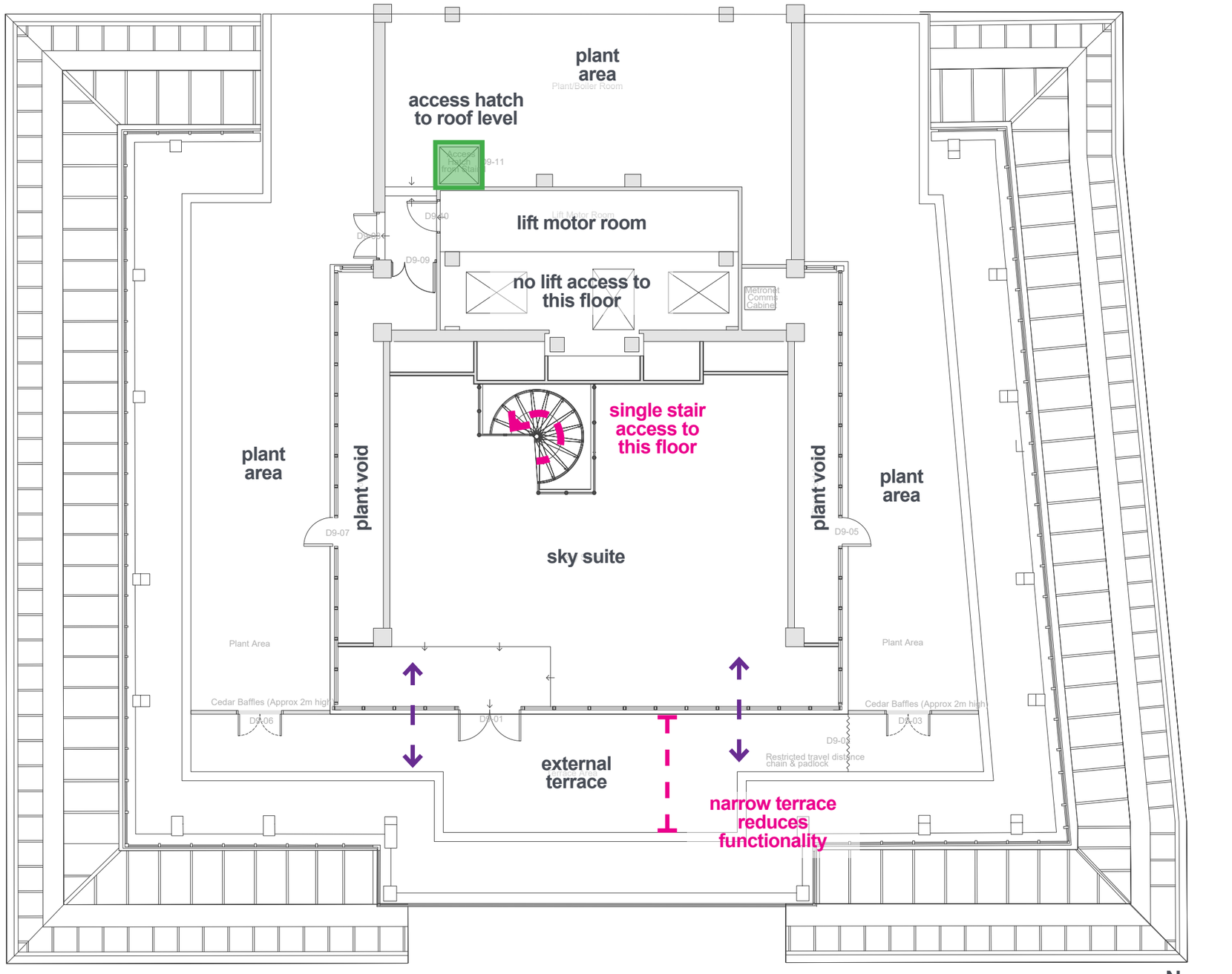
+ this floor plate is set back further from the 7th floor, further reducing the GIA
+ all sides of the building have windows, except where the circulation core is located
+ lift access stops at this level and the two stair cores from ground floor
+ single stair access on this level to the floor above (9th floor) which means the sky suite and terrace can only be used by this floor



9th Floor Plan

Floor Plan Analysis:

+ single stair access to this level and no lift access
+ access to this level is only from 8th floor, which means the sky suite and external terrace is largely inaccessible to most of the building - under utilised feature
+ there is only one glazed elevation on this level, facing Spring Gardens - potential for triple aspect views on the terrace
+ narrow / small terrace, laid with turf - reduces the functionality of the space



View of the external terrace

Sustainability Considerations

Sustainability Considerations

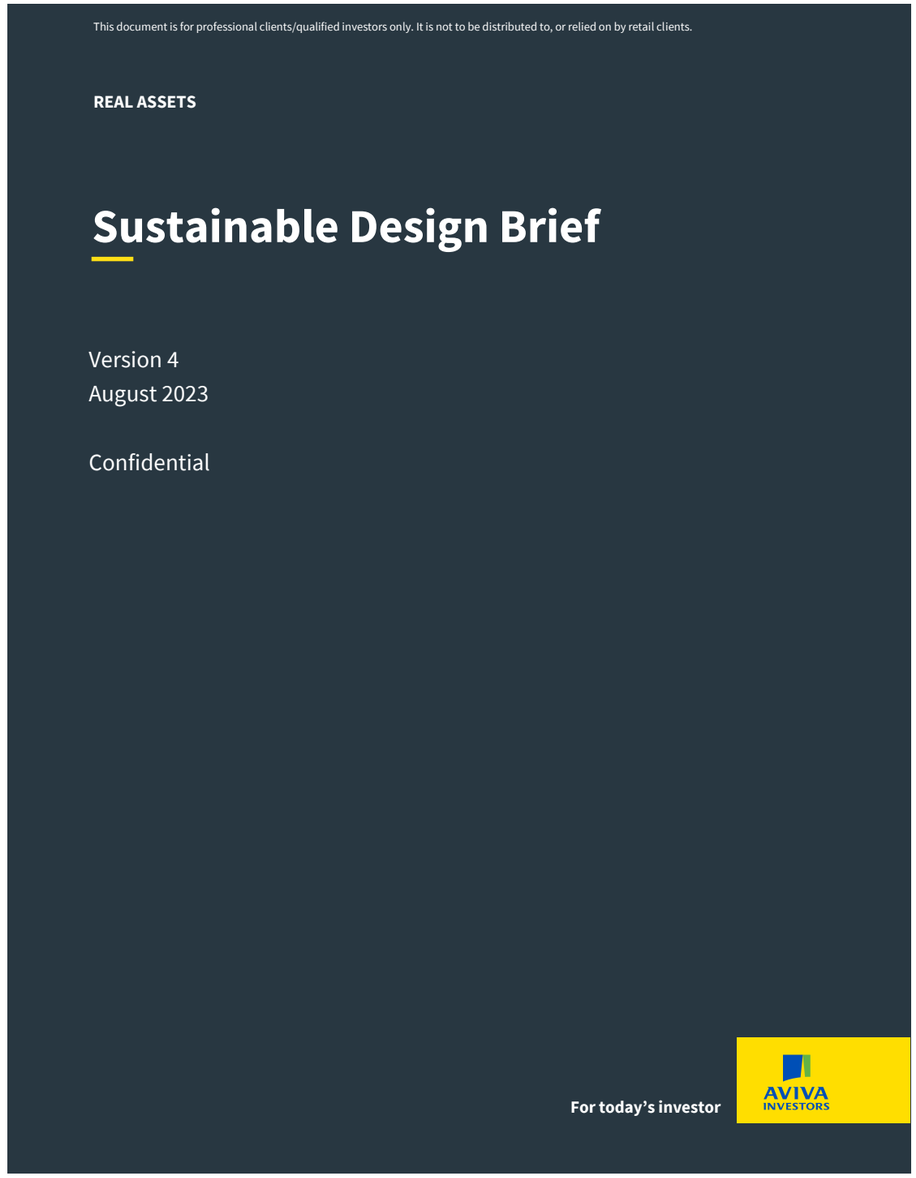
The building offers a unique opportunity located in Manchester's central business district to refurbish, to extend the existing space or to undertake a comprehensive redevelopment with aspirations to create a Net Zero Carbon office.

This initial feasibility study looks at transforming the building into an outstanding prime landmark office capable of achieving Net Zero Carbon in both construction and operation.

To accomplish this, a Net Zero Carbon design approach that follows the UK Green Building Council Framework will need to be adopted.

The following considerations have been identified for further exploration at the next stage to improve the building's sustainability and to target Net Zero Carbon:

+ Target BREEAM 'Excellent' rating
+ Target NABERS 4.5 stars rating
+ Target EPC rating 'B'
+ Improvements to the building's fabric and MEP systems, to help improve it's energy use intensity. From the EPC recommendations for the building (https://find-energy-certificate.service.gov.uk/energy-certificate/0050-0945-3519-0891-6002), we expect window and wall thermal performance to require an upgrade. We would recommend energy modelling as soon as there is some certainty on favoured end use so that scope and budget for retrofit measures can be considered early on
+ Recommend whole life carbon assessments to be under taken. Retention of existing elements will be great from an Upfront Embodied Carbon perspective. Extension or replacement elements will help to further improve performance
+ Potential for PV panels to any roof areas
+ Well-being Assessment (WELL or FITWEL) to be considered early within design development to ensure any impacts on circulation areas, staircase etc. have been considered spatially
+ Target 10% biodiversity net gain set as out by local planning authority could be incorporated at roof level as part of the landscape strategy



Aviva's Sustainable Design Brief

Office Proposal

Overview

The following options explore different proposals to update the existing office.

AEW have looked into nearby examples and visited the building to generate some initial thoughts which could form a shopping list of interventions.

These are as follows:

External

+ Roof could be better utilised by adding roof accommodation and amenity
+ Tweaks to elevations at key locations could give it a better presence and a fresh, modern look
+ Replacement of some glazing could help improve sustainability and tie in with changes and modernisation

Internal

+ Lobby area is spacious but the proportions and lack of external window to the lounge could be improved
+ Speed gate proximity to the entrance doors create a barrier to the ground floor spaces
+ Potential to include an event space / business lounge / link to coffee shop / flexible meeting rooms etc. to the communal areas
+ Cycle facilities need improving, including the route to access them
+ Circulation areas and WCs are attractive and should be retained
+ Office floor plates need a refresh but potentially just cosmetic. Although, the M&E ducting looks temporary and if possible, it would be preferable to change their appearance

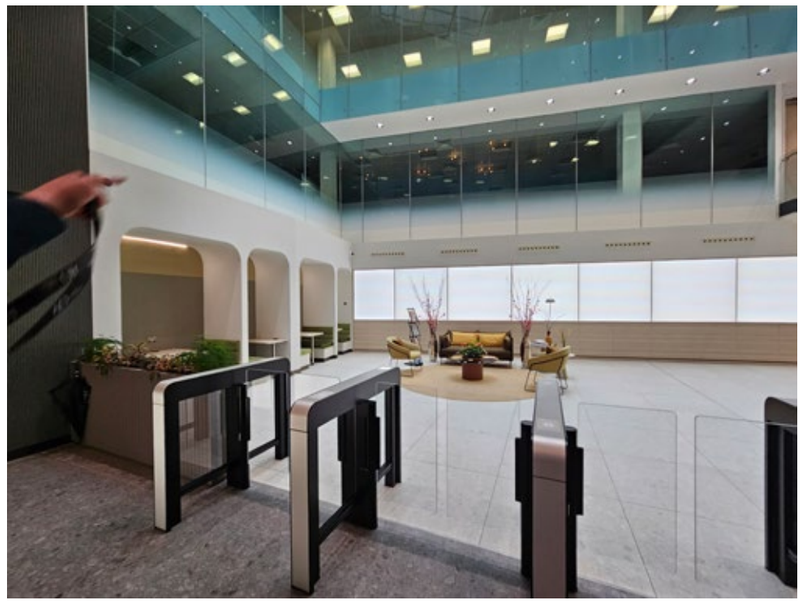
Local Predecent

40 Spring Gardens

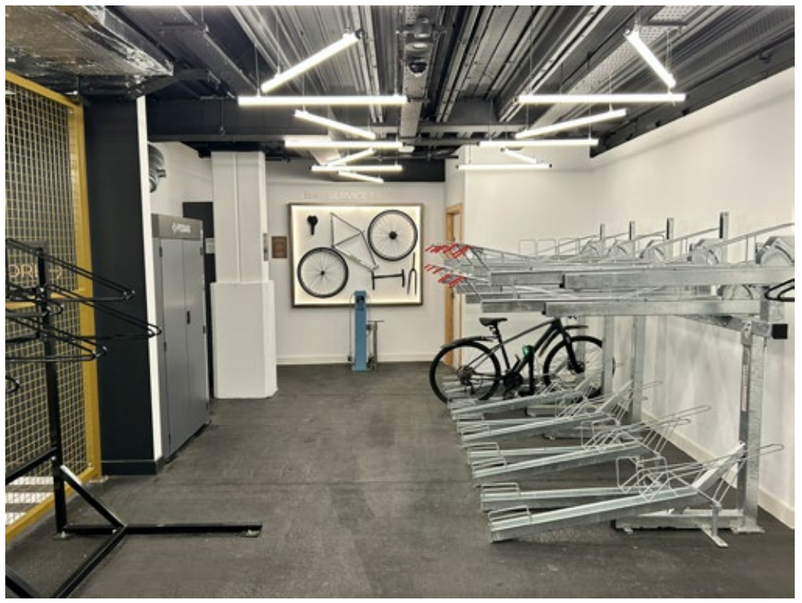
Main entrance revolving doors, similar to 55 Spring Gardens, but set back with large space in front for arrival and inviting users in

Decorative, feature lighting to double height space at ground level

Shower finished to high quality, large inviting space



Lounge / seating area once through the speed gates, booths create nestled environment. Free-standing seating in the centre of the space is less inviting with a lot of free space



High quality cycle amenity - two tiered cycle racks, feature lighting, decorative wall display, repair station adjacent cycle stands - amenity contained within one secure enclosed space

Vanity to changing area / shower finished to high quality and provision

11 York St

Warm, inviting space once through the main entrance to the building. No speed gates, security is within the lift. Populated with planting and natural tones.

Lounge area populated different seating arrangements make it an inviting, flexible use space. Positioned adjacent external windows with views and natural light.

Vanity to shower / changing area finished to high quality, large inviting space

Inviting reception area, populated with plants, feature lighting, clear way finding signage and boards

External roof terrace with retractable roof, maximising functionality and flexibility

Cycle amenity at car park level with combination of semi-vertical cycle racks and sheffield stands - colour scheme matches interior scheme

Office Proposal | Local Precedent

The Aviary

58 Mosley Street

The Aviary is a new development on Mosley St by M&G Real Estate, comprising of the refurbishment of an existing building to a new modern office. It is expected to complete in September 2024.

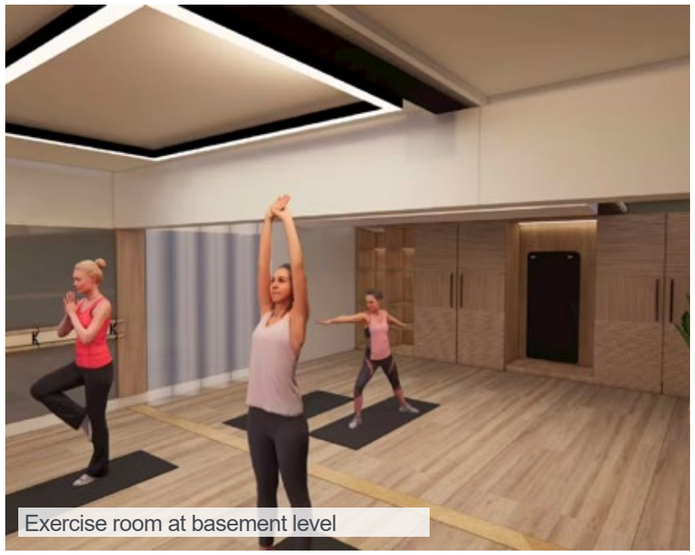
+ Grade A office space from 13,347 sqft up to 72,865 sqft
+ BCO compliant
+ 5 star NABERS rating
+ Targeting net zero carbon in operation
+ BREEAM Excellent
+ EPC A rating

Building Layout - 9no. floors excl. basement level

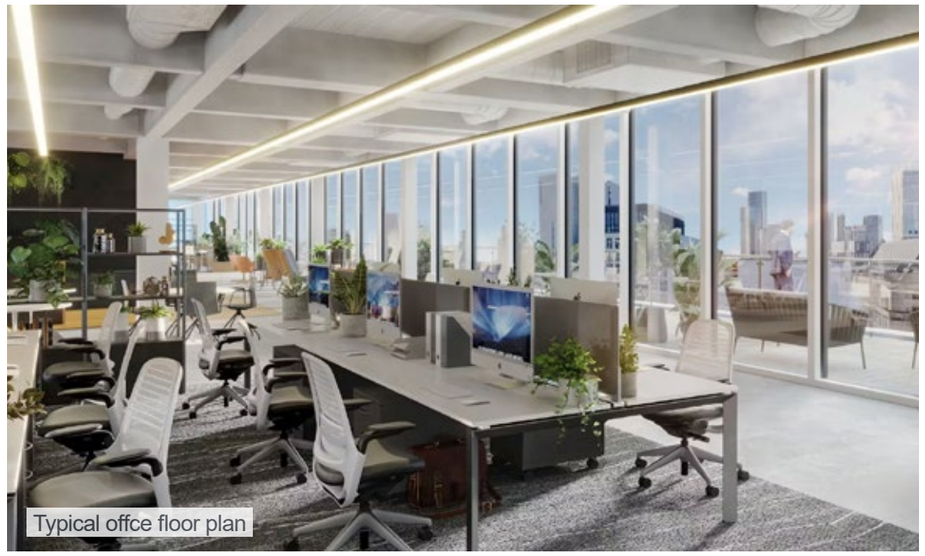
+ Basement level: Car parking incl. 6no. EV, cycle parking, showers / changing area, drying room, business lounge, gym / exercise room
+ Ground floor (partial floor): entrance / reception
+ 3rd to 7th floors (5no. storeys) of office space, where the 6th floor has a private roof terrace
+ 8th floor: communal rooftop pavilion and terrace

New roof top terrace

Top floor roof terrace with views of the city

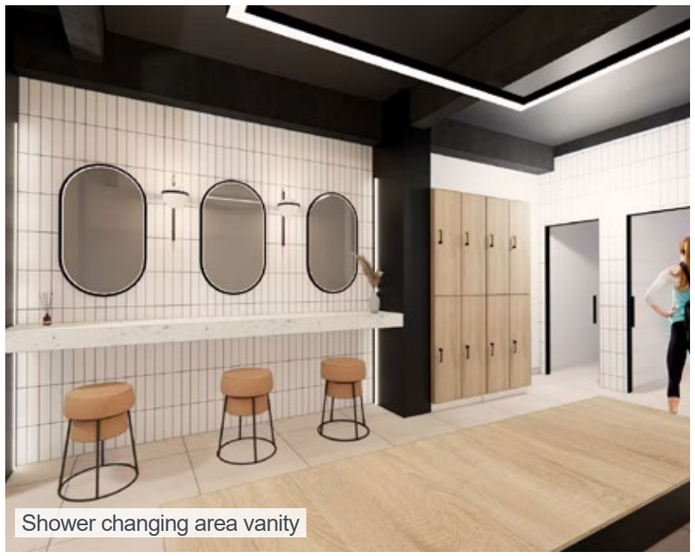


Exercise room at basement level



Typical offce floor plan

New entrance off Booth St



Shower changing area vanity

Ground floor reception

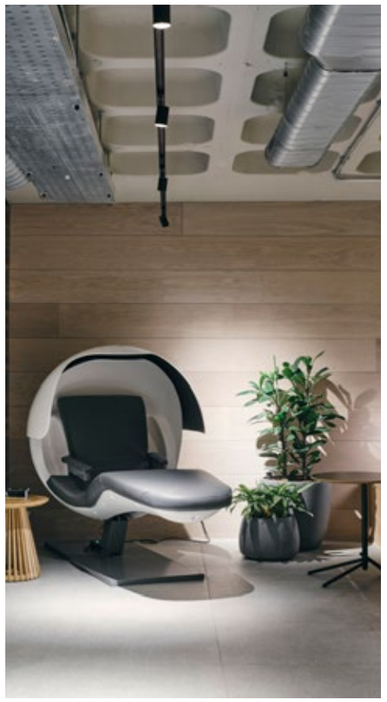
Office Proposal | Local Precedent

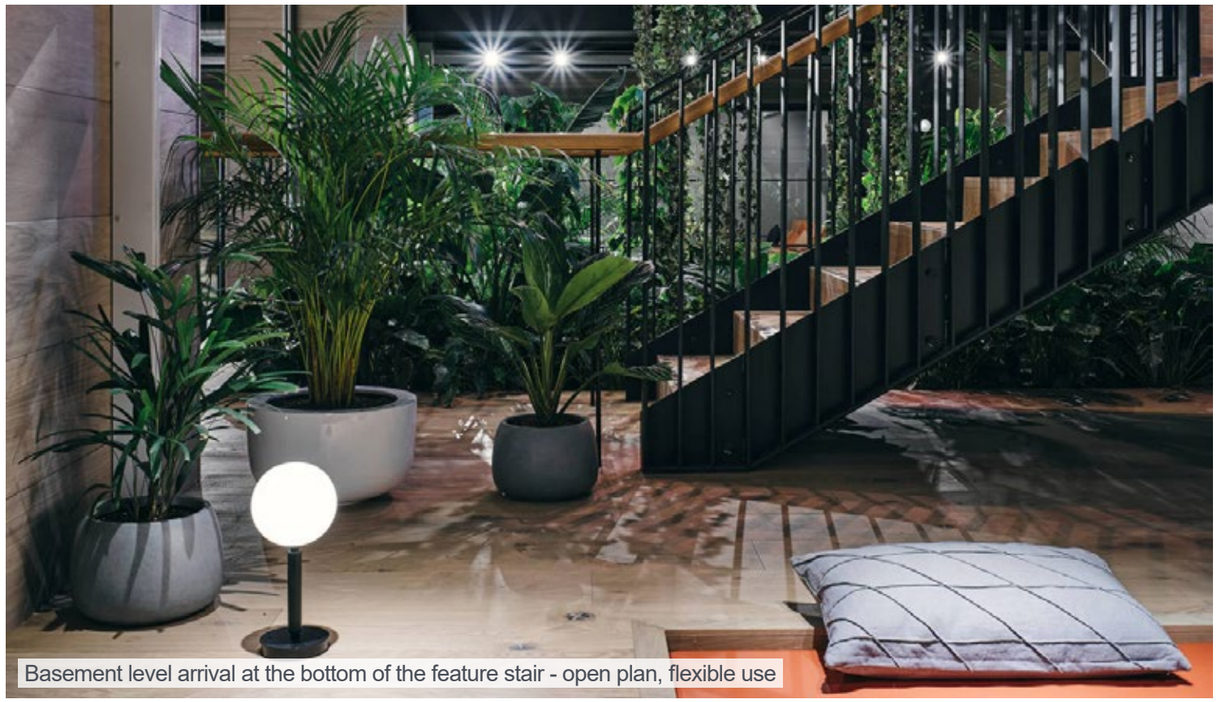
Bloc

17 Marble Street

Bloc on Marble Street, by Bruntwood, completed in 2021 for £50m. 16no. storey office block turned into a business centre aiming to help bring more balance to productivity, work-life balance, and wellness. Key features:

+ Office space varying from 100 sqft - 30,000 sqft and co-working spaces
+ Biophillia to improve air quality
+ Amenity spaces: sleep pods, yoga studio, wellness suites and room, cinema room
+ Spaces for community pop-up events
+ Links to bakery / cafe





Basement level arrival at the bottom of the feature stair - open plan, flexible use

Main entrance at street level - with green walls, biophillic design

Ground floor lobby with feature stair to floor below and biophillia continues internally

Office Proposal | Local Precedent

50 Fountain St

A planning and listed building consent application has been approved in July 2022 for 50 Fountain St / 49 Spring Gardens, the building directly adjacent 55 Spring Gardens.

The brief is to provide 55,000sq ft of next generation Grade A office space. The proposal involves the retention of the existing Grade II listed original Victorian facade on Spring Gardens, demolition of the modern extension at roof and the 1970s office to the rear (50 Fountain St). The existing historic entrance will be reinstated on 49 Spring Gardens. The scheme is targeting BCO and WELL. The building is currently 5no. storeys in total (excl. basement) and the new extension will be 8no. storeys in total (excl. basement) with a roof terrace on the top floor.

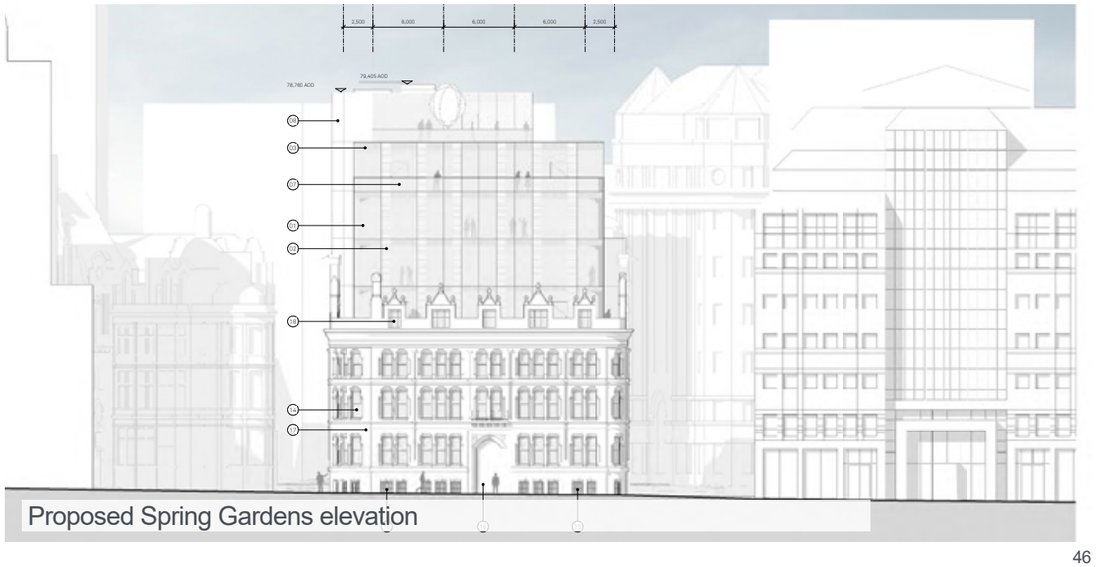
Materiality:

+ Annodised aluminium cladding and fins (bronze / gold / silver tones to match context)
+ Perforated cladding panels
+ Cap-less curtain walling with spandrel panels at floor levels curved corners

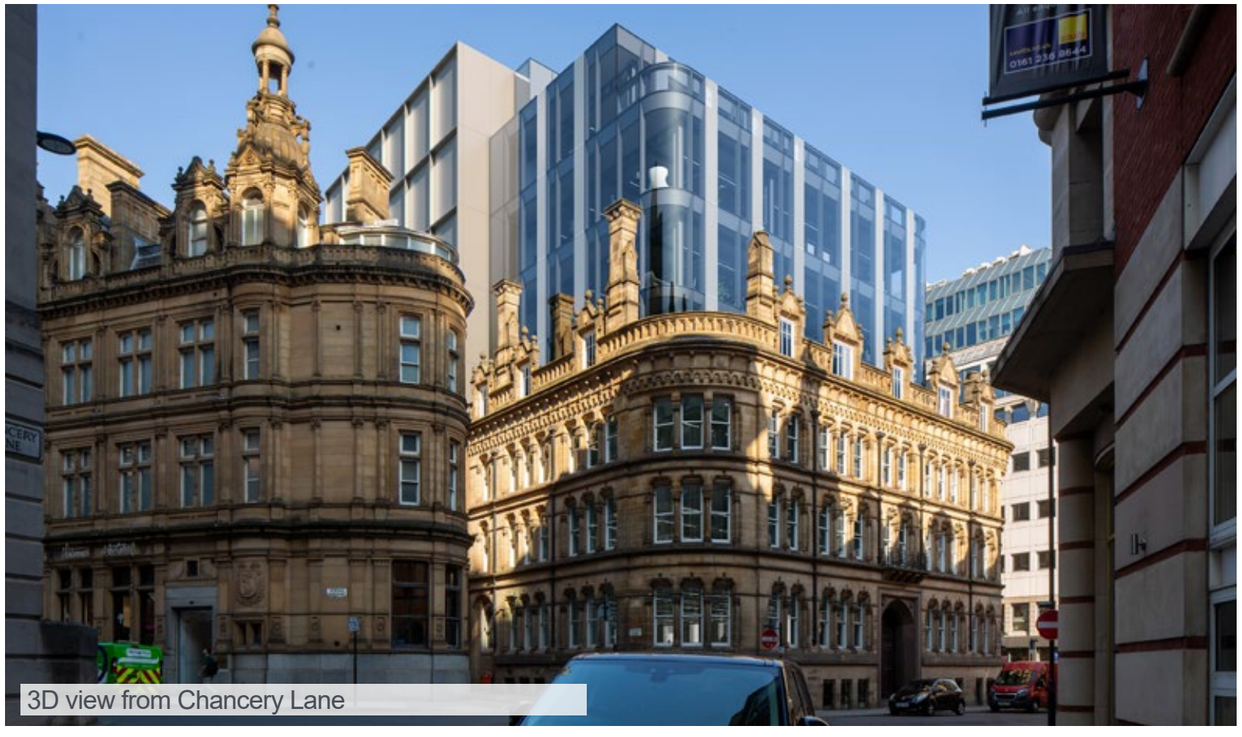
3D view from Fountain Street (south)

Proposed 3D massing

Existing Spring Gardens elevation



Proposed Spring Gardens elevation



3D view from Chancery Lane

BCO Guidance

The office proposal will be designed to BCO guidance

Changes to the key design criteria

Table 1 gives the changes in guidance, alongside the 2019 design criteria for comparison. Criteria contained in Appendix A9 of the 2019 *Guide* but not included in Table 1 can continue to be used.

Key criterion	2019 *Guide*	2023 Update	Notes
Occupancy			
General occupancy planning density (NIA per person)	8–10 m²	10 m²	High-density occupancy of 8 m² NIA per work setting withdrawn as a general design recommendation. Higher occupancy densities should only be used when required by a particular target occupier group. Previous description of workplace density replaced by occupancy density.
Effective occupancy density for core design elements (NIA per person)	10–12.5 m²	12.5 m²	The 12.5 m² per person criterion is based on a peak utilisation of 80%. Effective density is used to determine core design elements, including toilet provision and lift populations. Previous description of workplace density replaced by occupancy density.
Grids			
Structural grid	9, 10.5, 12 and 15 m	6, 7.5, 9, 10.5, 12 and 15 m	Designers need to assess the efficiency and performance of the structural grid selected against a range of criteria (structural performance, cost, ease of construction, flexibility, code compliance, material use, etc.). It should be noted that smaller to mid-range spans are more likely to result in lower levels of embodied carbon use.
Toilet provision			
Typical office (NIA per person)	10–12.5 m²	12.5 m²	See note on effective occupancy density above.
Cycling provision and showers			
Secure cycling spaces	1 bicycle per 10 staff – with the possibility to extend to 1.5 bicycle spaces per 10 staff	1 bicycle per 10 staff – with the possibility to extend to 1.5 bicycle spaces per 10 staff	No change to 2019 base criteria, but attention is drawn to the need to consult local planning obligations for new-build developments. In some cases, a significantly higher requirement is mandated. (See the BCO 2022 research report *The Market Cycles II –The Impact of Cycling on Office Buildings*.[8])
Secure lockers	1 locker per 10 staff or per bicycle space	1 locker per 10 staff or per bicycle space, with the possibility to extend to 1.5 lockers per 10 staff	No change to 2019 base criteria, but recommendation added for potential extension of locker space to align with future bicycle space provision. Also, the 1:1 bicycle space to locker provision should be considered as a minimum requirement. Consider specifying additional lockers over and above those needed to match the cycle provision to cater for other shower users (e.g. runners, gym users).
Vertical transportation			
Population: Typical office (NIA per person)	10–12.5 m²	12.5 m²	See note on effective occupancy density above.
GIA, gross internal area; NIA, net internal area.			

Continued

Table 1
New recommended values for the BCO *Guide to Specification* key design criteria updated for 2023

BCO GUIDE TO SPECIFICATION KEY DESIGN CRITERIA UPDATE 2023 *continued*
British Council for Offices
Briefing Note
February 2023

Key criterion	2019 *Guide*	2023 Update	Notes
Comfort			
Outdoor air	Minimum of 12 l/s per person + 10% spare capacity (13.2 l/s per person) 1.6–1.8 l/s per m² for a range of solutions	Minimum of 14 l/s per person	Increased minimum to 14 l/s per person to align with BS ISO 17772-1:2017.[9] (This is also a requirement of BREEAM, which is often stipulated in planning approvals.)
Indoor air quality: CO_2 Filtration	<1,000 ppmv EU7 standard – minimum, add gaseous filtration if required	<800 ppmv F7/EU7 standard (equivalent to MERS 13–14) – minimum Add gaseous filtration if required	CO_2 level reduced to 800 ppmv. In line with REHEVA recommendations of 600–800 ppmv for reliable indoor air quality. Gaseous filtration – only if required by high outdoor concentrations of pollutants.
Sustainability			
BREEAM target rating for new and refurbished offices	'Excellent' (minimum 'Very Good')	Minimum 'Excellent'	Many current developments target 'Outstanding', although this may be difficult to achieve on refurbishment projects.
NABERS UK Design for Performance target	N/A	5 star	Predicted energy performance rating. This may be difficult to achieve in refurbishments when significant areas of façades are to be retained.
GIA, gross internal area; NIA, net internal area.			

Table 1 – continued
New recommended values for the BCO *Guide to Specification* key design criteria updated for 2023

It is important for all office developments to achieve good standards of both operational and embodied carbon, and to have a robust roadmap to achieve NZC. To assist, Table 2 shows a separate set of aspirational operational and embodied carbon targets, using modelled predictions aiming to align with the carbon trajectory for future NZC goals. Developers and their design teams should consider these targets as they write their briefs for new-build and refurbishment projects.

Criterion	Target	Notes
UKGBC 2030 pathway target for NZC operational-energy consumption (m² NIA)	70 kWh/m² per year	Base building 2030 target. Note that this target is indicative only; it is based on standard hours of occupation and does not include special uses such as amenity areas, bicycle facilities, etc. It should be noted that few buildings can currently achieve this target.
Emerging NZC embodied-energy pathway target (m² GIA)	350–600 kg CO_2/m²	Base building (RIBA stages A1–A5) target. (The lower 350 CO_2/m² (GIA) target is for buildings post-2030.) It should be noted that few buildings can currently achieve this target. Also, a single target is unlikely to be appropriate for all projects; e.g. taller buildings and buildings with basements have inherently higher embodied carbon.

Table 2
Net zero carbon transition targets

Office Option 01

+ reorganisation of the ground floor internal layout
+ relocating rooftop plant to basement level
+ massing of top storeys made regular
+ new 10th floor introduced with a roof terrace

Ground Floor Plan

* Areas noted with an asterisk are based on Plowman Craven Area Measurement Report "29232-003-CoMP-Area Report-B" Revision B dated 19 March 2024 and vary from floor plans received. A full survey is required to confirm exact areas.

