Stockport Metropolitan Borough Council

5plus

Merseyway Innovation Centre

Town Planning Approval Amendments Document

Full Application Planning Application Number - DC/076539

01st July 2022

European Union
European Regional
Development Fund

Introduction
Contents and summary of changes

This document has been produced to summarise the minor amendments made to the approved D&A statement to provide additional narrative to support the replacement of the approved planning drawings as submitted by the previous architect. Adjacent is a summary of the adjustments to the Design and Access statement.

Summary of changes

The updates to the elevations and plans have been addressed in the following pages and have been updated following further technical validation and changes in market demand. The changes are reflected in the demolition drawings and the new quantum of area.

The access remains as per the submitted Access Statement however the lifts have been reduced to a single passenger lift and the entrance accommodation stairs.

Servicing and Refuse Strategy

All waste is collected by the centre management team internally and is taken outside by hand via the front entrance accommodation stairs or lift and then collected from the basement service yard by refuse lorry. The occupier will take any waste generated to the common areas to be collected by centre management.

Large deliveries will be made via the existing basement service yard.

Sanitary Accommodation & Provision

The development will have an accessible WC and shower, along with unisex superloo WC's. The space, layout and provision of toilets meet the requirements of Approved Document Part M and BREEAM requirements.

Contents

Introduction and summary
1.0 Planning Application Comparison
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Client

Stockport Metropolitan Borough Council

Project Team

5plus Architects

CBRE, Project Management, M&E and QS.

Renaissance, Structural Engineer

Manchester. 0161 228 0211
Fourth Floor, The Hive, 47 Lever Street,
Manchester M1 1FN

London. 020 7253 7644
The Leather Market, Weston Street,
London SE1 3ER

5plusarchitects.com

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1.0 Planning Application Comparison
Previously Approved / Proposed Comparison

First Floor - Summary of modifications

- A further level of technical validation since original planning application was submitted and the changes in internal layout are to suit the changes in market demands
- The secondary entrance has been relocated to enter the centre of the open plan collaborative areas
- The addition of windows to the North East elevation for the additional peripheral offices
- The WCs are replaced by more efficient unisex superloos and relocated to the centre of the plan to coordinate with the location of existing services
- The proposed external accommodation staircase has been removed.
- The Deanery Way fire escape has been retained.
- Addition of Front of House toilet and kitchen services to service the collaborative areas
- Central service lift has been decommissioned

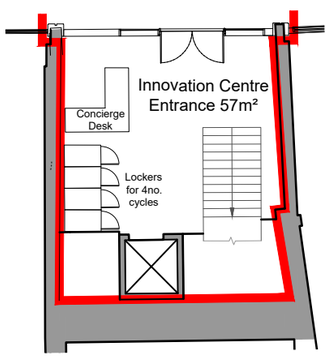
Ground Floor - Summary of modifications

- Concierge services and reception have been relocated to the first floor
- Glazed street frontage has been reconfigured to single entrance with a translucent reglit facade
- Cycle storage and changing facilities for 6 bicycles

