

Ward: Radcliffe - East

Item 01

Applicant: Bury Council

Location: 13-21 Blackburn Street, Radcliffe, Manchester, M26 1NN

Proposal: Demolition of 13-21 Blackburn Street/TSB Bank and erection of three-storey civic hub building containing swimming pools, fitness suites and studios, indoor climbing facility, offices, cafeteria and library; Link block between Radcliffe Market and Market Chambers buildings, plus refurbishment of Market Chambers and Market Hall basement, for use as a multi-use event space, with associated external alterations and works and hard and soft landscaping

Application Ref: 69388/Full

Target Date: 26/05/2023

Recommendation: Approve with Conditions

This application has been referred to Planning Control Committee as the development would exceed 5,000 space metres of floor space.

Description

The proposal relates to a 0.75 hectare area of Radcliffe town centre that encompasses 1-9 and 13-21 Blackburn Street, Radcliffe Market and is bound by Dale Street to the north-west, west and south-west, Radcliffe Piazza and Blackburn Street to the north-east and the River Irwell to the east, south-east and south. The site is positioned around 600m from the Radcliffe Metrolink stop and immediately adjacent to Radcliffe bus station.

The site is located within a prime shopping frontage of Radcliffe town centre and partially within flood zone 3. The non-designated heritage asset 1-9 Blackburn Street (Market Chambers) falls within the site.

The proposal is for the demolition of 13-21 Blackburn Street/TSB Bank and the erection of a three-storey, 15m high civic hub building containing swimming pools, fitness suites and studios, indoor climbing facility, offices, cafeteria and library; Link block between Radcliffe Market and Market Chambers buildings (following demolition of the former TSB Bank building), plus refurbishment of Market Chambers and Market Hall basement, for use as a multi-use event space and for the relocation of retail units, with associated external alterations and works and hard and soft landscaping.

No dedicated additional off-street car parking is proposed, with parking being available in the wider town centre. Improvements to the highway network surrounding the site pertain, such as widening footways, introducing landscaping and the creation of a hard and soft landscaped piazza to the front of the proposed building and the provision of 36no. secure cycle storage spaces. There would be dedicated bus drop-off, loading and accessible bays on Dale Street and Blackburn Street. The intended operating hours would be between 07:00 and 22:00 daily.

Since the original submission, the application has been amended to introduce increased cycle storage provision, amend the location of the waste and recycling storage area and off-site highway works along Dale Street.

Relevant Planning History

No relevant history.

Publicity

Press Notice in the Bury Times 09/03/2023
Site Notices 13/03/2023
121 neighbour notification letters 03/09/2023

As a result of the publicity, one representation has been received commenting on the application as follows:

- We have reviewed the Construction Management Plan and are satisfied with the measures proposed to be implemented. In order to ensure the recommendations, set out in the Construction Management Plan are adhered to, we would like to request the a condition ensuring the plan is adhered to, in full, throughout the construction process.

Statutory/Non-Statutory Consultations

Traffic Section: The Highway Officer has indicated that the proposal is acceptable, but a full and final response has not yet been received. This will be reported in the supplementary report.

Conservation Officer: No objection.

Waste Management: No objection.

Borough Engineer - Drainage Section: No comments received.

Environmental Health - Contaminated Land: No objection, subject to conditions relating to contaminated land remediation and verification.

United Utilities (Water and waste): No objection, subject to conditions requiring the submission and agreement of a sustainable surface water drainage and foul water scheme, management and maintenance plan for the lifetime of the development thereafter and protection of the water main and combined water sewer from damage.

Greater Manchester Ecology Unit: No objection, subject to conditions requiring reasonable avoidance measures relating to bats and otter, agreement of an external lighting scheme, further bird survey work to protect active bird nests, implementation of the invasive species plan, agreement of a method statement to protect the River Irwell from accidental spillages, dust and debris.

Greater Manchester Police - designforsecurity: No objection, subject to implementation of the recommendations within the Crime Impact Statement.

Environment Agency: No objection. The flood levels are significantly above the basement level and windows of the Market Chambers. The blocking up of windows would require detailed consideration in relation to the flood resistance/resilience measures for the basement level, as ingress of water through any openings could be rapid, potentially putting users at risk.

A flood warning and evacuation plan is likely to be appropriate for this element of the proposal.

The props for the proposed balcony would be significantly below flood levels and would be prone to accumulating and be at risk of impact damage from floating debris. The design of this should be reviewed to avoid props or any part of the supporting structure being below the design flood level of 1% AEP + allowance for climate change.

Applicants should ensure that opportunities to enhance fisheries, biodiversity and geomorphology are identified and incorporated in and around proposed developments

A Flood Risk Activity Permit (FRAP) or exemption would be required. The applicant should not assume that a FRAP would automatically be forthcoming once planning permission has

been granted.

Emergency Planning: No objection. There should be a requirement for an emergency evacuation plan to be agreed.

Transport for Greater Manchester: The primary junction to the west of the site (Pilkington Way/Sion Street) could be upgraded to provide cycle facilities, which would improve accessibility to the site for cyclists travelling from this direction.

The Transport Statement (TS) confirms that the Civic Hub will not provide any new car parking and as such no vehicle access is proposed into the site.

A robust Service Management Plan should be employed to ensure the development can be serviced safely and appropriately without impeding the highway network.

A review of the existing traffic regulation orders may be necessary surrounding the site, to ensure that parking associated with the development does not impede the free flow of traffic along the surrounding highway network.

A robust Construction Traffic Management Plan should be employed as part of the development.

The development will need to be supported by a full Travel Plan which should feature a range of measures promoting a choice of transport mode, and a clear monitoring regime with agreed targets.

The improvement to the cycle storage levels and location are welcomed.

Sport England: No objection. Sport England is satisfied that the proposal has broadly demonstrated a need for the facility in this location and establishes how it meets the Sport England 'Provide' Objective, in terms of how it meets an identified need. The design of the facilities is fit for purpose.

Greater Manchester Fire and Rescue Service: No objection.