Areas:

Gross Internal Area: 740.6m² / 7,972ft² *

Total Net Internal Area: 413.3m² / 4,449ft²

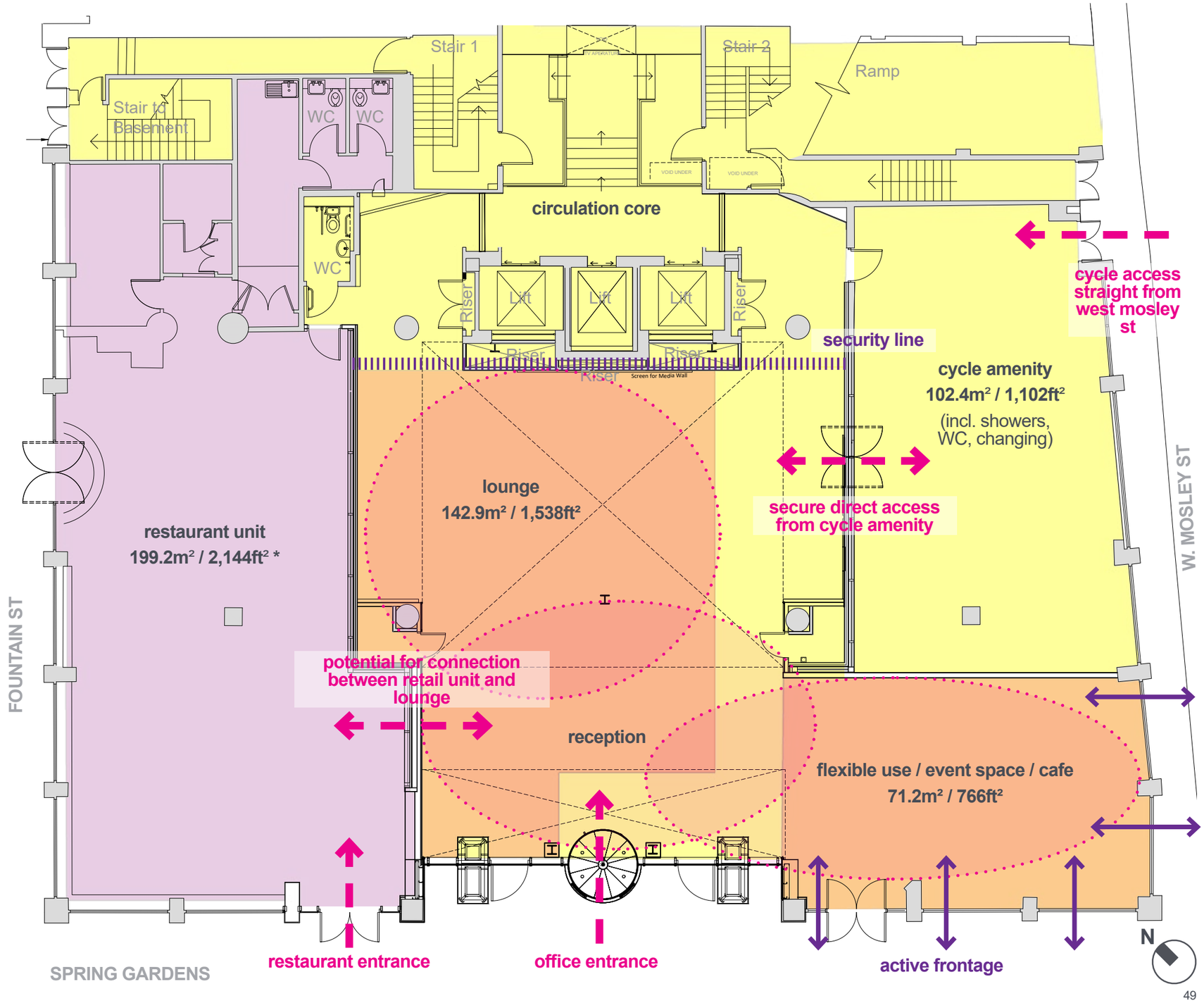
+ Restaurant Unit NIA: 199.2m² / 2,144ft² *

+ Office NIA: 214.1m² / 2,305ft²

Net / Gross: 55.8%

Layout:

+ existing main entrance retained
+ restaurant unit retained
+ existing circulation core retained
+ retail unit B omitted to increase office lounge area - overlap of flexible uses - and give the office more of a street presence and create an active frontage
+ security line pushed back to lifts, to create a more inviting and welcoming office lounge area and maximise the double height space
+ cycle facilities relocated to this floor, accessed directly from West Mosley Street, to include: female and male showers and WCs, an accessible shower / WC, cycle stands and a drying room
+ cycle facilities
+ potential link between the restaurant unit and office lounge could be introduced



Key

Building GIA

Retail NIA

Office NIA

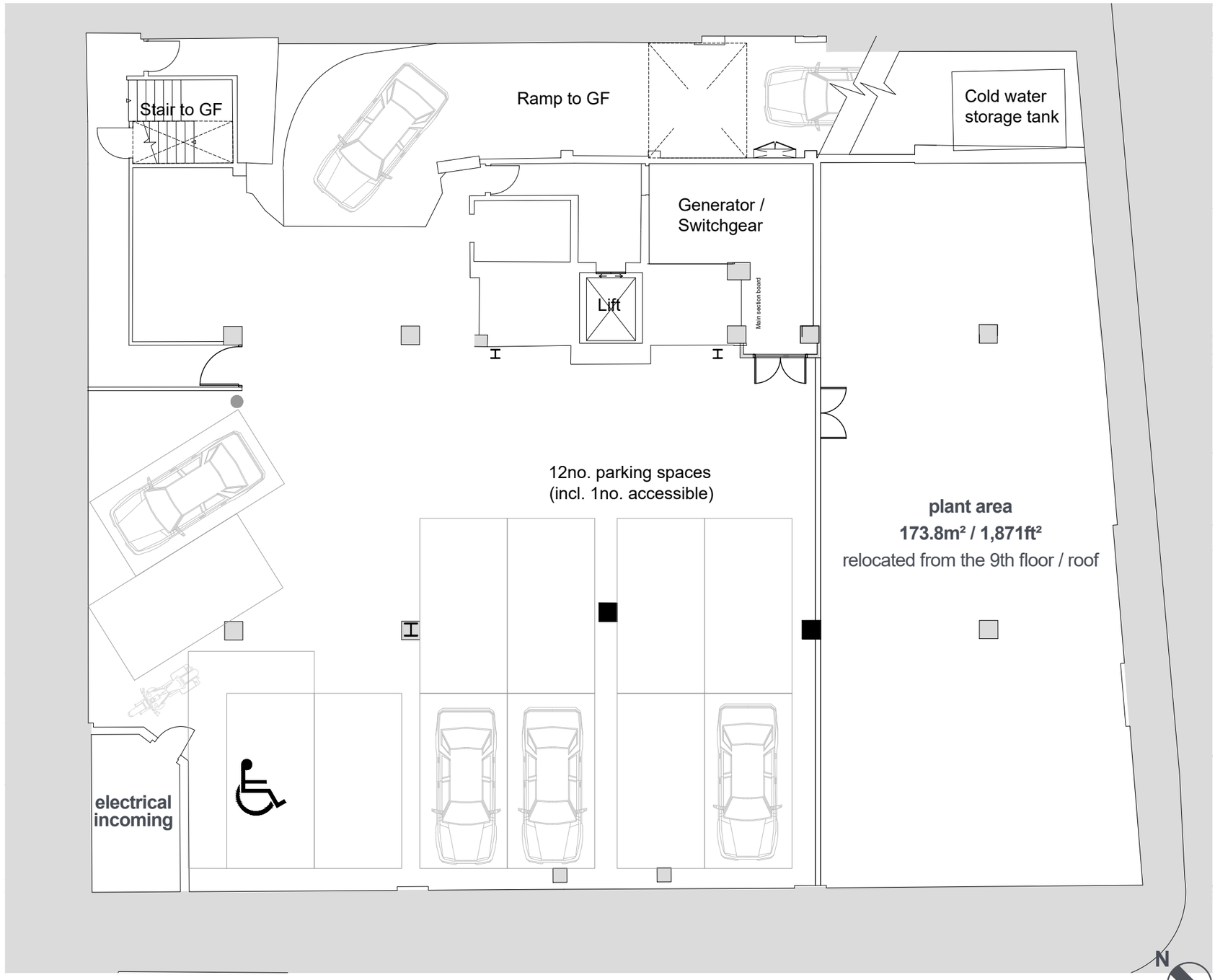
Basement Plan

Areas:

Gross Internal Area: 710.8m² / 7,651ft² *

Layout:

+ existing cycle amenity has been removed from this level which frees up space for plant areas
+ large plant area allocated at this level to accommodate plant from the roof level
+ loss of 6no. existing car parking spaces - tracking required to confirm vehicular access



* Areas noted with an asterisk are based on Plowman Craven Area Measurement Report "29232-003-CoMP-Area Report-B" Revision B dated 19 March 2024 and vary from floor plans received. A full survey is required to confirm exact areas.

1st Floor Plan

Areas:

Gross Internal Area: 638.2m² / 6,870ft² *

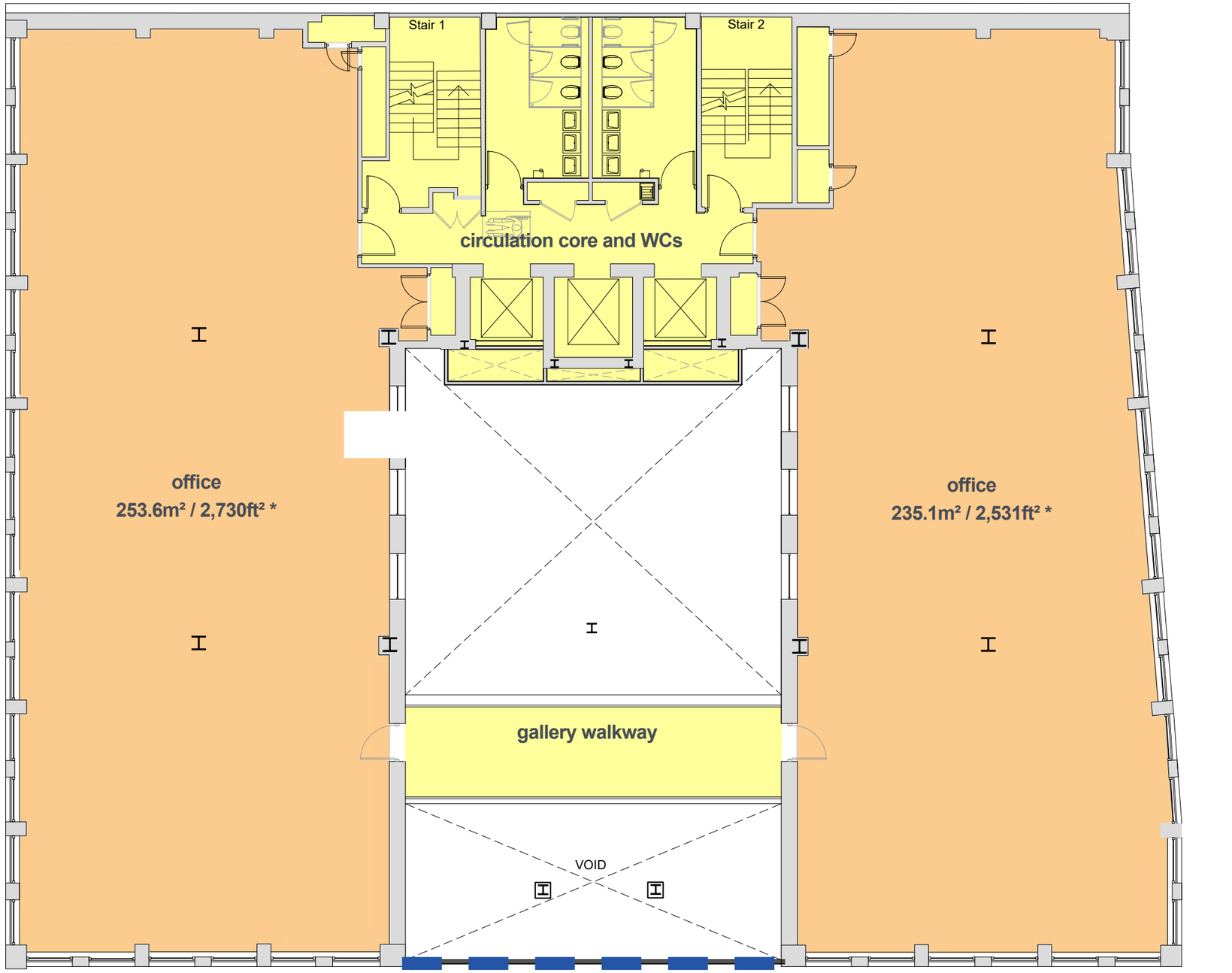
Total Net Internal Area: 488.7m² / 5,261ft² *

+ Office A NIA: 253.6m² / 2,730ft² *
+ Office B NIA: 235.1m² / 2,531ft² *

Net / Gross: 76.6%

Layout:

+ no changes to existing internal layout
+ internal finishes to be touched up
+ new section of glazing introduced to the Spring Gardens elevation - the external perimeter line has been pulled outwards towards the street



Key

Building GIA

Office NIA

* Areas noted with an asterisk are based on Plowman Craven Area Measurement Report "29232-003-CoMP-Area Report-B" Revision B dated 19 March 2024 and vary from floor plans received. A full survey is required to confirm exact areas.

2nd - 6th Floor Plan (Typical)

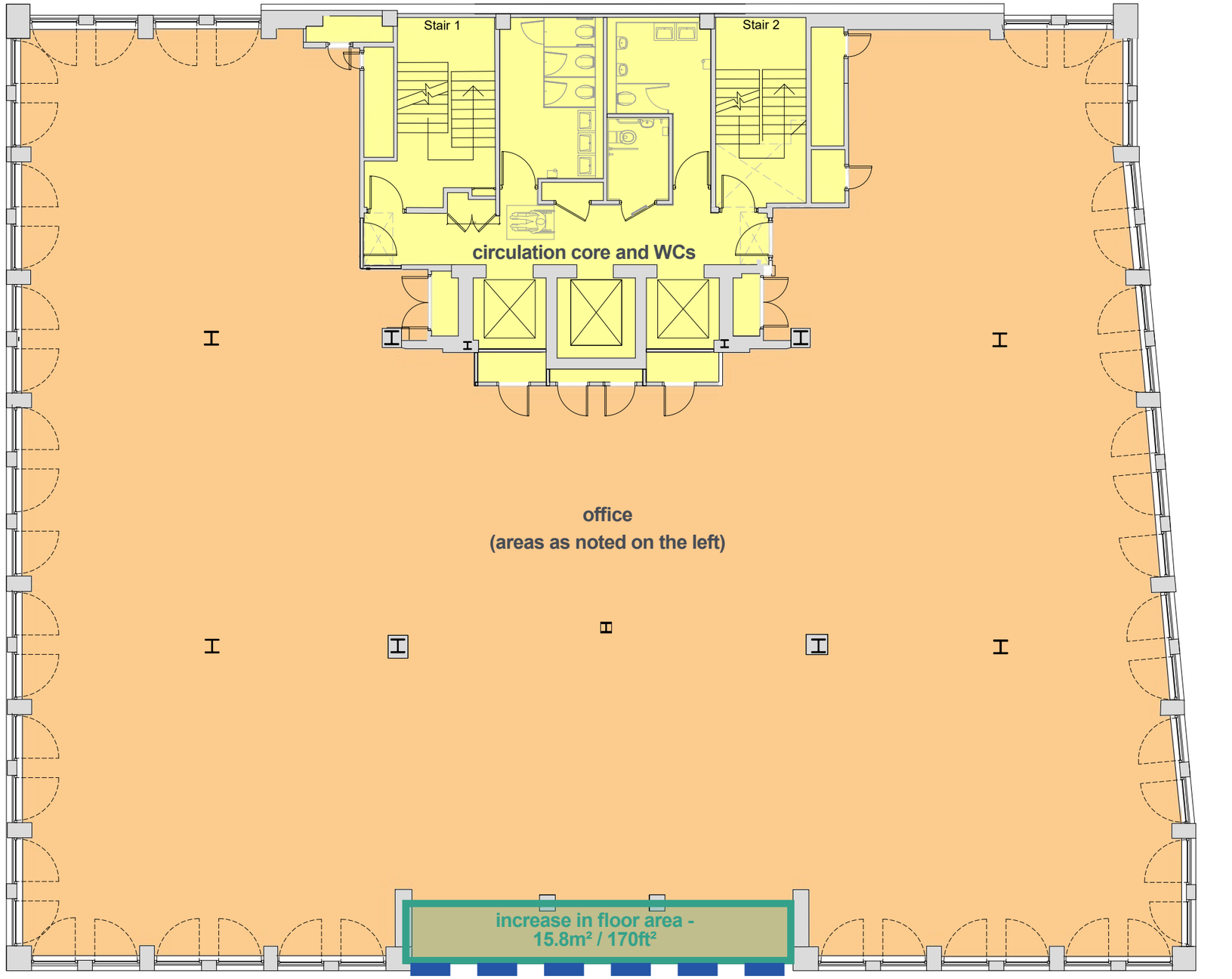
2nd floor areas:
Gross Internal Area: 789.2m² / 8,495ft² **
Net Internal Area: 668.2m² / 7,192ft² **
Net / Gross: 84.7%
3rd floor areas:
Gross Internal Area: 789.2m² / 8,495ft² **
Net Internal Area: 669.2m² / 7,203ft² **
Net / Gross: 84.8%
4th floor areas:
Gross Internal Area: 788.9m² / 8,492ft² **
Net Internal Area: 665.7m² / 7,166ft² **
Net / Gross: 84.4%
5th floor areas:
Gross Internal Area: 788.9m² / 8,492ft² **
Net Internal Area: 652.8m² / 7,027ft² **
Net / Gross: 82.7%
6th floor areas:
Gross Internal Area: 788.9m² / 8,492ft² **
Net Internal Area: 668.1m² / 7,191ft² **
Net / Gross: 84.7%

Layout:
+ no changes to existing internal layout
+ internal finishes to be touched up
+ new section of glazing introduced to the Spring Gardens elevation - the external perimeter line has been pulled outwards towards the street, which results in a slight increase in GIA and NIA

Key

Building GIA

Office NIA



** Areas noted with a **double asterisk** are the sum of the increase in GIA and NIA as noted on plan and the areas from the Plowman Craven Area Measurement Report "29232-003-CoMP-Area Report-B" Revision B dated 19 March 2024 and vary from floor plans received. A full survey is required to confirm exact areas.

7th Floor Plan

Areas:

Gross Internal Area: 672.9m² / 7,243ft²

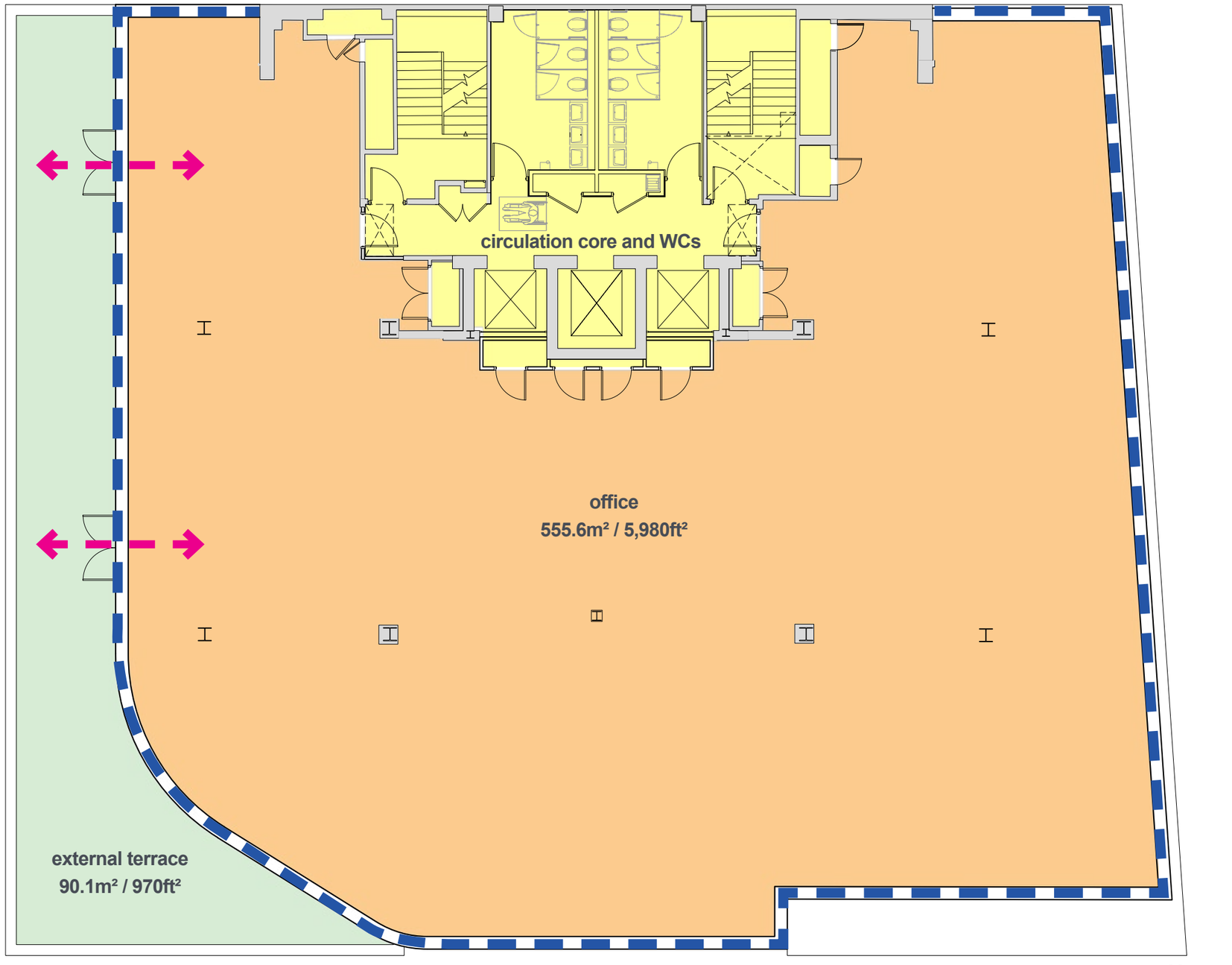
Net Internal Area: 555.6m² / 5,980ft²

Net / Gross: 82.6%

External Terrace: 90.1m² / 970ft²

Layout:

+ new proposed external building perimeter line
+ new external wall set back on Fountain St elevation and curves around corner, creating a external terrace
+ overall massing has been made regular - the West Mosley St elevation is no longer stepped in and the wall extends up from below
+ existing circulation core and WCs retained with two office entrance points



Key

Building GIA

External terrace

Office NIA

8th Floor Plan

Areas:

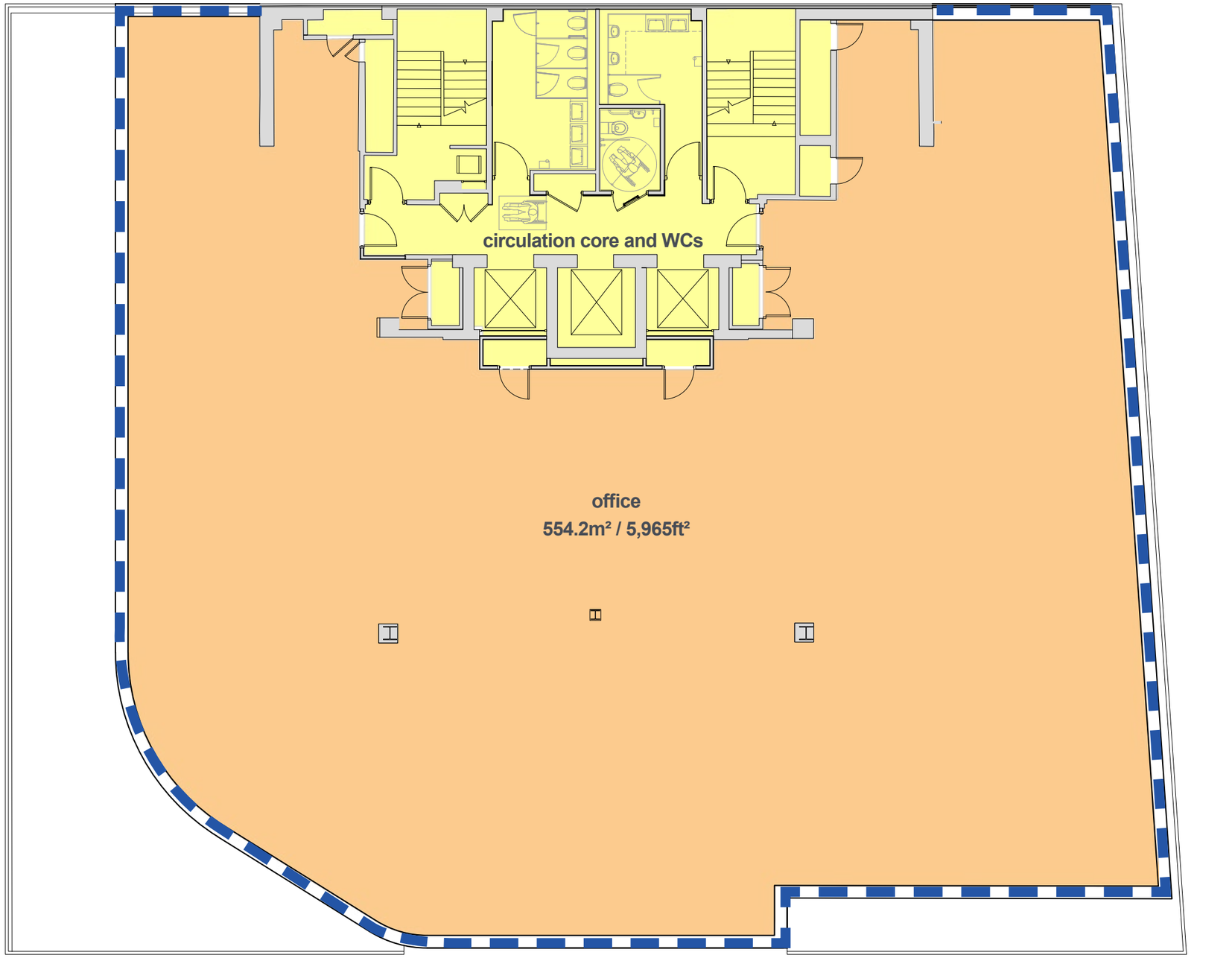
Gross Internal Area: 672.9m² / 7,243ft²

Net Internal Area:554.2m² / 5,965ft²

Net / Gross: 82.4%

Layout:

+ new proposed external building perimeter line and massing - footprint is the same as the floor below
+ overall massing has been made regular
+ existing circulation core and WCs retained with two office entrance points



Key

Building GIA

Office NIA

9th Floor Plan

Areas:

Gross Internal Area: 500.8m² / 5,391ft²

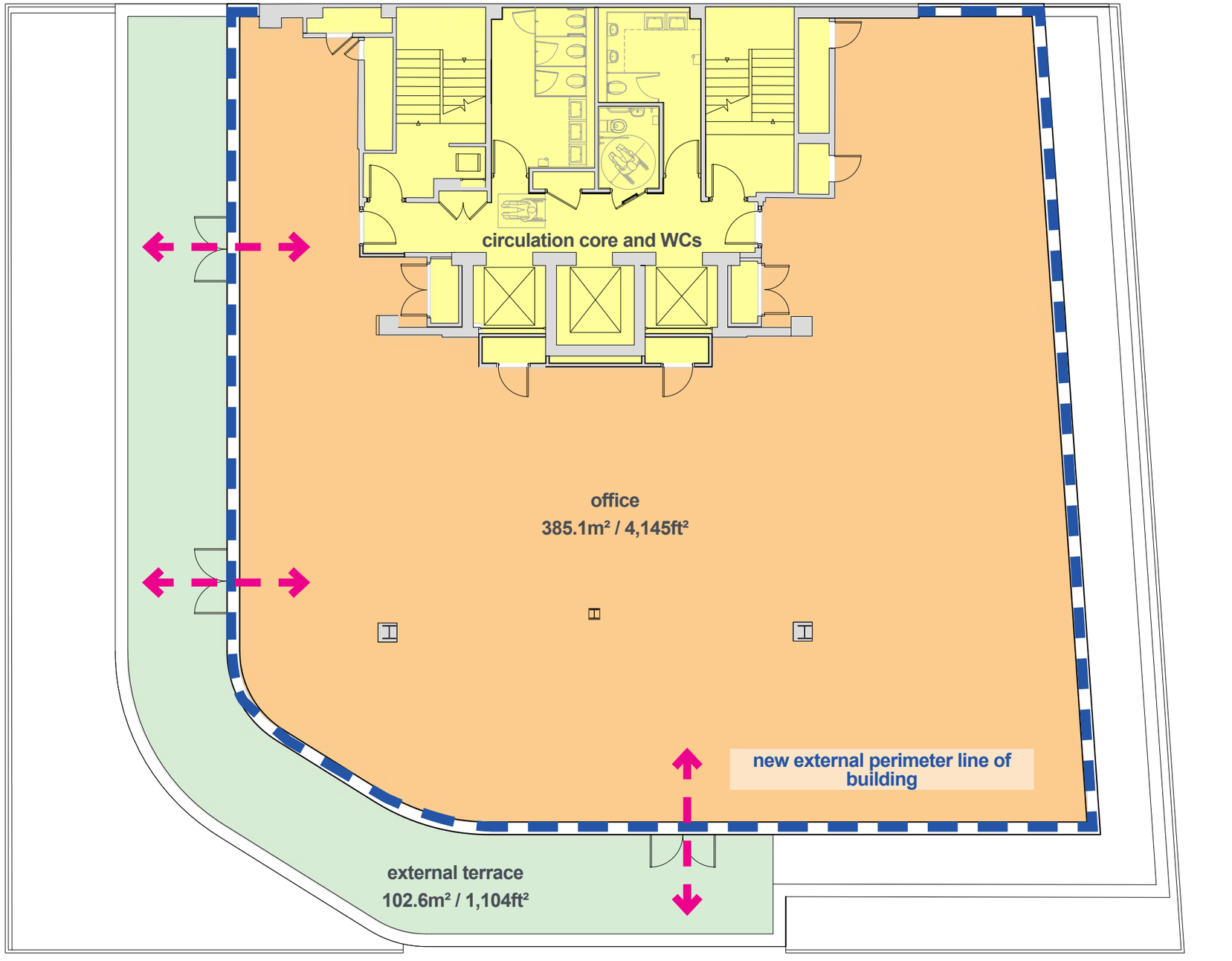
Net Internal Area: 385.1m² / 4,145ft²

Net / Gross: 76.9%

External Terrace: 102.6m² / 1,104ft²

Layout:

+ new proposed external building perimeter line and massing
+ perimeter wall set back from floor below to create an external terrace on this level along the Fountain St / Spring Gardens elevations, wrapping around the corner
+ circulation core and WCs extended to this level to allow communal access to this level



Key

Building GIA

Office NIA

External terrace

10th Floor Plan

Areas:

Gross Internal Area: 208m² / 2,239ft²

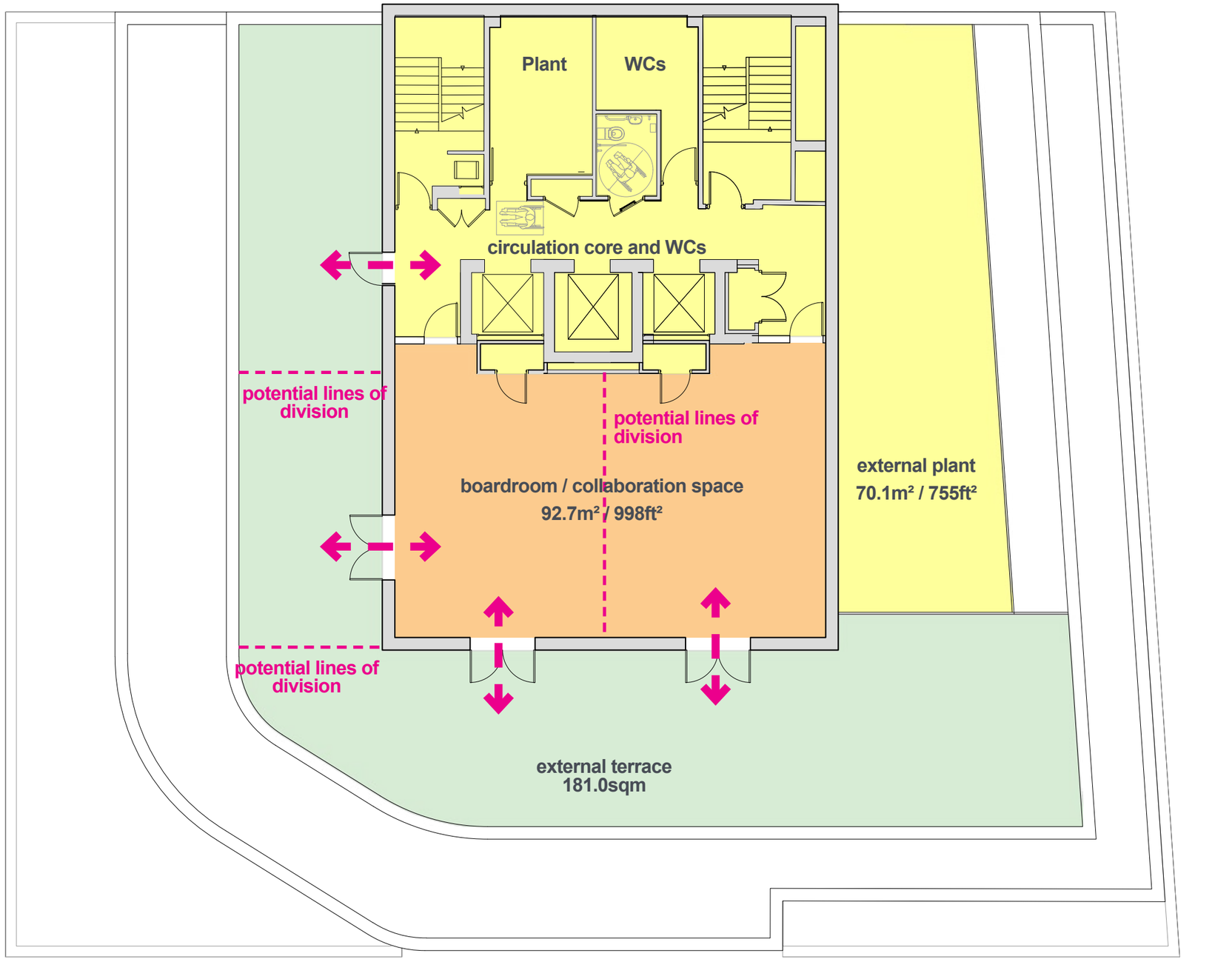
Net Internal Area: 92.7m² / 998ft²

Net / Gross: 44.6%

External Terrace: 181m² / 1,948ft²

Layout:

+ new 10th floor introduced
+ circulation core and WCs extend to this level to allow for communal access to this level
+ new office amenity introduced, to be a potential board room / collaboration space which overlooks the terrace - potential to divide the space
+ new large deep terrace on the Fountain St and Spring Gardens elevations, wrapping around the corner allowing for more functionality and communal use - potential to divide the space
+ majority of plant relocated to the basement level where possible and designated external plant area created on this level if required



Key

Building GIA

External terrace

Office NIA

*Existing gross internal areas are based on Plowman Craven Area Measurement Report "29232-003-CoMP-Area Report-B" Revision B dated 19 March 2024 and vary from floor plans received. A full survey is required to confirm exact areas.
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Area Schedule***

Existing Areas

	Gross Internal Area*		Net Internal Area				Net / Gross
			Retail**		Office**		
Floor level	m^2	ft^2	m^2	ft^2	m^2	ft^2	%
Basement	710.8	7,651					0.0%
Ground	740.6	7,972	347.4	3,740	167.3	1,801	69.5%
First	638.2	6,870			488.7	5,261	76.6%
Second	773.4	8,325			652.4	7,022	84.4%
Third	773.4	8,325			653.4	7,033	84.5%
Fourth	773.1	8,322			649.9	6,996	84.1%
Fifth	773.1	8,322			637	6,857	82.4%
Sixth	773.1	8,322			652.3	7,021	84.4%
Seventh	656.1	7,062			537.8	5,789	82.0%
Eighth	550.3	5,923			429.5	4,623	78.0%
Ninth	243.6	2,622			96.9	1,043	39.8%
TOTAL	7,405.7	79,716	347.4	3,740	4,965.2	53,446	71.7%

TERRACE AREAS	m^2	ft^2
9th floor terrace	47.9	516
TOTAL TERRACE	47.9	516

Basement 18 no. car parking spaces
20 no. cycle parking

Proposed Areas - Office Option 01

	Gross Internal Area*		Net Internal Area				Net / Gross
			Retail**		Office**		
Floor level	m^2	ft^2	m^2	ft^2	m^2	ft^2	%
Basement	710.8	7,651					0.0%
Ground	740.6	7,972	199.2	2,144	214.1	2,305	55.8%
First	638.2	6,870			488.7	5,261	76.6%
Second	789.2	8,495			668.2	7,192	84.7%
Third	789.2	8,495			669.2	7,203	84.8%
Fourth	788.9	8,492			665.7	7,166	84.4%
Fifth	788.9	8,492			652.8	7,027	82.7%
Sixth	788.9	8,492			668.1	7,191	84.7%
Seventh	672.9	7,243			555.6	5,980	82.6%
Eighth	672.9	7,243			554.2	5,965	82.4%
Ninth	500.8	5,391			385.1	4,145	76.9%
Tenth	208	2,239			92.7	998	44.6%
TOTAL	8,089.3	87,075	199.2	2144	5,614.4	60,433	71.9%

TERRACE AREAS	m^2	ft^2
10th floor terrace	181	1,948
9th floor terrace	102.6	1,104
7th floor terrace	90.1	970
TOTAL TERRACE	373.7	4,023

Basement 12 no. car parking spaces

Comparison (Existing against Proposed)

	Gross Internal Area*		Net Internal Area				Net / Gross
			Retail**		Office**		
Floor level	m^2	ft^2	m^2	ft^2	m^2	ft^2	%
Basement							0.0%
Ground			-148.2	-1,596	46.8	504	-13.7%
First							0.0%
Second	15.8	170			15.8	170	0.3%
Third	15.8	170			15.8	170	0.3%
Fourth	15.8	170			15.8	170	0.3%
Fifth	15.8	170			15.8	170	0.4%
Sixth	15.8	170			15.8	170	0.3%
Seventh	16.8	181			17.8	191	0.6%
Eighth	122.6	1,320			124.7	1,342	4.3%
Ninth	257.2	2,769			288.2	3,102	37.1%
Tenth	208	2,239			92.7	998	44.6%
TOTAL	683.6	7,359	-148.2	-1,596	649.2	6,988	0.1%

positive number = increase
negative number = decrease

TOTAL TERRACE AREA COMPARISON	m^2	ft^2
	325.8	3,506.5

Car Parking Comparison -6

The above tables demonstrate the area for the existing building, the proposed office option 01 and then a comparison between the two.