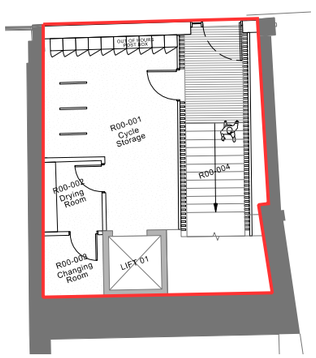
Previously Approved Scheme
First Floor

Proposed Scheme
First Floor

Ground Floor



Ground Floor

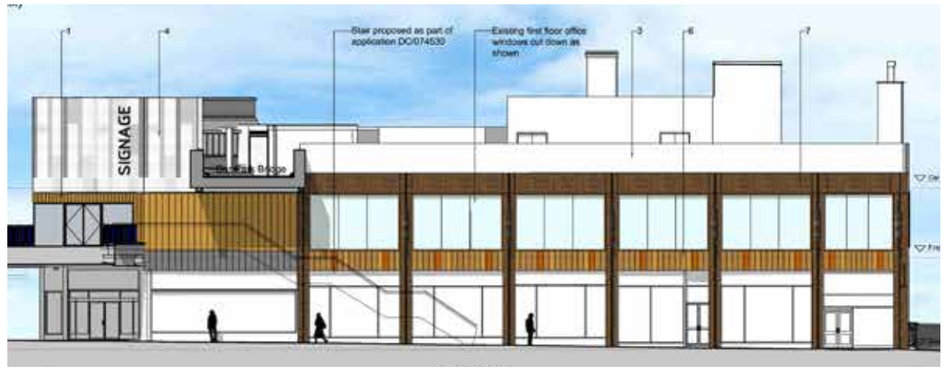


1.1 Planning Application Comparison
Previously Approved / Proposed Comparison

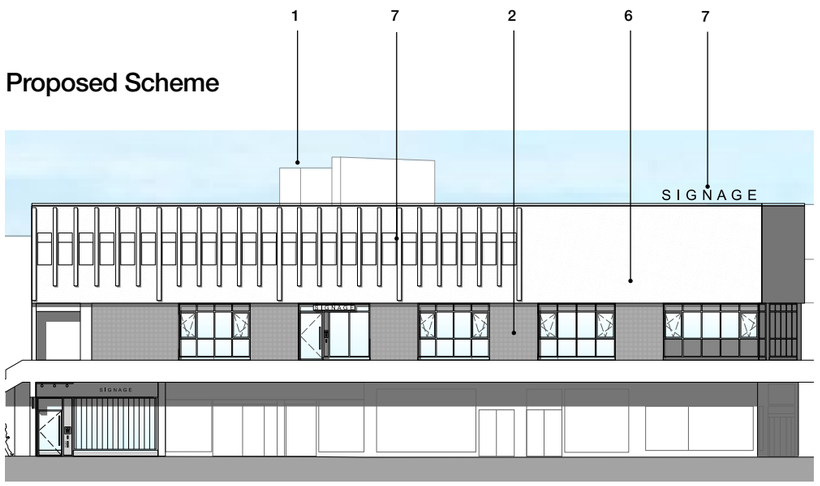
Summary of modifications

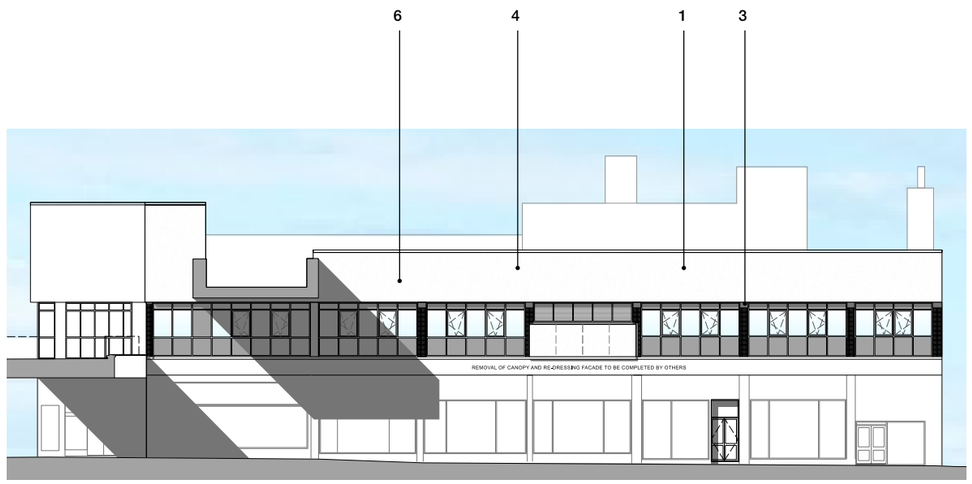
- The proposed Gold cladding and the multi-toned grey paint has been removed in lieu of a single dark colour painted to the existing render.
- The proposed brick cladding has been removed and the existing columns between glazing to be re-clad and finished in micro tiles that complements the existing details of the 1960s building.
- The proposed Deanery Way external stair has been removed. Additional glazing in location of previously proposed staircase.
- Original micro tiles to be repaired and matched in new areas of facade.
- Secondary entrance relocated from angled corner to centre of Merseyway facade.
- Existing shop front openings utilised and introduction of openable windows for natural ventilation.
- The original precast panels have been retained in the location of fire exit stair.
- The size of the proposed glazing has been reduced due to technical requirements of unprotected areas and more suited to serviced office space.
- Ground floor entrance has been detailed with reglit translucent glazing to provide activity to the street.