Pre-start Conditions - Agent has agreed with pre-start conditions

Unitary Development Plan and Policies

NPPF	National Planning Policy Framework
EN1	Built Environment
EN1/1	Visual Amenity
EN1/2	Townscape and Built Design
EN1/3	Landscaping Provision
EN1/4	Street Furniture
EN1/5	Crime Prevention
EN1/7	Throughroutes and Gateways
EN2	Conservation and Listed Buildings
EN4	Energy Conservation
EN4/1	Renewable Energy
EN4/2	Energy Efficiency
EN5	Flood Protection and Defence
EN5/1	New Development and Flood Risk
EN6	Conservation of the Natural Environment
EN6/3	Features of Ecological Value
EN6/4	Wildlife Links and Corridors
EN7	Pollution Control
EN7/3	Water Pollution
EN7/4	Groundwater Protection

EN7/5	Waste Water Management
EN8/2	Woodland and Tree Planting
EN10/2	Riverside and Canalside Improvement in Urban Areas
RT2	New Provision for Recreation in the Urban Area
RT2/1	Provision of New Recreation Sites
S1	Existing Shopping Centres
S1/2	Shopping in Other Town Centres
S2/2	Prime Shopping Areas and Frontages
S3/3	Improvement and Enhancement (All Centres)
S3/4	Markets
HT2	Highway Network
HT2/4	Car Parking and New Development
HT4	New Development
HT5	Accessibility For Those With Special Needs
HT5/1	Access For Those with Special Needs
HT6	Pedestrians and Cyclists
HT6/1	Pedestrian and Cyclist Movement
HT6/2	Pedestrian/Vehicular Conflict
CF1	Proposals for New and Improved Community Facilities
CF1/1	Location of New Community Facilities
TC1	Town Centres
TC1/2	Pedestrian/Vehicular Conflict in Town Centres
TC2	Town Centre Enhancement and Development
SPD11	Parking Standards in Bury
SPD16	Design and Layout of New Development in Bury

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF) and the adopted Bury Unitary Development Plan (UDP) together with other relevant material planning considerations. The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP Policy will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

ASSESSMENT

Principle of development (Town Centre)

The site is located in the town centre and allocated under policies S1/2 and S2/2, which support the growth of retail in this area. This is in line with the proposed refurbishment of the Market Hall and Chambers, as the development seeks to introduce new commercial space and shops to this area. Whilst the proposals would result in the loss of some existing retail floorspace to accommodate the new Civic Hub building, the proposed uses still fall under the category of 'main town centre uses' as defined by the NPPF and present an opportunity to generate greater footfall in the town centre with linked trips to other existing town and retail uses nearby, which is in accordance with Policy TC2 and RT1 which highlights that town centres should be the principal focus for uses such as cultural and leisure. Furthermore, and as mentioned above, new commercial space will be provided for through the refurbishment of the Market Hall and Chamber.

The Site is also allocated under Area RD1 which states that as well as supporting proposals for retail, the LPA will view proposals for the development of new or improved community facilities favourably. The Civic Hub is proposed to be the main community hub for the area and would bring lots of community benefits in terms of providing new and high quality community facilities and opportunities for social interaction, health and wellbeing. Policy CF1 also supports the provision of new or improved community facilities, which the Proposed Development is in accordance with.

Turning to the NPPF, section 7 supports the role of town centres and section 8 outlines that planning policies and decisions should aim to achieve healthy, inclusive and safe places, which are accessible and promote social interaction. Paragraph 93 of the NPPF goes on to highlight the importance of community facilities. The Proposed Development is considered to be compliant in this regard.

Therefore, the principle of development is supported and deemed acceptable in this location in accordance with UDP Policies S1/2, S2/2, TC2, RT1, RD1, CF1 and sections 7 and 8 of the NPPF.

Principle of development (Sport & Community Provision)

Section 8 of the NPPF and UDP Policies RT2, RT2/1, CF1 and CF1/1 pertain and in broad terms support the provision of new community and recreation provision within the borough.

Sport England assesses this type of application in light of the NPPF and its own planning policies, which are to protect, enhance and provide sports facilities. Sport England is satisfied that the proposal has broadly demonstrated a need for this facility in this location and that the proposal has broadly established how it meets the Sport England 'Provide' Objective, in terms of how it meets identified needs. Subject to agreement with Sport England, the design of the facilities are considered to be fit for purpose and appropriate for the delivery of the provision.

Layout, Design and Landscaping

Section 12 of NPPF and UDP Policies EN1, EN1/2, EN1/3 pertain. These highlight that good design is a key aspect of sustainable development and seeks to achieve high-quality design that is appropriate for its location.

The proposed Civic Hub building would replace an existing three storey commercial block which is utilitarian in character and appearance. The wider context of the site is a mix of similar utilitarian buildings and older red brick buildings of a more domestic form and character (whilst largely in commercial use).

Whilst the proposed building would be of a larger mass than the existing block, it would have increased permeability and visual interest, utilising a striking palette of materials to engage users and passers by. Materials, including pale brick plinth, bronze vertical metal cladding panels and fins and aluminium glazed curtain walling and their colours have been chosen to clearly define the entrance and define the different uses within it, making the building legible that would form an extension of the public realm.

The proposed link block between Radcliffe Market Hall and Market Chambers has been designed to provide a vertical link between all four floors of the adjoining buildings. From a massing and aesthetic perspective, the link block would exhibit proportions and indicators from the existing Market Chambers building, such as fenestrative proportions and alignment at first floor, to set levels and reference points across the link block facade. Materials would replicate those used on the opposing Civic Hub building, creating a consistent palette of materials across the campus and framing the enhanced Market Walk.

Hard and soft landscaping of the redeveloped public piazza and Market Walk would aid the integration.

A design review was undertaken by Places Matter (A bespoke independent design review service provided by the Royal Institute of British Architects), which supported the scheme in principle and considered that the design demonstrated a good strategic approach with a very strong concept for the main hub. Refinements were recommended and these were incorporated into the final design to create civic building that would be worthy of the purpose and would transform the character and appearance of Radcliffe town centre and contribute significantly to the wider regeneration of the town.

Given the above, the proposal would comply with the above policies and the NPPF.

Impact on the historic environment

Section 16 of the NPPF and UDP Policy EN2 pertain.

The proposal is supported by a Heritage Assessment that considers the impact of the proposal on the Radcliffe Market Chambers, a non-designated heritage asset (NDHA). It specifically considers the impact of the demolition of the existing link building (former TSB Bank) and the erection of the replacement link and Civic Hub building.

The Assessment finds that the existing link building does not contribute to the significance, setting or character of the asset and its loss would not affect the understanding or appreciation of the NDHA.

The proposed link building would be stepped back at the third floor and perforated panels would be utilised (to enclose external roof mounted plant) and the proportions and fenestration pattern to mirror that of the Chambers building. This change is assessed as constituting moderate change to the setting and character of the asset resulting in a neutral/slight impact.