Option 01 compared to existing areas:

+ No change to the basement level or first floor areas
+ Loss of 6no. car parking spaces
+ Ground: retail NIA decrease, office NIA increase where the office lounge has increased in size
+ 2nd - 6th floor: minor GIA and NIA increase, where the new glazing line has been pushed out
+ 7th floor: minor increase in GIA and NIA where the floor plate has increased
+ 8th - 9th floor: substantial increase in GIA and NIA, where the floor plate has increased
+ New 10th floor introduced - 11no. storeys in total.
+ Overall increase in external terrace areas
+ Overall net / gross increase of only 0.1% from existing

***All areas are approximate

Office Option 02

+ reorganisation of the ground floor internal layout
+ new cycle amenity in the basement
+ relocating rooftop plant to basement level
+ massing of top storeys made regular
+ new 10th floor introduced with a roof terrace

Ground Floor Plan

Areas:

Gross Internal Area: 740.6m² / 7,972ft² *

Total Net Internal Area: 528.4m² / 5,688ft²

+ Restaurant Unit NIA: 199.2m² / 2,144ft² *

+ Office NIA: 329.2m² / 3,544ft²

Net / Gross: 71.3%

Layout:

+ retail unit B omitted to increase office lounge area - overlap of flexible uses - and give the office more of a street presence and create an active frontage, along Spring Gardens and West Mosley Street elevations

+ cycle facilities retained in the basement, access maintained down the ramp from West Mosley Street

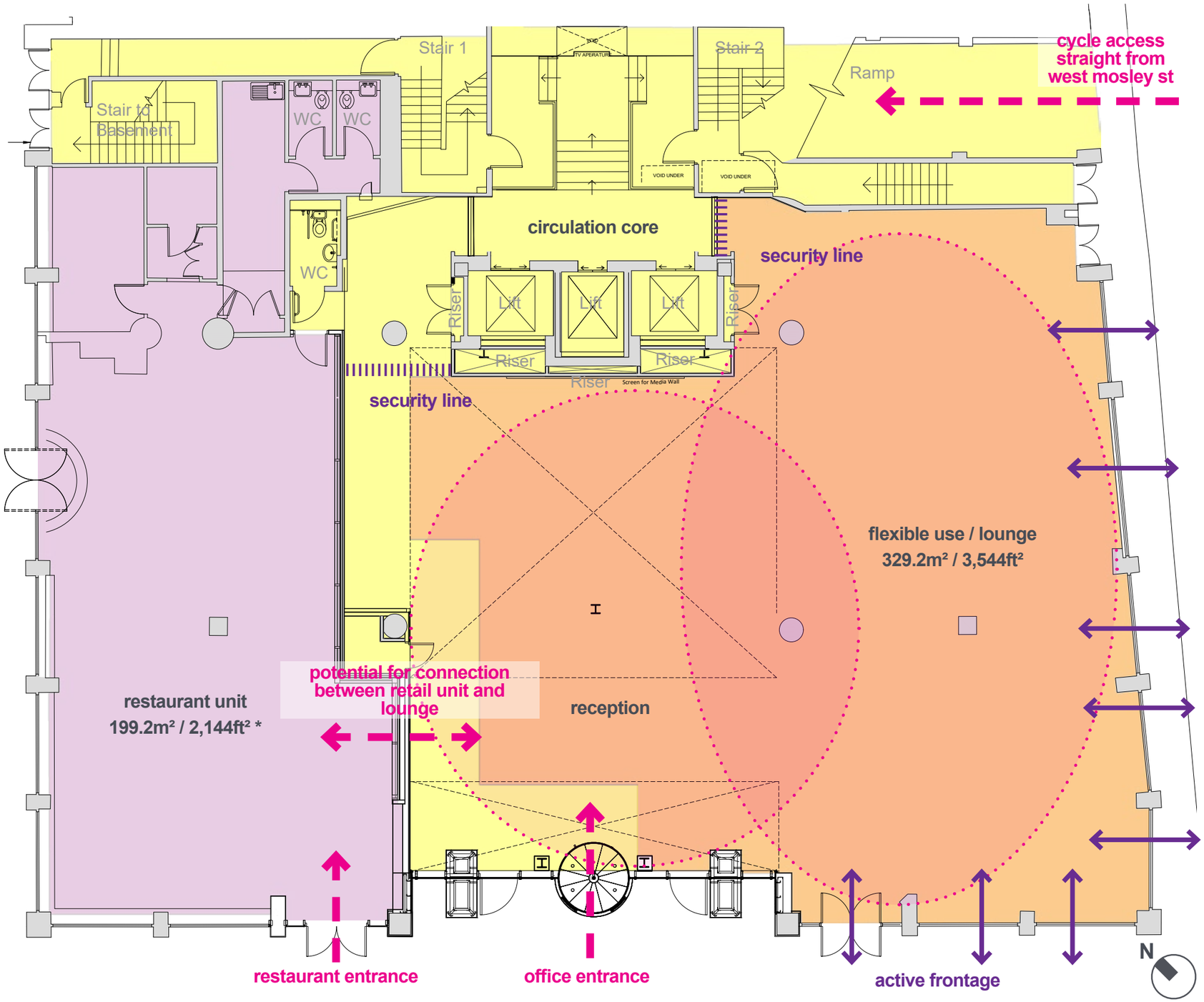
Key

Building GIA

Retail Unit NIA

Office NIA

* Areas noted with an asterisk are based on Plowman Craven Area Measurement Report "29232-003-CoMP-Area Report-B" Revision B dated 19 March 2024 and vary from floor plans received. A full survey is required to confirm exact areas.



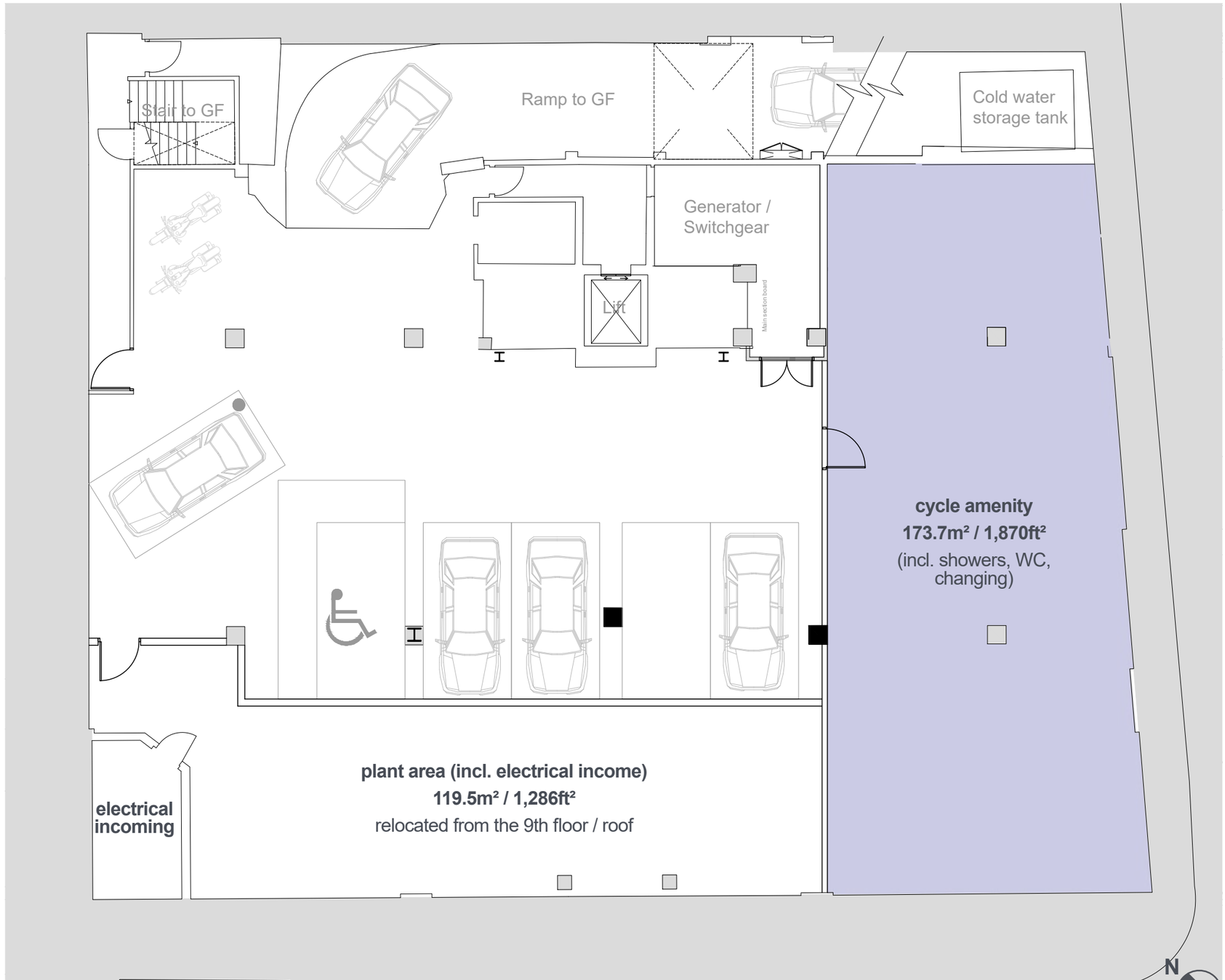
Basement Plan

Areas:

Gross Internal Area: 710.8m² / 7,651ft² *

Layout:

+ new consolidate cycle amenity on this level - all in one location, to include: female and male showers and WCs, an accessible shower / WC, cycle stands and a drying room.
+ loss of 12no. existing car parking spaces - tracking required to confirm vehicular access
+ large plant area allocated at this level to accommodate plant from the roof level



Key

Building GIA

* Areas noted with an asterisk are based on Plowman Craven Area Measurement Report "29232-003-CoMP-Area Report-B" Revision B dated 19 March 2024 and vary from floor plans received. A full survey is required to confirm exact areas.

*Existing gross internal areas are based on Plowman Craven Area Measurement Report "29232-003-CoMP-Area Report-B" Revision B dated 19 March 2024 and vary from floor plans received. A full survey is required to confirm exact areas.
**GROUND FLOOR OFFICE NIA ONLY IS BASED ON FLOOR PLANS, as this was not included in the measurement report. All other net internal areas (retail at ground level and office at first to 9th floor levels) are based on Plowman Craven Area Measurement Report "29232-003-CoMP-Area Report-B" Revision B dated 19 March 2024 and vary from floor plans received. A full survey is required to confirm exact areas.

Area Schedule***

Existing Areas

Floor level	Gross Internal Area*		Net Internal Area				Net / Gross
			Retail**		Office**		
	m²	ft²	m²	ft²	m²	ft²	%
Basement	710.8	7,651					0.0%
Ground	740.6	7,972	347.4	3,740	167.3	1,801	69.5%
First	638.2	6,870			488.7	5,261	76.6%
Second	773.4	8,325			652.4	7,022	84.4%
Third	773.4	8,325			653.4	7,033	84.5%
Fourth	773.1	8,322			649.9	6,996	84.1%
Fifth	773.1	8,322			637	6,857	82.4%
Sixth	773.1	8,322			652.3	7,021	84.4%
Seventh	656.1	7,062			537.8	5,789	82.0%
Eighth	550.3	5,923			429.5	4,623	78.0%
Ninth	243.6	2,622			96.9	1,043	39.8%
TOTAL	**7,405.7**	**79,716**	**347.4**	**3,740**	**4,965.2**	**53,446**	**71.7%**

TERRACE AREAS	m²	ft²
9th floor terrace	47.9	516
TOTAL TERRACE	**47.9**	**516**

Basement 18 **no. car parking spaces**
20 **no. cycle parking**

Proposed Areas - Office Option 02

Floor level	Gross Internal Area*		Net Internal Area				Net / Gross
			Retail**		Office**		
	m²	ft²	m²	ft²	m²	ft²	%
Basement	710.8	7,651					0.0%
Ground	740.6	7,972	199.2	2,144	329.2	3,544	71.3%
First	638.2	6,870			488.7	5,261	76.6%
Second	789.2	8,495			668.2	7,192	84.7%
Third	789.2	8,495			669.2	7,203	84.8%
Fourth	788.9	8,492			665.7	7,166	84.4%
Fifth	788.9	8,492			652.8	7,027	82.7%
Sixth	788.9	8,492			668.1	7,191	84.7%
Seventh	672.9	7,243			555.6	5,980	82.6%
Eighth	672.9	7,243			554.2	5,965	82.4%
Ninth	500.8	5,391			385.1	4,145	76.9%
Tenth	208	2,239			92.7	998	44.6%
TOTAL	**8,089.3**	**87,075**	**199.2**	**2144**	**5,729.5**	**61,672**	**73.3%**

TERRACE AREAS	m²	ft²
10th floor terrace	181	1,948
9th floor terrace	102.6	1,104
7th floor terrace	90.1	970
TOTAL TERRACE	**373.7**	**4,023**

Basement 6 **no. car parking spaces**

Comparison (Existing against Proposed)

Floor level	Gross Internal Area*		Net Internal Area				Net / Gross
			Retail**		Office**		
	m²	ft²	m²	ft²	m²	ft²	%
Basement							0.0%
Ground			-148.2	-1,596	161.9	1,743	1.8%
First							0.0%
Second	15.8	170			15.8	170	0.3%
Third	15.8	170			15.8	170	0.3%
Fourth	15.8	170			15.8	170	0.3%
Fifth	15.8	170			15.8	170	0.4%
Sixth	15.8	170			15.8	170	0.3%
Seventh	16.8	181			17.8	191	0.6%
Eighth	122.6	1,320			124.7	1,342	4.3%
Ninth	257.2	2,769			288.2	3,102	37.1%
Tenth	208	2,239			92.7	998	44.6%
TOTAL	**683.6**	**7,359**	**-148.2**	**-1,596**	**764.3**	**8,227**	**1.6%**

positive number = increase
negative number = decrease

	m²	ft²
TOTAL TERRACE AREA COMPARISON	325.8	3,506.5
Car Parking Comparison		-12

The above tables demonstrate the area for the existing building, the proposed office option 02 and then a comparison between the two.

Option 01 compared to existing areas:

+ No change to the basement level or first floor areas
+ Loss of 6no. car parking spaces
+ Ground: retail NIA decrease, office NIA increase where the office lounge has increased in size
+ 2nd - 6th floor: minor GIA and NIA increase, where the new glazing line has been pushed out
+ 7th floor: minor increase in GIA and NIA where the floor plate has increased
+ 8th - 9th floor: substantial increase in GIA and NIA, where the floor plate has increased
+ New 10th floor introduced - 11no. storeys in total.
+ Overall increase in external terrace areas
+ Overall net / gross increase of only 0.1% from existing

Option 02 against Option 01

+ No change to basement or first floor areas
+ Loss of 6no. more car parking spaces (12no. in total)
+ Ground: office NIA increase of 115.1m² / 1,239ft² and net / gross increase of 15.5% where cycle store has moved to the basement and the lounge is larger
+ 2nd - 10th floors: no change from option 01
+ Overall this option achieves a net / gross of 73.3% which is 1.4% higher than Option 01 and 1.6% higher than existing net / gross

***All areas are approximate

Office Option 03

+ enhanced development of option 02
+ improving the connection between the ground floor and basement
+ new cycle amenity in the basement
+ introduce office amenity in the basement
+ relocating rooftop plant to basement level
+ massing of top storeys made regular
+ new 10th floor introduced with a roof terrace

Ground Floor Plan

* Areas noted with an asterisk are based on Plowman Craven Area Measurement Report "29232-003-CoMP-Area Report-B" Revision B dated 19 March 2024 and vary from floor plans received. A full survey is required to confirm exact areas.

Areas:

Gross Internal Area: 740.6m² / 7,972ft² *

Total Net Internal Area: 528.4m² / 5,688ft²

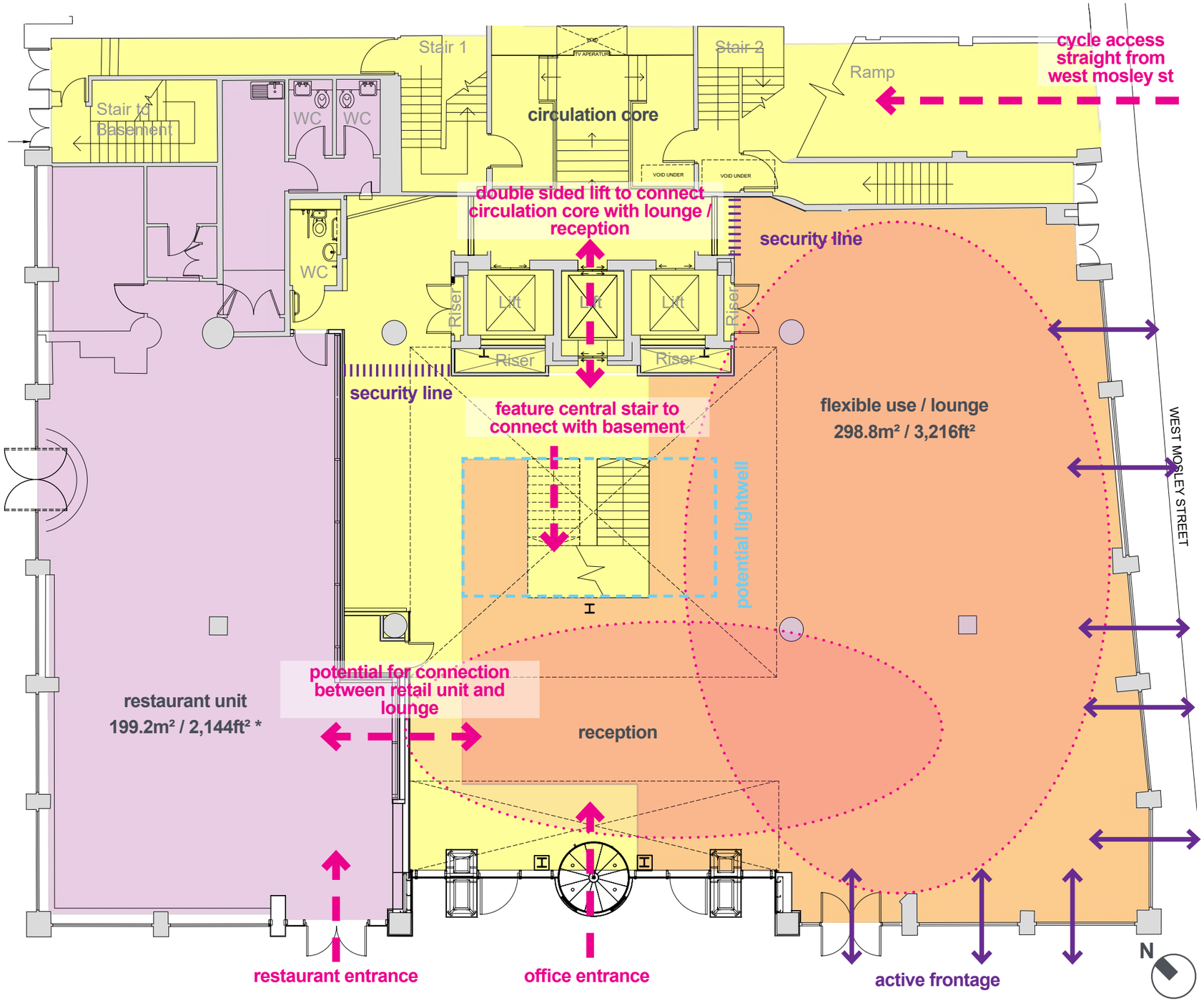
+ Restaurant Unit NIA: 199.2m² / 2,144ft² *

+ Office NIA: 298.8m² / 3,216ft²

Net / Gross: 67.2%

Layout:

+ new feature central stair in the communal office space introduced to connect the ground level with the basement level
+ potential for a large light well to be created around the stair to create a more visual connection between the two levels
+ double sided lift at this level to connect the central feature stair to the basement level



Key

Building GIA

Retail NIA

Office NIA

Basement Plan

* Areas noted with an asterisk are based on Plowman Craven Area Measurement Report "29232-003-CoMP-Area Report-B" Revision B dated 19 March 2024 and vary from floor plans received. A full survey is required to confirm exact areas.

Areas:

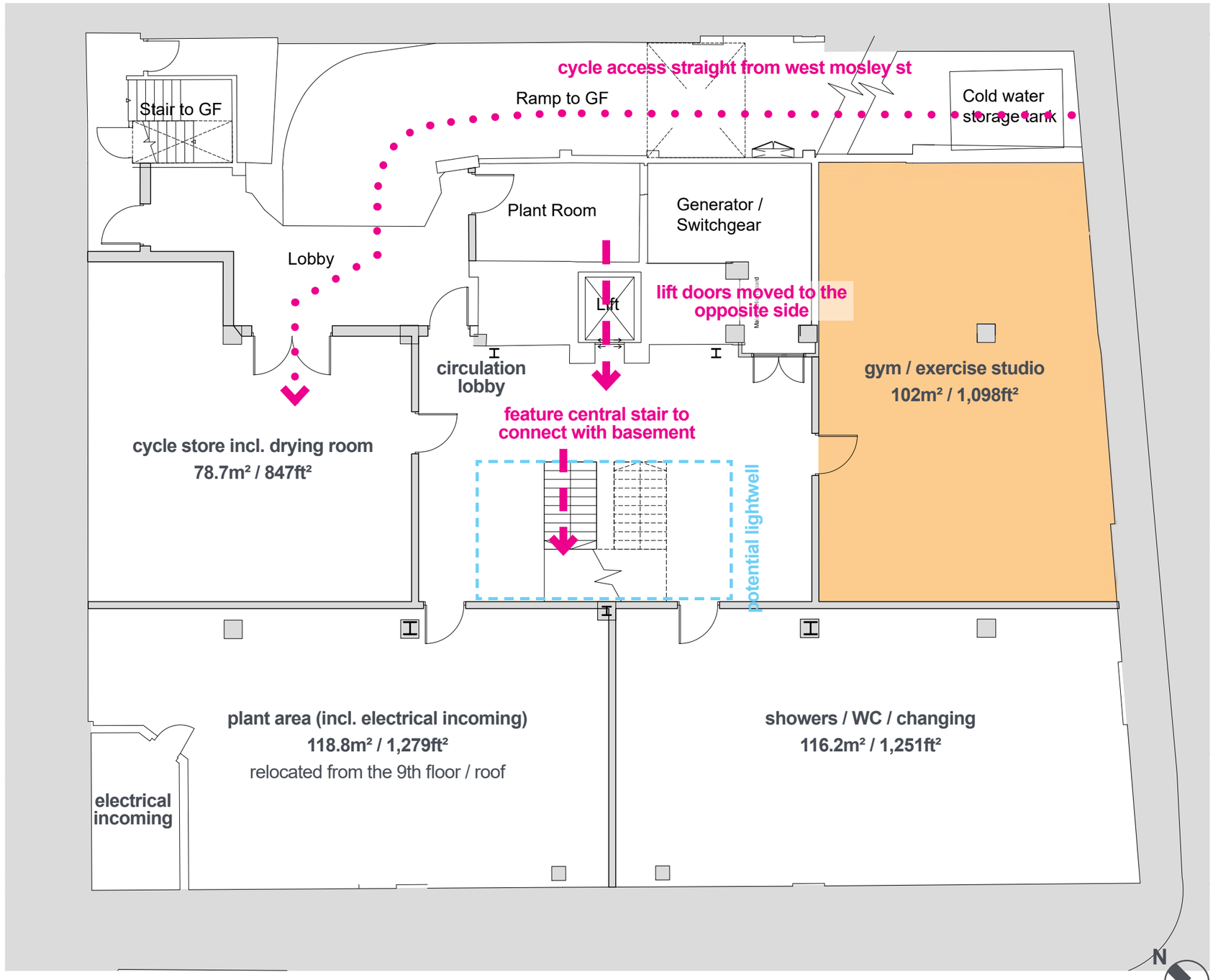
Gross Internal Area: 710.8m² / 7,651ft² *

Net Internal Area: 102m² / 1,098ft²

Net / Gross: 14.4%

Layout:

+ new feature central stair extends down to this level with central circulation lobby, with direct access to all spaces
+ existing lift opening relocated to connect with the feature central stair and lobby
+ loss of all car parking (18no. spaces)
+ new consolidated cycle amenity on this level, with retained existing ramp access from W. Mosley Street, to include drying room
+ separate shower / WC area to include: female and male showers and WCs and an accessible shower / WC
+ new office amenity introduced to this level, a gym / exercise studio
+ plant area allocated at this level to accommodate plant from the roof level



Key

Office NIA

*Existing gross internal areas are based on Plowman Craven Area Measurement Report "29232-003-CoMP-Area Report-B" Revision B dated 19 March 2024 and vary from floor plans received. A full survey is required to confirm exact areas.
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Area Schedule***

Existing Areas

	Gross Internal Area*		Net Internal Area				Net / Gross
			Retail**		Office**		
Floor level	m²	ft²	m²	ft²	m²	ft²	%
Basement	710.8	7,651					0.0%
Ground	740.6	7,972	347.4	3,740	167.3	1,801	69.5%
First	638.2	6,870			488.7	5,261	76.6%
Second	773.4	8,325			652.4	7,022	84.4%
Third	773.4	8,325			653.4	7,033	84.5%
Fourth	773.1	8,322			649.9	6,996	84.1%
Fifth	773.1	8,322			637	6,857	82.4%
Sixth	773.1	8,322			652.3	7,021	84.4%
Seventh	656.1	7,062			537.8	5,789	82.0%
Eighth	550.3	5,923			429.5	4,623	78.0%
Ninth	243.6	2,622			96.9	1,043	39.8%
TOTAL	7,405.7	79,716	347.4	3,740	4,965.2	53,446	71.7%

TERRACE AREAS	m²	ft²
9th floor terrace	47.9	516
TOTAL TERRACE	47.9	516

Basement 18 no. car parking spaces
20 no. cycle parking

Proposed Areas - Office Option 03

	Gross Internal Area*		Net Internal Area				Net / Gross
			Retail**		Office**		
Floor level	m²	ft²	m²	ft²	m²	ft²	%
Basement	710.8	7,651			102	1,098	14.4%
Ground	740.6	7,972	199.2	2,144	298.8	3,216	67.2%
First	638.2	6,870			488.7	5,261	76.6%
Second	789.2	8,325			668.2	7,193	84.7%
Third	789.2	8,325			669.2	7,203	84.8%
Fourth	788.9	8,322			665.7	7,166	84.4%
Fifth	788.9	8,322			652.8	7,027	82.7%
Sixth	788.9	8,322			668.1	7,191	84.7%
Seventh	672.9	7,243			555.6	5,980	82.6%
Eighth	672.9	7,243			554.2	5,965	82.4%
Ninth	500.8	5,391			385.1	4,145	76.9%
Tenth	208	2,239			92.7	998	44.6%
TOTAL	8,089.3	86,225	199.2	2144	5,801.1	62,444	74.2%

TERRACE AREAS	m²	ft²
10th floor terrace	181	1,948
9th floor terrace	102.6	1,104
7th floor terrace	90.1	970
TOTAL TERRACE	373.7	4,023

Basement 0 no. car parking spaces

Comparison (Existing against Proposed)

	Gross Internal Area*		Net Internal Area				Net / Gross
			Retail**		Office**		
Floor level	m²	ft²	m²	ft²	m²	ft²	%
Basement					102	1,098	14.4%
Ground			-148.2	-1,596	131.5	1,415	-2.3%
First							0.0%
Second	15.8	0			15.8	171	0.3%
Third	15.8	0			15.8	170	0.3%
Fourth	15.8	0			15.8	170	0.3%
Fifth	15.8	0			15.8	170	0.4%
Sixth	15.8	0			15.8	170	0.3%
Seventh	16.8	181			17.8	191	0.6%
Eighth	122.6	1,320			124.7	1,342	4.3%
Ninth	257.2	2,769			288.2	3,102	37.1%
Tenth	208	2,239			92.7	998	44.6%
TOTAL	683.6	6,509	-148.2	-1,596	835.9	8,998	2.4%

positive number = increase
negative number = decrease

TOTAL TERRACE AREA COMPARISON	m²	ft²
	325.8	3,506.5

Car Parking Comparison	
	-18

Option 01 compared to existing areas:

+ No change to the basement level or first floor areas
+ Loss of 6no. car parking spaces
+ Ground: retail NIA decrease, office NIA increase where the office lounge has increased in size
+ 2nd - 6th floor: minor GIA and NIA increase, where the new glazing line has been pushed out
+ 7th floor: minor increase in GIA and NIA where the floor plate has increased
+ 8th - 9th floor: substantial increase in GIA and NIA, where the floor plate has increased
+ New 10th floor introduced - 11no. storeys in total.
+ Overall increase in external terrace areas
+ Overall net / gross increase of only 0.1% from existing

Option 02 against Option 01

+ No change to basement or first floor areas
+ Loss of 6no. more car parking spaces (12no. in total)
+ Ground: office NIA increase of 115.1m² / 1,239ft² and net / gross increase of 15.5% where cycle store has moved to the basement and the lounge is larger
+ 2nd - 10th floors: no change from option 01
+ Overall this option achieves a net / gross of 73.3% which is 1.4% higher than Option 01 and 1.6% higher than existing net / gross

The above tables demonstrate the area for the existing building, the proposed office option 03 and then a comparison between the two.

Option 03 against Option 02

+ Basement: increase in office NIA of 102m² / 1,098ft² and thus increase of net / gross of 14.4%
+ Loss of all car parking spaces (18no. in total)
+ Ground: office NIA decrease due to new feature central stair
+ 1st - 10th floor: no change from option 02
+ Overall this option achieves a net / gross of 74.2% which is 0.9% higher than Option 02 and 2.4% higher than existing net / gross

***All areas are approximate

Proposed Massing

The following pages demonstrate the building massing for Office Options 01, 02 and 03

Office Proposal | Options 01 - 03 | Proposed Massing

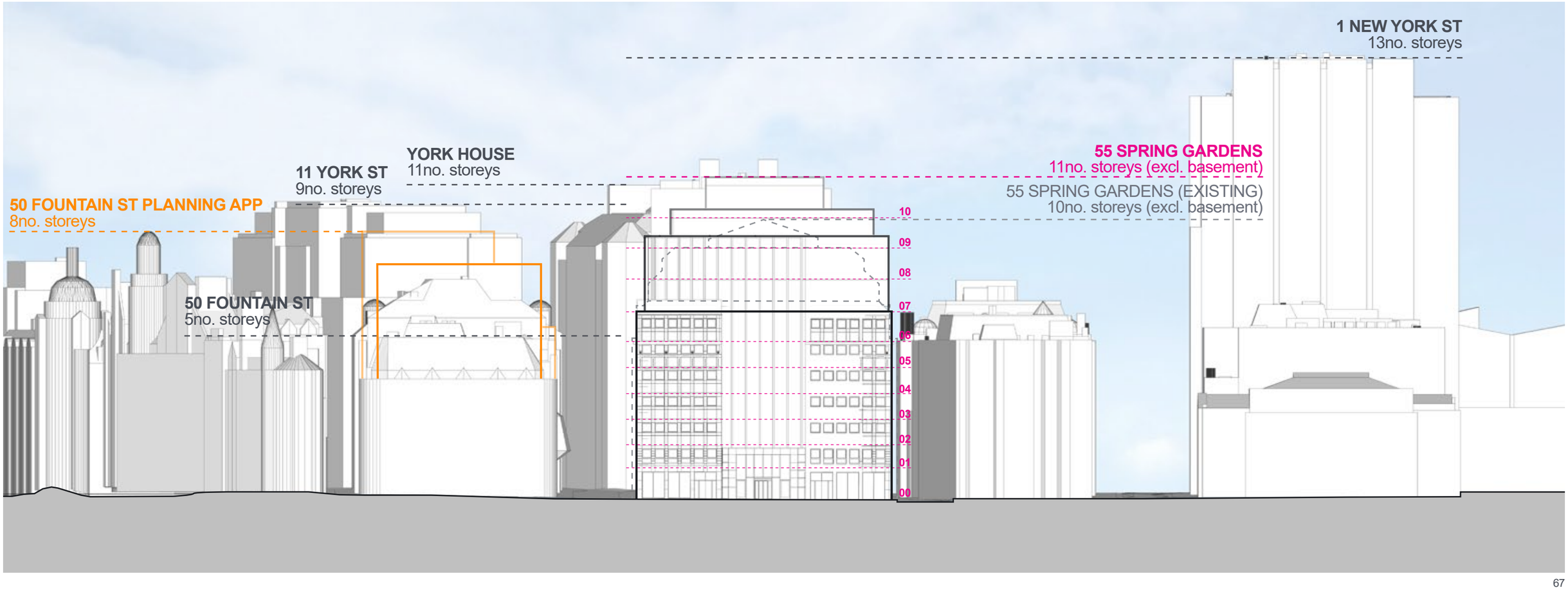
Site Elevation

From Spring Gardens

The proposed Office Options 01 - 03 result in an increase of one storey compared to the existing, taking the overall total to 11no. storeys including the ground floor but excluding the basement.

The height of the building is approximately 41.5m tall from ground level, which is an increase of 5.6m where a new 10th floor is introduced and the floor to floor levels of the new top floor extension (7th - 10th floors) has been improved.

Tapered massing of the proposed building reflects the existing building form and surrounding context and reduces the impact at street level.



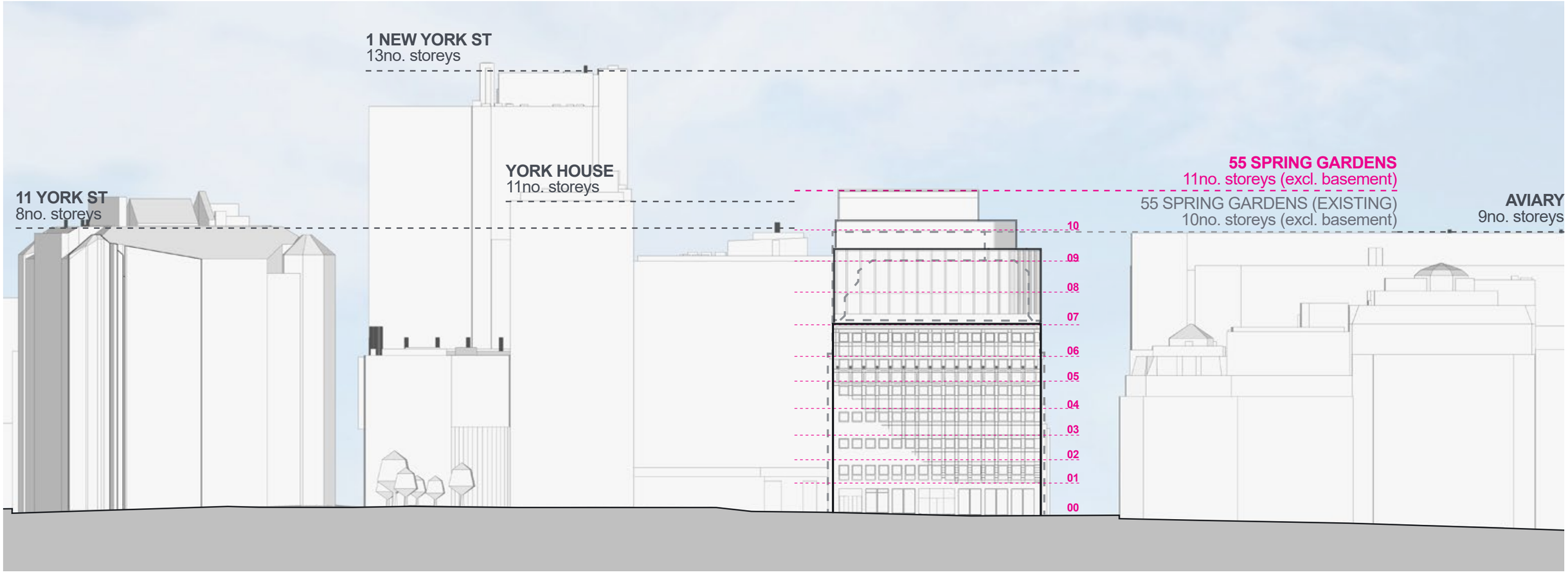
Office Proposal | Options 01 - 03 | Proposed Massing

Site Elevation

From Fountain Street

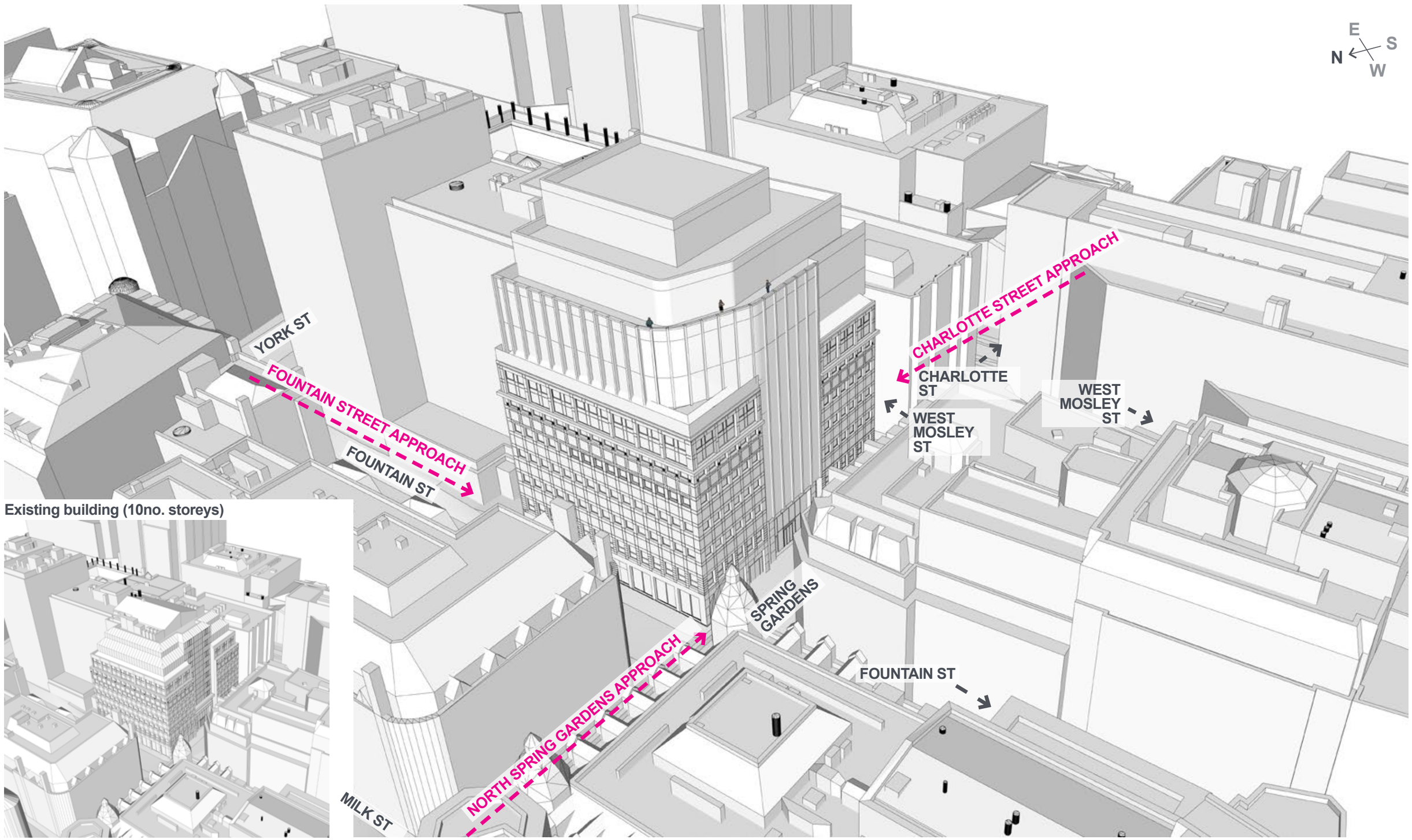
Similarly to the Spring Gardens elevation, the overall form of the proposed building steps in at the higher levels replicating the form of the existing building.