Previously Approved Scheme



Proposed Scheme





Material Key
1. Cleaned and painted existing render
2. Existing facade repaired
3. Micro tiles to match existing tile
4. Existing precast panels
5. Proposed Glazing
6. Solid aluminium panel
7. Signage

1.2 Planning Application Comparison
Quantum

Summary of modifications

- The area schedule has been updated to suit the amended internal arrangement, following a refined brief from a potential operator and in line with market demands.

Area Schedule

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European Union
European Regional Development Fund

Project Name:	**Merseyway Innovation Centre, Stockport**
Project Number:	**05963**
File Reference:	05963 / 00.03
Issue Date:	**07/06/2022**
Revision:	**D**

	Proposed: Areas			
Level				
	m^2	ft^2		
Total Gross Internal Area	1,422.0	15,306.4		
Ground Floor				
Cycle Store (R00-001)	23.0	247.6		
Entrance Lobby (R00-002)	6.0	64.6		
Changing Room (R00-003)	2.0	21.5		
Drying Room (R00-004)	5.0	53.8		
First Floor				
Private Office Spaces			**Window**	**Indicative Desks**
Office R01-011	36.0	387.5	Y	6.0
Office R01-012	37.0	398.3	Y	6.0
Office R01-013	10.0	107.6	N	2.0
Office R01-014	9.0	96.9	N	2.0
Office R01-015	18.0	193.8	Y	4.0
Office R01-016	10.0	107.6	Y	2.0
Office R01-017	9.0	96.9	N	2.0
Office R01-018	27.0	290.6	Y	5.0
Office R01-020	44.0	473.6	Y	6.0
Office R01-021	10.0	107.6	N	2.0
Office R01-022	12.0	129.2	Y	2.0
Office R01-023	22.0	236.8	Y	6.0
Office R01-024	28.0	301.4	Y	6.0
Office R01-025	31.0	333.7	Y	6.0
Office R01-028	40.0	430.6	Y	9.0
Office R01-029	32.0	344.4	Y	9.0
Office R01-030	28.0	301.4	Y	4.0
Office R01-032	9.0	96.9	N	2.0
Office R01-033	10.0	107.6	N	2.0
Office R01-034	14.0	150.7	N	3.0
Office R01-035	18.0	193.8	N	4.0
Office R01-037	18.0	193.8	N	4.0
Office R01-057	10.0	107.6	N	3.0
Office R01-058	11.0	118.4	N	3.0
Office R01-059	22.0	236.8	N	4.0
Office R01-060	18.0	193.8	N	3.0
Office R01-061	12.0	129.2	N	2.0
Office R01-062	12.0	129.2	N	3.0
Total	**557.0**	**5,995.5**		**112.0**
Dedicated Co-Working Office (R01-001)	53.0	570.5	Y	13.0
Open Plan Co-Working Space (R01-002)	37.0	398.3	Y	12.0
Total (Inc Co-working)	**647.0**	**6,964.3**		**137.0**
Open Plan and Public Areas				
Front of House Coffee (R01-003)	14.0	150.7		
Business Lounge (R01-004&006)	100.0	1,076.4		
Reception (R01-005)	8.0	86.1		
Coat Storage and Waiting Area (R01-007)	8.0	86.1		
Entrance Lobby (R01-008)	24.0	258.3		
8 Person Meeting Room (R01-056)	22.0	236.8		
14 Person Meeting Room (R01-036)	38.0	409.0		
Office Kitchen (R01-038)	33.0	355.2		
Zoom Booths (R01-040, 041, 065)	10.0	107.6		
Corridors (R01-066 - 070)	215.0	2,314.3		
Support Spaces				
Storage (R01-009)	6.0	64.6		
Storage (R01-010)	14.0	150.7		
Accessible Toilet (R01-026)	4.0	43.1		
Back Office (R01-031)	8.0	86.1		
Cleaners Cupboard (R01-050)	2.7	29.1		
WCs (R01-045 - 48)	11.0	118.4		
Showers (R01-049,051,052)	12.0	129.2		
Comms Room (R01-054)	5.0	53.8		
Drying room (R01-055)	3.4	36.6		
Total Innovation Centre	**1,029**	**11,076**		