In relation to the proposed Civic Hub building, the assessment finds that although the mass of the new construction would be greater than the existing buildings to be demolished, the refined design, along with the proposed improvements to the surrounding landscaping, would improve views across the wider site, improving permeability, and movement from the piazza to the market building.

The use of high quality materials would respond to the local vernacular, resulting in a new construction that is purposefully modern in order to demarcate old from new and the neutral material palette will ensure that the strong red brick of the Chambers building would remain visually dominant within views across the public realm, ensuring the asset still sits prominently within the new streetscape.

The new development will constitute moderate change to the setting and character of the asset. This change is considered to be moderate beneficial in nature and would result in no harm to the significance of the asset.

The Conservation Officer does not object to the proposal.

Highways

Section 9 of the NPPF and UDP Policies EN1/2, HT2, HT2/4, HT4, HT5, HT5/1, HT6, HT6/1 and HT6/2 pertain.

A Transport Statement has been prepared by WSP to accompany the planning application. The statement outlines that changes would be made to on-street parking and loading arrangements to facilitate appropriate servicing arrangements and the provision of accessible parking spaces in accordance with parking standards.

The development would not provide any new parking for general users given the site's town centre location and to reduce the requirement for private vehicle usage. Provision will however be made for cycle parking on site.

In terms of traffic generation, it is considered that impacts on the highways would not be significant. An interim Travel Plan has also been prepared which identifies potential measures to promote the available sustainable transport options to users of the site and minimise trips associated with the development.

Transport for Greater Manchester (TfGM) are generally satisfied with the proposal, and specifically the improvement to cycle parking/storage provision and subject to the imposition of a series of conditions relating to the management of construction activities, wider town

centre parking and travel planning.

On the matter of off-site highway cycle mitigation works at Pilkington Way/Sion Street, the applicant has assessed this and considers that the predominant cycle desire line to the west would be to the residential areas around School Street and to the north and west in the wider Radcliffe area and that this cycle desire line is well catered for by the facilities at Pilkington Way/Blackburn St and also by the cycle bridge between Green Street and Hindle Street. On this basis, the applicant considers the demand for cycle facilities at the Pilkington Way/Sion St junction may be relatively low, as it predominantly leads to the existing Asda and other retail uses in the Sion St area (as opposed to Radcliffe town centre).

Given the circumstances set out by the applicant, it is not considered that it would be either proportionate or justified to seek the off-site mitigation works suggested by TfGM.

The Highway Officer has been consulted and following extensive liaison and negotiation with the applicant, has indicated satisfaction with the proposal. Recommended conditions (in addition to those recommended by TfGM (as there may be some overlap)) will be reported in the supplementary report.

Flood Risk and Drainage

Section 14 of the NPPF and UDP Policies EN5 and EN5/1 pertain.

The site falls mainly within Flood Zone 1 (low probability of flooding from all sources), with a very minor part to the east being located within Flood Zone 2. Given the location of the site and the flood classification of the proposed use as 'Less Vulnerable' then the Sequential and Exception Test are not required.

The application is supported with a Flood Risk Assessment and Drainage Strategy. It indicates that the lowest level of the site is 880mm above the highest flood level adjacent to the site. Therefore, it is concluded that the entire site is located above the highest flood level and as such, the risk of flooding from rivers is considered to be low.

This is further strengthened by the fact that the areas indicated as being located within Flood Zone 2 are outside the existing and proposed building areas, with only the existing highway, Blackburn Street and associated pedestrian areas located within Flood Zone 2.

Despite this, the existing basement areas of the proposed development are located below the flood levels. However, as this is an existing basement area which is to be refurbished, flood mitigation measures in the form of suitable waterproofing of the existing basement area would be satisfactory.

The Environment Agency raise no objection, but do require that details of a flood warning and evacuation plan and a detailed scheme of flood resistance/resilience measures for the basement level should be required by condition, as ingress of water through any openings could be rapid, potentially putting users at risk. The Greater Manchester Combined Authority have also recommended that an evacuation plan is necessary.

Water and drainage infrastructure is present within the site and directly under the proposed building footprint. United Utilities therefore recommend a condition to protect these assets from damage.

Given the above and subject to appropriate conditions, the proposal would be compliant with the NPPF and the above policies.

Ecology

Section 15 of the NPPF and UDP Policies EN6, EN6/3 and EN6/4 pertain.

The proposal is supported by an Ecological Appraisal, Breeding Bird and Bat Surveys, an Invasive Species Management Plan and Ecological Enhancement Plans.

The report identifies that the site holds limited value for local wildlife. However, the Site was found to have value for nesting birds within the scattered trees and existing buildings. The River Irwell located immediately east of the Site was determined to have value for local wildlife and the report recommends a lighting strategy and pollution prevention methods.

No significant ecological issues were identified and the Greater Manchester Ecology Unit advise that issues relating to bats, nesting birds, invasive species, proximity to the River Irwell and biodiversity enhancement measures can be resolved by the attachment of appropriate conditions.

Amenity

UDP Policies EN1/2, EN7/2 and CF1/1 pertain.

The proposal is supported by a Noise Impact Assessment which finds that the proposal would not have any unacceptable impacts on nearest neighbouring amenity subject to the implementation of measures to ensure that external noise ingress is controlled to achieve appropriate criteria set out in guidance.

Other matters

Ground Conditions - The Environmental Protection Officer is satisfied with the remediation strategy set out in the submission and has therefore recommended the imposition of conditions relating to contaminated land remediation and verification thereafter.

Waste Management - Given the relocation of the waste and recycling storage area, this aspect of the proposal is now considered acceptable.

Greater Manchester Police - The Crime Impact Statement suggests a number of positive features within the design.

Greater Manchester Fire and Rescue Service (GMFRS) - The GMFRS set out minimum standards that the development would be required to meet. In response, a technical note was submitted that sets out how each of the stipulations would be adhered to

CONCLUSION

The proposed development would deliver a strategic recreational and leisure priority that would serve the town of Radcliffe.

There have been no objections to the proposal and the development has been assessed as being locationally appropriate and it would not have any unacceptable impacts that could not be mitigated by the imposition of relevant conditions.