The overall height of the building is well suited to it's context, where it is marginally higher than York House.



Aerial 3D view

Key Views



Existing building (10no. storeys)

Aerial 3D view

Existing building (10no. storeys)

Office Option 01 - 03 (11no. storeys)

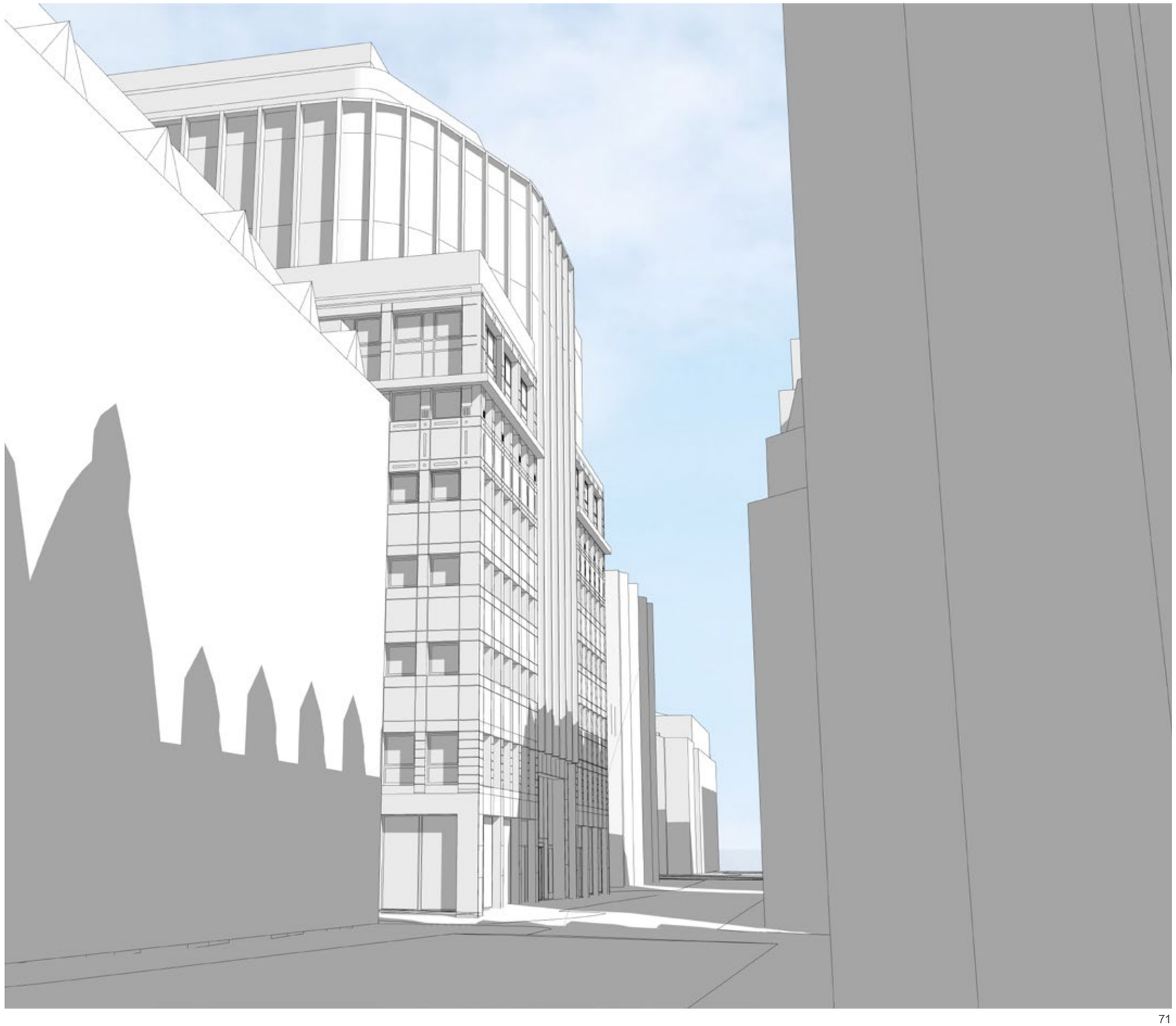
Key Views

From Spring Gardens (north)

Key Views

Existing building (10no. storeys)

Office Option 01 - 03 (11no. storeys)



Spring Gardens / Fountain St corner

Key Views

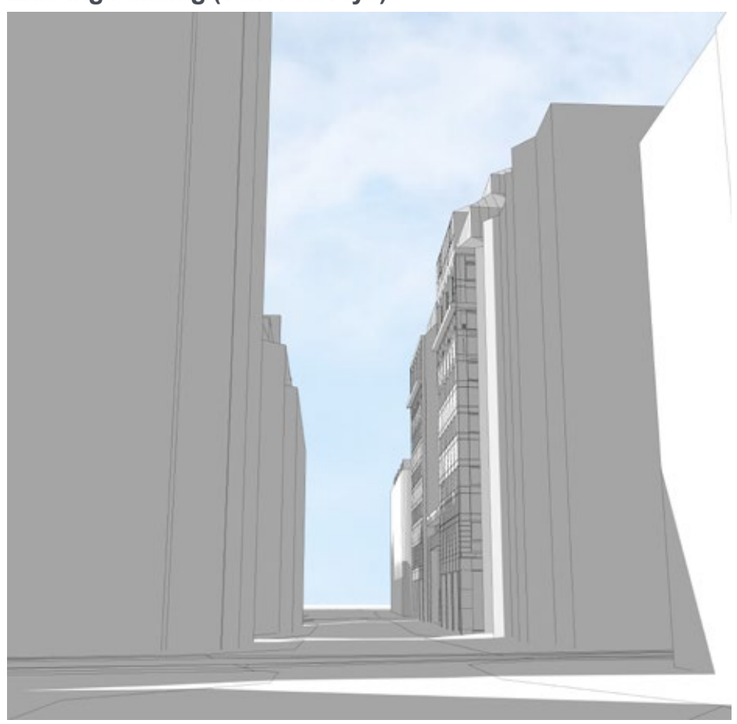
Existing building (10no. storeys)

Office Option 01 - 03 (11no. storeys)

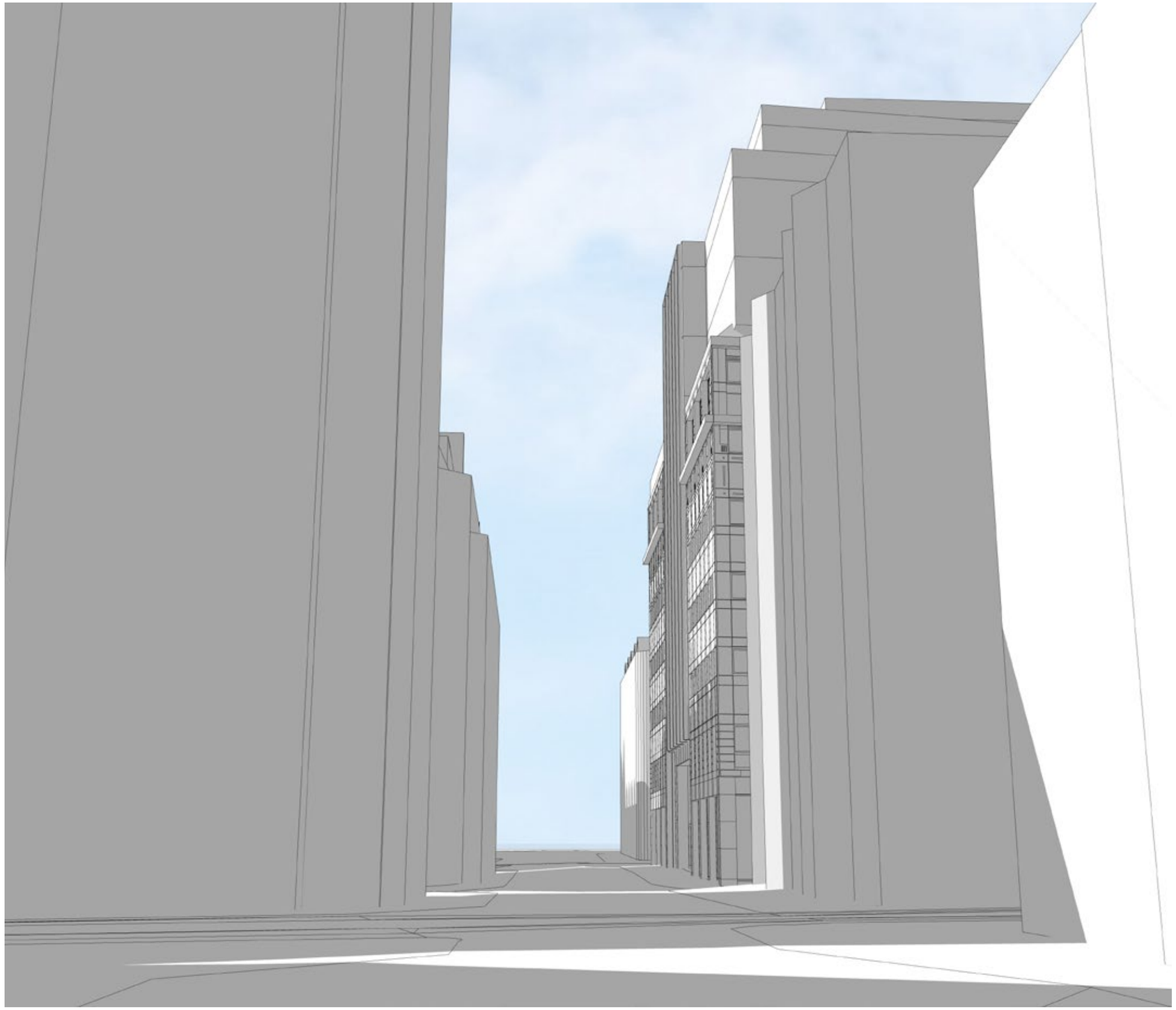
From Charlotte St

Key Views

Existing building (10no. storeys)



Office Option 01 - 03 (11no. storeys)

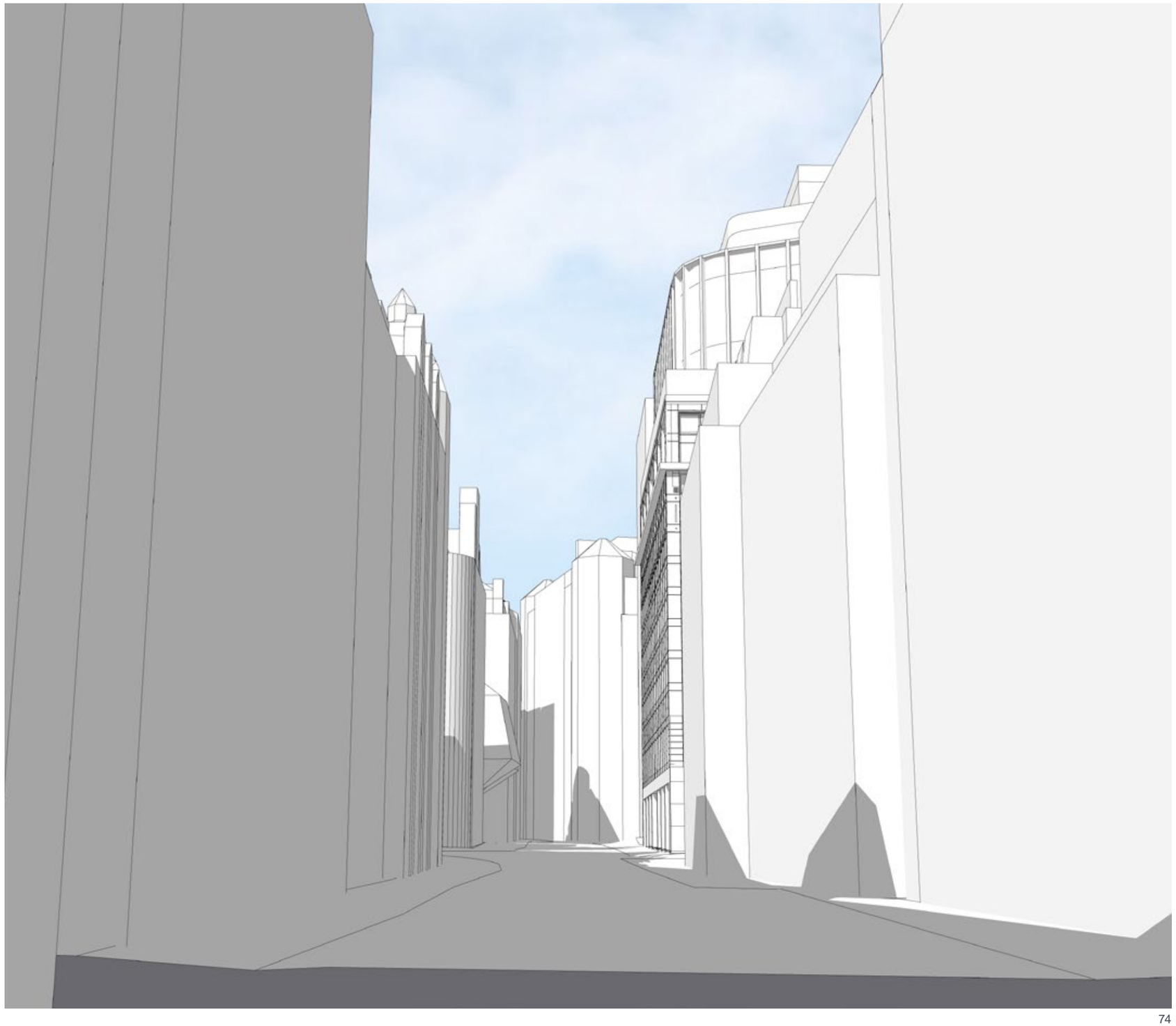


From Fountain St (south)

Key Views

Existing building (10no. storeys)

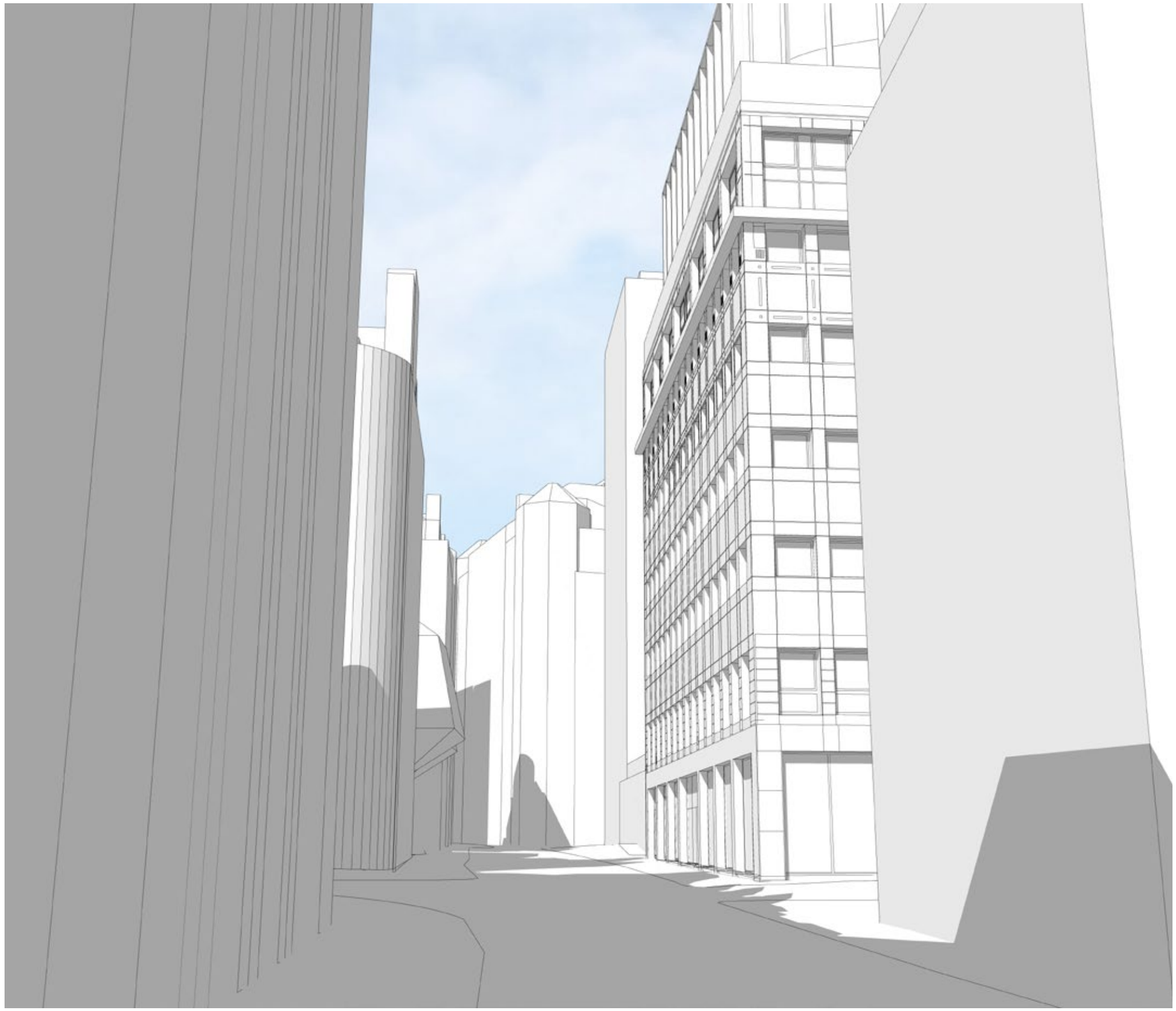
Office Option 01 - 03 (11no. storeys)



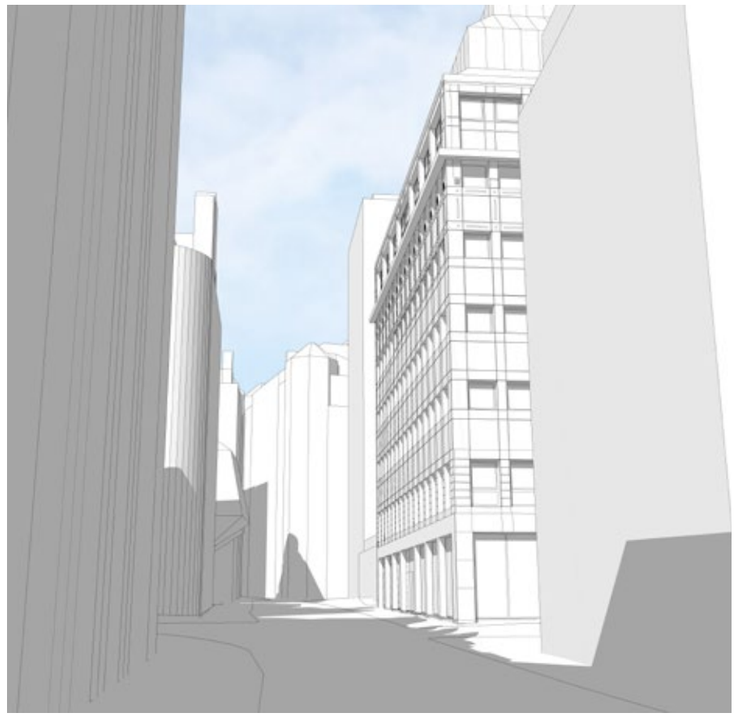
From Fountain Street (south)

Key Views

Office Option 01 - 03 (11no. storeys)



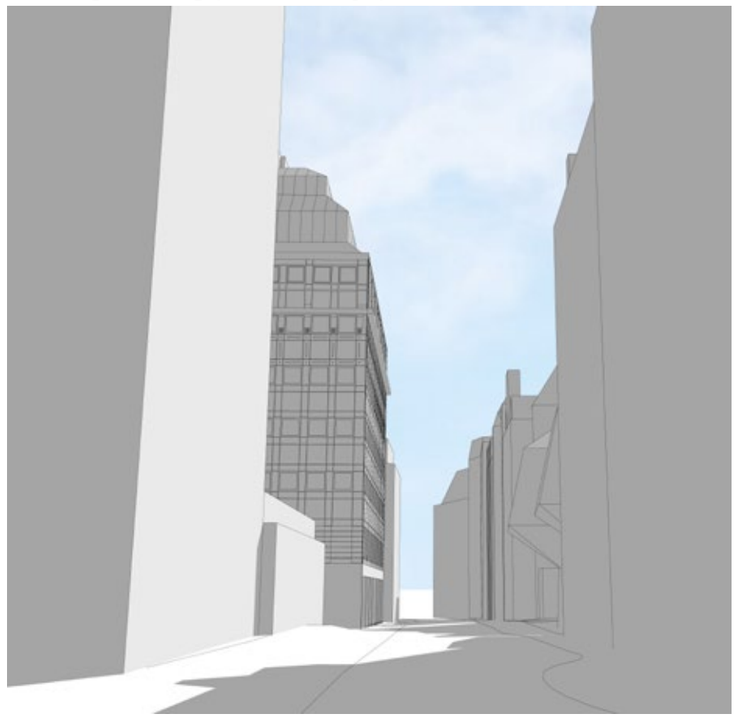
Existing building (10no. storeys)



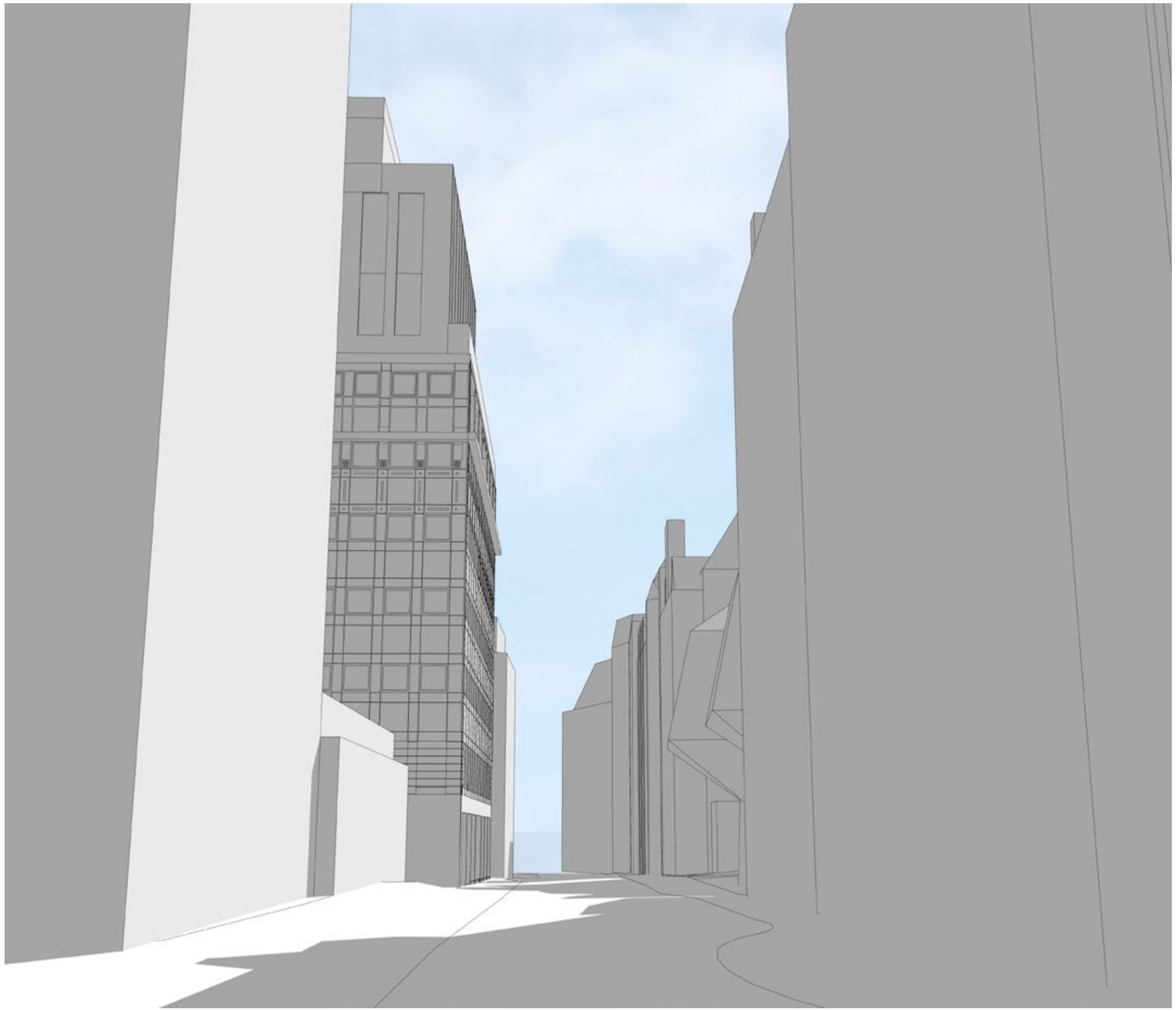
From Fountain Street (north)

Key Views

Existing building (10no. storeys)



Office Option 01 - 03 (11no. storeys)



Office Option 04

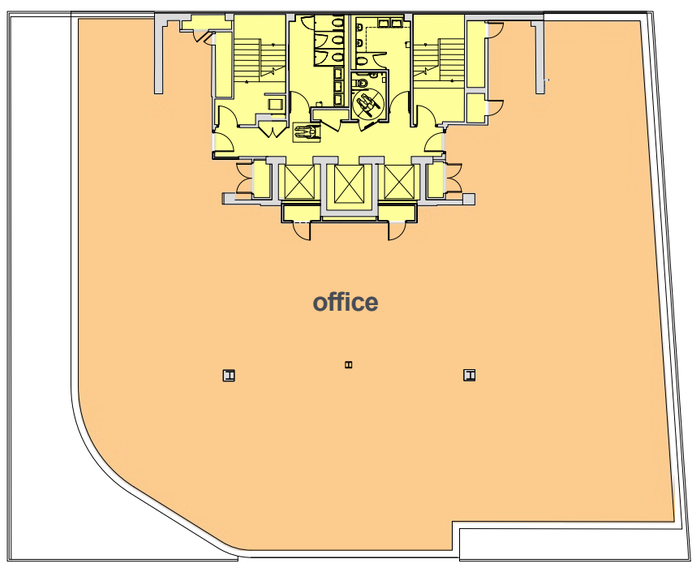
+ three additional storeys

Overview

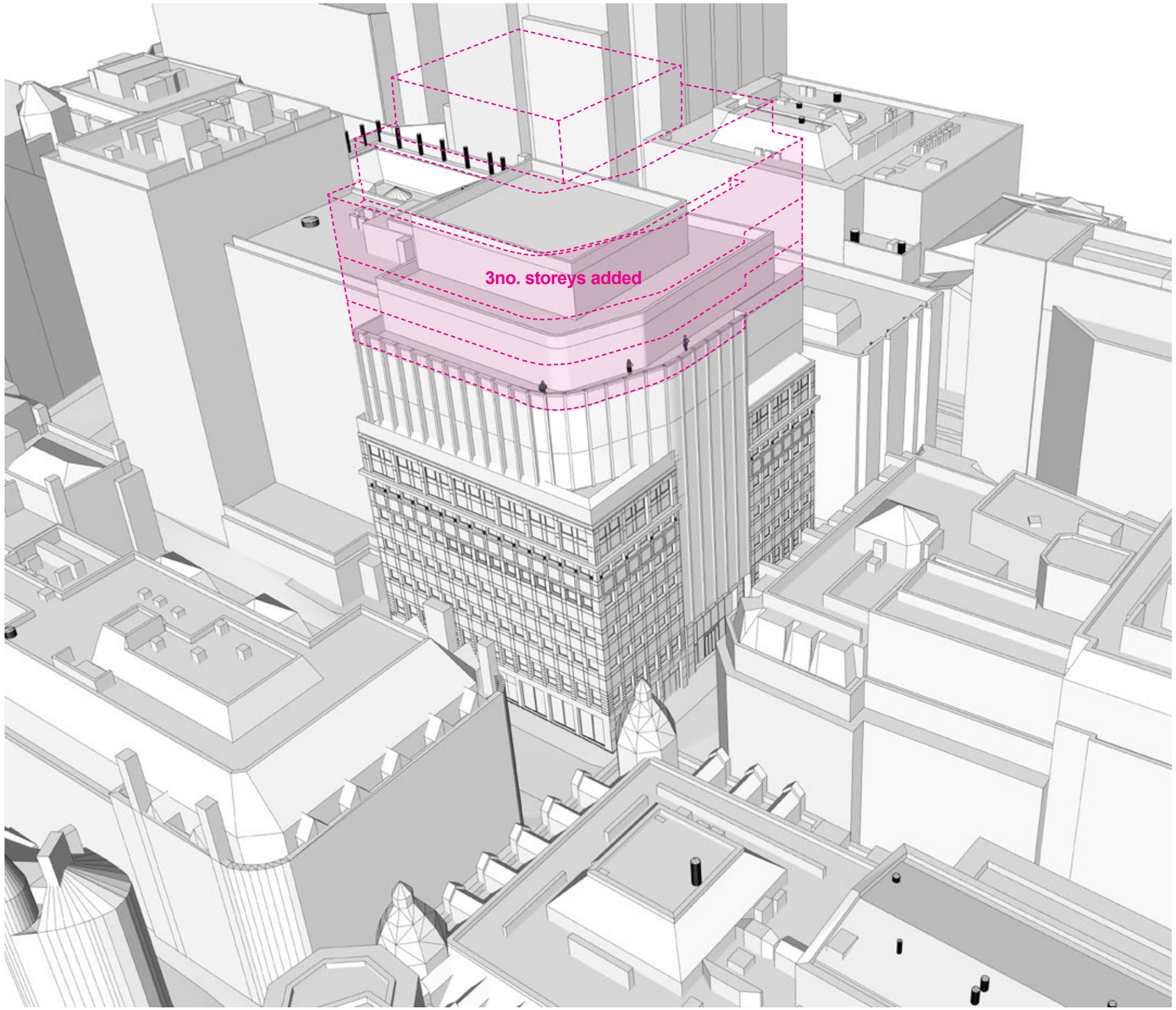
This Opition 04 explores the addition of 3no. storeys to the main options, making the total number of storeys **14no. storeys including the ground floor and excluding the basement.**

It is proposed the additional 3no. storeys will be the 8th floor plan duplicated from Options 01 - 03, with the 9th and 10th floors from Options 01 - 03 reinstated as the top two floors.

The 8th floor plan from Options 01 - 03 is to be duplicated to increase 3no. storeys



Office Option 01 - 03 (11no. storeys)



Aerial View

The 3D view demonstrates the massing for Office Option 04, where the total number of storeys has increased to 14no. storeys overall.

The top two floors would be set back as per Options 01 - 03, to reduce the overall impact on the street scene.

Office Option 01 - 03 (11no. storeys)

Office Option 04 (14no. storeys)

Office Proposal | Option 04

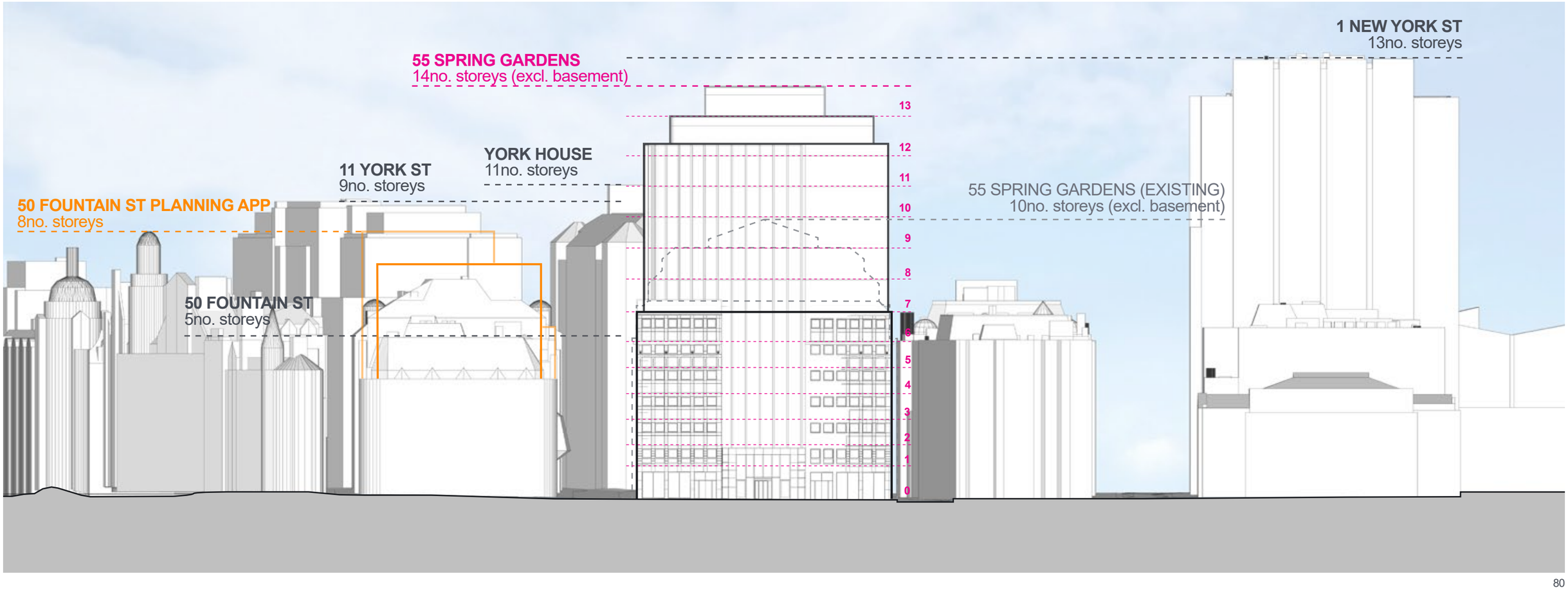
Site Elevation

From Spring Gardens

The proposed Office Option 04 is an increase of four storeys compared to the existing, taking the total to 14no. storeys including the ground floor but excluding the basement level.

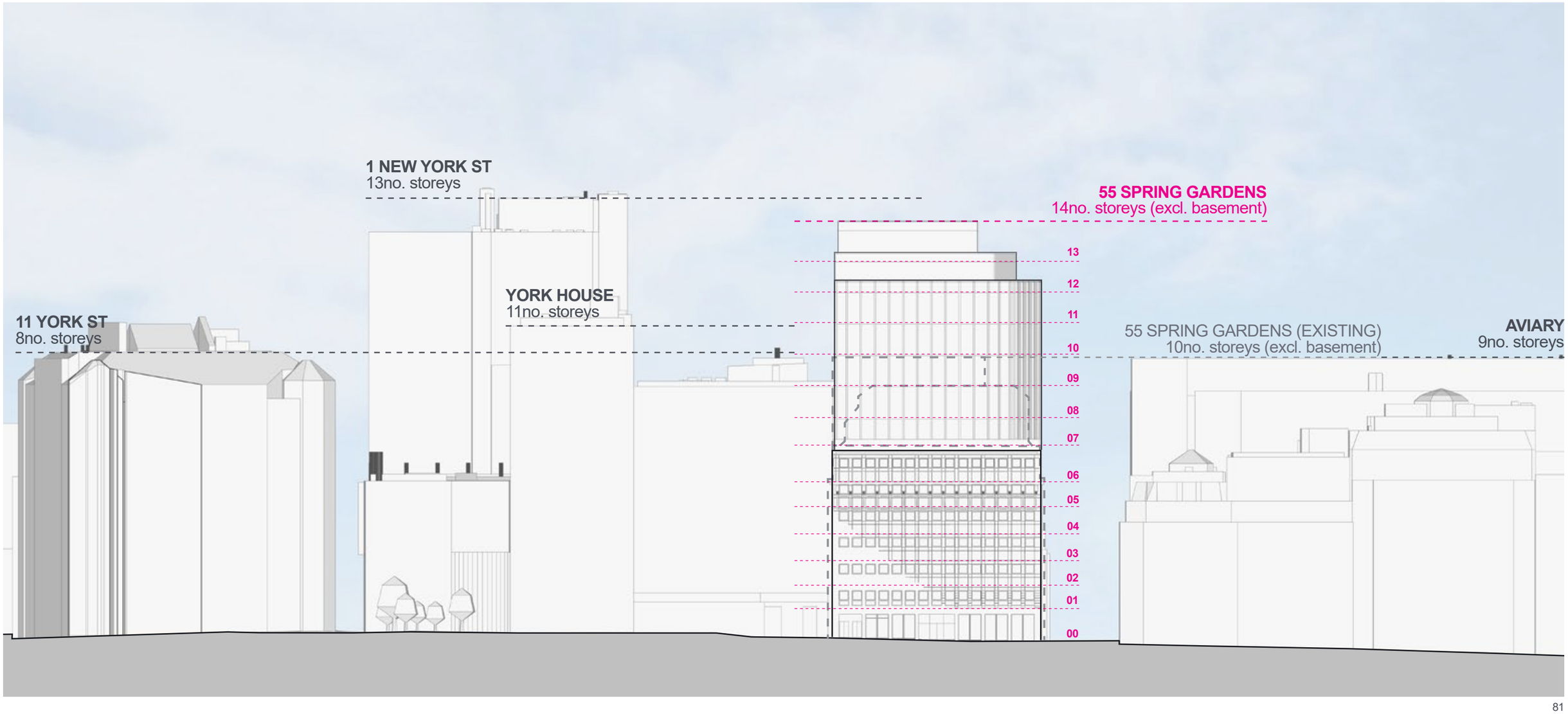
It is approximately 53.5m tall.

As shown by the site elevation, the overall height of the proposed building still would not be as tall as the nearby 1 New York Street.