NOTE: All areas are approximate and subject to receipt of a measured survey following strip out by the contractor.

Key

- Private Office
- Circulation
- Open Plan and Shared Areas
- Fire Exit Stairs
- Support Spaces
- NIA Boundary
- GIA Boundary

2.0 Conditional Approval

STOCKPORT METROPOLITAN BOROUGH COUNCIL
DECISION NOTICE

Town and Country Planning Act 1990

Full Application Planning Application Number
DC/076539

Applicant Details:	**Agent Details:**
Helen Walters Stockport Metropolitan Borough Council c/o Agent	Miss Robin Jones CBRE One St. Peter's Square Manchester M2 3DE
Location	**Description Of Development**
21-23 Merseyway Stockport SK1 1PN	Redevelopment of the first floor, and part of the ground floor, to form a new Innovation Centre (Use Class A1 and B1a) along with the partial re-fronting of the building facade and ancillary servicing / plant areas

PARTICULARS OF DECISION

The Stockport Metropolitan Borough Council hereby give notice in pursuance of the Town and Country Planning Act 1990 that **FULL PLANNING PERMISSION HAS BEEN GRANTED** for the carrying out of the development described above. The development must be begun not later than the expiration of THREE YEARS beginning with the date of this permission, as required by section 91 of the Town and Country Planning Act 1990 and amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

The development must be carried out in accordance with the application and plans submitted, and subject to the following terms and conditions:

1 Condition
Unless otherwise required by any other condition attached to this planning permission, the development hereby approved shall be carried out in accordance with the following approved plans and drawings:

11267 AEW XX SI DR A 0500 [P01] Location Plan
11267 AEW XX SI DR A 0501 [P01] Proposed Site Plan
11267 AEW XX 00 DR A 0510 [P01] Existing Ground Floor Plan
11267 AEW XX 01 DR A 0511 [P01] Existing First Floor Plan
11267 AEW XX RF DR A 0512 [P01] Existing Roof Plan
11267 AEW XX ZZ DR A 0513 [P01] Existing Elevation - Merseyway
11267 AEW XX ZZ DR A 0514 [P01] Existing Elevation - Deanery Way & Rear
11267 AEW XX 00 DR A 0520 [P01] Demolition Ground Floor Plan
11267 AEW XX 01 DR A 0521 [P01] Demolition First Floor Plan
11267 AEW XX RF DR A 0522 [P01] Demolition Roof Plan
11267 AEW XX ZZ DR A 0523 [P01] Demolition Elevation - Merseyway
11267 AEW XX ZZ DR A 0524 [P01] Demolition Elevation - Deanery Way & Rear
11267 AEW XX 00 DR A 0530 [P01] Proposed Ground Floor Plan
11267 AEW XX 01 DR A 0531 [P02] Proposed First Floor Plan
11267 AEW XX RF DR A 0532 [P02] Proposed Roof Plan
11267 AEW XX ZZ DR A 0533 [P01] Proposed Elevation - Merseyway
11267 AEW XX ZZ DR A 0534 [P01] Proposed Elevation - Deanery Way & Rear
11267-AEW-XX-ZZ-DR-A-0535 [P01] Proposed Context Elevations