Given the above, the proposal would be compliant with the above stated UDP policies and the NPPF. Therefore, in accordance with the Section 38(6) of the Planning and Compulsory Purchase Act, the proposal merits approval.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions/ Reasons

1. The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.

2. This decision relates to drawings
Location Plan - Existing Site (RADHUB-POZ-VV-XX-DR-A-1100 P01)
Proposed Bus Drop-off (Dwg No. 2923-XX-XX-DR-C-1300 REV.P03)
Mechanical & Electrical Services (Dwg No. RADHUB-PIE-00-00-DR-L-0006 REV.P12)
Existing Asset Retention & Removal Plan (Dwg No. RADHUB-PIE-00-00-DR-L-0008 REV.P02)
Existing Site Plan (Dwg No. RADHUB-POZ-VV-XX-DR-A-1100 REV.P02)
Strip Sections (Sheet 1) (Dwg No. P5860_3600 REV.P06)
Ground Floor Notional Lighting Layout (Dwg No. 00-DR-E-6302 REV.P3)
Proposed Market & Chambers Sections (Dwg No. PAL-ZZ-XX-DR-A-1400 REV.P01)
Proposed Market & Chambers Basement Level B1 (Dwg No. PAL-ZZ-B1-DR-A-2000 REV.P11)
Below Ground Drainage, Outline Drainage Strategy (Dwg No. AJP-VA-ZZ-DR-C-0001 REV.P04)
Proposed Market & Chambers Ground Floor Level Notional Ventilation Layout (Dwg No. HAN-V2-00-DR-M-5710 REV.P4)
Proposed Civic Hub Ground Floor Plan (Dwg No. POZ-V4-00-DR-A-1202 REV.P12)
Proposed Civic Hub First Floor Plan (Dwg No. POZ-V4-01-DR-A-1203 REV.P10)
Proposed Civic Hub Roof Level Plan (Dwg No. POZ-V4-RF-DR-A-1202 REV.P04)
Proposed Market & Chambers Second Floor Level 02 (Dwg No. PAL-ZZ-02-DR-A-2003 REV.P06)
Proposed Civic Hub Sections (1 of 2) (Dwg No. POZ-V0-XX-DR-A-1400 REV.P06)
Proposed Civic Hub Second Floor Plan (Dwg No. POZ-V4-02-DR-A-1204 REV.P15)
Proposed Civic Hub Basement Floor Plan (Dwg No. POZ-V4-B1-DR-A-1201 REV.P11)
Proposed Civic Hub Elevations (Dwg No. POZ-VA-ZZ-DR-A-3000 REV.P08)
Below Ground Drainage, Typical Drainage Details (2 of 2) (Dwg No. AJP-V4-ZZ-DR-C-0003 REV.P02)
Proposed Market & Chambers Second Floor Level Notional Ventilation Layout (Dwg No. HAN-V2-02-DR-M-5712 REV.P2)
Proposed Civic Hub Ground Level Notional Ventilation Layout (Dwg No. HAN-V4-00-DR-M-5710 REV.P3)
Proposed Civic Hub First Floor Level Notional Ventilation Layout (Dwg No. HAN-VA-01-DR-M-5711 REV.P3)
Proposed Civic Hub Second Floor Level Notional Ventilation Layout (Dwg No. HAN-V4-02-DR-M-5712 REV.P3)
Proposed Civic Hub Lower Ground & Basement Level Notional Ventilation Layout (Dwg No. HAN-V4-B1-DR-M-5709 REV.P3)
Proposed Site Demolition Plan (Dwg No. PAL-VV-00-DR-A-1150 REV.P02)
Road Lighting Permanent & Site Clearance Layout (Dwg No. LI-0002 REV.P01)
Below Ground Drainage, Outline Drainage Strategy (Dwg No. AJP-V5-ZZ-DR-C-0005 REV.P01)
Proposed Market & Chambers Basement Level Notional Ventilation Layout (Dwg No. HAN-V2-B1-DR-M-5709 REV.P4)
Proposed Market & Chambers Demolition Plan (Dwg No. PAL-ZZ-00-DR-A-1156 REVP08)
Proposed Market & Chambers Ground Floor Level 00 (Dwg No.

PAL-ZZ-00-A-2001 REV.P13)
 Proposed Market & Chambers Demolition Plan Second Level 02 & Roof (Dwg No. PAL-ZZ-02-DR-A-1158 REV.P06)
 Proposed Market & Chambers First Floor Level Notional Ventilation Layout (Dwg No. HAN-V2-01-DR-M-5711 REV.P2)
 Proposed Market & Chambers First Floor Level 01 (Dwg No. PAL-ZZ-01-DR-A-2002 REV.P07)
 Below Ground Drainage, Typical Drainage Details (1 of 2) (Dwg No. C-002 REV.P02)
 Proposed Market & Chambers First Floor Level Demolition Plan (Dwg No. PAL-ZZ-01-DR-A-1157 REV.P07)
 Proposed Market & Chambers Elevations (Dwg No. PAL-ZZ-XX-DR-A-3000 REV.P07)
 Proposed Market & Chambers Roof Level (Dwg No. PAL-ZZ-R1-DR-A-2004 REV.P07)
 Proposed Market & Chambers Demolition Plan Level B1 (Dwg No. PAL-ZZ-B1-DR-A-1155 REV.P06)
 Proposed Civic Hub Sections (2 of 2) (Dwg No. POZ-V0-XX-DR-A-1401 REV.P04)
 Proposed Landscaping Levels & Drainage (Dwg No. PIE-00-00-DR-L-0002 REV.P13)
 Landscape General Arrangement (Dwg No. RADHUB-PIE-00-00-DR-L-0001 REV.P15)
 Landscaping Softworks (Dwg No. PIE-00-00-DR-L-0004 REV.P13)
 Project Boundries (Dwg No. RADHUB-PIE-00-00-DR-L-0007 REV.P14)
 Ecological Enhancement (Dwg No. RADHUB-PIE-00-00-DR-L-0010 REV.P08)
 Landscaping Tree Retention & Removals (Dwg No. PIE-00-00-DR-L-0013 REV.P05)
 Landscaping Hardworks (Dwg No. PIE-00-00-DR-L-0013 REV.P05)
 Landscaping Furniture (Dwg No. PIE-00-00-DR-L-0005 REV.P12)
 Proposed Site Layout Plan (Dwg No. RADHUB-PAL-VV-XX-DR-A-1105 REV.P07)
 Proposed Block Plan (Dwg No. Dwg No. POZ-VV-XX-DR-A-1106 REV.P01)
 and the development shall not be carried out except in accordance with the drawings hereby approved.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.

3. No development, other than site clearance, demolition, remediation or ground works, shall commence unless or until where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason. The scheme does not provide full details of the actual contamination and subsequent remediation, which is required to secure the satisfactory development of the site in terms of human health, controlled waters, ground gas and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

4. Following the provisions of Condition 3 of this planning permission, where remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.