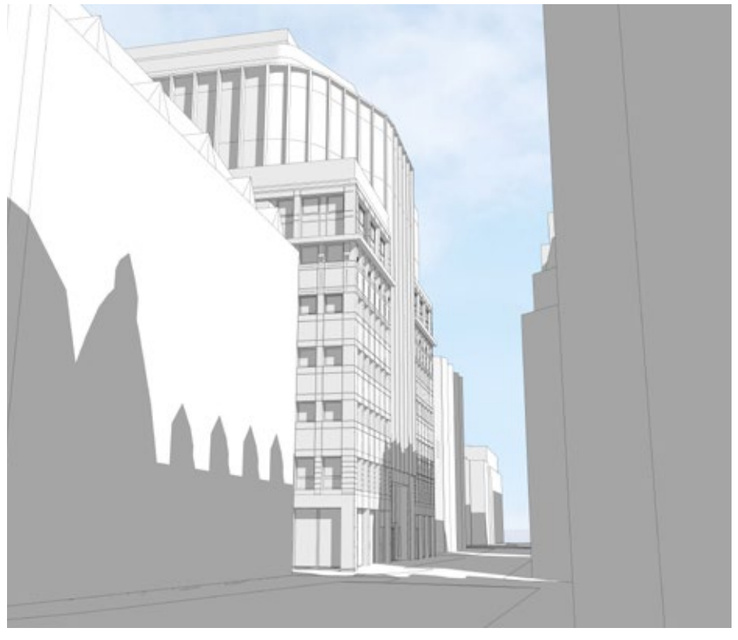
Site Elevation

From Fountain Street

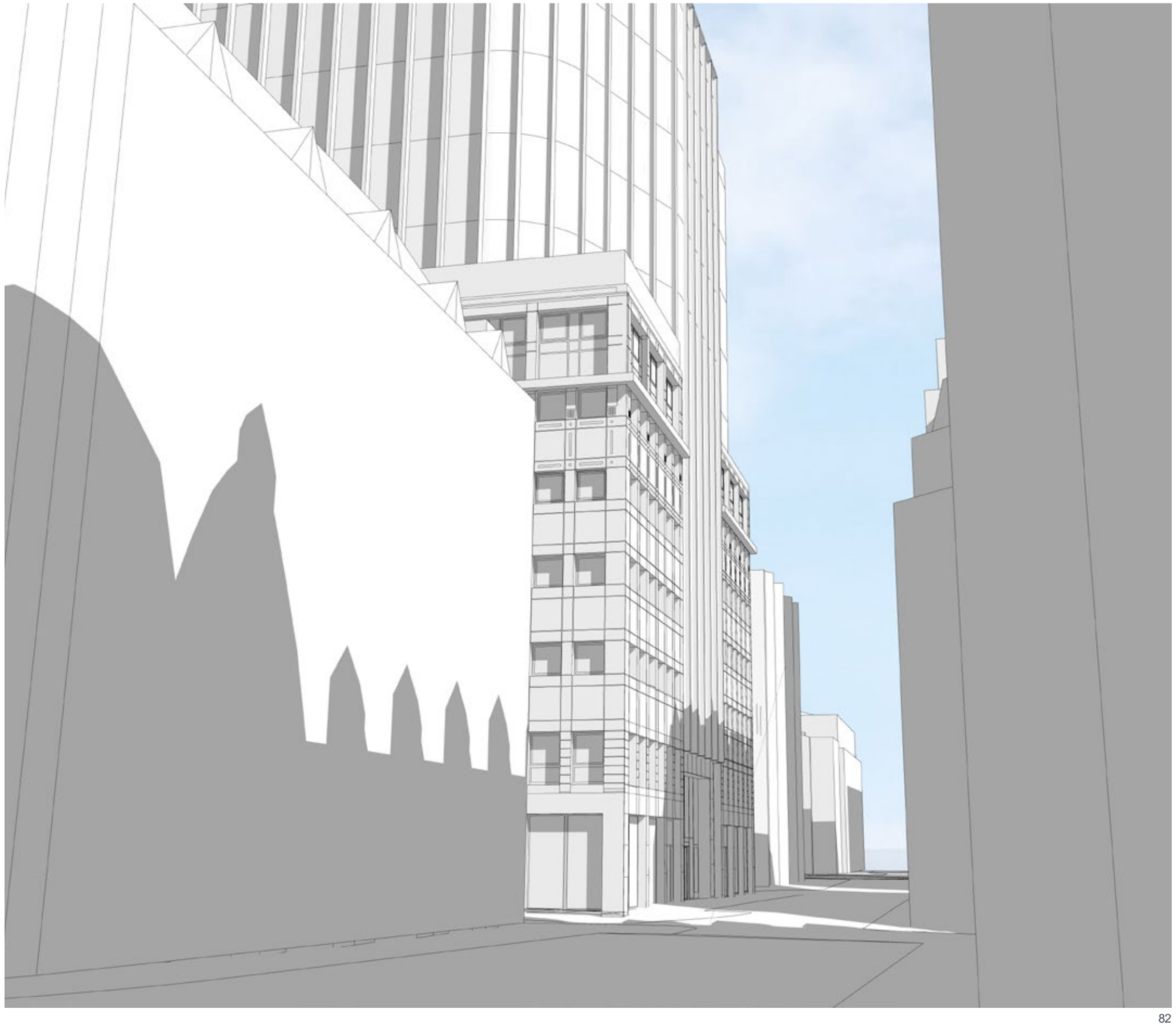


From Spring Gardens (north)

Office Option 01 - 03 (11no. storeys)



Office Option 04 (14no. storeys)

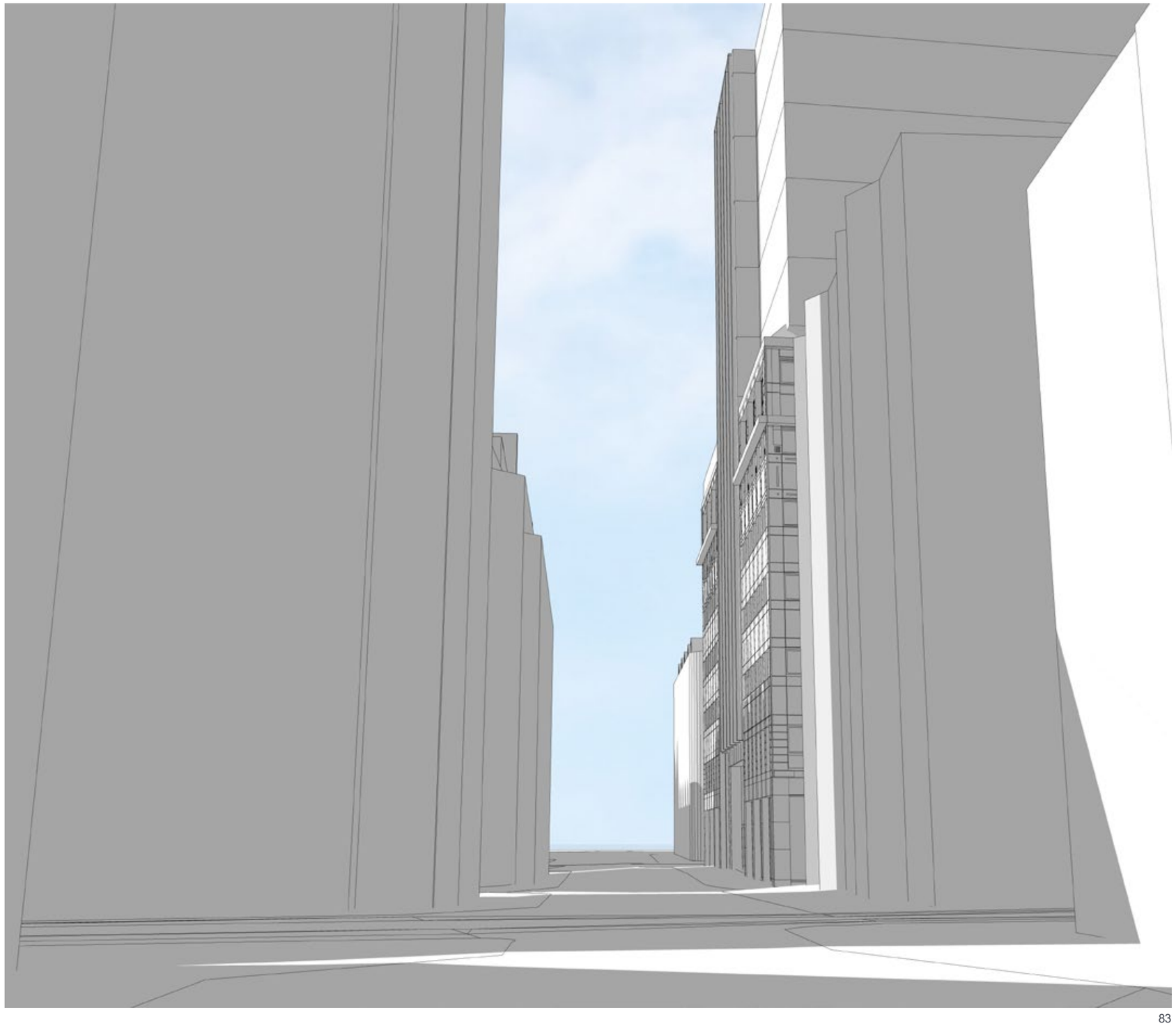


Key Views

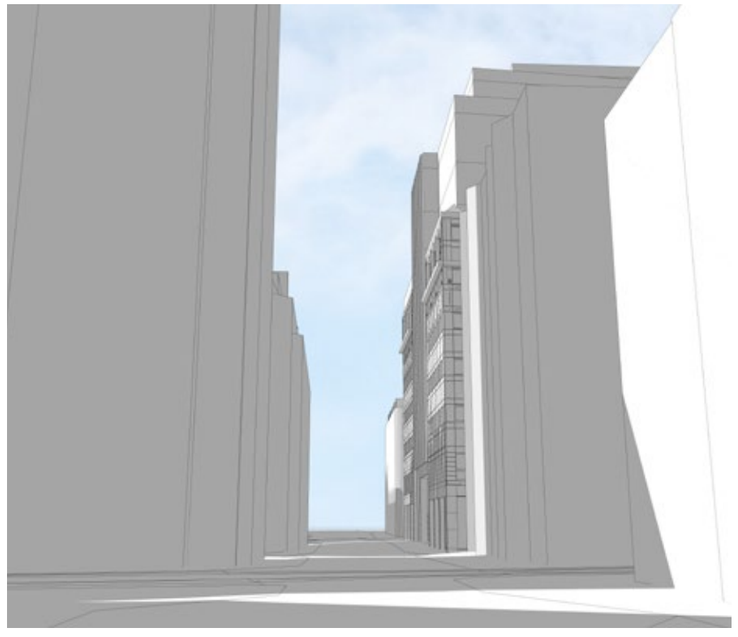
From Charlotte St

Key Views

Office Option 04 (14no. storeys)



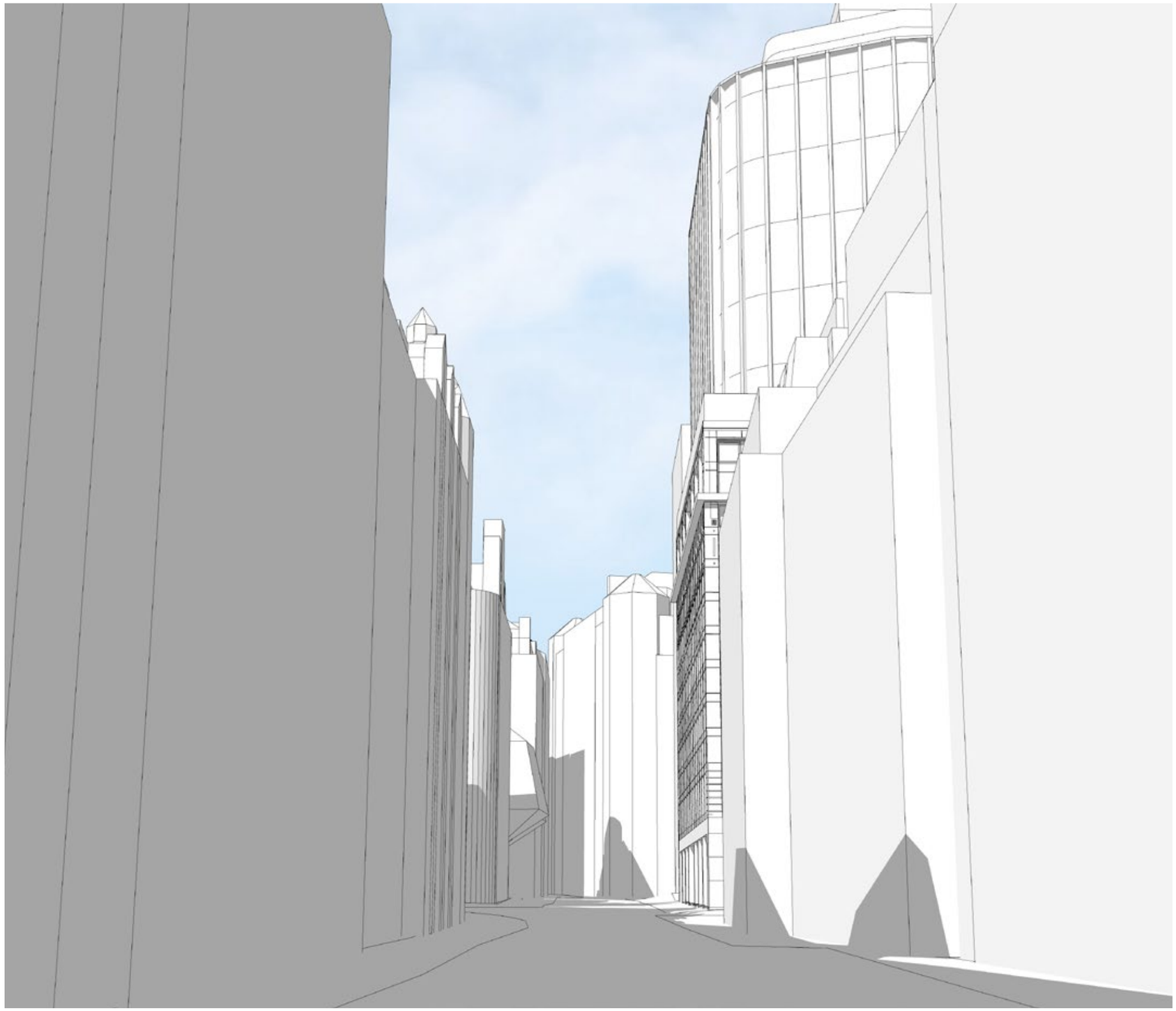
Office Option 01 - 03 (11no. storeys)



From Fountain St (south)

Key Views

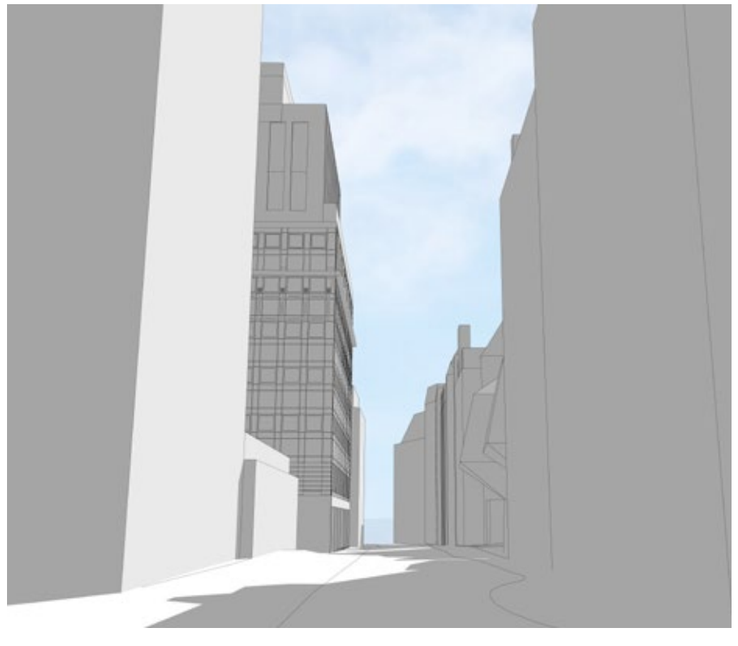
Office Option 04 (14no. storeys)



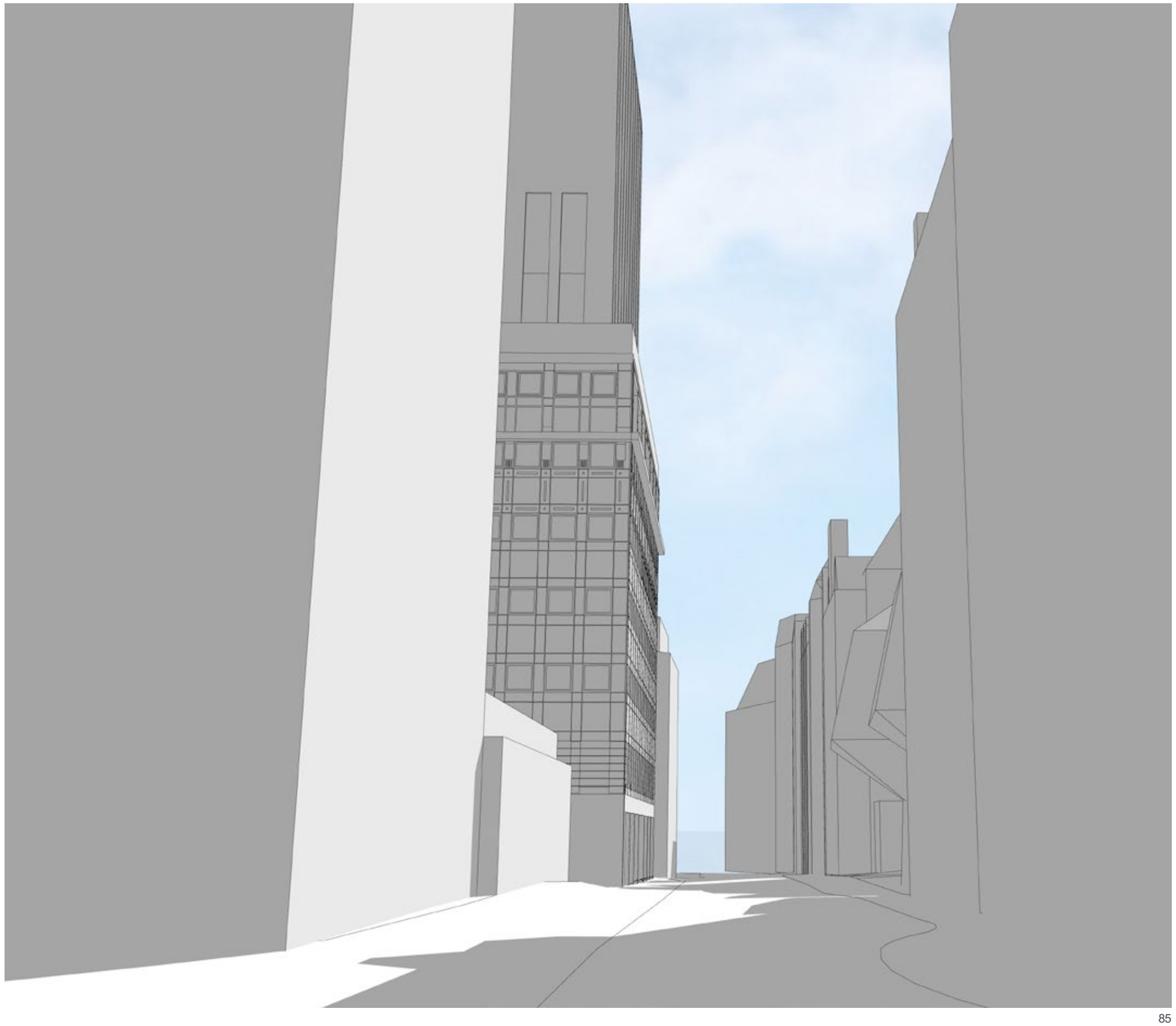
Office Option 01 - 03 (11no. storeys)

From Fountain Street (north)

Office Option 01 - 03 (11no. storeys)



Office Option 04 (14no. storeys)



Key Views

Office Proposal | Option 04

*Existing gross internal areas are based on Plowman Craven Area Measurement Report "29232-003-CoMP-Area Report-B" Revision B dated 19 March 2024 and vary from floor plans received. A full survey is required to confirm exact areas.
**GROUND FLOOR OFFICE NIA ONLY IS BASED ON FLOOR PLANS, as this was not included in the measurement report. All other net internal areas (retail at ground level and office at first to 9th floor levels) are based on Plowman Craven Area Measurement Report "29232-003-CoMP-Area Report-B" Revision B dated 19 March 2024 and vary from floor plans received. A full survey is required to confirm exact areas.

Area Schedule***

Existing Areas

	Gross Internal Area*		Net Internal Area				Net / Gross
			Retail**		Office**		
Floor level	m^2	ft^2	m^2	ft^2	m^2	ft^2	%
Basement	710.8	7,651					0.0%
Ground	740.6	7,972	347.4	3,740	167.3	1,801	69.5%
First	638.2	6,870			488.7	5,261	76.6%
Second	773.4	8,325			652.4	7,022	84.4%
Third	773.4	8,325			653.4	7,033	84.5%
Fourth	773.1	8,322			649.9	6,996	84.1%
Fifth	773.1	8,322			637	6,857	82.4%
Sixth	773.1	8,322			652.3	7,021	84.4%
Seventh	656.1	7,062			537.8	5,789	82.0%
Eighth	550.3	5,923			429.5	4,623	78.0%
Ninth	243.6	2,622			96.9	1,043	39.8%
TOTAL	7,405.7	79,716	347.4	3,740	4,965.2	53,446	71.7%

Proposed Areas - Office Option 04

	Gross Internal Area*		Net Internal Area				Net / Gross
			Retail**		Office**		
Floor level	m^2	ft^2	m^2	ft^2	m^2	ft^2	%
Basement	710.8	7,651			102	1,098	14.4%
Ground	740.6	7,972	199.2	2,144	298.8	3,216	67.2%
First	638.2	6,870			488.7	5,261	76.6%
Second	789.2	8,495			668.2	7,192	84.7%
Third	789.2	8,495			669.2	7,203	84.8%
Fourth	788.9	8,492			665.7	7,166	84.4%
Fifth	788.9	8,492			652.8	7,027	82.7%
Sixth	788.9	8,492			668.1	7,191	84.7%
Seventh	672.9	7,243			555.6	5,980	82.6%
Eighth	672.9	7,243			554.2	5,965	82.4%
Ninth	672.9	7,243			554.2	5,965	82.4%
Tenth	672.9	7,243			554.2	5,965	82.4%
Eleventh	672.9	7,243			554.2	5,965	82.4%
Twelfth	500.8	5,391			385.1	4,145	76.9%
Thirteenth	208	2,239			92.7	998	44.6%
TOTAL	10,108.0	108,804	199.2	2,144	7,463.7	80,339	75.8%

Comparison (Existing against Proposed)

	Gross Internal Area*		Net Internal Area				Net / Gross
			Retail**		Office**		
Floor level	m^2	ft^2	m^2	ft^2	m^2	ft^2	%
Basement					102	1,098	14.4%
Ground			-148.2	-1,596	131.5	1,415	-2.3%
First							0.0%
Second	15.8	170			15.8	170	0.3%
Third	15.8	170			15.8	170	0.3%
Fourth	15.8	170			15.8	170	0.3%
Fifth	15.8	170			15.8	170	0.4%
Sixth	15.8	170			15.8	170	0.3%
Seventh	16.8	181			17.8	191	0.6%
Eighth	122.6	1,320			124.7	1,342	4.3%
Ninth	429.3	4,621			457.3	4,922	42.6%
Tenth	672.9	7,243			554.2	5,965	82.4%
Eleventh	672.9	7,243			554.2	5,965	82.4%
Twelfth	500.8	5,391			385.1	4,145	76.9%
Thirteenth	208	2,239			92.7	998	44.6%
TOTAL	2702.3	29,088	-148.2	-1,596	2,498.5	26,894	4.1%

positive number = increase
negative number = decrease

Option 01 compared to existing areas:

+ No change to the basement level or first floor areas
+ Loss of 6no. car parking spaces
+ Ground: retail NIA decrease, office NIA increase where the office lounge has increased in size
+ 2nd - 6th floor: minor GIA and NIA increase, where the new glazing line has been pushed out
+ 7th floor: minor increase in GIA and NIA where the floor plate has increased
+ 8th - 9th floor: substantial increase in GIA and NIA, where the floor plate has increased
+ New 10th floor introduced - 11no. storeys in total.
+ Overall increase in external terrace areas
+ Overall net / gross increase of only 0.1% from existing

Option 02 against Option 01

+ No change to basement or first floor areas
+ Loss of 6no. more car parking spaces (12no. in total)
+ Ground: office NIA increase of 115.1m² / 1,239ft² and net / gross increase of 15.5% where cycle store has moved to the basement and the lounge is larger
+ 2nd - 10th floors: no change from option 01
+ Overall this option achieves a net / gross of 73.3% which is 1.4% higher than Option 01 and 1.6% higher than existing net / gross

Option 03 against Option 02

+ Basement: increase in office NIA of 102m² / 1,098ft² and thus increase of net / gross of 14.4%
+ Loss of all car parking spaces (18no. in total)
+ Ground: office NIA decrease due to new feature central stair
+ 1st - 10th floor: no change from option 02
+ Overall this option achieves a net / gross of 74.2% which is 0.9% higher than Option 02 and 2.5% higher than existing net / gross

The above tables demonstrate the area for the existing building, the proposed office option 04 and then a comparison between the two.

Option 04 against Option 03

+ The area schedule uses Option 03 as the base option
+ Additional 3no. storeys added which are the 9th - 11th floors, a repeat of the 8th floor plan
+ Overall this option achieves a net / gross of 75.8%, which is 1.6% higher than Option 03 and 4.1% higher than existing net / gross

***All areas are approximate

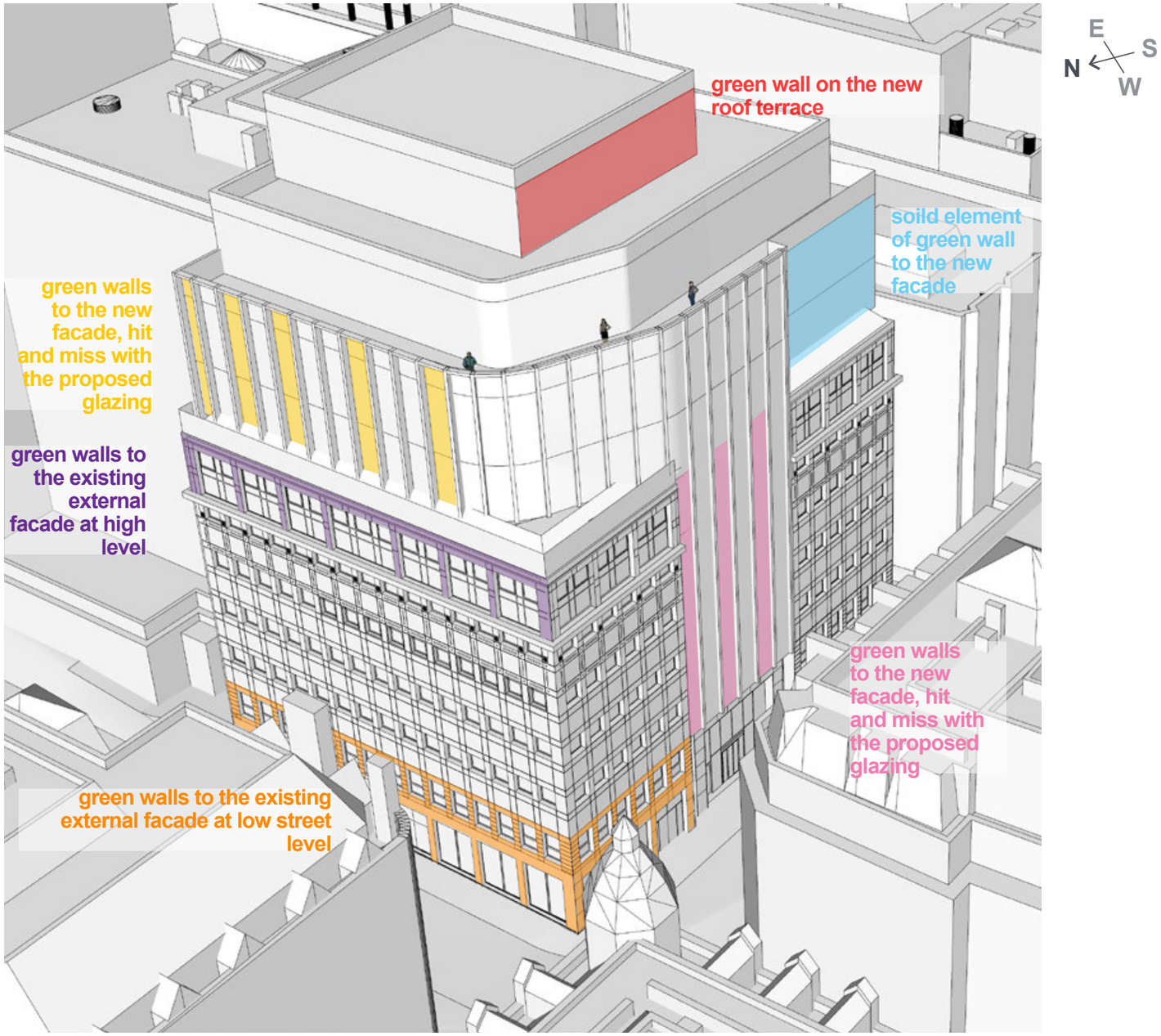
Green Wall Opportunities

Exploring Biophillia

Green Wall Locations

The diagram to the right explores different options for introducing biophillia and green walls to the external facade of the building.

A few considerations which will need to be explored if green walls are introduced to the external facade, are ongoing maintenance and cleaning access and provision and the position and orientation to optimise natural daylight / rainfall (general weather) conditions, irrigation and the building's structural integrity.



Apartment Proposal

Overview

The apartment option looks to re-purpose the upper floors (1st to 9th floors) into a mixture of 1 bed and 2 bed apartments.

AEW are currently working on a similar project with DTZI on King Street, converting a listed building into apartments.

We have used NDSS size guidelines, which align with Manchester's Space Standards, as a minimum and where possible. The table below shows the overall GIA required to meet the standard for each dwelling type.

We have tried to base the initial mix of apartments on what is usually requested by Manchester City Council through the planning process which is a mix of approximately:

+ 30-40% 1 beds
+ 60-70% 2 beds

Table 1 - Minimum gross internal floor areas and storage (m^2)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

NDSS guidelines

MANCHESTER'S EMERGING SPACE STANDARDS*

Manchester's emerging space standards combine Nationally Described Space Standards and the London Housing Design Guide space standards, as set out below:

NUMBER OF BEDROOMS (b)	NUMBER OF BED SPACES (persons)	1 STOREY DWELLINGS	2 STOREY DWELLINGS	3 STOREY DWELLINGS	BUILT-IN STORAGE (m^2)
1b	1p	39 (37)			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	83		
3b	4p	74	87	90	2.5
	5p	86	96	102	
	6p	95	102	108	
4b	5p	90	100	106	3.0
	6p	99	107	113	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Ground Floor Plan

* Areas noted with an asterisk are based on Plowman Craven Area Measurement Report "29232-003-CoMP-Area Report-B" Revision B dated 19 March 2024 and vary from floor plans received. A full survey is required to confirm exact areas.

Areas:

Gross Internal Area: 740.6m² / 7,972ft² *

Total Net Internal Area: 347.4m² / 3,740ft²

+ Restaurant Unit NIA: 199.2m² / 2,144ft² *

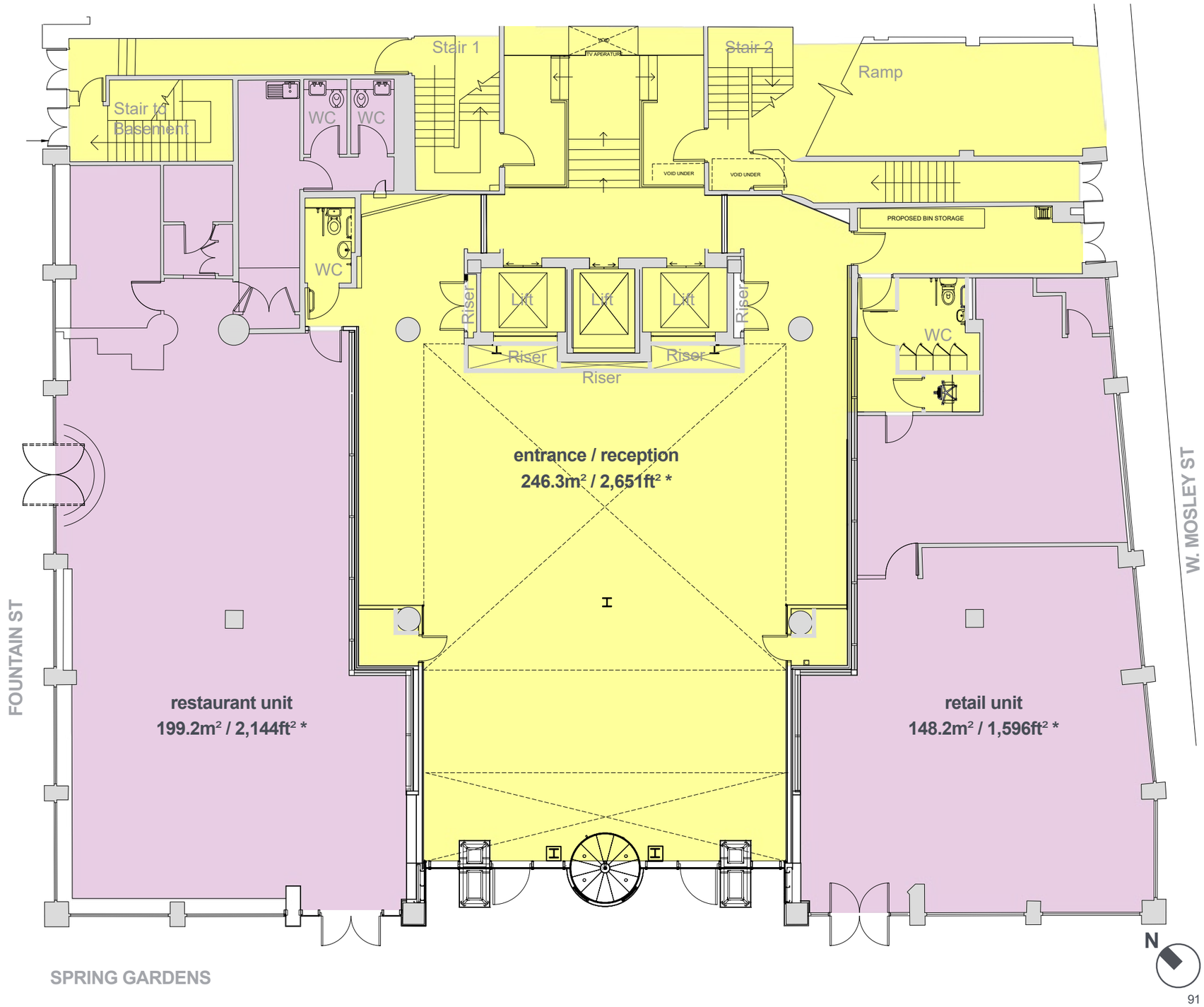
+ Retail Unit NIA: 148.2m² / 1,596ft² *

Net / Gross: 46.9%

Layout:

+ no change to internal layout

+ apartment entrance / reception area to be reconfigured to suit residential scheme



Key

Retail NIA

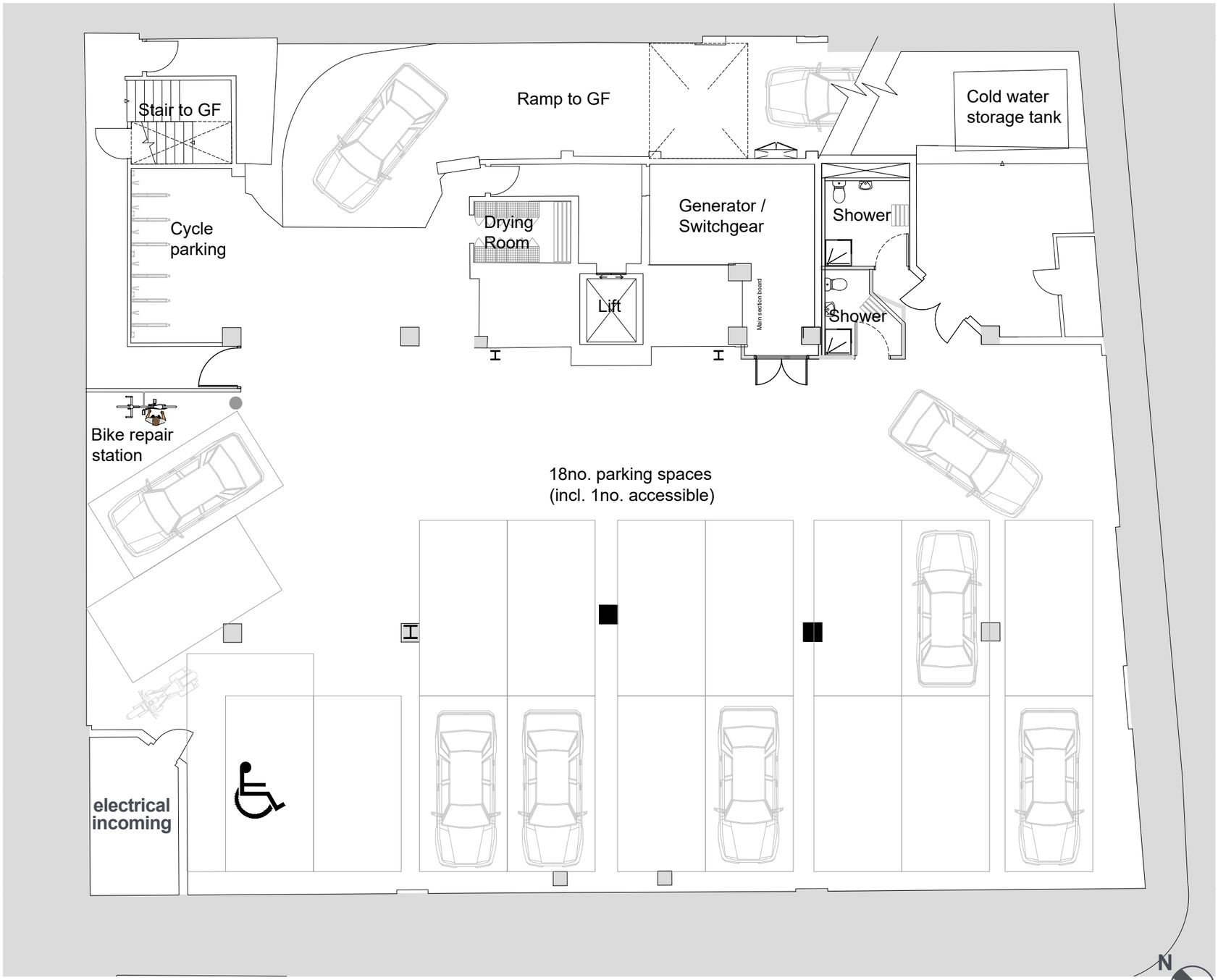
Residential GIA

Residential NIA

Basement Plan

Areas:
Gross Internal Area: 710.8m² / 7,651ft² *

Layout:
+ no change to internal layout



* Areas noted with an asterisk are based on Plowman Craven Area Measurement Report "29232-003-CoMP-Area Report-B" Revision B dated 19 March 2024 and vary from floor plans received. A full survey is required to confirm exact areas.