Reason
For the avoidance of doubt and to ensure that the development complies with the following policies saved Policies of the adopted Stockport Unitary Development Plan Review and Policies of the adopted Stockport Core Strategy DPD:

Saved UDP
TCG2.1 Central Shopping Area
PSD2.2 Service uses in the Town Centre
EP1.7 Development and Flood Risk
HC1.3 Special Control of Development in Conservation Areas

Core Strategy
SD1 Creating sustainable communities
SD6 Adapting to the impacts of climate change
CS5 Access to services
CS6 Safeguarding and strengthening the service centre hierarchy
AS1 The vitality and viability of Stockport's service centres
CS7 Accommodating economic development
AED1 Employment development in the Town Centre
CS8 Safeguarding and improving the environment
SIE1 Quality places
SIE3 Protecting, safeguarding and enhancing the environment
CS9 Transport and Development
CS10 An effective and sustainable transport network
T1 Transport and development
T2 Parking in developments
T3 Safety and capacity on the highway network
CS11 Stockport Town Centre
TC1 - Stockport Town Centre

2 Condition
No development shall take place until (i) a detailed schedule of all the materials of external construction has been submitted to and approved in writing by the local planning authority and (ii) samples have been made available for inspection on the site. The development shall be implemented in full accordance with the approved details.

Reason
In the interests of visual amenity and to ensure compliance with Policies SIE-1 "Quality Places" and SIE-3 "Protecting, Safeguarding and Enhancing the Environment" of the adopted Stockport Core Strategy DPD and Saved Policy HC1.3 Special Control of Development in Conservation Areas of the Stockport Unitary Development Plan Review.

3 Condition
No operational development shall take place until a method statement detailing how the development will be constructed (including any demolition and site clearance) has been submitted to and approved in writing by the Local Planning Authority.

The method statement shall include details on phasing, access arrangements, turning / manoeuvring facilities, deliveries, vehicle routing, traffic management, signage, hoardings, scaffolding, where materials will be loaded, unloaded and stored, parking arrangements and mud prevention measures.

Development of the site shall not proceed except in accordance with the approved method statement.

Reason
To ensure that the approved development is constructed in a safe way and in a manner that will minimise disruption during construction, in accordance with Policy T-3 'Safety and Capacity on the Highway Network' of the Stockport Core Strategy DPD.

The details are required prior to the commencement of any operational development as details of how the development is to be constructed need to be approved prior to the commencement of construction activities to avoid nuisance.

4 Condition
Details of a scheme to provide the following parking within the existing Merseyway car park for staff and visitors to the approved office use (use class B1a) shall be submitted to and approved in writing by the Local Planning Authority:

1) 5 car parking spaces for disabled badge holders
2) 1 parking space for powered two-wheelers (motorcycles, mopeds and scooters)
3) Allocated or unallocated car parking for a maximum of 39 cars (in addition to the parking for disabled badge holders), with the number of spaces / permits provided justified
4) 2 car parking spaces with electric vehicle charging facilities

Details to be submitted shall include where the spaces will be provided, details of signage and carriageway markings, details of electric vehicle charging equipment and details of how the parking and equipment will be managed.

The building shall not be used as an office(s) until the parking facilities have been provided in accordance with the approved details and are available for use. The parking facilities shall thereafter be retained and shall remain available for use for staff and visitors to the office(s) during operating hours. Outside operating hours of the office use the parking facilities shall be shall be

2.1 Conditional Approval

provided and remain available for use for of staff, customers and visitors to the wider Merseyway Centre.