Reason. To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

5. No development comprising the erection of any external walls shall take place until details of the materials to be used in the construction of the external surfaces of the development, including the roof, have been submitted to and approved in writing by the Local Planning Authority. The Development shall be carried out in accordance with the approved details. The materials to be used throughout the development shall be consistent in terms of colour, size and texture with the approved details.
Reason: No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/1 Visual Amenity.
6. No development, other than site clearance, demolition, remediation or ground works, shall commence unless or until details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:
- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
 - (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
 - (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
 - (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
 - (v) Foul and surface water shall drain on separate systems.
- The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.
Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.
Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to Policy EN5/1 of the Bury Unitary Development Plan and Section 14 of the National Planning Policy Framework.
7. Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:
- a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
 - b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.
- The development shall subsequently be completed, maintained and managed in accordance with the approved plan.
Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development, pursuant to Policy EN5/1 of the Bury Unitary Development Plan and Section 14 of the National Planning Policy Framework.
8. No development, other than site clearance, demolition, remediation or ground

works, shall commence unless or until details of the means of ensuring the water main that is laid within the site boundary is protected from damage as a result of the development have been submitted to and approved by the Local Planning Authority in writing. The details shall outline the potential impacts on the water main from construction activities and the impacts post completion of the development on the water main infrastructure that crosses the site and identify mitigation measures to protect and prevent any damage to the water main both during construction and post completion of the development. Any mitigation measures shall be implemented in full in accordance with the approved details.

Reason: In the interest of public health and to ensure protection of the public water supply, pursuant to Policy EN5/1 of the Bury Unitary Development Plan and Section 14 of the National Planning Policy Framework.

9. No development, other than site clearance, demolition, remediation or ground works, shall commence unless or until details of the means of ensuring the 375mm combined water sewer that is laid within the site boundary is protected from damage as a result of the development have been submitted to and approved by the Local Planning Authority in writing. The details shall outline the potential impacts from construction activities and the impacts post completion of the development on the 375mm combined water sewer that crosses the site and identify mitigation measures to protect and prevent any damage to the pipeline both during construction and post completion of the development. Any mitigation measures shall be implemented in full in accordance with the approved details.
Reason: In the interest of public health and safety and to ensure protection of essential services, pursuant to Policy EN5/1 of the Bury Unitary Development Plan and Section 14 of the National Planning Policy Framework.
10. Notwithstanding the approved drawings and documents, prior to first occupation, the basement level of the Market Hall & Chambers building shall be waterproofed in accordance with a scheme of flood resistance and resilience measures that shall be submitted to and approved in writing by the Local Planning Authority.
Reason. In the interests of public safety, pursuant to Section 14 of the National Planning Policy Framework and Policy EN5/1 of the Bury Unitary Development.
11. Prior to the first occupation of the basement level of the Market Hall & Chambers building, a flood warning and evacuation plan for this level shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter, the basement level shall be managed in accordance with the agreed plan.
Reason. In the interests of public safety, pursuant to Section 14 of the National Planning Policy Framework and Policy EN5/1 of the Bury Unitary Development.
12. Notwithstanding the approved drawings and documents, the external balcony to the south elevation of Market Hall & Chambers shall be constructed without props or any part of the supporting structure below the design flood level of 1% AEP + allowance for climate change, details of which shall be submitted to and agreed in writing with the Local Planning Authority.
Reason. In the interests of public safety, pursuant to Section 14 of the National Planning Policy Framework and Policy EN5/1 of the Bury Unitary Development.
13. Notwithstanding the approved drawings and documents, prior to installation of any external lighting to the balcony or terrace areas of the Market Hall & Chambers building, an external lighting scheme, that shall be designed to avoid adverse impacts to areas of importance to bats, shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter, external lighting shall be implemented and maintained in full accordance with the agreed scheme.
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 and EN6/3 of the Bury Unitary Development Plan and Section 15 of the National Planning Policy Framework.
14. No demolition shall occur unless a detailed bird nest survey by a suitably

experienced ecologist has been carried out immediately prior to demolition and written confirmation provided that no active bird nests are present has been agreed in writing by the Local Planning Authority unless the species present is feral pigeon in which case a general license issued by Natural England authorising destruction of feral nests should be provided to the Local Planning Authority.
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 and EN6/3 of the Bury Unitary Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