1st Floor Plan

Areas:

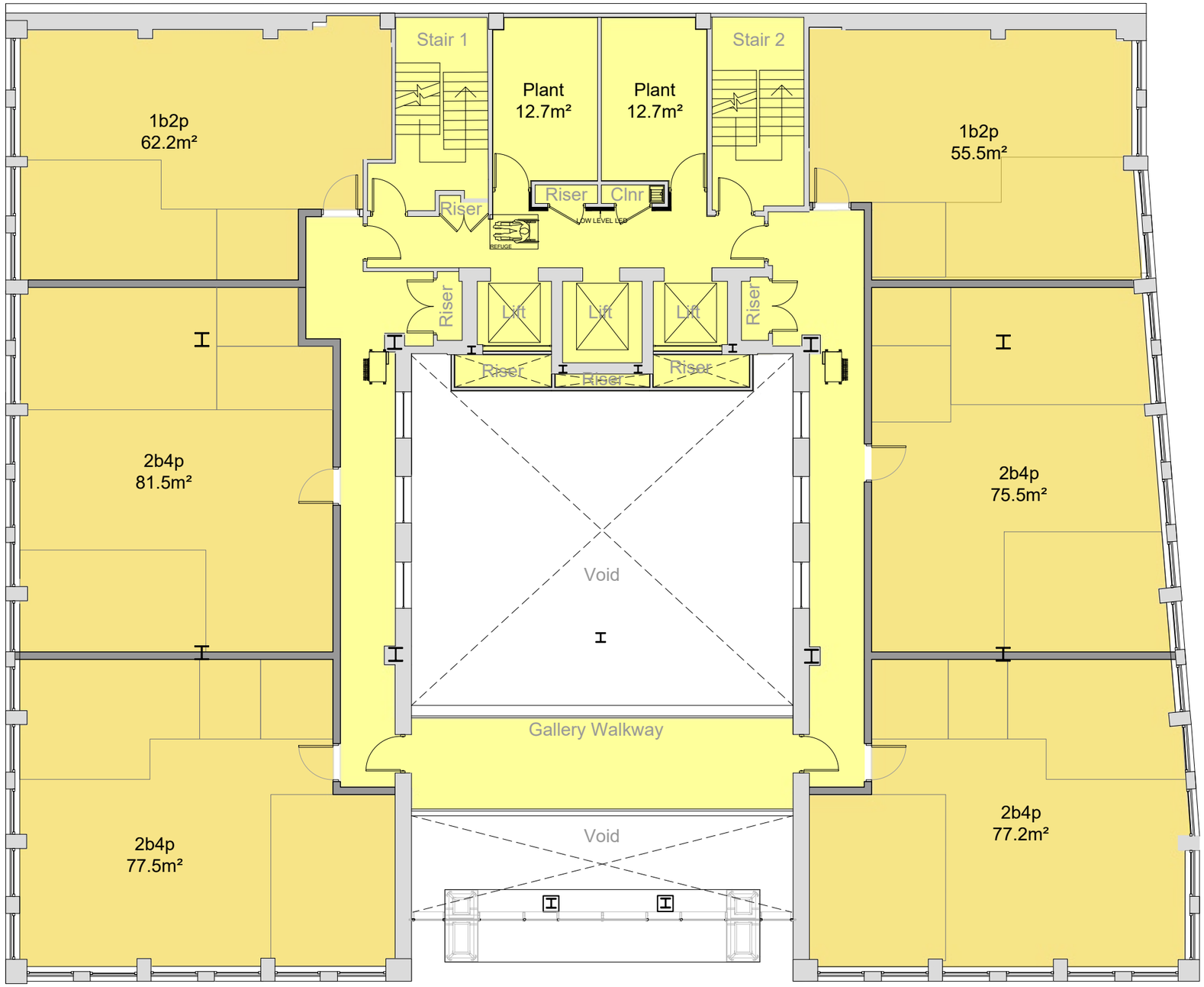
Gross Internal Area: 710.8m² / 7,651ft² *

Net Internal Area: 429.4m² / 4,662ft²

Net / Gross: 67.3%

Layout:

+ the circulation corridor has been positioned on internal side of the floor plate and the apartments are positioned on the external perimeter to utilise existing window positions, ensuring each bedroom has at least one window
+ 6no. apartments in total:
  2no. 1b2p
  4no. 2b4p
+ gallery walkway between units retained with atrium looking down into ground floor lobby area
+ existing circulation core retained and WCs re-purposed as new plant rooms



Key

Residential NIA

Residential GIA

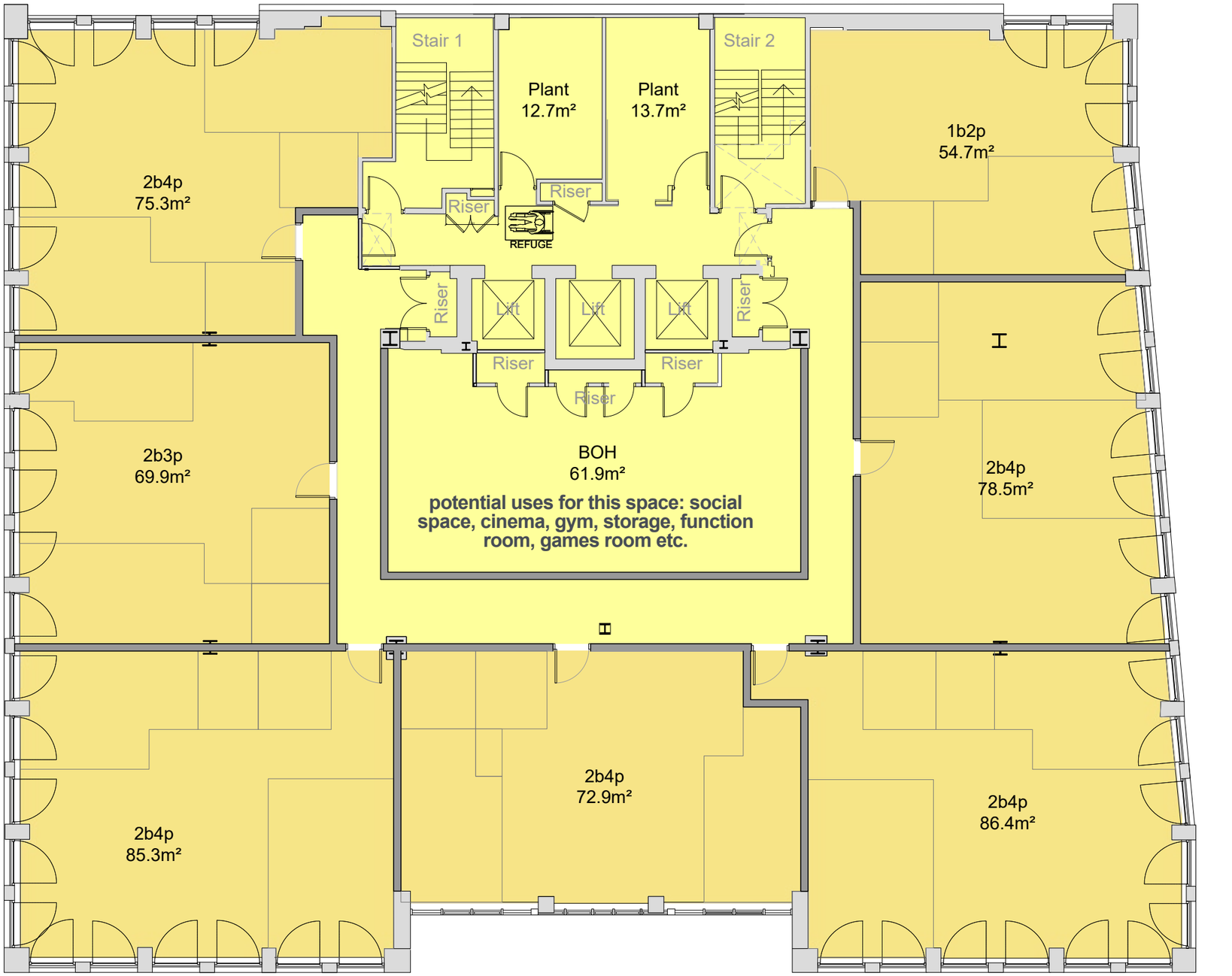
* Areas noted with an asterisk are based on Plowman Craven Area Measurement Report "29232-003-CoMP-Area Report-B" Revision B dated 19 March 2024 and vary from floor plans received. A full survey is required to confirm exact areas.

2nd - 6th Floor Plan

2nd - 3rd floor areas:
Gross Internal Area: 773.4m² / 8,325ft² *
Net Internal Area: 523m² / 5,630ft²
Net / Gross: 67.6%
4th - 6th floor areas:
Gross Internal Area: 773.1m² / 8,322ft² *
Net Internal Area: 523m² / 5,630ft²
Net / Gross: 67.6%

Layout:

+ typical floor plan for the 2nd - 6th floors
+ the circulation corridor has been positioned on internal side of the floor plate and the apartments are positioned on the external perimeter to utilise existing window positions, ensuring each bedroom has at least one window
+ 7no. apartments in total:
  1no. 1b2p
  1no. 2b3p
  5no. 2b4p
+ space in the centre, backed onto the lifts can be for multiple uses, it is unsuitable for an apartment as there are no external windows - potential uses for this space: social space, cinema, gym, storage, function room, games room etc.
+ existing circulation core retained and WCs re-purposed as new plant rooms



Key

Residential NIA

Residential GIA

* Areas noted with an asterisk are based on Plowman Craven Area Measurement Report "29232-003-CoMP-Area Report-B" Revision B dated 19 March 2024 and vary from floor plans received. A full survey is required to confirm exact areas.

7th - 8th Floor Plan

Areas:

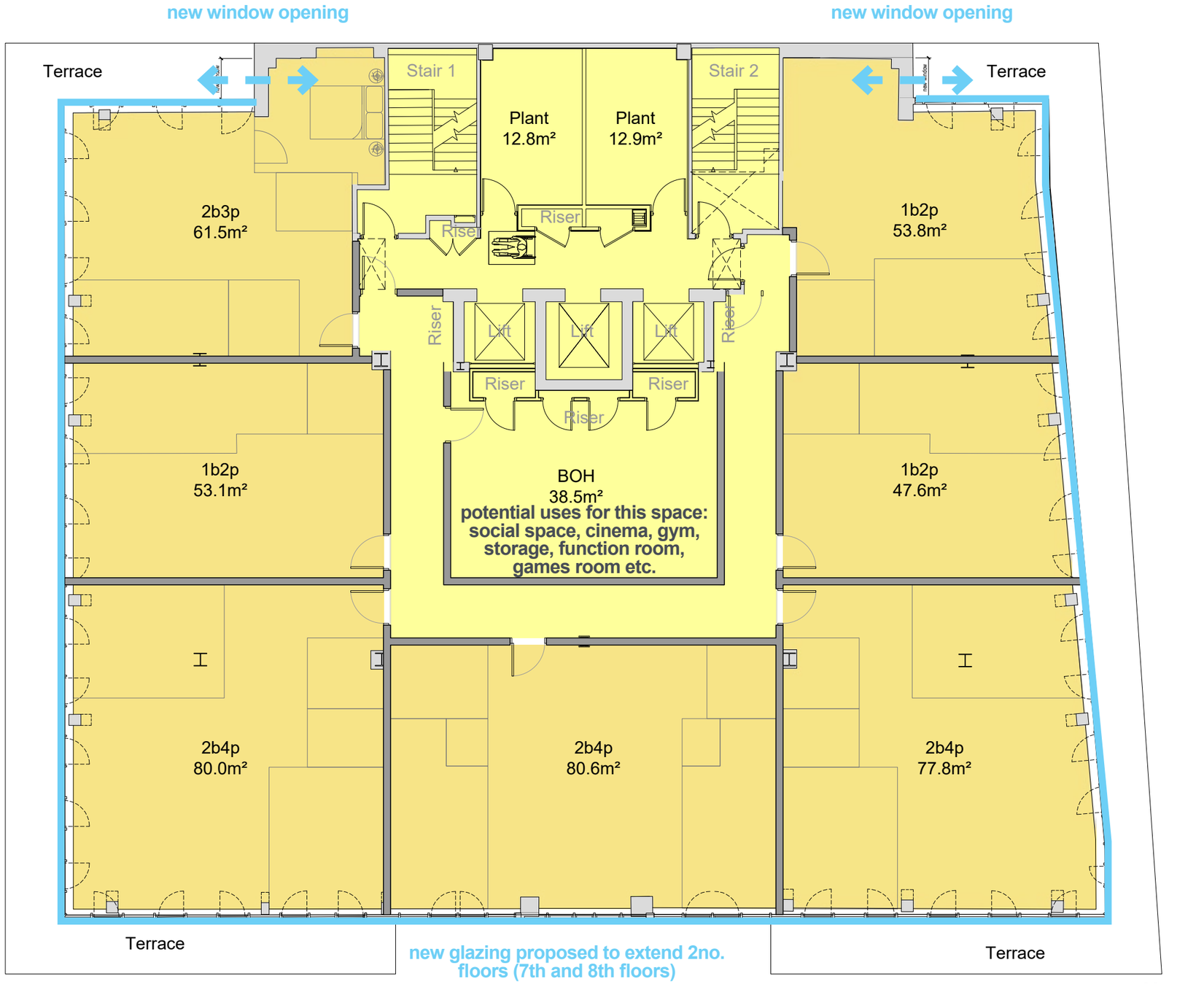
Gross Internal Area: 656.1m² / 7,062ft² *

Net Internal Area: 454.4m² / 4,891ft²

Net / Gross: 69.3%

Layout:

+ typical floor plan for 7th - 8th floors
+ the overall mass has been altered so that it is more regular - following existing building line and extended up two floors, rather than stepping in
+ the circulation corridor has been positioned on internal side of the floor plate and the apartments are positioned on the external perimeter to utilise existing window positions, ensuring each bedroom has at least one window
+ potential for two new punched window openings for the rear apartments
+ 7no. apartments in total:
  - 3no. 1b2p
  - 1no. 2b3p
  - 3no. 2b4p
+ opportunity for new glazing around the entire perimeter
+ space in the centre, backed onto the lifts can be for multiple uses, it is unsuitable for an apartment as there are no external windows - potential uses for this space: social space, cinema, gym, storage, function room, games room etc.
+ existing circulation core retained and WCs re-purposed as new plant rooms



Key

Residential NIA

Residential GIA

* Areas noted with an asterisk are based on Plowman Craven Area Measurement Report "29232-003-CoMP-Area Report-B" Revision B dated 19 March 2024 and vary from floor plans received. A full survey is required to confirm exact areas.

9th Floor Plan

Areas:

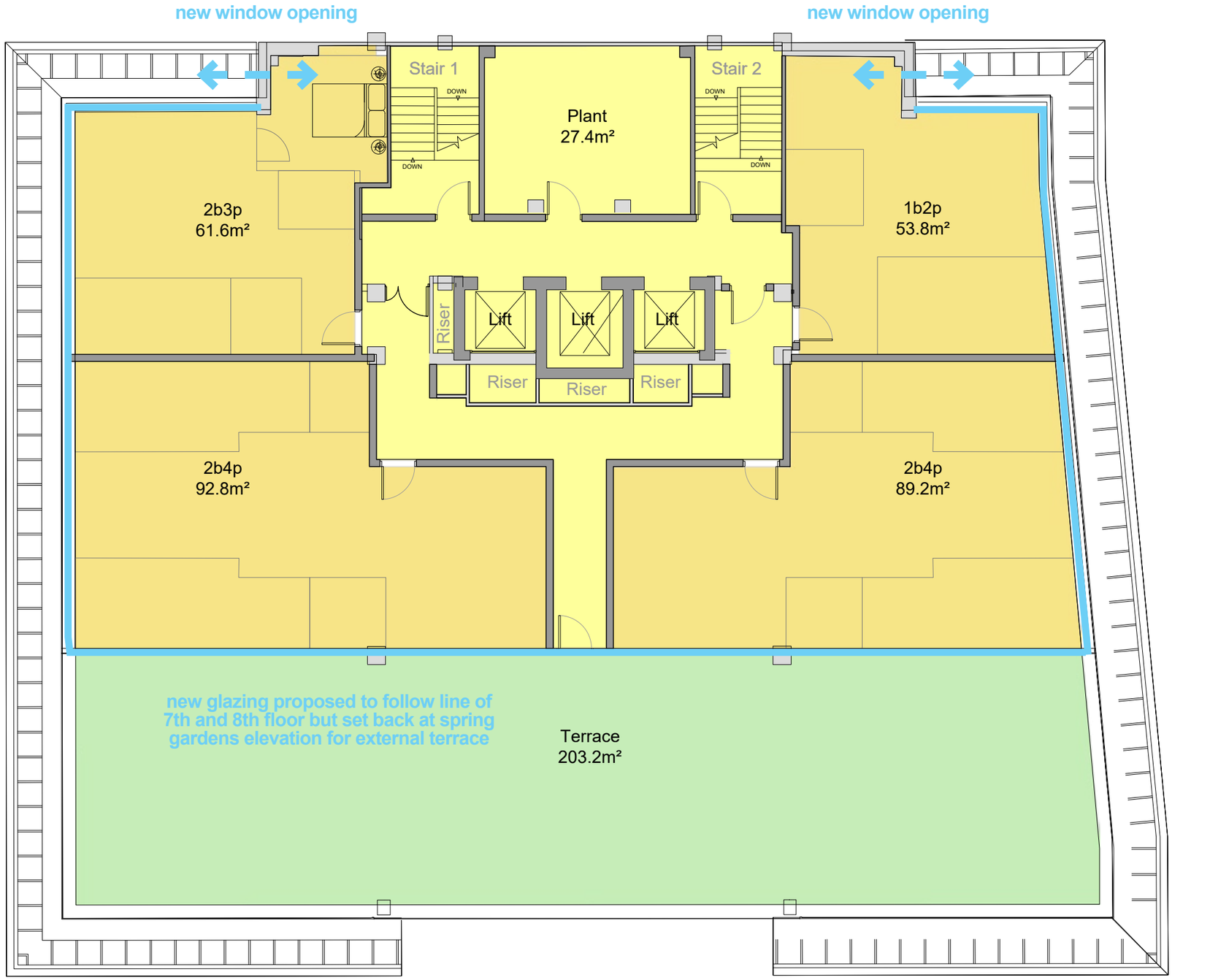
Gross Internal Area: 452m² / 4,865ft²

Net Internal Area: 297.4m² / 3,201ft²

Net / Gross: 65.8%

Layout:

+ the circulation core is extended to this floor to allow access to this level
+ similar to the other floors, the circulation corridor has been positioned on internal side of the floor plate and the apartments are positioned on the external perimeter to ensure all apartments and bedrooms have windows
+ the form of the building steps in at the Spring Gardens elevation, set back to create an external terrace which could be divided into private / communal
+ 4no. apartments in total:
  1no. 1b2p
  1no. 2b3p
  2no. 2b4p
+ opportunity for new facade and glazing around the entire perimeter



Key

Residential NIA

Residential GIA

External terrace

*All existing gross internal areas are based on Plowman Craven Area Measurement Report "29232-003-CoMP-Area Report-B" Revision B dated 19 March 2024 and vary from floor plans received. A full survey is required to confirm exact areas.
**Ground floor net internal areas are based on Plowman Craven Area Measurement Report "29232-003-CoMP-Area Report-B" Revision B dated 19 March 2024 and vary from floor plans received. A full survey is required to confirm exact areas.

Area Schedule***

Floor level	GIA (m^2) *	GIA (ft^2) *	NIA (m^2)	NIA (ft^2)	N/G
Basement	710.8	7,651			0.0%
Ground	740.6	7,972	347.4	3,739	46.9%
First	638.2	6,870	429.4	4,622	67.3%
Second	773.4	8,325	523.0	5,630	67.6%
Third	773.4	8,325	523.0	5,630	67.6%
Fourth	773.1	8,322	523.0	5,630	67.6%
Fifth	773.1	8,322	523.0	5,630	67.6%
Sixth	773.1	8,322	523.0	5,630	67.6%
Seventh	656.1	7,062	454.4	4,891	69.3%
Eighth	656.1	7,062	454.4	4,891	69.3%
Ninth	452.0	4,865	297.4	3,201	65.8%
TOTAL	**7,719.9**	**83,097**	**4,598.0**	**49,493**	**59.6%**

NET / GROSS EXCL. BASEMENT **65.6%**

Apartment Type	Number	%
1b2p	14	23.7%
2b3p	8	13.6%
2b4p	37	62.7%
TOTAL	**59**	

Ground Floor	NIA (m^2)	NIA (ft^2)
Retail A ****	199.2	2,144
Retail B ****	148.2	1,596

GIA	(m^2)	(ft^2)
Reception / Lounge	246.3	2,651

Ninth Floor Terrace	203.2	2,187

Floor level	Type	Apartment Number 1	2	3	4	5	6	7	Total
First	**1b2p**	62.2					55.5		2
	2b3p								
	2b4p		81.5	77.5	77.2	75.5			4
Second	**1b2p**							54.7	1
	2b3p		69.9						1
	2b4p	75.3		85.3	72.9	86.4	78.5		5
Third	**1b2p**							54.7	1
	2b3p		69.9						1
	2b4p	75.3		85.3	72.9	86.4	78.5		5
Fourth	**1b2p**							54.7	1
	2b3p		69.9						1
	2b4p	75.3		85.3	72.9	86.4	78.5		5
Fifth	**1b2p**							54.7	1
	2b3p		69.9						1
	2b4p	75.3		85.3	72.9	86.4	78.5		5
Sixth	**1b2p**							54.7	1
	2b3p		69.9						1
	2b4p	75.3		85.3	72.9	86.4	78.5		5
Seventh	**1b2p**		53.1				47.6	53.8	3
	2b3p	61.5							1
	2b4p			80	80.6	77.8			3
Eighth	**1b2p**		53.1				47.6	53.8	3
	2b3p	61.5							1
	2b4p			80	80.6	77.8			3
Ninth	**1b2p**				53.8				1
	2b3p	61.6							1
	2b4p		92.8	89.2					2
									59

The apartment option demonstrates a total of 59no. apartments with 2no. retail units at ground level and a large flexible use reception / lounge area.

Manchester City Council usually request, through the planning process, a mix of approximately:

+ 30-40% 1 bed apartments
+ 60-70% 2 beds apartments

The proposed apartment option is currently providing:

+ 23.7% 1 bed apartments
+ 76.3% 2 bed apartments

The nature of working with an existing building and the existing window positions, results in some apartments being larger than the NDSS standards, in an aim to maximise natural light and views whilst working with the existing structure.

MANCHESTER'S EMERGING SPACE STANDARDS*

Manchester's emerging space standards combine Nationally Described Space Standards and the London Housing Design Guide space standards, as set out below:

NUMBER OF BEDROOMS (b)	NUMBER OF BED SPACES (persons)	1 STOREY DWELLINGS	2 STOREY DWELLINGS	3 STOREY DWELLINGS	BUILT-IN STORAGE (m^2)
1b	1p	39 (37)			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	83		
3b	4p	74	87	90	2.5
	5p	86	96	102	
	6p	95	102	108	

***All areas are approximate

Apartment Option Alternative

Typical Floor Plan

In order to improve the net / gross of the apartment option, an alternative proposal could explored where the line of glazing in the centre of the Spring Gardens elevation is pulled in on every level (except ground and ninth floors), to reduce the overall GIA and consequently improve the net / gross. This is demonstrated by the floor plan to the right.

There is still a query of what the central 'BOH' space could be used for, but the area for this room has reduced on this option.

This option would also add more depth and articulation to the Spring Gardens elevation.

There are 7no. apartments in total:

+ 3no. 1b2p
+ 1no. 2b3p
+ 3no. 2b4p

Area Schedule

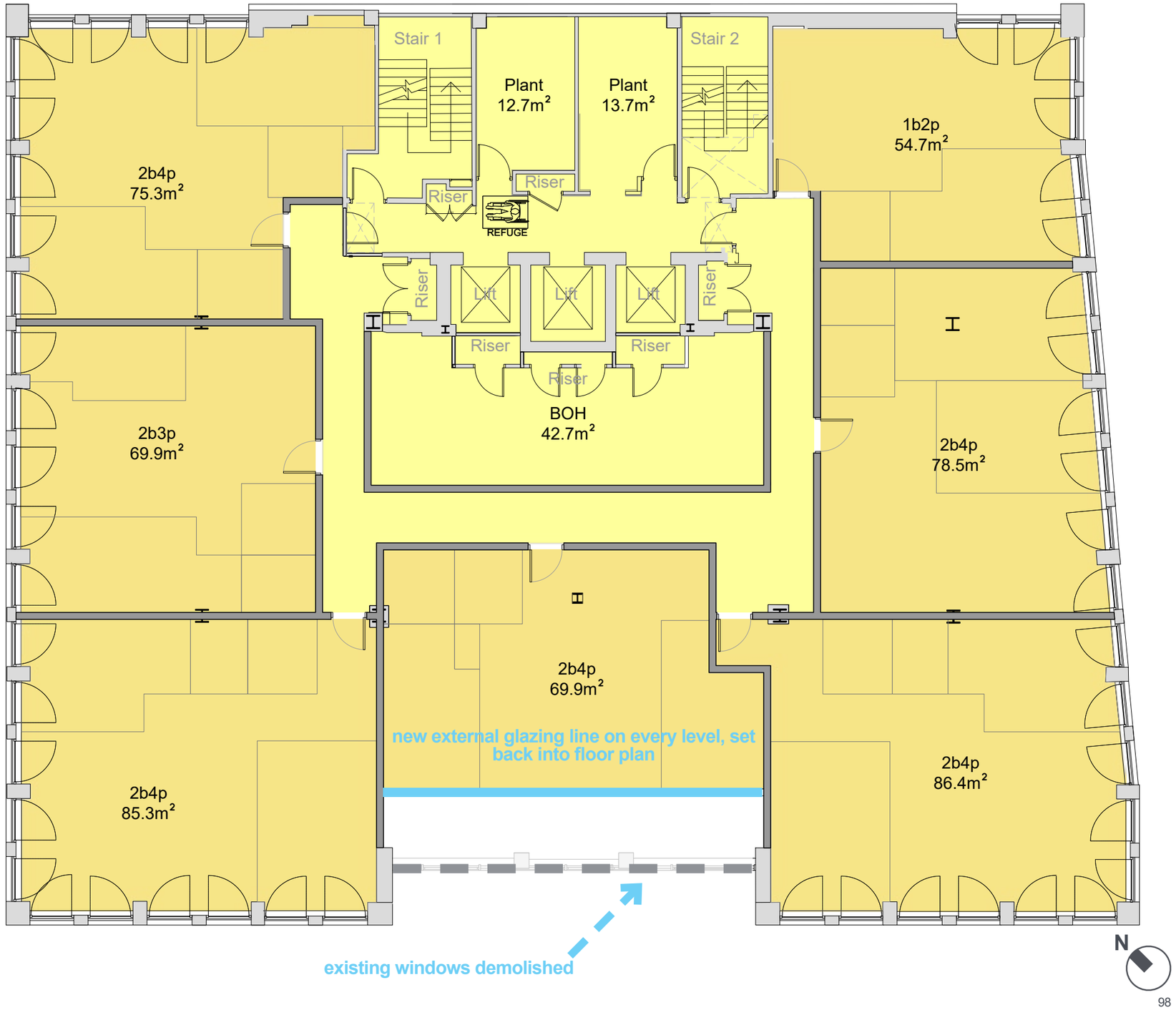
Floor level	GIA (m^2)	GIA (ft^2)	NIA (m^2)	NIA (ft^2)	N/G
Basement	710.8	7,651			0.0%
Ground	740.6	7,972	347.4	3,739	46.9%
First	616.3	6,634	429.4	4,622	69.7%
Second	751.5	8,089	523	5,630	69.6%
Third	751.5	8,089	523	5,630	69.6%
Fourth	751.2	8,086	523	5,630	69.6%
Fifth	751.2	8,086	523	5,630	69.6%
Sixth	751.2	8,086	523	5,630	69.6%
Seventh	634.2	6,827	454.4	4,891	71.6%
Eighth	634.2	6,827	454.4	4,891	71.6%
Ninth	452.0	4,865	297.4	3,201	65.8%
TOTAL	**7,544.7**	**81,211**	**4598**	**49,493**	**60.9%**

NET / GROSS EXCL. BASEMENT **67.3%**

Key

Residential NIA

Residential GIA



Hotel Proposal

Overview

The following option demonstrates the re-purposing of the upper floors as a hotel, with minor amendments to the ground floor layout internally.

AEW have previously worked on both King Street Townhouse Hotel and the Stock Exchange Hotel in Manchester. Both are conversions of listed buildings into boutique hotels. Rooms sizes are loosely based on these precedents with bathroom pods.

King Street Townhouse

Stock Exchange Hotel

Ground Floor Plan

* Areas noted with an asterisk are based on Plowman Craven Area Measurement Report "29232-003-CoMP-Area Report-B" Revision B dated 19 March 2024 and vary from floor plans received. A full survey is required to confirm exact areas.

Areas:

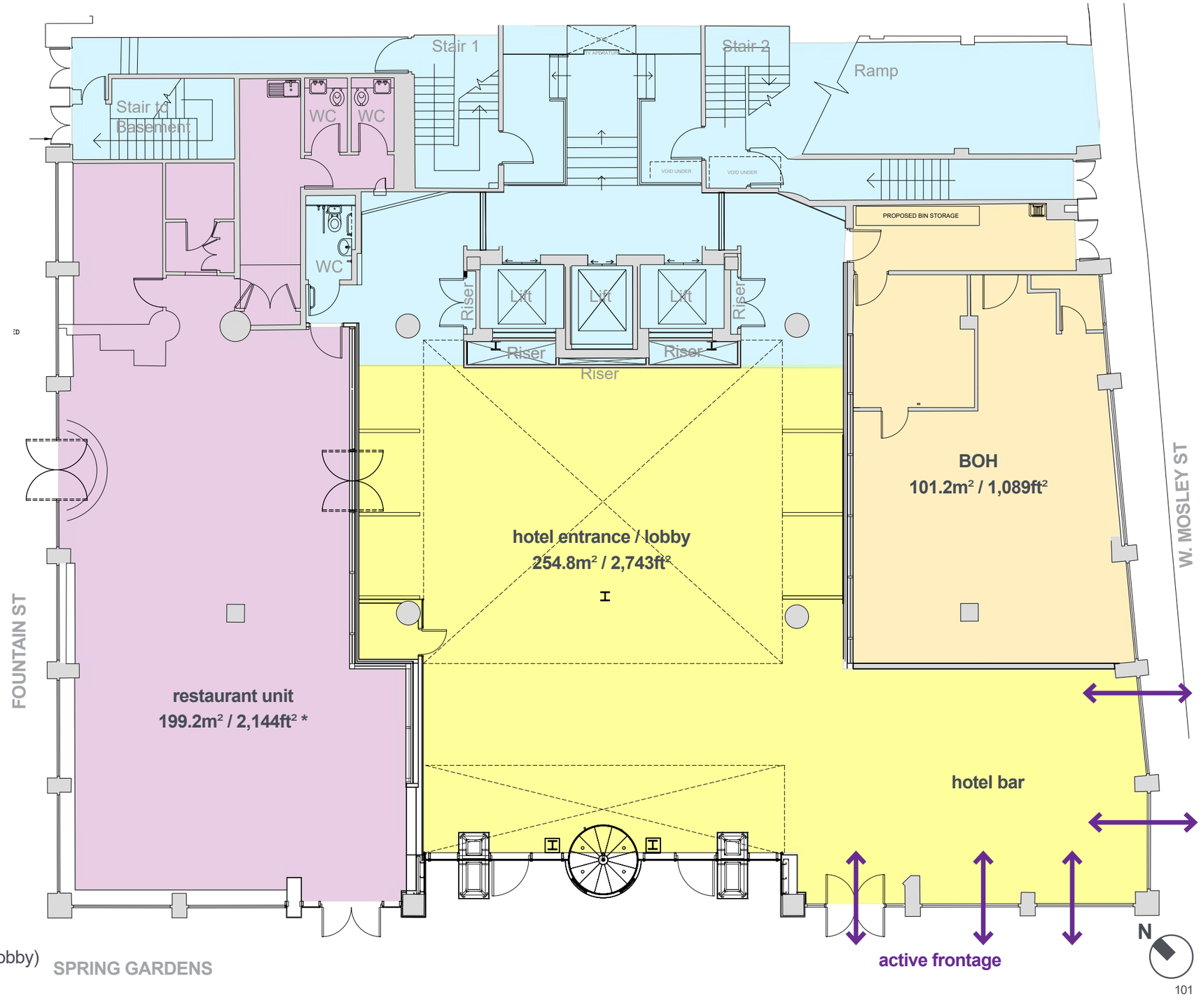
Gross Internal Area: 740.6m² / 7,972ft² *

Total Net Internal Area: 199.2m² / 2,144ft² *

Net / Gross: 26.1%

Layout:

+ main entrance retained for hotel entrance
+ hotel entrance / lounge area extended to have a larger frontage and presence on the Spring Gardens elevation, at the loss of the retail unit
+ potential for a hotel bar to be located in the corner of Spring Gardens / West Mosley Street to create an active frontage
+ existing circulation core retained



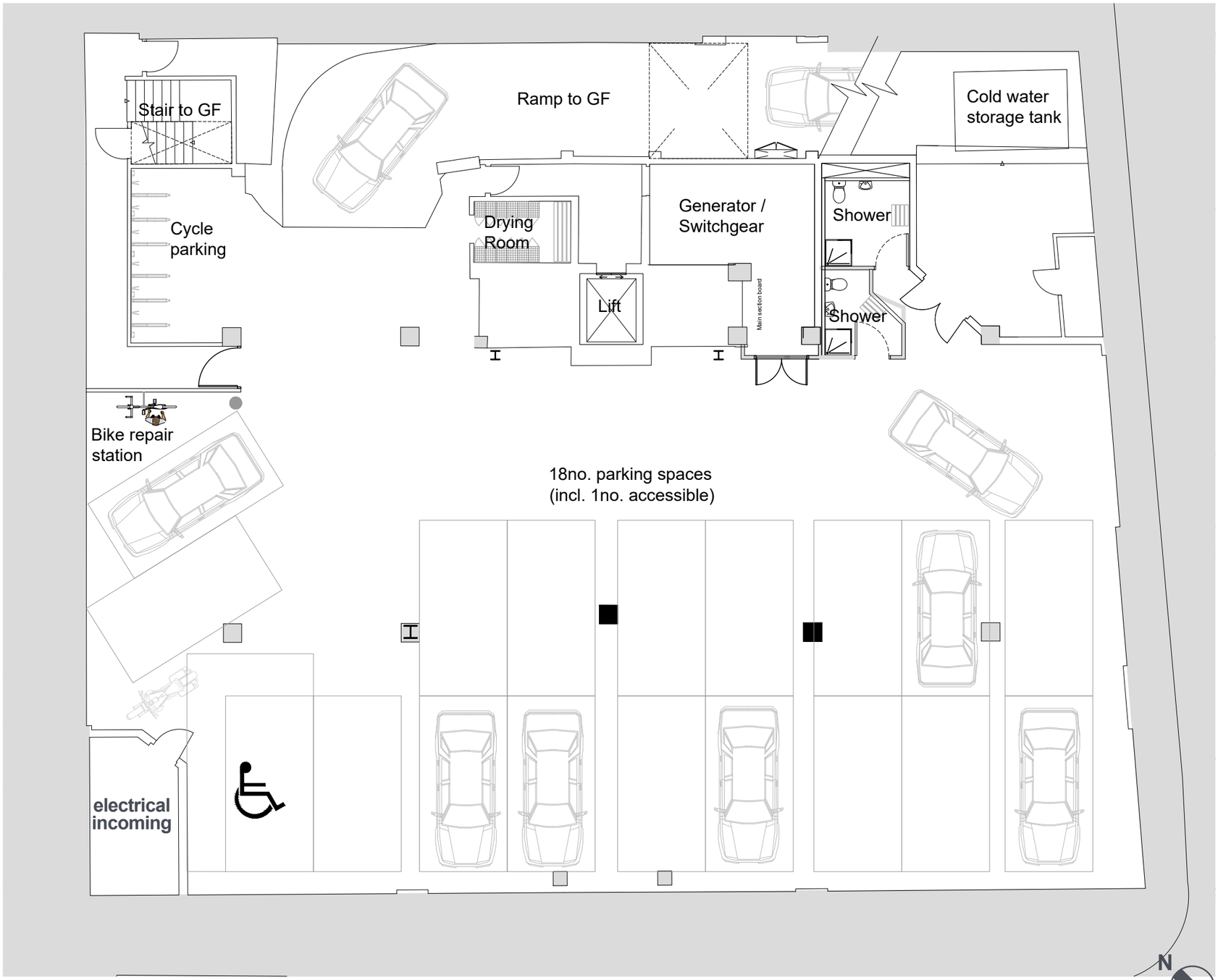
Key

- Restaurant NIA
- Circulation
- Hotel GIA (BOH)
- Hotel GIA (Entrance / Lobby)

Basement Plan

Areas:
Gross Internal Area: 710.8m² / 7,651ft² *

Layout:
+ no change to internal layout



* Areas noted with an asterisk are based on Plowman Craven Area Measurement Report "29232-003-CoMP-Area Report-B" Revision B dated 19 March 2024 and vary from floor plans received. A full survey is required to confirm exact areas.