Reason
To ensure that adequate parking facilities are provided in accordance with Policies SD-6 'Adapting to the impacts of climate change', SIE-3: Protecting, Safeguarding and enhancing the Environment', T-1 'Transport and Development', T-2 'Parking in Developments' and T-3 'Safety and Capacity on the Highway Network' of the Stockport Core Strategy DPD and Paragraphs 110, 170 and 181 of the National Planning Policy Framework.

The details are required prior to a material change of use to office space to ensure adequate parking provision is made to meet the needs of the approved office use.

5 Condition
No work shall take place in respect to the provision of cycle parking within the site until details of proposals to provide the following cycle parking facilities within the site have been submitted to and approved in writing by the Local Planning Authority:

1) Long-stay cycle parking (a covered and secure cycle store/s) for a minimum of 4 cycles
2) Short-stay cycle parking (Sheffield stands, or similar) for a minimum of 2 cycles

The approved change of use to office space (use class B1a) until the cycle parking facilities have been provided in accordance with the approved details.

The cycle parking facilities shall then be retained and shall remain available for use at all times thereafter.

Reason
To ensure that safe and practical cycle parking facilities are provided so as to ensure that the site is fully accessible by all modes of transport in accordance with Policies CS9 'Transport and Development', T-1 'Transport and Development' and T-3 'Safety and Capacity on the Highway Network' of the Stockport Core Strategy DPD and the cycle parking facilities are appropriately designed and located in accordance with Policies SIE-1 'Quality Places' and T-3 'Safety and Capacity on the Highway Network' of the Stockport Core Strategy DPD, supported by paragraphs 10.9-10.12 'Bicycle Long and Short Stay Parking', of the SMBC Sustainable Transport SPD.

This is required prior to a material change of use to office space to ensure sustainable transport promotion measures are incorporated into the scheme from the outset.

6 Condition
The approved change of use to office space (use class B1a) shall not take place until the 3 shower / changing rooms indicated on drawing 11267-AEW-XX-01-DR-A-0531 Rev P2 'Proposed First Floor Plan' have been provided, together with a minimum of 6 lockers for the storage of clothes, footwear and equipment, and the facilities are available for use.

The facilities shall then be retained and shall remain available for use at all times thereafter by staff of the approved office(s).

Reason
To ensure that suitable facilities are provided that will permit and encourage the use of sustainable modes of transport in accordance with Policies SIE-1 'Quality Places', CS9 'Transport and Development', T-1 'Transport and Development' and T-3 'Safety and Capacity on the Highway Network' of the Stockport Core Strategy DPD.

This is required prior to a material change of use to office space to ensure sustainable transport promotion measures are incorporated into the scheme from the outset.

7 Condition
The approved change of use to office space (use class B1a) shall not take place until details of measures to be provided and implemented to encourage the use of sustainable modes of transport have been submitted to and approved in writing by the Local Planning Authority and have been brought into operation.

Measures shall include:

1) Provision of transport information and maps within the Innovation Centre, including a Travel Information Notice Board
2) Providing users of the Innovation Centre with Travel Information Packs
3) Providing transport information on any website for the Innovation Centre
4) Providing users of the Innovation Centre with information on the local car club/s
5) Providing users of the Innovation centre with occasional e-mails on travel, such as news on local and national sustainable travel awareness days

The measures shall be operated at all times that the office(s) is occupied and shall be reviewed on an annual basis in accordance with details that shall be included in the submitted details (which shall include the provision of up-to-date transport information, if applicable).

Reason
To ensure that measures are implemented that will enable and encourage the use of alternative forms of transport to access the site, other than the private car, in accordance with Policies CS9 'Transport and Development', T-1 'Transport and Development' and T-3 'Safety and Capacity on the Highway Network' of the Stockport Core Strategy DPD, supported by Chapter 4 'Travel Plans' of the SMBC Sustainable Transport SPD.