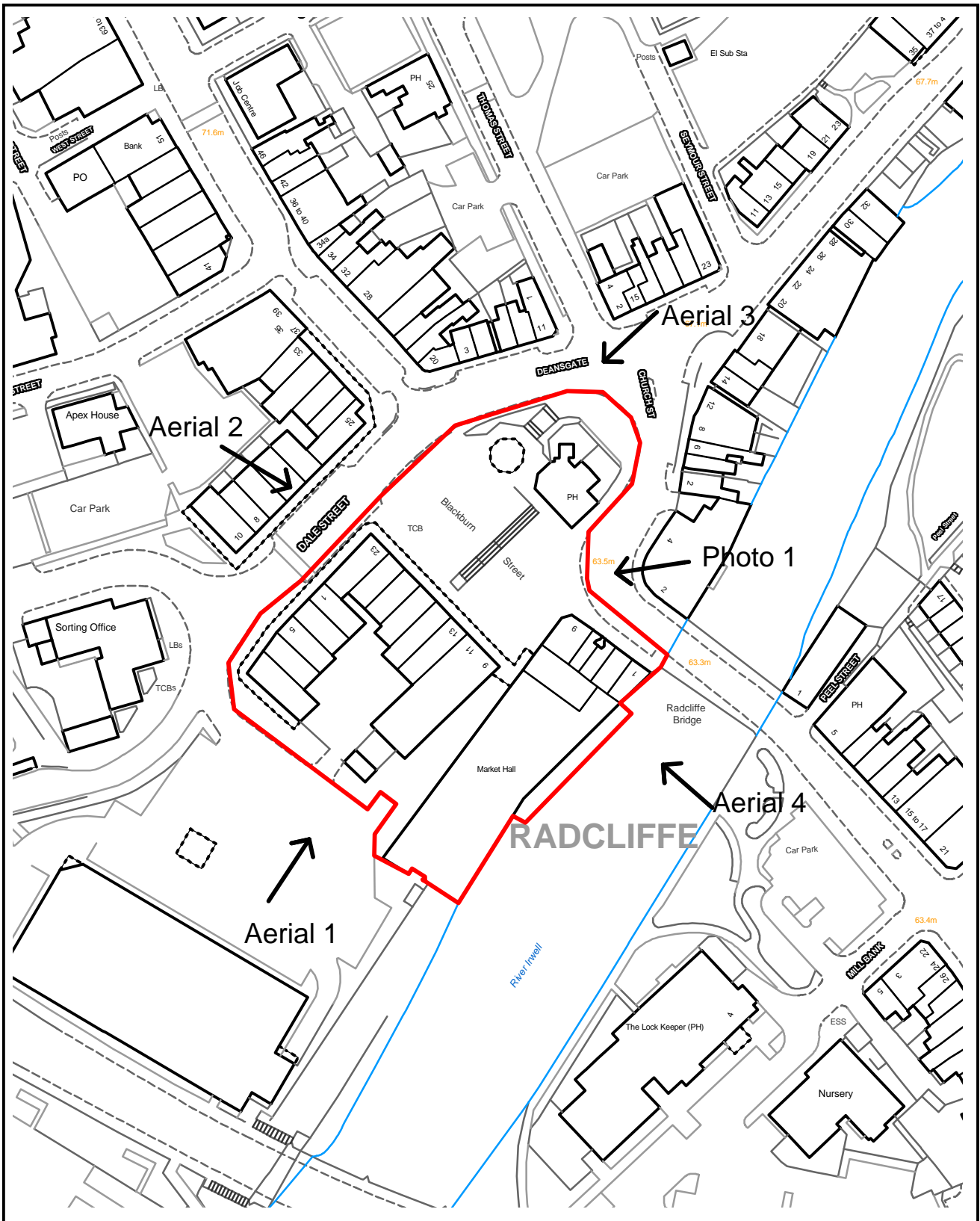
15. No works in the River Irwell, including invasive species control or on elevations adjacent to the river, including demolition shall occur unless reasonable avoidance measures for otter and bats has been provided to and agreed in writing by the Local Planning Authority.
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 and EN6/3 of the Bury Unitary Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
17. The development shall be carried out in accordance with the management methodology in the Invasive Weeds Management Plan by Stephenson Halliday submitted with the application.
Reason. In order to ensure the removal/check to the spread of species that are listed as invasive non-native species under the Wildlife and Countryside Act 1981, in order to safeguard the biodiversity of the site and its surroundings, pursuant to Section 15 of the National Planning Policy Framework and policies EN6 and EN6/3 of the Bury Unitary Development Plan.
18. Notwithstanding the approved drawings and documents, no development, other than site clearance, demolition, remediation or ground works, shall commence unless a landscaping and biodiversity enhancement scheme is submitted to, and approved by the Local Planning Authority. The contents of the plan should include:
- Fewer nest boxes around the new development ie only place on existing trees and locating of three house sparrow terraces on the River Irwell elevation of the Market Hall;
 - Substitution of landscape trees with locally native species such as silver birch and;
 - Prior to stopping up of sand martin holes addition of a sand martin wall (or drilling new holes direct in to retaining wall to mimic the weep holes already in usage) and;
 - Attachment of three bat boxes to the River Irwell elevation of the development The approved scheme shall thereafter be implemented to an agreed timetable and retained thereafter.
- Reason. In order to ensure adequate protection of existing landscape features of ecological value and to achieve appropriate landscape and biodiversity enhancements as part of the development in accordance with the requirements of Policies EN6, EN6/1, EN6/2 and EN6/4 of the UDP, the National Planning Policy Framework and the Wildlife and Countryside Act 1981 (as amended).
19. All trees to be retained on site shall be protected in accordance with BS 5837:2012 "Trees in relation to design, demolition and construction". The development shall not commence unless and until the measures required by the British Standard are implemented and all measures required shall remain in situ until the development has been completed.
Reason. To avoid the loss of trees which are of amenity value to the area pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree

Planting of the Bury Unitary Development Plan.

20. No development, site clearance or earth moving shall take place or material or machinery brought on site until a method statement to protect the River Irwell from accidental spillages, dust and debris during demolition of the former bank and works in River including bricking up of windows has been supplied to and agreed by the Local Planning Authority. All measure shall thereafter be implemented and maintained for the duration of the construction period in accordance with the approved details.

For further information on the application please contact **Dean Clapworthy** on **0161 253 5317**

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 69388

ADDRESS: 13-21 Blackburn Street Radcliffe



Planning, Environmental and Regulatory Services

(C) Crown Copyright and database right (2015). Ordnance Survey 100023063.

69388

Photo 1 - Panorama from Church Street



Aerial 1 - from the west (rear)



69388

Aerial 2 - from the north (Dale Street)



Aerial 3 - from the east (front)



69388

Aerial 4 - from the south (River Irwell)