1st Floor Plan

Areas:

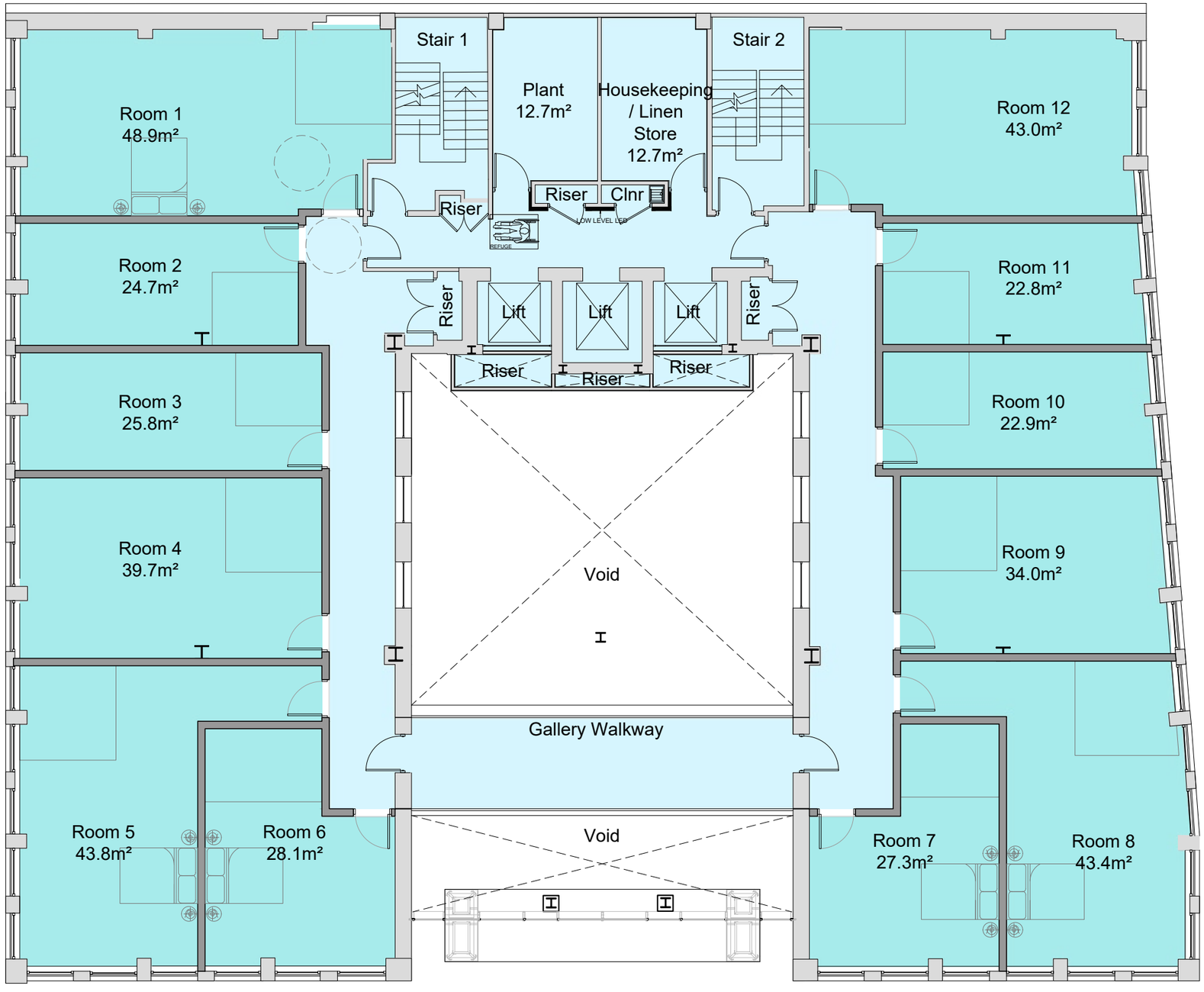
Gross Internal Area: 710.8m² / 7,651ft² *

Net Internal Area: 404.4m² / 4,353ft²

Net / Gross: 63.4%

Layout:

+ the circulation corridor has been positioned on internal side of the floor plate and the hotel rooms are positioned on the external perimeter to utilise existing window positions, ensuring each room has at least one window
+ 12no. hotel rooms
+ gallery walkway retained
+ existing circulation core retained and WCs re-purposed as a plant room and housekeeping / linen store



Key

Hotel Room NIA

Circulation

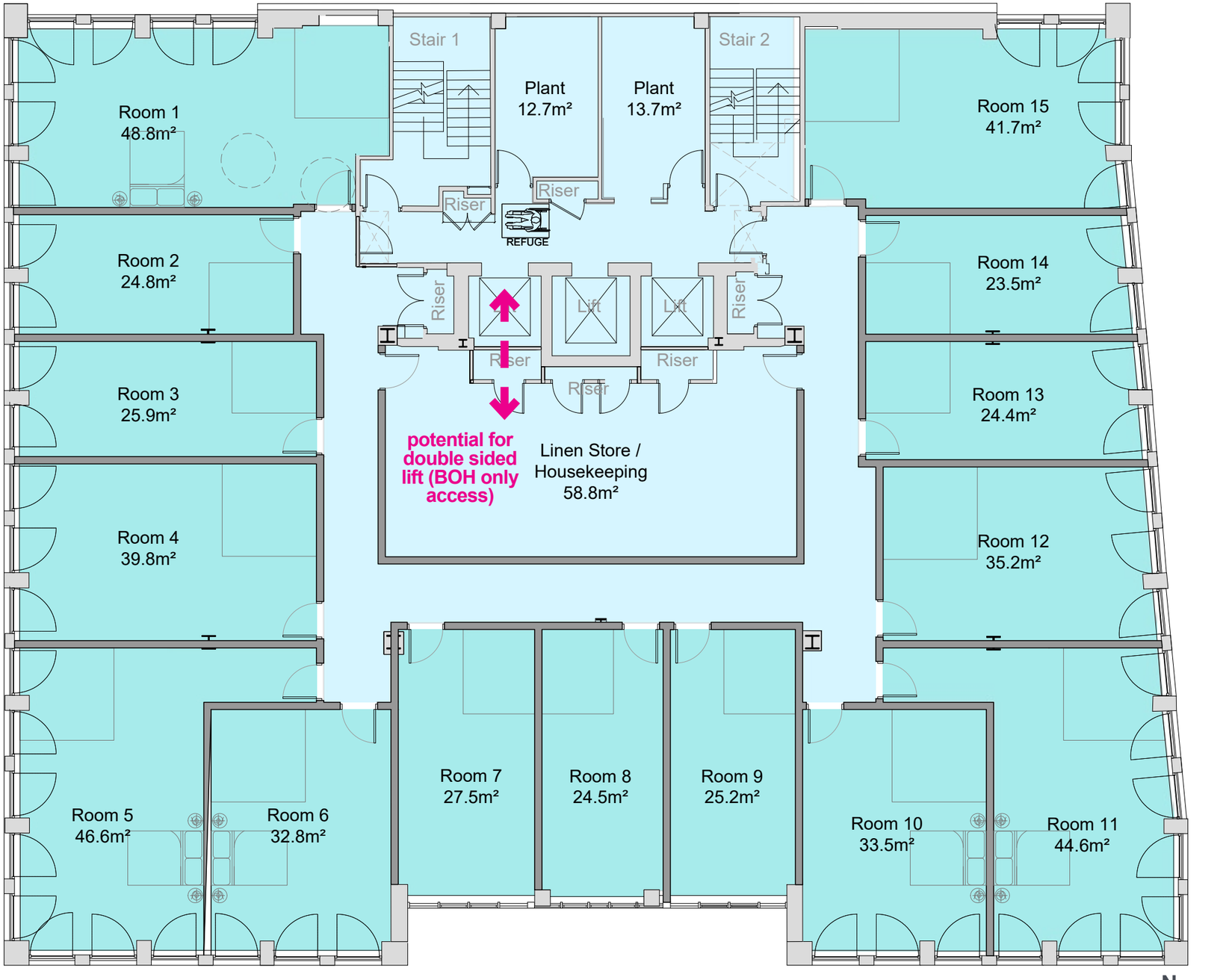
N

* Areas noted with an asterisk are based on Plowman Craven Area Measurement Report "29232-003-CoMP-Area Report-B" Revision B dated 19 March 2024 and vary from floor plans received. A full survey is required to confirm exact areas.

2nd - 6th Floor Plans

2nd - 3rd floor areas:
Gross Internal Area: 773.4m² / 8,325ft² *
Net Internal Area: 498.8m² / 5,369ft²
Net / Gross: 64.5%
4th - 6th floor areas:
Gross Internal Area: 773.1m² / 8,322ft² *
Net Internal Area: 498.8m² / 5,369ft²
Net / Gross: 64.5%

Layout:
+ typical floor layout for 2nd - 6th floors
+ the circulation corridor has been positioned on internal side of the floor plate and the hotel rooms are positioned on the external perimeter to utilise existing window positions, ensuring each room has at least one window
+ 15no. hotel rooms
+ linen store / house keeping room located at the back of lifts - potential to have double sided lift and designated service lift for back of house use only
+ existing circulation core retained and WCs re-purposed as plant rooms



Key

Hotel Room NIA

Circulation

* Areas noted with an asterisk are based on Plowman Craven Area Measurement Report "29232-003-CoMP-Area Report-B" Revision B dated 19 March 2024 and vary from floor plans received. A full survey is required to confirm exact areas.

7th - 8th Floor Plans

Areas:

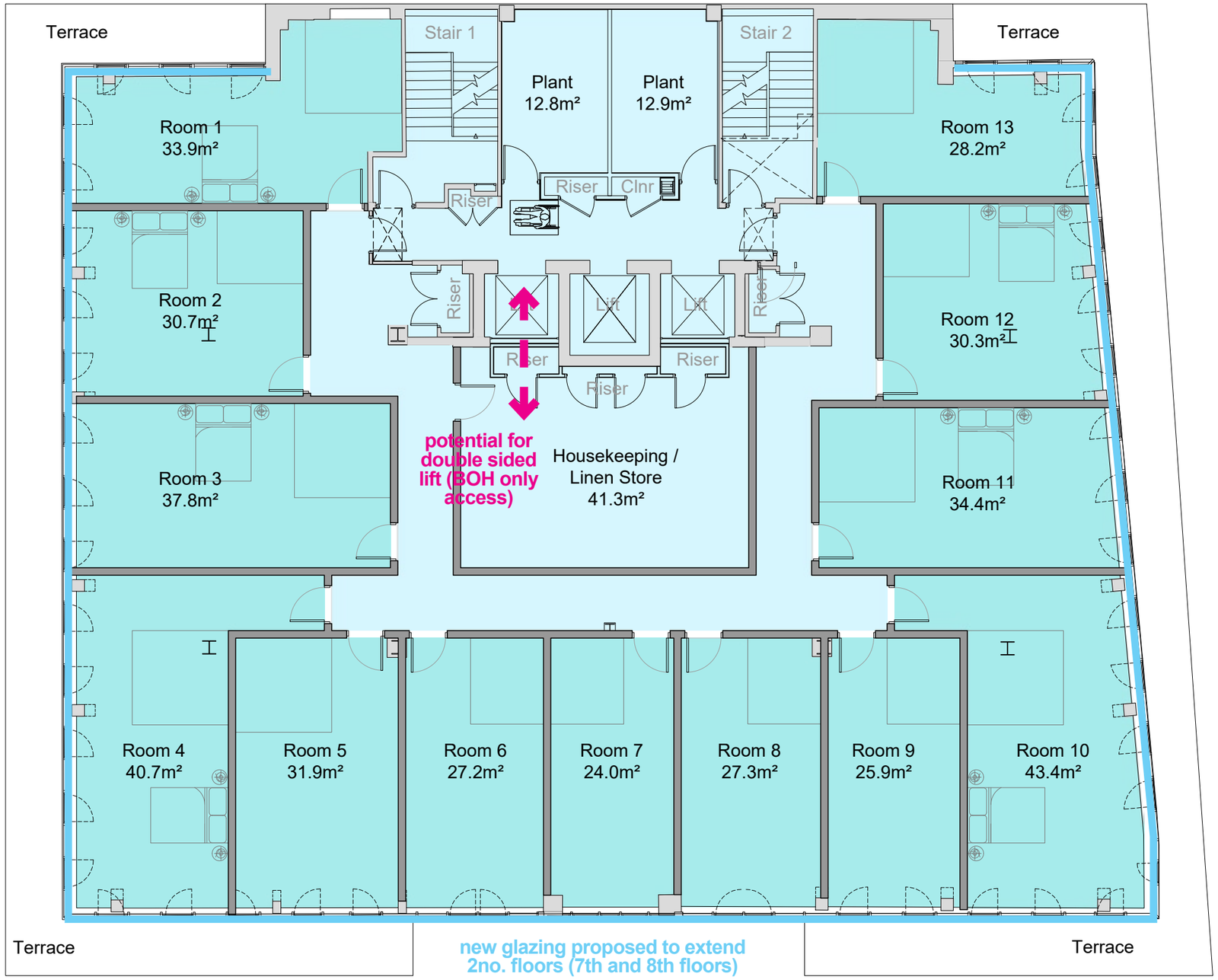
Gross Internal Area: 656.1m² / 7,062ft² *

Net Internal Area: 415.7m² / 4,475ft²

Net / Gross: 63.4%

Layout:

+ typical floor plan for 7th - 8th floors
+ the overall mass has been altered so that it is more regular - following existing building line and extended up two floors, rather than stepping in
+ the circulation corridor has been positioned on internal side of the floor plate and the hotel rooms are positioned on the external perimeter to utilise existing window positions, ensuring each room has at least one window
+ 13no. hotel rooms
+ linen store / house keeping room located at the back of lifts - potential to have double sided lift and designated service lift for back of house use only
+ existing circulation core retained and WCs re-purposed as plant rooms
+ opportunity for new glazing around the entire perimeter
+ potential to introduce terrace space around the perimeter



Key

Hotel Room NIA

Circulation

N

* Areas noted with an asterisk are based on Plowman Craven Area Measurement Report "29232-003-CoMP-Area Report-B" Revision B dated 19 March 2024 and vary from floor plans received. A full survey is required to confirm exact areas.

9th Floor Plan

Areas:

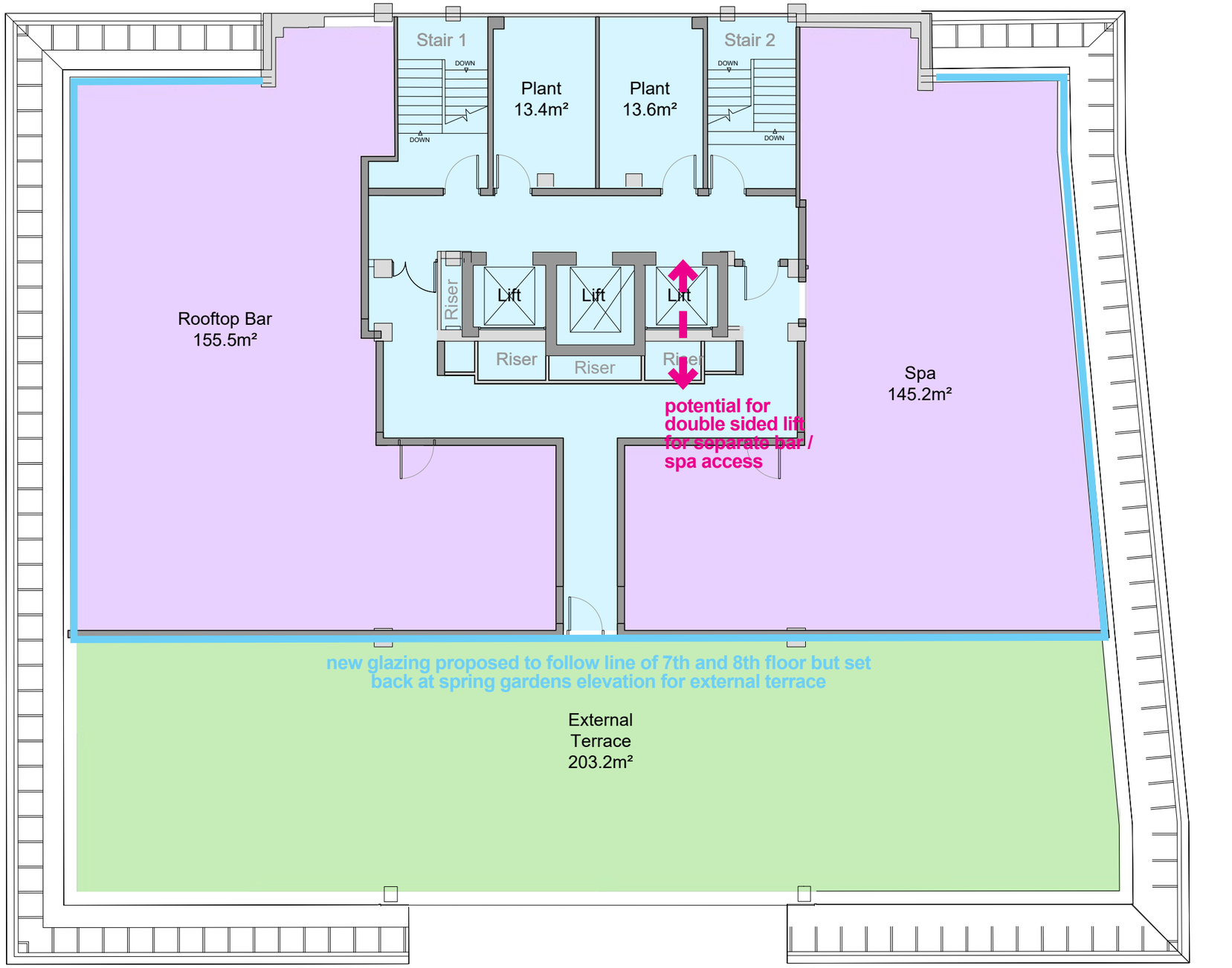
Gross Internal Area: 452m² / 4,865ft²

Net Internal Area: 300.7m² / 3,237ft²

Net / Gross: 66.5%

Layout:

+ the circulation core is extended to this floor to allow access to this level
+ the form of the building steps in at the Spring Gardens elevation, set back to create an external terrace
+ opportunity for new facade and glazing around the entire perimeter
+ rooftop bar and spa located on this level, could be for the hotel or a separate entity
+ opportunity to have double sided lift for designated bar and spa lift - creating separate access from hotel users



Key

- Hotel Room NIA
- Bar / Spa NIA
- Circulation
- External terrace

*All existing gross internal areas are based on Plowman Craven Area Measurement Report "29232-003-CoMP-Area Report-B" Revision B dated 19 March 2024 and vary from floor plans received. A full survey is required to confirm exact areas.
**Ground floor net internal areas are based on Plowman Craven Area Measurement Report "29232-003-CoMP-Area Report-B" Revision B dated 19 March 2024 and vary from floor plans received. A full survey is required to confirm exact areas.

Area Schedule***

Floor level	GIA (m^2) *	GIA (ft^2) *	NIA (m^2)	NIA (ft^2)	N/G
Basement	710.8	7,651			0.0%
Ground	740.6	7,972	199.2	2,144	26.9%
First	638.2	6,870	404.4	4,353	63.4%
Second	773.4	8,325	498.8	5,369	64.5%
Third	773.4	8,325	498.8	5,369	64.5%
Fourth	773.1	8,322	498.8	5,369	64.5%
Fifth	773.1	8,322	498.8	5,369	64.5%
Sixth	773.1	8,322	498.8	5,369	64.5%
Seventh	656.1	7,062	415.7	4,475	63.4%
Eighth	656.1	7,062	415.7	4,475	63.4%
Ninth	452	4,865	300.7	3,237	66.5%
TOTAL	**7719.9**	**83,097**	**4229.7**	**45,528**	**54.8%**

NET / GROSS EXCL. BASEMENT **60.3%**

Hotel NIA	Area (m^2)	Area (ft^2)
Ground Floor Restaurant **	199.2	2,144
Ninth Floor Spa	145.2	1,563
Ninth Floor Bar	155.5	1,674

Hotel GIA	Area (m^2)	Area (ft^2)
Ground Floor Reception	254.8	2,743

Back of house total First - Ninth Floors	Area (m^2)	Area (ft^2)
Back of house total	688.2	7,408
Ninth Floor Terrace	203.2	2,187

Floor level	Keys															BOH
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
First	48.9	24.7	25.8	39.7	43.8	28.1	27.3	43.4	34	22.9	22.8	43				101.2
Second	48.8	24.8	25.9	39.8	46.6	32.8	27.5	24.5	25.2	33.5	44.6	35.2	24.4	23.5	41.7	85.2
Third	48.8	24.8	25.9	39.8	46.6	32.8	27.5	24.5	25.2	33.5	44.6	35.2	24.4	23.5	41.7	85.2
Fourth	48.8	24.8	25.9	39.8	46.6	32.8	27.5	24.5	25.2	33.5	44.6	35.2	24.4	23.5	41.7	85.2
Fifth	48.8	24.8	25.9	39.8	46.6	32.8	27.5	24.5	25.2	33.5	44.6	35.2	24.4	23.5	41.7	85.2
Sixth	48.8	24.8	25.9	39.8	46.6	32.8	27.5	24.5	25.2	33.5	44.6	35.2	24.4	23.5	41.7	85.2
Seventh	33.9	30.7	37.8	40.7	31.9	27.2	24	27.3	25.9	43.4	34.4	30.3	28.2			67
Eighth	33.9	30.7	37.8	40.7	31.9	27.2	24	27.3	25.9	43.4	34.4	30.3	28.2			67
Ninth																27

TOTAL NO. OF KEYS: **113**
5% accessible 6

***All areas are approximate

Proposed Massing

Apartment and Hotel Option

Site Elevation

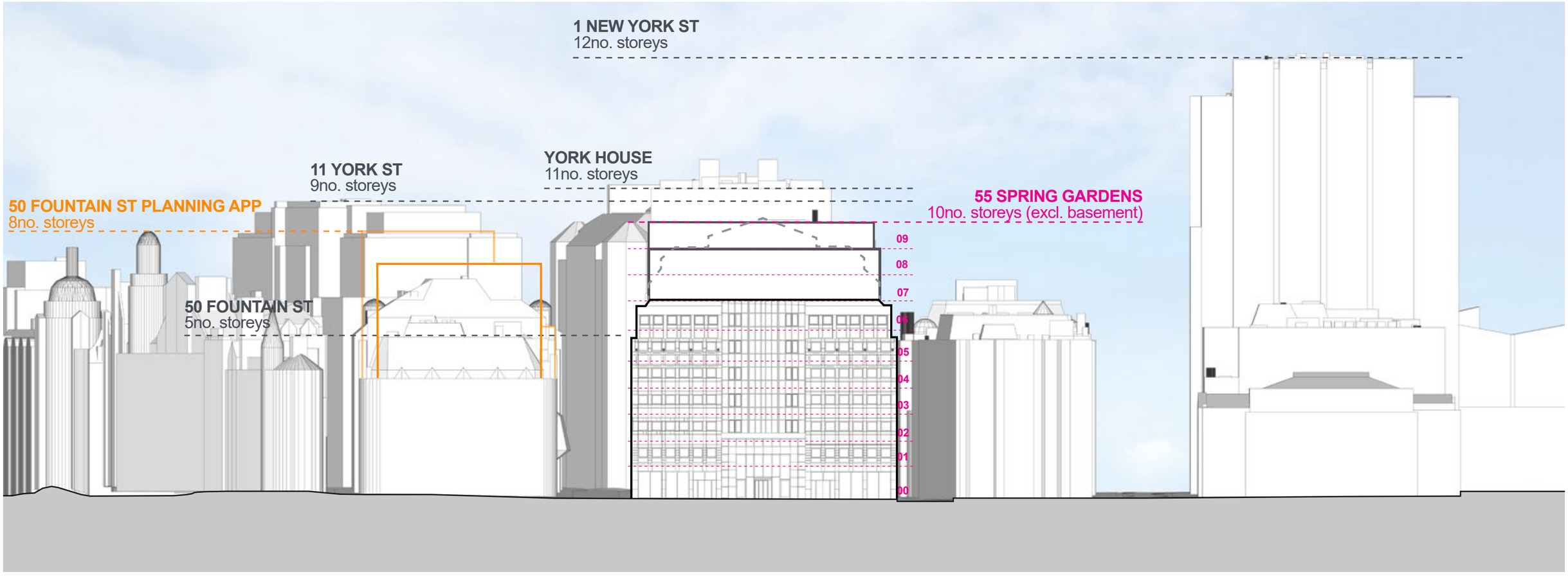
From Spring Gardens

The proposed design will maintain the same number of storeys as existing - 10no. storeys not including basement level and the overall height will remain the same.

From 7th floor and above, it is proposed that the existing fabric will be demolished and replaced. The intention is for the 7th and 8th floors to have the same floor plan and be extruded upwards, where the 9th floor will be set back (a partial storey) on the Spring Gardens elevation allowing space for an external terrace.

The proposal is to create a more regular form for the top three floors, following the replicating the overall massing of the building as a whole. Similar to the existing building form, stepping the 9th floor back will reduce the overall massing and impact on the street scene.

It also creates an opportunity for the new form on the top three floors to reflect a more modern and contemporary design. This mirrors the form of existing neighbouring buildings of a similar height as noted below.

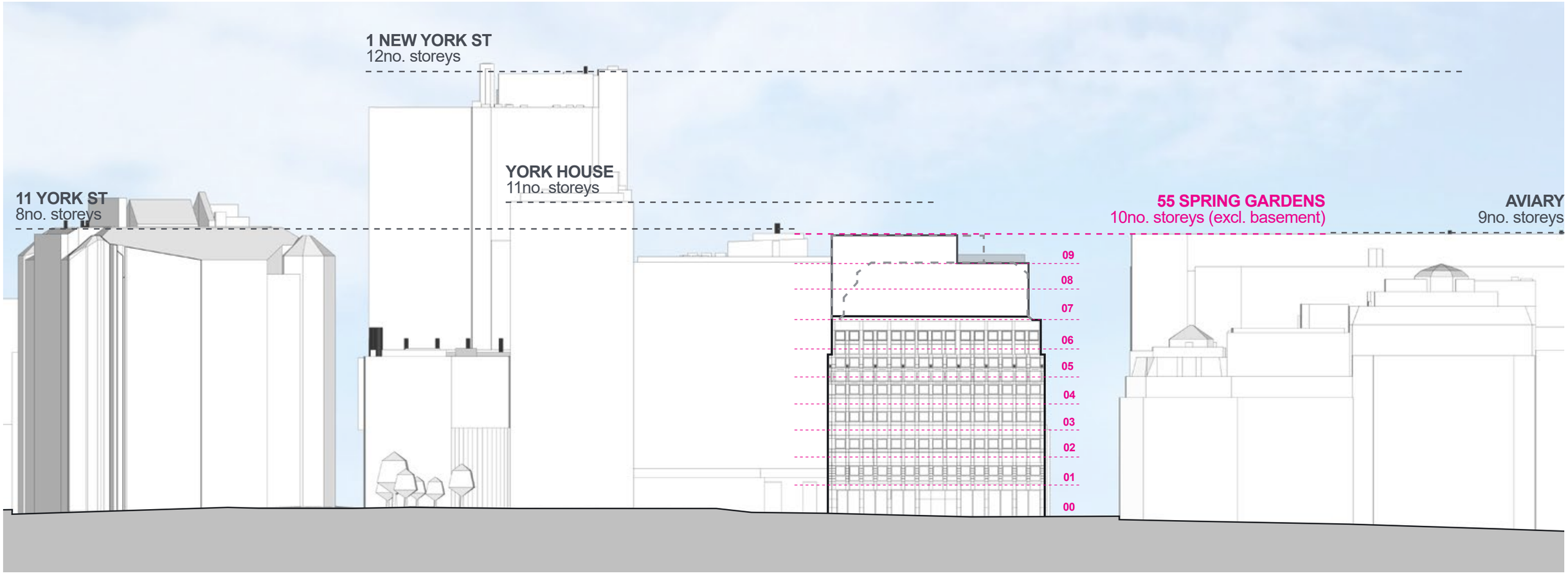


Site Elevation

From Fountain Street

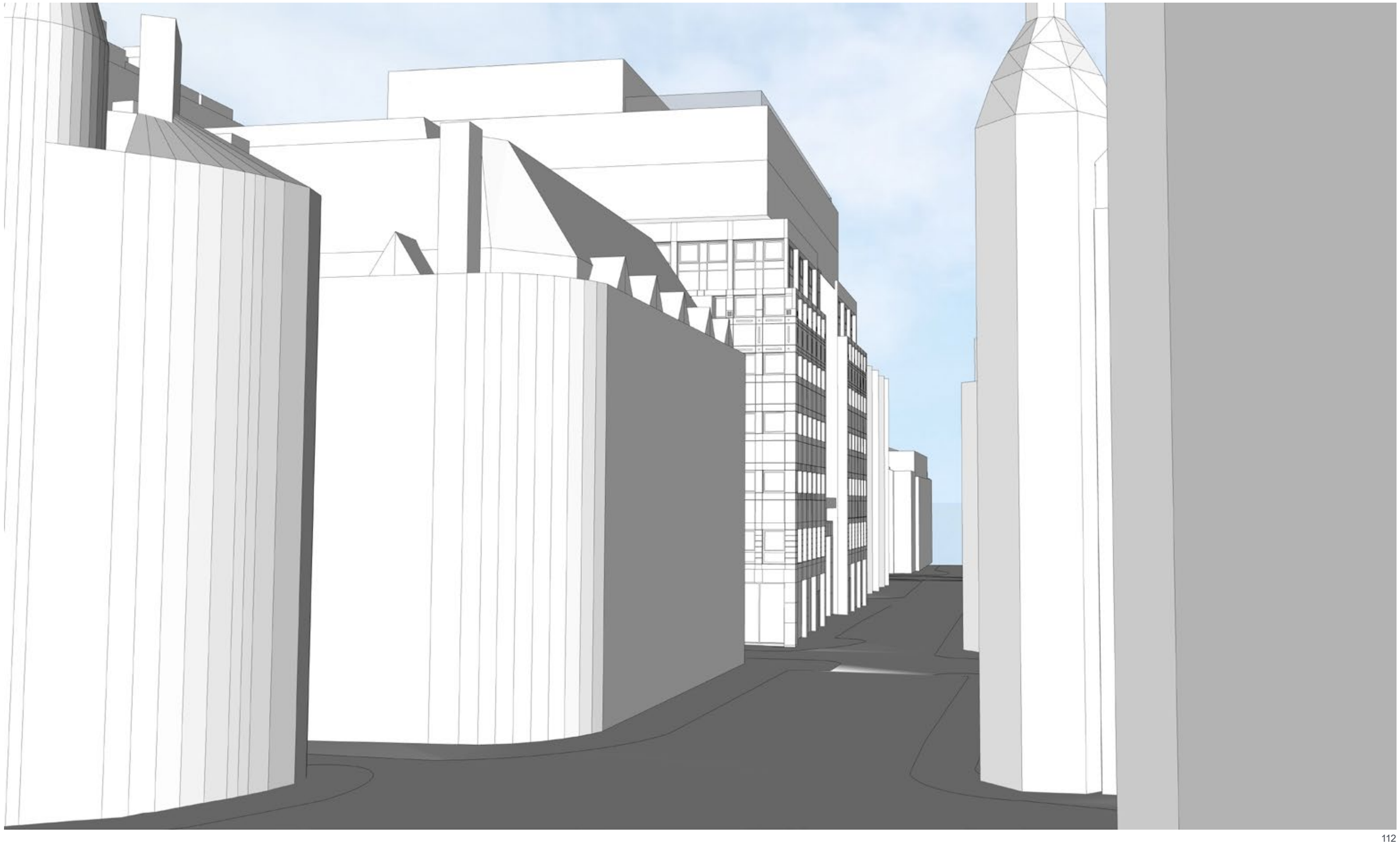
The proposed elevation view demonstrates the existing building heights adjacent to 55 Spring Gardens, where there are varying building heights immediately adjacent.

The proposed massing would sit well within it's context, mirroring neighbouring building heights.



Aerial 3D view

3D view from north Spring Gardens



Conclusion

Office Option

The office option is a viable option for reuse and redevelopment of the existing building. For Options 01 - 03 the scope of proposed work requires:

+ varying degree of alterations at ground level and basement levels
+ no change to the first to sixth floors (aside from a touch up of internal finishes)
+ complete redesign of the seventh - ninth floors, extending the circulation core (lifts and stairs) to the ninth floor
+ and a new tenth floor

Option 04 would require the works for Options 01 - 03 and additionally, the works required for an additional 3no. storey extension, which is substantial.

There is a lot of potential to improve the existing office provision by relocating the cycle facilities, improving access and maximising the potential rooftop space and functionality, whilst the typical office floors largely remain unchanged.

Improving the office amenity spaces and facilities would bring it in line with existing neighbouring office developments and emerging office developments that are underway, making it a more attractive to potential tenants.

Office Option 01

Option 01 demonstrates an overall increase in Office NIA of approx. 649.2m² / 6,988ft² and a reduction of retail space by approx. 148.2m² / 1,596ft²

	Gross Internal Area*		Net Internal Area				Net / Gross
			Retail**		Office**		
Floor level	m²	ft²	m²	ft²	m²	ft²	%
Basement	710.8	7,651					0.0%
Ground	740.6	7,972	199.2	2,144	214.1	2,305	55.8%
First	638.2	6,870			488.7	5,261	76.6%
Second	789.2	8,495			668.2	7,192	84.7%
Third	789.2	8,495			669.2	7,203	84.8%
Fourth	788.9	8,492			665.7	7,166	84.4%
Fifth	788.9	8,492			652.8	7,027	82.7%
Sixth	788.9	8,492			668.1	7,191	84.7%
Seventh	672.9	7,243			555.6	5,980	82.6%
Eighth	672.9	7,243			554.2	5,965	82.4%
Ninth	500.8	5,391			385.1	4,145	76.9%
Tenth	208	2,239			92.7	998	44.6%
TOTAL	**8,089.3**	**87,075**	**199.2**	**2144**	**5,614.4**	**60,433**	**71.9%**

TERRACE AREAS	m²	ft²
10th floor terrace	181	1,948
9th floor terrace	102.6	1,104
7th floor terrace	90.1	970
TOTAL TERRACE	**373.7**	**4,023**

Basement 12 **no. car parking spaces**

Office Option 02

Option 02 demonstrates an overall increase in Office NIA of approx. 764.3m² / 8,227ft² and a reduction of retail space by approx. 148.2m² / 1,596ft²

	Gross Internal Area*		Net Internal Area				Net / Gross
			Retail**		Office**		
Floor level	m²	ft²	m²	ft²	m²	ft²	%
Basement	710.8	7,651					0.0%
Ground	740.6	7,972	199.2	2,144	329.2	3,544	71.3%
First	638.2	6,870			488.7	5,261	76.6%
Second	789.2	8,495			668.2	7,192	84.7%
Third	789.2	8,495			669.2	7,203	84.8%
Fourth	788.9	8,492			665.7	7,166	84.4%
Fifth	788.9	8,492			652.8	7,027	82.7%
Sixth	788.9	8,492			668.1	7,191	84.7%
Seventh	672.9	7,243			555.6	5,980	82.6%
Eighth	672.9	7,243			554.2	5,965	82.4%
Ninth	500.8	5,391			385.1	4,145	76.9%
Tenth	208	2,239			92.7	998	44.6%
TOTAL	**8,089.3**	**87,075**	**199.2**	**2144**	**5,729.5**	**61,672**	**73.3%**

TERRACE AREAS	m²	ft²
10th floor terrace	181	1,948
9th floor terrace	102.6	1,104
7th floor terrace	90.1	970
TOTAL TERRACE	**373.7**	**4,023**

Basement 6 **no. car parking spaces**

Office Option 03

Option 03 demonstrates an overall increase in Office NIA of approx. 835.9m² / 8,998ft² and reduction of retail space by approx. 148.2m² / 1,596ft²

	Gross Internal Area*		Net Internal Area				Net / Gross
			Retail**		Office**		
Floor level	m²	ft²	m²	ft²	m²	ft²	%
Basement	710.8	7,651			102	1,098	14.4%
Ground	740.6	7,972	199.2	2,144	298.8	3,216	67.2%
First	638.2	6,870			488.7	5,261	76.6%
Second	789.2	8,325			668.2	7,193	84.7%
Third	789.2	8,325			669.2	7,203	84.8%
Fourth	788.9	8,322			665.7	7,166	84.4%
Fifth	788.9	8,322			652.8	7,027	82.7%
Sixth	788.9	8,322			668.1	7,191	84.7%
Seventh	672.9	7,243			555.6	5,980	82.6%
Eighth	672.9	7,243			554.2	5,965	82.4%
Ninth	500.8	5,391			385.1	4,145	76.9%
Tenth	208	2,239			92.7	998	44.6%
TOTAL	**8,089.3**	**86,225**	**199.2**	**2144**	**5,801.1**	**62,444**	**74.2%**

TERRACE AREAS	m²	ft²
10th floor terrace	181	1,948
9th floor terrace	102.6	1,104
7th floor terrace	90.1	970
TOTAL TERRACE	**373.7**	**4,023**

Basement 0 **no. car parking spaces**

Office Option 04

Option 04 demonstrates an overall increase in Office NIA of approx. 2,498m² / 26,894ft² and reduction of retail space by approx. 148.2m² / 1,596ft²

	Gross Internal Area*		Net Internal Area				Net / Gross
			Retail**		Office**		
Floor level	m²	ft²	m²	ft²	m²	ft²	%
Basement	710.8	7,651			102	1,098	14.4%
Ground	740.6	7,972	199.2	2,144	298.8	3,216	67.2%
First	638.2	6,870			488.7	5,261	76.6%
Second	789.2	8,495			668.2	7,192	84.7%
Third	789.2	8,495			669.2	7,203	84.8%
Fourth	788.9	8,492			665.7	7,166	84.4%
Fifth	788.9	8,492			652.8	7,027	82.7%
Sixth	788.9	8,492			668.1	7,191	84.7%
Seventh	672.9	7,243			555.6	5,980	82.6%
Eighth	672.9	7,243			554.2	5,965	82.4%
Ninth	672.9	7,243			554.2	5,965	82.4%
Tenth	672.9	7,243			554.2	5,965	82.4%
Eleventh	672.9	7,243			554.2	5,965	82.4%
Twelfth	500.8	5,391			385.1	4,145	76.9%
Thirteenth	208	2,239			92.7	998	44.6%
TOTAL	**10,108.0**	**108,804**	**199.2**	**2,144**	**7,463.7**	**80,339**	**75.8%**

TERRACE AREAS	m²	ft²
13th floor terrace	181	1,948
12th floor terrace	102.6	1,104
7th floor terrace	90.1	970
TOTAL TERRACE	**373.7**	**4,023**

Basement 12 **no. car parking spaces**

All areas are approximate

Apartment and Hotel Options

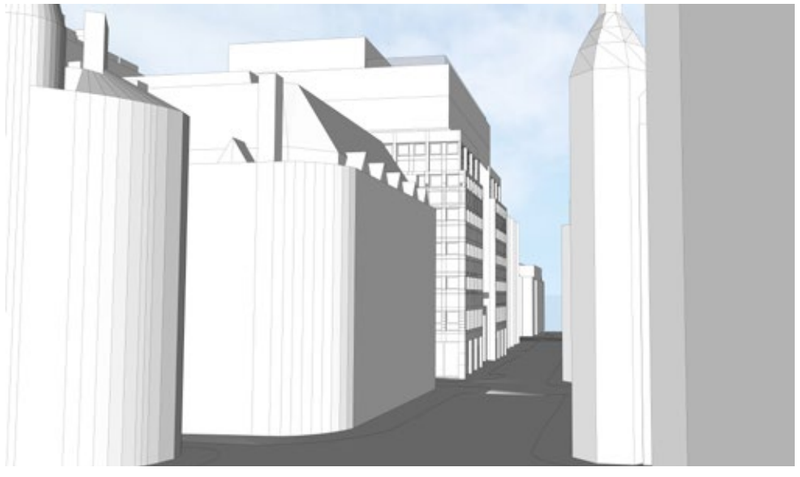
Apartment Option

The apartment option demonstrates 59no. Apartments in total - 76.3% 2no. bed apartments and 23.7% 1no. bed apartments

The efficiency is 59.6% net / gross, which is considerably lower compared to the office option. The target value for this for apartments is usually 75-80%. The deep, square shaped floor plan of the existing building is less desirable for an apartment scheme. This is because apartments are generally positioned on the external perimeter walls with windows for natural light and views for living spaces and bedrooms, whilst the circulation is positioned on the internal side. For this building, this results in a space in the centre of the floor plan which is unsuitable for an apartment, therefore reducing the net area. A few ideas for what this room function as, are: a social space, cinema, gym, storage, function room, games room.