This is required prior to a material change of use to office space to ensure sustainable transport promotion measures are incorporated into the scheme from the outset.

8 Condition
All doors and any opening windows within the approved new shops front shall be constructed to open into the building only and not out into the highway.

Reason
To ensure that the development does not adversely affect use of the adjacent highway, notably by pedestrians, in accordance with Policies SIE-1 'Quality Places' and T-3 'Safety and Capacity on the Highway Network' of the Stockport Core Strategy DPD.

9 **Statement under Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015:**
The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraphs 38 and 47 of the revised NPPF published by the Ministry of Housing, Communities and Local Government in February 2019.

Signed: Dated: 23rd July 2020

Emma Curle - BSc (Hons) MRTPI
Chief Planning Officer
For and on behalf of the Corporate Director of Place Management & Regeneration

ADDITIONAL INFORMATION

1 The applicant's attention is drawn to the potential for bats to utilise all buildings and that the grant of planning permission does not negate the laws which have been put in place to protect biodiversity. If at any time bats or other protected species are suspected to be on the site, work should cease immediately and Natural England and/or the LPA should be contacted.

2 This decision does not imply consent to carry out any work which may encroach over a common boundary. Such work may include excavation, positioning of walls, fences or other construction such as roofs or gutters which overhang the boundary line. The applicant is therefore advised to obtain the consent of any landowner prior to the commencement of such work. The applicant attention is also drawn to the provision of the Party Wall Act 1996, which sets out the rights and responsibilities of adjoining landowners in respect of the construction or alterations of any party walls, excavations and other construction works adjacent to the boundary line. Before proceeding with the development professional advice on the provision of the Act should be sought.

2.2 Conditional Approval

THE FOLLOWING IS STANDARD INFORMATION ONLY

1. The drawings determined by this notice may be viewed (usually in electronic form) at Fred Perry House, Edward Street, Stockport, by appointment, and are available online on the Planning & Building pages of the Stockport Council website: www.stockport.gov.uk/planningdatabase

2. It is your responsibility to ensure that the development is constructed in complete accordance with the approved plans and details together with the requirement to ensure that all conditions applied to this consent are complied with. If any of the conditions require further approval and/or the submission of further details before development starts or use begins (known as pre-commencement planning conditions), the requirements of the condition must be satisfied before a start is made. Failure to construct the development in complete accordance with the approved plans and / or failure to comply with the conditions may make either the permission null and void or the development unauthorised.

3. This decision refers only to the legislation under which the application was made and does not include any decision under any other enactment, by law, order or regulation.

4. The applicant's attention is drawn to the provision of Section 63 of the Greater Manchester Act 1981 which specifies requirements for fire brigade access when plans for the erection or extension of a building are deposited with a District Council in accordance with the Building Regulations.

5. Where your proposal involves building work, your attention is specifically drawn to the need to check with the Building Inspector with regard to the possible requirement for Buildings Regulations Consent.
6. Where applicable, notes on your rights of appeal against the decision are set out on the sheet attached to this decision notice. **The Planning Inspectorate**'s details are listed below.

The Planning Inspectorate,
Customer Support Unit,
Room 3/15, Eagle Wing,
Temple Quay House,
2, The Square,
Temple Quay,
Bristol,
BS1 6PN

Telephone: 0303 444 5000
Fax: 0117 372 8181
Email: enquiries@planning-inspectorate.gsi.gov.uk
website: www.planning-inspectorate.gov.uk

APPEALS TO THE SECRETARY OF STATE

[OTHER THAN IN RELATION TO ADVERTISEMENTS]

If you are aggrieved by the decision of the local planning authority to refuse permission for the proposed development, or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal; then you can do so online at www.Planningportal.gov.uk/pcs

Alternatively you can use a form you can get from:

The Planning Inspectorate, Registry/ Scanning, Temple Quay House, 2, The Square, Temple Quay, Bristol, BS1 6PN; Telephone: 0303 444 5000;
Email: enquiries@planning-inspectorate.gsi.gov.uk
Website: www.planning-inspectorate.gov.uk

For most types of application you have six months to appeal from the date of the attached Decision Notice. However if the decision involved the refusal of planning permission for a householder application then you have 12 weeks to appeal from the date of the Decision Notice. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances that excuse the delay in giving the notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development, or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any Directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a Direction given by him.