Impression of front elevation and entrance



Impression of Market Walk elevation



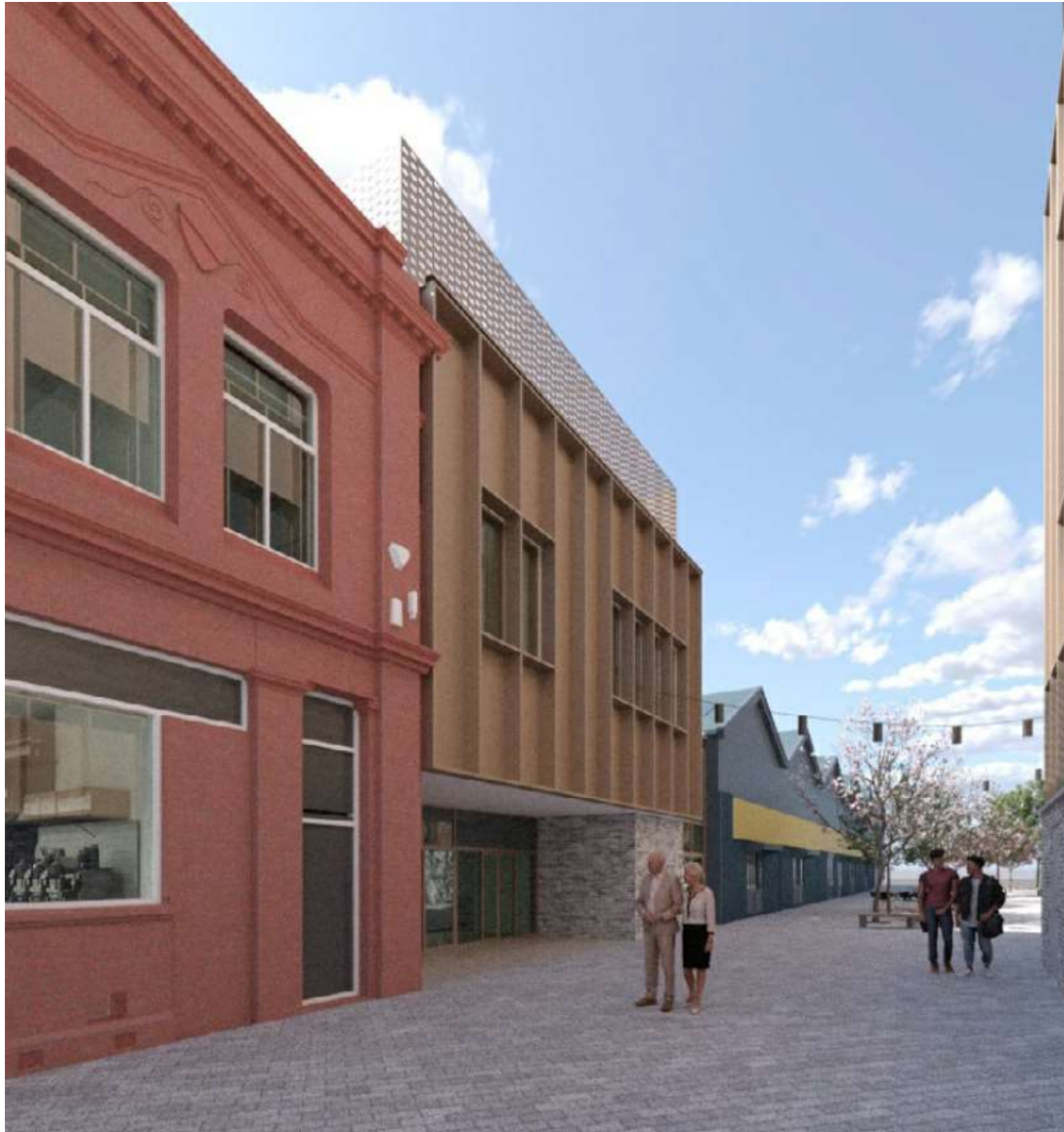
Impression of proposed west elevation



Impression of proposed north elevation to Dale Street



Impression of link building elevation to Market Walk





Notes
 The Contractor to check all dimensions and conditions on site before commencing. Do not scale from this drawing.
 This drawing remains the copyright of POZZONI Architecture SL.

Scale Bars TO BE USED ONLY AS GUIDANCE

1:100	1:200	1:500	1:1000
0m	0m	0m	0m



P01	Revised	01/10/23	DAS	18 OF 23
Rev	Description	By	Date	

VINCI Construction UK Ltd

Radcliffe Hub

Planning - Existing Site

P5860_1100	P01
RADHUB-POZ-VV-XX-DR-A-1100	
1:500	@ A1

DM	DAS	DAS
Planning	Tender	Construction
Design	Contract	As Built

pozzoni

10-12 Emerald Street
 London
 WC1N 3DA

Woodville House
 2 Woodville Road
 Abingdon
 OX14 2PH

+44 (0) 7575 2079
 architects@pozzoni.co.uk

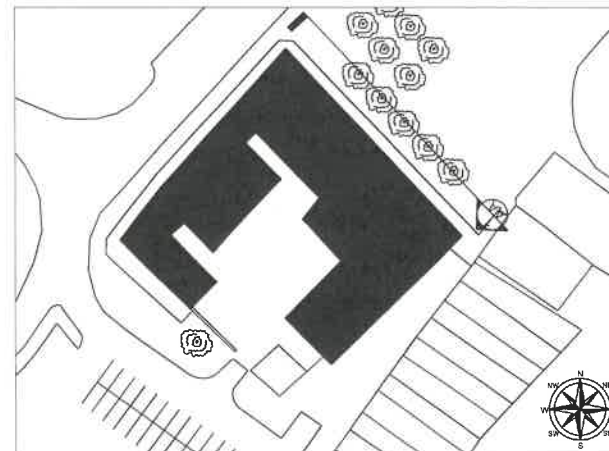
+44 161 928 7848
 www.pozzoni.co.uk



⊕ NE Elevation

NOTES

1. This Elevation Drawing was created from a Point Cloud survey, and should only be used as a Building record for the Demolition Plan.



Project Name

Radcliffe Hub

Drawing Title

**South Block Retail & Commercial Unit
North East Elevation**

Sheet Size

A3

Scale

1:200

Date

16/12/2022

Drawing Number

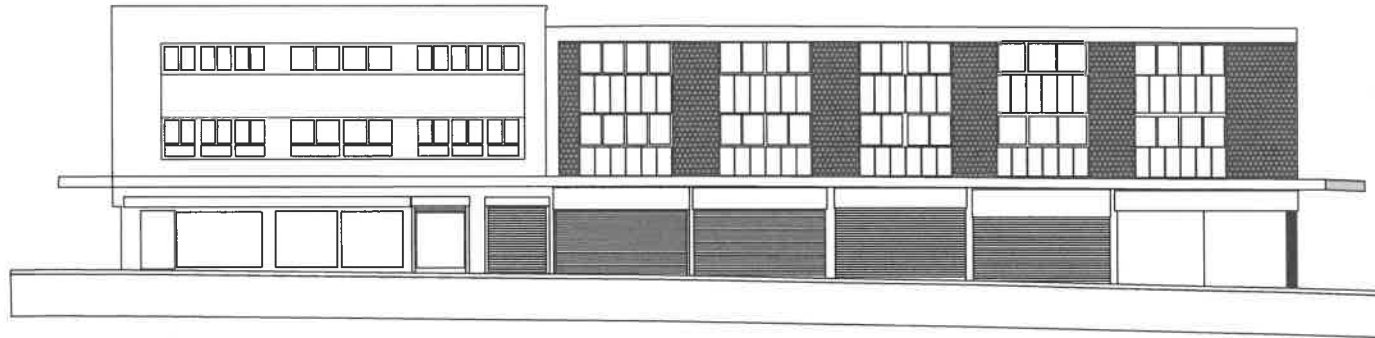
RADHUB-VIN-XX-XX-DR-W-0010

Revision

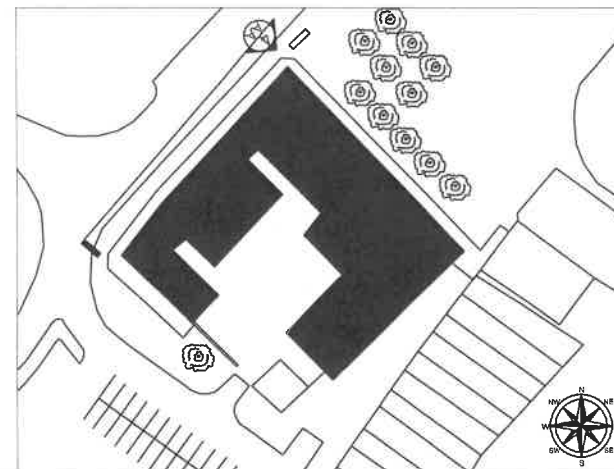
P02

NOTES

1. This Elevation Drawing was created from a Point Cloud survey, and should only be used as a Building record for the Demolition Plan.