The main option explored in this booklet requires minimal alterations at ground to sixth floors, aside from the introduction of internal partitions to create the apartments and a complete redesign of the seventh to ninth floors and extending the circulation core (lifts and stairs) to the ninth floor and increasing the roof terrace.

There is potential to improve the net / gross to 60.3% where the section of glazing is pulled in above the main entrance which would require more alterations to the existing fabric but reduces the overall GIA.



Apartment Area Schedule:

Floor level	GIA (m^2) *	GIA (ft^2) *	NIA (m^2)	NIA (ft^2)	N/G
Basement	710.8	7,651			0.0%
Ground	740.6	7,972	347.4	3,739	46.9%
First	638.2	6,870	429.4	4,622	67.3%
Second	773.4	8,325	523.0	5,630	67.6%
Third	773.4	8,325	523.0	5,630	67.6%
Fourth	773.1	8,322	523.0	5,630	67.6%
Fifth	773.1	8,322	523.0	5,630	67.6%
Sixth	773.1	8,322	523.0	5,630	67.6%
Seventh	656.1	7,062	454.4	4,891	69.3%
Eighth	656.1	7,062	454.4	4,891	69.3%
Ninth	452.0	4,865	297.4	3,201	65.8%
TOTAL	**7,719.9**	**83,097**	**4,598.0**	**49,493**	**59.6%**

NET / GROSS EXCL. BASEMENT **65.6%**

Apartment Type	Number	%
1b2p	14	23.7%
2b3p	8	13.6%
2b4p	37	62.7%
TOTAL	**59**	

Ground Floor	NIA (m^2)	NIA (ft^2)
Retail A **	199.2	2,144
Retail B **	148.2	1,596

GIA	(m^2)	(ft^2)
Reception / Lounge	246.3	2,651

Ninth Floor Terrace	203.2	2,187

Hotel Option

The apartment option demonstrates 113no. Keys in total, including 6no. accessible rooms (min. 5% of the total)

The proposals for the hotel option are similar to the apartment option, except require more internal alterations at ground level to increase the lounge / reception area and incorporate a hotel restaurant and back of house areas. The first to eighth floors accommodate the hotel bedrooms and a spa and bar is proposed to the ninth floor with a large rooftop terrace. Similar to the apartment option, the rooms are arranged to sit along external walls, maximising views out whilst the circulation / back of house areas are located central to the floor plate and against the circulation core.

There are a few other hotel developments nearby such as Hotel Gotham. Malmaison and King St Townhouse. There is potential for the hotel option to be in-line with hotels nearby or provide a better offering, depending on requirements. There is a lot potential for ground floor spaces (restaurant / bar / lounge) and rooftop amenity and leisure facilities to be contemporary, high quality spaces and could be standalone businesses separate to the hotel.

Hotel Area Schedule:

Floor level	GIA (m^2) *	GIA (ft^2) *	NIA (m^2)	NIA (ft^2)	N/G
Basement	710.8	7,651			0.0%
Ground	740.6	7,972	199.2	2,144	26.9%
First	638.2	6,870	404.4	4,353	63.4%
Second	773.4	8,325	498.8	5,369	64.5%
Third	773.4	8,325	498.8	5,369	64.5%
Fourth	773.1	8,322	498.8	5,369	64.5%
Fifth	773.1	8,322	498.8	5,369	64.5%
Sixth	773.1	8,322	498.8	5,369	64.5%
Seventh	656.1	7,062	415.7	4,475	63.4%
Eighth	656.1	7,062	415.7	4,475	63.4%
Ninth	452	4,865	300.7	3,237	66.5%
TOTAL	**7719.9**	**83,097**	**4229.7**	**45,528**	**54.8%**

NET / GROSS EXCL. BASEMENT **60.3%**

Hotel NIA	Area (m^2)	Area (ft^2)
Ground Floor Restaurant **	199.2	2,144
Ninth Floor Spa	145.2	1,563
Ninth Floor Bar	155.5	1,674

Hotel GIA	Area (m^2)	Area (ft^2)
Ground Floor Reception	254.8	2,743

Back of house total First - Ninth Floors	Area (m^2)	Area (ft^2)
Back of house total	688.2	7,408

Ninth Floor Terrace	203.2	2,187

All areas are approximate

Appendices

Planning Commentary

MEMO

To: AEW/Avid

From: Iceni Projects

Date: 7th May 2024

Title: Planning commentary for 55 Spring Gardens feasibility booklet

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The Site & Surroundings

55 Spring Gardens is an office building located within the heart of Manchester City Centre's Central Business District, between Spring Gardens, Fountain Street and West Mosley Street. The site is in Class E use (Commercial, Business and Service use) and neighbours a number of other similar office buildings. However, there are also a range of ground floor café, restaurant and bar uses in the locality, as well as a hotel (Hotel Gotham) less than 100m from the site. The site totals nine stories (plus basement level) and is comparative in height to most other buildings in the surrounding area.

The site is located within the Upper King Street Conservation Area. According to the Conservation Area Appraisal, in medieval times this part of Manchester comprised open fields to the south of the village of Manchester which contained springs to provide a supply of water, giving rise to the names Fountain Street and Spring Gardens. The site itself is not listed, however there are a number of listed buildings in the surroundings, the closest being 49 Spring Gardens (Grade II listed), 46 Spring Gardens (Grade II*) and 60-62 Spring Gardens (Grade II listed).

Planning History

Site's Planning History

The site was constructed following the grant of planning permission in 1985. The original planning permission for the site was described as:

Erection of a 9-storey office building with ground floor showrooms and basement car-parking, after demolition of existing | Approved February 1985 | Planning Ref. 023005

The site's planning history is available for review on Manchester City Council's planning portal. The most pertinent planning applications are listed below:

Planning Ref. Number	Description	Status
136017/FO/2023	Change to kitchen extraction system to accommodate a new pizza oven.	Approved June 2023

126375/FO/2020	Change of Use from Office (Class B1) to mixed use Restaurant/Bar (sui generis)	Approved June 2020
107360/FO/2014/C1	Planning Application for the infilling of the atrium from 1st to 8th floors, the introduction of an additional 9th floor mezzanine level with access from the 8th floor and enhancements to the existing 9th floor roof terrace.	Approved January 2015
105567/FO/2014/C1	Elevational alterations to Spring Gardens facade and entrance	Approved August 2014
099292/FO/2012/C1	Installation of new entrance doors	Approved July 2012
098252/FO/2012/C1	External alterations, including renewal of windows, glazing, roof panels and aluminium curtain walling	Approved March 2012
077782/FO/2005/C1	Installation of 4no. roof mounted air conditioning units	Approved March 2006

Notable planning applications within the vicinity

50 Fountain Street

50 Fountain Street sits adjacent to the site and in 2022, planning permission was secured for the demolition of the existing 1970s-built office building and construction of new office building, re-establishing the street line onto Fountain Street and retaining the existing listed facade on the corner of Fountain Street and Chancery Lane. This building is Grade II Listed and is currently five stories (plus basement). The planning permission would see the building take a radically different format; the new office building would extend well beyond the original retained façade, at eight stories (plus basement). The planning permission reference. is 131859/FO/2021.

58 Mosley Street

In November 2023 permission was granted at 58 Mosley Street to refurbish the existing office building including elevational alterations, a single storey rooftop extension with external roof terrace (Use Class E), installation of photovoltaic panels and works to extend the pavement of Booth Street and install street furniture. The site is a 7 storey building that is bounded by Mosley Street, Booth Street, West Mosley Street and Spring Gardens. It is a modern building constructed following the demolition of Eagle Star House in 2005. It is not listed but is situated in the Upper King Street Conservation Area. The planning permission reference is 135988/FO/2023.

38-42 Mosley Street & 57 Spring Gardens

In July 2022 permission was granted to undertake refurbishment, alterations and selective demolition works to the buildings. The collection of buildings form an island site bound by York Street to the north, Mosley Street, Charlotte Street to the south and West Mosley Street to the east. 38-42 Mosley Street

is Grade II* Listed. The site is known as ‘Bond’ and is operated by Bruntwood. The planning permission reference is 132737/FO/2022.

1-3 York Street

In addition, it is also worth noting that there is a pending planning application for 1-3 York Street (Grade II* Listed Browns bar and Restaurant). The applicant proposes to convert the vacant upper floors (formerly in office use) to a 46 bedroom hotel. The planning application was submitted in August 2022 and plans were last uploaded to the portal in December 2023, suggesting the determination period is ongoing. The Planning Statement references pre-application discussions that took place with the Council in 2019 where it was noted that the City Council supported the conversion of the vacant upper floors into a hotel use in principle. The planning application reference is 134736/FO/2022.

Planning Policy Position

In accordance with Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004, planning applications are required to be determined in accordance with the development plan unless there are material considerations that indicate otherwise.

The revised National Planning Policy Framework (NPPF) sets out government's planning policies for England and how these are expected to be applied. The NPPF should be read in conjunction with Manchester’s Development Plan.

Manchester’s Development Plan is comprised of the following documents:

- Core Strategy (2012 – 2027)
- Interactive Proposals Map
- Extant Unitary Development Plan policies.
- Places for Everyone (‘PfE) -Joint Development Plan for nine GM Authorities that sits alongside the Local Plan.

According to the Proposals Map, the site is:

- Located within the Upper King Street Conservation Area
- Located within the City Centre Primary Shopping Area (Policy CC2)
- Located within the Regional Centre (Policy EC3)
- Located within the City Centre Boundary (Policies CC1-CC10).

Key Policies

The most pertinent planning policies related to the site are as follows:

- Policy EC 2 (Existing Employment Space) – The Council will seek to retain and enhance existing employment space and sites.

- Policy EC 3 (The Regional Centre) –Within the Regional Centre development for employment generating uses including offices and other commercial development will be encouraged. Housing will also be an appropriate use within the Regional Centre, although this should complement the development of mixed use employment areas.

- Policy CC2 (Retail) – The Council will promote the growth and improvement of retail provision in the City Centre.

- Policy CC3 (Housing) – Key locations for the residential development will be Castlefield, Piccadilly, the Southern Gateway and the Northern Quarter. In other parts of the City Centre residential development will only be appropriate in line with Policy CC7.

- Policy CC 4 (Visitors - Tourism, Culture and Leisure) – New hotel development which contributes to the quality of the City Centre hotel offer will be supported.

- Policy CC 7 (Mixed Use Development) – Other than in locations specifically mentioned in Policy CC3, residential development will be supported as part of schemes which include employment. The Council must be satisfied that proposals will contribute to the economic regeneration of the City and that the residential element of the scheme is of a scale which will ensure that the economic uses on the site, including retail and hotels, will be maximised.

- Policy CC 9 (Design and Heritage) – Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

- UDP Policy DC18.1 (Conservation Areas) –The Council will give particularly careful consideration to development proposals within Conservation Areas.

- UDP Policy RC20 (Small Area Proposals - Area 7 The Financial Core) – The maintenance of a high level of activity in the Financial Core is not simply a local concern but a main aim of the Plan and its office policies generally.

- PfE Policy JP-J3: Office Development – The refurbishment of existing office accommodation will be encouraged including improving standards of accessibility, in accordance with Part M (Volume 2) Building Regulations.

- PfE Policy JP-S2: Carbon and Energy – The aim of delivering a carbon neutral Greater Manchester no later than 2038 will be supported by a range of measures including:
    - Promoting the retrofitting of existing buildings with measures to improve energy efficiency.
    - Requiring new development to be net zero carbon, which applies:
        - from adoption– to regulated operational carbon emissions.
        - from 2028 - to all emissions ‘in construction’.

      (unless it can be demonstrated that it is not practicable or financially viable).
    - Requiring non-residential developments to achieve at least BREEAM excellent standard (or equivalent) for the ‘Ene 01 – reduction of energy use and carbon emissions’ category rising to ‘BREEAM outstanding’ equivalent for ENE 01 from 2028.

Other policies which may be relevant to the determination of future planning applications at 55 Spring Gardens may include:

- Core Strategy Policy SP 1 Spatial Principles
- Core Strategy Policy EC 1 Employment and Economic Growth in Manchester
- Core Strategy Policy CC 1 Primary Economic Development Focus: City Centre and Fringe
- Core Strategy Policy CC 2 Retail
- Core Strategy Policy CC 5 Transport
- Core Strategy Policy CC 6 City Centre High Density Development
- Core Strategy Policy CC 8 Change and Renewal
- Core Strategy Policy CC 10 A Place for Everyone
- Core Strategy Policy EC 8 Central Manchester
- Core Strategy Policy H 1 Overall Housing Provision
- Core Strategy Policy H 2 Strategic Housing Location
- Core Strategy Policy H 8 Affordable Housing
- Core Strategy Policy C 10 Leisure and the Evening Economy
- Core Strategy Policy T 1 Sustainable Transport

- Core Strategy Policy EN 1 Design Principles and Strategic Character Areas
- Core Strategy Policy EN 2 Tall Buildings
- Core Strategy Policy EN 3 Heritage
- Core Strategy Policy EN 4 Reducing CO2 Emissions by Enabling Low and Zero Carbon Development
- Core Strategy Policy EN 6 Target Framework for CO2 reductions from low or zero carbon energy supplies
- Core Strategy Policy EN 8 Adaptation to Climate Change
- Core Strategy Policy PA 1 Developer Contributions
- PfE Policy JP-S5: Clean Air
- PfE Policy JP-H3: Type, Size and Design of New Housing
- PfE Policy JP-H4: Density of New Housing
- PfE Policy JP-P1 Sustainable Places
- PfE Policy JP-D2: Developer Contributions
- PfE Policy JP-S6: Resource Efficiency

Commentary on Proposed Development Options

Office Refurbishment and extension

We have considered the four different office refurbishment options below.

Option 1

Option 1 proposes the following:

- Ground floor:
  - Existing ground floor entrances all retained.
  - Restaurant unit proposed in place of the ground floor office.
  - Retail unit B omitted to increase office lounge area into a flexible space.
  - Security line moved back, to create a larger office lounge area.
  - Cycle facilities relocated to ground floor, accessed directly from West Mosley Street, to include shower and changing facilities.
- Upper floors:
  - New section of glazing.
  - Massing of top storeys made regular.
  - New external terrace on the 7th floor.
  - New external terrace on the 9th floor.
  - New 10th floor introduced with a roof terrace.
- Basement:
  - Relocating rooftop plant to basement level. Loss of 6 car parking spaces.

Option 2

Option 2 proposes the following:

- Ground floor:
  - Existing ground floor entrances all retained.
  - Restaurant unit proposed in place of the ground floor office.
  - Retail unit B omitted to increase the office lounge area into a flexible space.
  - Security line moved back, to create a larger office lounge area.
- Upper floors:
  - New 10th floor introduced with a roof terrace.
  - No other changes between the 2nd - 10th floors from option 01.

- Basement:
  - New cycle amenity facilities accessed from West Mosley Street (via ramp), to include shower and changing facilities.
  - Relocating rooftop plant to basement level. Loss of 6 car parking spaces.

Option 3

Option 3 proposes the following:

- Ground floor:
  - Enhanced development of option 02 - new feature central stair in the communal office space introduced to connect the ground level with the basement level.
  - Potential for a large light well to be created around the stair to create a more visual connection between the two levels.
- Upper floors:
  - New 10th floor introduced with a roof terrace.
  - No other changes between the 1st –10th floors from option 02.
- Basement:
  - New cycle amenity facilities accessed from West Mosley Street (via ramp), to include shower and changing facilities.
  - A gym / exercise studio introduced in the basement -resulting in loss of car parking bays, along with;
  - Plant area allocated at this level to accommodate plant from the roof level, further resulting in loss of car parking spaces (all 18.no spaces).

Planning Considerations for Options 01-3

The key planning consideration with option 01-3 is the introduction of additional height through the creation of a tenth storey. The scheme would therefore total 11 storeys including the ground floor but excluding the basement. An 11-storey building would be in line with York House, which is a building which also sits within the same street block as 55 Spring Gardens. Therefore, the principle of additional height in this location could be supported by MCC, as it is not pushing the overall height parameters of the immediate locality and will also sit comfortably against taller buildings such as 1 New York Street, which is 13 storeys. Nevertheless, the principle of the re-development being supported will be subject to the detailed design of the upper floors, and the rooftop extension. It is noted from the plans that the tenth storey is proposed to include office amenity space such as a boardroom or collaboration space, along with an external terrace. The design of this floor does not sit squarely on top of the existing floors, replicating the same massing, but rather the scheme involves a reconfiguration of the lower floors so that the massing of the overall building appears more tapered from top to bottom than the existing scheme. This makes the scheme appear less ‘square’ than its neighbours, with the introduction of terraces which wrap around the corner likely to be considered an attractive feature. Support for this design will of course be subject to the detail, which should be worked through during the course of a pre-application. Further, the planning application would need to be supported by a suite of documents, most notably, a Design and Access Statement and a Heritage Impact Assessment which considers the impact of the additional height on the setting of the Conservation Area and the listed buildings within the locality.

The other more minor works proposed in options 01-3 to improve the overall office environment, including enhanced cycle facilities, reconfiguration of the ground floor area, new terraced areas and external design changes to the elevations are all likely to be supported subject to the detailed proposals. The loss of parking bays to accommodate an improved basement cycle amenity area and/or gym and exercise studio, is not necessarily an issue. MCC will want to support and encourage a switch away from the use of private cars in the City Centre and the implementation of a travel plan can be secured through a future planning application to encourage more sustainable travel patterns by office occupiers.

Option 4

Option 4 proposes the following:

- Addition of one storey as per option 03, plus the addition of a further three additional storeys (four new storeys in total), so the building will total 14no. storeys including the ground floor and excluding the basement.
- The top two floors would be set back as per Options 01 - 03, to reduce the overall impact on the street scene.
- The overall height is almost as tall as 1 New York Street.

Planning Considerations for Option 4

The main consideration with option 04 is the addition of four new storeys of office accommodation. Whilst we suggested that one further storey of office accommodation could be supported by MCC, we have reservations about the ability to secure additional height beyond that, given the location of the site within a Conservation Area, near to listed buildings.

Nevertheless, we are aware of other office extension proposals in Manchester City Centre which have involved sizeable extensions on listed buildings. For example, Cavendish House, a four storey, Grade II Listed building located in the Upper King Street Conservation Area, was granted planning permission in October 2020 for a two-storey office extension. The two-storey extension was a modern glass proposal, sitting atop the original brick building. The scheme could be considered a helpful precedent, as the scheme proposed a significant increase in height relative to the existing building, and the Council placed considerable weight on the economic benefits to be derived from the additional office floorspace. However, it also needs to be borne in mind that that Cavendish House was itself partly vacant and derelict, and the proposal was able to secure the regeneration of the building, and heritage benefits by repairing and enhancing the existing Listed building. In the case of 55 Spring Gardens, as the building is not listed, we would not be able to lean on securing heritage benefits such as these.

Nevertheless, we recognize from the massing studies that at its height, an extended roof line at 55 Spring Gardens would still sit below the height of 1 New York Street. As such, there may still be a case to be made for a 14-storey proposal, however its acceptability would hang on the detailed design of the scheme.

Whilst a scheme of this scale at 55 Spring Gardens could be tested at a pre-application, we consider it is a proposal which will be subject to a much lengthier pre-application and application stage, which will have time and cost implications, and we consider this proposal less likely to be supported by the Council.

Green wall proposal

AEW have considered the potential to introduce green walls on the existing or proposed extended facades. There have been some examples of green walls within Manchester, however we consider that the most notable examples of recent, high-quality green walls are within Salford, such as the 'Eden' building in the New Bailey area. Whilst a green wall may be supported on aspects of 55 Spring Gardens, we consider that the proposal would need to be considered from a heritage impact perspective, as a living wall could have as much visual impact on the setting of the Conservation Area as other material design changes.

Overall commentary on office options 01-4

Prior to submitting a full planning application for the refurbishment and/or upward extension of the building, we would recommend holding pre-application discussions with the local planning authority to discuss the scope of works. We wouldn't suggest that the local authority would have any objection to the vast majority of the refurbishment works proposed in principle, but engagement would provide an opportunity to give the Council advanced notice of the planning application, which is always appreciated by Planning Officers. However, if additional storeys are proposed to the building, we would recommend a much greater level of pre-application engagement, which is likely to take place over a number of months, with, in our view, at least three meetings with the local authority.

Pre-application engagement would also provide an opportunity to confirm the list of planning application requirements, depending on the scope of works proposed.

<u>Validation Requirements</u>

We would suggest that a planning application for the refurbishment of the offices will likely need to be accompanied by the following supporting technical documents:

- Planning application forms
- Drawing package -floorplans, elevations, M&E plans
- Design & Access Statement
- Planning Statement
- Noise Impact Assessment – if changing the type or location of plant.
- Energy & Sustainability Strategy – if changing the energy strategy/demonstrating compliance with particular environmental standards.
- Heritage Statement – to consider the external alterations which could impact upon the setting or character of Conservation Area.
- Material details – if proposing external alterations. However, this detail can often be conditioned.

If additional storeys are proposed, further technical reports may be required, such as:

- Air quality assessment.
- Heritage Impact Assessment (as opposed to a Heritage Statement).
- Daylight/sunlight assessment.
- Construction management plan.
- Highways Technical Note and Travel Plan.

<u>Determination Period</u>

We would suggest that the planning application could be determined in 8 weeks (the statutory determination period for a minor application) if simple refurbishment works are proposed, however given the physical external alterations proposed to the facades of the upperfloors, it could take longer if there are detailed design discussions with Officers.

The proposed additional storeys would trigger a longer determination period of 13 weeks, and we suggest allowing for a longer period of around 6 months.

<u>Determination Process</u>

We would suggest that the application for simple refurbishments could potentially be determined at Officer level, but a proposal for additional storeys would certainly be determined at planning committee.

Change of Use to Apartments

A proposal to change the use of the first to ninth floors into apartments is likely to be a more complex planning process than an office refurbishment proposal.

Permitted Development Rights

In principle, the proposal could look to utilise 'Permitted Development Rights'('PD Rights') in accordance with the Town & Country Planning (General Permitted Development) (2015) Order ('GPDO') in order to make the change of use to apartments without requiring planning permission. Permitted Development Rights under Class MA of the Order allows a change from Use Class E (Commercial, Business and Service uses) to residential (Use Class C3).

Recent changes in legislation mean that there are fewer limitations to this PD right; for any application submitted on or after 5th March 2024, there is now no limit to the quantum of floor space that can be converted under Class MA and there is no requirement for the building to be vacant for 3 months prior to the application being made. Conversions are permitted in Conservation Areas but if the proposal involves converting the ground floor, then an impact assessment will need to be undertaken which considers how the proposal may impact on the setting and character of the Conservation Area.

A Prior Approval application has to be submitted (a more streamlined version of a planning application) before the development can proceed under Permitted Development, which allows the Council to assess the application on the following grounds:

- Transport impacts of the development, particularly to ensure safe site access
- Contamination risks in relation to the building
- Flooding risks in relation to the building
- Impacts of noise from commercial premises on the intended occupiers of the development
- The provision of adequate natural light in all habitable rooms of the dwellinghouses
- Fire safety impacts

Article 3 of the GPDO states that the GPDO does not grant permission for any dwellinghouse that would be less than 37sqm or would not comply with the nationally described space standard. Therefore, minimum national space standards will have to be met.

A prior approval application costs £125 per dwellinghouse created. The determination period is 56 days however this can be extended by the local authority.

National Permitted Development Rights can be restricted in certain areas through the use of Article 4 Directions, if a Council chooses to implement them. Iceni confirmed with the Council that as of February 2024, Manchester City Council ('MCC') hadn't confirmed the Class MA Article 4 Directions, as they are in discussion with the Department for Levelling Up, Housing and Communities about the boundaries an Article 4 can extend to. Therefore, in principle, this PD Right could be utilised at present.

Planning Application Route

However – having engaged with MCC on other recent office to residential conversion proposals at the pre-application stage, we understand that the planning authority are highly resistant to applicants utilising the above PD Rights generally across the City and we have been advised not to proceed using this route. In addition, it should be cautioned that the Council may adopt the Article 4 Direction at any time, which would mean the inability to utilise the Prior Approval approach.

Further, PD Rights do not allow for physical alterations connected with a change of use and as such, a separate full planning application would be required to cover any physical works proposed. Therefore, works to create apartments on the upper floors where floors are proposed to be demolished and rebuilt would require planning permission and could not benefit from PD Rights. Other physical external alterations to the building at any level would also require planning permission.

Due to the above, it is likely that if we engage in pre-application discussions regarding this proposal, the applicant will be encouraged by the local authority to submit a full planning application to encapsulate all of the proposed works.

At present, the provisions of Class MA provide a useful baseline for establishing the principle of the change of use. However, it is worth noting that if an Article 4 Direction is introduced by the Council in the future, justification will be needed regarding the principle of residential development, as the PD Right is no longer available. According to Core Strategy Policy CC 7 (Mixed Use Development), other than in locations specifically mentioned in Policy CC3 (the site is not in these mentioned locations) residential development will be supported as part of schemes which include employment. Therefore, we suggest that in the case of an Article 4 being introduced, a mixed use proposal which retains some of the employment offer of the site, and only seeks to convert some of the floors, may be more likely to be supported, as opposed to a change of the whole building. Viability may come into play in this instance; the applicant may be required to demonstrate that the change to residential is the most viable redevelopment option.

In addition to the principle of development, the following considerations are likely to come into play due to the physical works proposed, which will be the subject of a full planning application:

- **Physical amendments, and in particular, the design of the replanned upper floors** – the proposal to demolish and replace the seventh floor and above, creating a more regular form for the top three floors, replicating the overall massing of the building as a whole (before then stepping back the ninth floor) will need to be considered by a Heritage Consultant. A Heritage Statement will be required, and the scheme as a whole will be assessed by the Council's Urban Design & Conservation Officer. The scheme fits well within the surrounding context, mirroring neighbouring building heights. However, depending on the perceived impact of the proposal on the Conservation Area, the design, and the viability of the scheme, there could be scope to push the building height further. This could be tested at the pre-application stage with Officers. Officers will also be keen to understand the materiality of the scheme and may suggest we engage with Historic England at the pre-application stage to gain additional feedback and bring them on board with the proposals prior to submission of an application.

- **Manchester space standards** – the Council will want to see compliance with Manchester specific space standards, as set out in the Residential Design Guide. These differ slightly to the Nationally Described Space Standards.

- **Mix** – Manchester typically like to see no more than 33% of the dwellings as one bedroom properties, with the remaining balance as two or three bedroom dwellings. They are generally unsupportive of studios. There is no requirement to consider mix with the Prior Approval route.

- **Affordable housing** – Core Strategy Policy H8 notes that on schemes over 15 dwellings, 20% affordable housing would be sought. If the proposal is able to utilise the Class MA PD Right, affordable housing cannot be sought (as the Permitted Development Legislation does not stipulate affordable housing requirements). However, where works are proposed under a full planning application, affordable housing can be requested by the Local Authority. Nevertheless, there is the opportunity to challenge affordable housing contributions via a viability case. This requires the submission of a viability assessment which would be scrutinised by the Council and made publicly available.

Validation Requirements

The local authority will be likely to request a suite of supporting technical documents to fully assess the proposals. We suggest that the following documents will be required:

For a Prior Approval Application (on the lower floors not requiring demolition and rebuild):

- Planning application forms
- Drawing package -mainly comprising of a location plan and floorplans.
- Design & Access Statement
- Planning Statement
- Transport Statement and Framework Travel Plan
- Phase I Land Contamination Report
- Flood Risk and Drainage Strategy
- Noise Impact Assessment
- Daylight, Sunlight & Overshadowing Assessment
- Fire Strategy

For a planning application (where physical works are proposed at any level and where the upper floors are to be demolished and rebuilt), the following additional documents may be needed:

- Marketing/office agent commentary – demonstrating the loss of the office space does not impact on local supply (only needed if Article 4 Direction is introduced).
- Additional drawing package - showing external works being applied for.
- Energy & Sustainability Strategy – if changing the energy strategy/demonstrating compliance with particular environmental standards.
- Heritage Statement – to consider the external alterations which could impact upon the setting or character of Conservation Area.
- Material details – if proposing external alterations.
- Viability report – may be needed to demonstrate the change to residential is the most viable redevelopment option (to justify the loss of the office floorspace) or to rebut a request for an affordable housing contribution.

Determination Period

A Prior Approval application will take 56 days to be determined (unless extensions are sought by the local authority). A planning application will take at least 8 weeks to be determined but we would suggest allowing for at least 13 weeks to account for delays typically encountered.

Determination Process

A Prior Approval application is likely to be determined by an Officer under a delegated decision however given the potential scale of the scheme and MCC's resistance to utilising Permitted Development Rights, they may choose to take the application to committee. A full planning application is likely to be determined at planning committee subject to the level of interest in the application.

Hotel Redevelopment

There are no Permitted Development Rights for changing the use of an office to a hotel (typically a C1 Use Class). As such, a full planning application would be required.

From our understanding, a hotel use in this location could be supported by the local authority. However, as there are no PD Rights which establish the principle of the development, it is likely that the Council will want to see supporting evidence that justifies the loss of the office floorspace. Nevertheless, to reduce the weight that the local authority place on the protection of the office floorspace, we can also lean on the fact that the floorspace could be converted to a number of other uses within Class E or to C3 without needing planning permission at present i.e. the office floorspace could be lost in a number of different ways.

We can see from the as of yet undetermined planning application for the hotel above Browns Bar & Restaurant, that the Council were reportedly supportive of the application in principle after the applicant provided a report considering the demand for the office space and the impact its loss would have on the local office market i.e. demonstrating that there is still a good level of supply locally. This evidence was provided by Colliers International in the form of a report, as part of the pre-application discussions.

In this instance, we would recommend that a case for a hotel use could be made, that would need to lean on the following points:

- The current ability of the floorspace to change to a number of uses without needing planning permission.

- Policy CC 4 (Visitors - Tourism, Culture and Leisure) which notes that new hotel development which contributes to the quality of the City Centre hotel offer will be supported.

- Ability of a hotel use to support a number of employment opportunities -demonstrating the value generated from this use compared to the office use.

- Ability of a hotel use to broaden the hotel offer in the city centre/address a particular market within the hotel sector.

- Evidence from an office agent regarding the impact of the loss of the office floorspace on the local office market.

- Proof of an end operator for the hotel – a speculative hotel proposal with no end operator confirmed is unlikely to be supported by the Council.

The design of the demolished and newly built upper floors would also need to be considered in the same manner as for the apartment scheme (we note that the same physical works to the upper floors are proposed as with the apartment scheme).

If a typical hotel scheme is not proposed, and instead you were to consider a different typology such as serviced apartments, this isn't necessarily a problem, but would need to be discussed with the local authority as part of the pre-application process to gauge their views on this.

Validation Requirements

The local authority will be likely to request a suite of supporting technical documents to fully assess the proposals. We suggest that the following documents will be required:

- Planning application forms
- Drawing package -floorplans, elevations, M&E plans
- Design & Access Statement

- Planning Statement
- Transport Statement and Framework Travel Plan
- Phase I Land Contamination Report
- Flood Risk and Drainage Strategy
- Noise Impact Assessment
- Fire Strategy
- Energy & Sustainability Strategy
- Heritage Statement – if proposing external alterations which could impact upon the setting or character of Conservation Area.
- Material details – if proposing external alterations. However, this detail can often be conditioned.

Determination Period

A planning application will take at least 8 weeks to be determined but we would suggest allowing for at least 13 weeks to account for delays.

Determination Process

A planning application could be determined at planning committee subject to the level of interest in the application.

Summary

Considering the different options proposed from a planning perspective, we consider that the office refurbishment would be the simplest scheme to secure through the planning process. The principle of development is not being questioned and, subject to detailed design and the extent of the proposals, the scheme is likely to be supported by the local authority. The Council are likely to be very supportive of the aim to enhance the office premises, which is likely to improve occupier retention and attract new occupiers to the premises, particularly at a site within the Central Business District of the city, known for its commercial offering.

A planning application for refurbishment and enhancement works could be determined under delegated authority and be the quickest of all redevelopment options to determine.

However, the proposal to extend the office floorspace by between one to four storeys of additional accommodation would be a more complex planning application than proposing a refurbishment option. Whilst the principle of the use wouldn't be questioned, the acceptability of the proposal would hang on the detailed design of the scheme and the impact of the proposal on the Conservation Area and nearby listed buildings.

When considering the residential and hotel options, the current ability to convert the building into residential apartments via the Permitted Development route is attractive , as the planning application fee is very reasonable, and the determination period is shortened. (The PD route isn't applicable to a hotel proposal). However, we have cautioned that MCC are not likely to support a Prior Approval application and may in the future introduce Article 4 Directions to remove this Right. They may therefore encourage a full planning application to secure the proposal, however, the fact that the PD rights currently establish the principle of the use is invaluable.

Nevertheless, the detailed design of the scheme would still need to be worked through if submitting a full planning application. The local authority will take the time to consider the layout and functionality of the scheme as a residential offering and will want to ensure the proposal offers a good level of residential amenity and does not take on the typical characteristics that is often associated with poor quality conversions (e.g. awkward layouts, limited daylighting and ventilation). A hotel development does not benefit from the same Permitted Development Rights as a residential proposal. However, we consider that the local authority could be supportive of this type of development. Nevertheless, we would caution that an application would need to be accompanied by a detailed evidence base, setting out the case for development, principally covering the impact of theloss of the office floorspace. Further, the design of the demolished and re-introduced upper floors would be a key consideration.

We would suggest that with both a residential or hotel proposal, these planning applications are likely to take longer to determine than the office refurbishment, and we would suggest allowing 13 weeks as a minimum to allow for delays created by consultees and determination via planning committee.

With all three options, we would advise that pre-application dialogue is held with the local authority. The number of meetings and how long the pre-application stage takes will depend on the option being proposed. However, we would typically suggest that at least two pre-application meetings would be required for any of the options. MCC do not charge for pre-application meetings.

We would note that with any full planning applications, the Council may consider a need for financial contributions to mitigate against any impact generated by the proposed development. In accordance with Policy PA1, the Council may seek contributions for the following, depending on the type of the proposal:

- Affordable housing
- Education
- Health and wellbeing facilities
- Community facilities
- Provision of Green Infrastructure including open space
- Public realm improvements
- Protection or enhancement of cultural heritage

- Protection or enhancement of environmental value
- Safety and security improvements
- Training and employment initiatives
- Highway improvements, traffic management, sustainable transport and disabled people's access
- Climate change mitigation / adaptation

We can discuss the potential for financial contributions to be requested during pre-application discussions.

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