PURCHASE NOTICES

If either the local authority or the Secretary of State refuses Permission to develop land, or grants it subject to conditions, the owner may claim he/she can neither put the land to a reasonable beneficial use in its existing state, nor render the land capable of a reasonably beneficial use by the carrying out of any development that has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his/her interest in the land in accordance with the provision of Part VI of the Town and Country Planning Act
1990.

COMPENSATION

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him/her.

These circumstances are set out in section 114 and related provisions of the Town and Country Planning Act 1990.

Information relating to appeals including forms can be obtained from;

The Planning Inspectorate,
Temple Quay House,
2, The Square,
Temple Quay,
Bristol BS1 6PN

Telephone: 0303 444 5000
Web site: www.planning-inspectorate.gov.uk
Email: enquiries@planning-inspectorate.gsi.gov.uk

The Planning Portal website: www.planningportal.gov.uk/pcs

2.3 Conditional Approval
Substitute Drawings

Approved Planning Drawings:

11267 AEW XX SI DR A 0500 [P01] Location Plan
11267 AEW XX SI DR A 0501 [P01] Proposed Site Plan
11267 AEW XX 00 DR A 0510 [P01] Existing Ground Floor Plan
11267 AEW XX 01 DR A 0511 [P01] Existing First Floor Plan
11267 AEW XX RF DR A 0512 [P01] Existing Roof Plan
11267 AEW XX ZZ DR A 0513 [P01] Existing Elevation - Merseyway
11267 AEW XX ZZ DR A 0514 [P01] Existing Elevation - Deanery Way & Rear

Drawings to be substituted:

~~11267 AEW XX 00 DR A 0520 [P01] Demolition Ground Floor Plan~~
05963_B1_02_2100-D Demolition Ground Floor Plan
~~11267 AEW XX 01 DR A 0521 [P01] Demolition First Floor Plan~~
05963_B1_02_2101-D Demolition First Floor Plan
~~11267 AEW XX RF DR A 0522 [P01] Demolition Roof Plan~~
05963_B1_02_2102-D Demolition Roof Plan
~~11267 AEW XX ZZ DR A 0523 [P01] Demolition Elevation - Merseyway~~
05963_B1_04_2100-C Demolition Elevation - Merseyway & Deanery Way
~~11267 AEW XX ZZ DR A 0524 [P01] Demolition Elevation - Deanery Way & Rear~~
05963_B1_04_2101-C Demolition Elevation - South West and North West Elevations
~~11267 AEW XX 00 DR A 0530 [P01] Proposed Ground Floor Plan~~
05963_B1_02_2200-E Proposed Ground Floor Plan
~~11267 AEW XX 01 DR A 0531 [P02] Proposed First Floor Plan~~
05963_B1_02_2201-H Proposed First Floor Plan
~~11267 AEW XX RF DR A 0532 [P02] Proposed Roof Plan~~
05963_B1_02_2202-C Proposed Roof Plan
~~11267 AEW XX ZZ DR A 0533 [P01] Proposed Elevation - Merseyway~~
05963_B1_04_2200-D Proposed Elevation - Merseyway & Deanery Way Elevations
~~11267 AEW XX ZZ DR A 0534 [P01] Proposed Elevation - Deanery Way~~
05963_B1_04_2201-D South West and North West Elevations
~~11267-AEW-XX-ZZ-DR-A-0535 [P01] Proposed Context Elevations~~
05963_B1_04_2202 Proposed Context Elevations

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