4 NW Elevation



Project Name

Radcliffe Hub

Drawing Title

**South Block Retail & Commercial Unit
North West Elevation**

Sheet Size

A3

Scale

1:200

Date

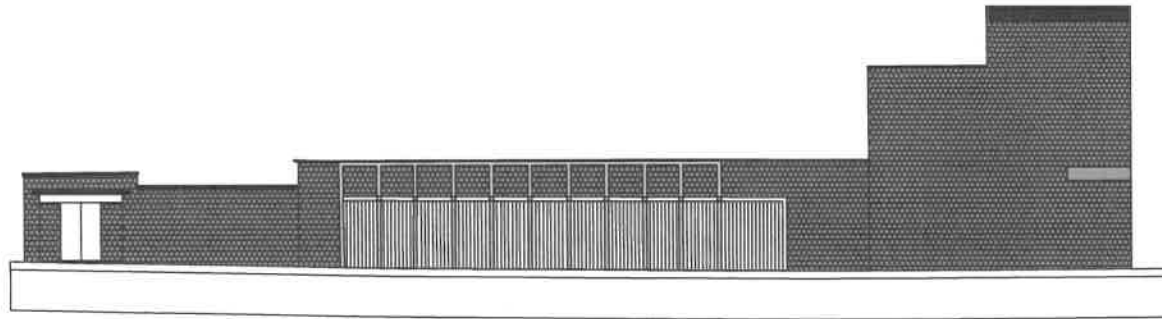
16/12/2022

Drawing Number

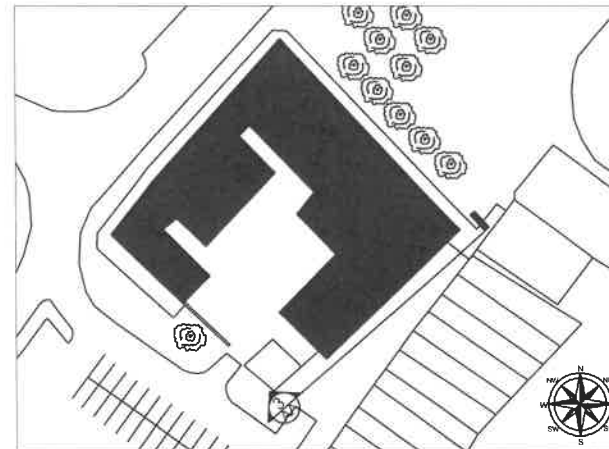
RADHUB-VIN-XX-XX-DR-W-0013

Revision

P02



SE Elevation



NOTES

1. This Elevation Drawing was created from a Point Cloud survey, and should only be used as a Building record for the Demolition Plan.

Project Name

Radcliffe Hub

Drawing Title

**South Block Retail & Commercial Unit
South East Elevation**

Sheet Size

A3

Scale

1:200

Date

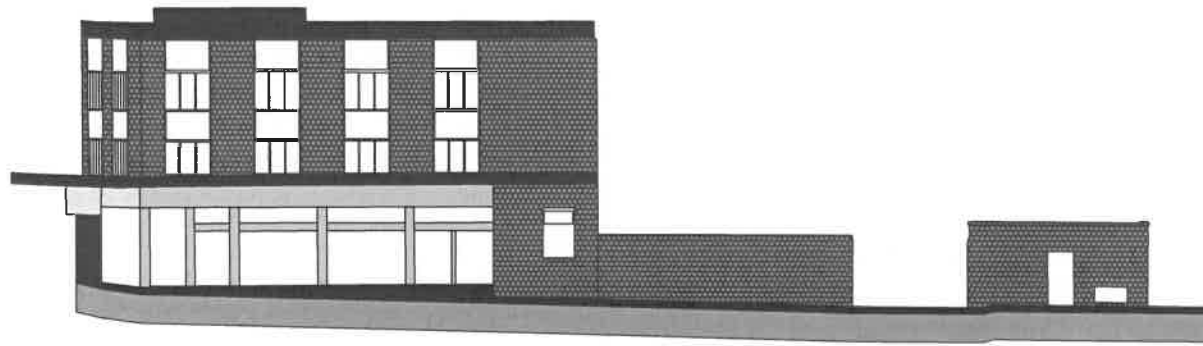
16/12/2022

Drawing Number

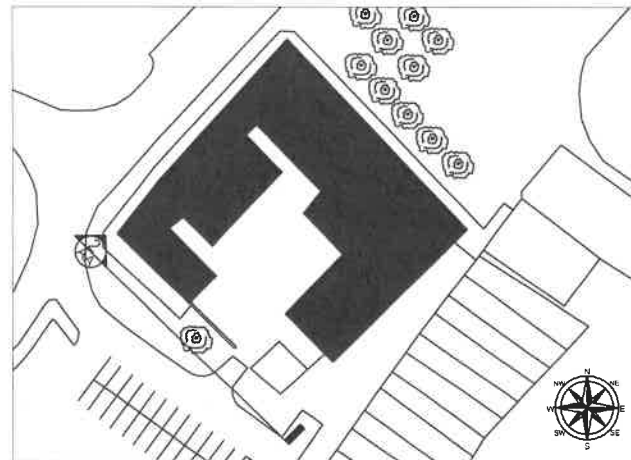
RADHUB-VIN-XX-XX-DR-W-0012

Revision

P02



② SW Elevation



NOTES

1. This Elevation Drawing was created from a Point Cloud survey, and should only be used as a Building record for the Demolition Plan.

Project Name

Radcliffe Hub

Drawing Title

**South Block Retail & Commercial Unit
South West Elevation**

Sheet Size

A3

Scale

1:200

Date

16/12/2022

Drawing Number

RADHUB-VIN-XX-XX-DR-W-0011

Revision

P02



Notes
 The Contractor is to check all dimensions and conditions on site before commencing. Do not scale from this drawing.
 This drawing remains the copyright of POZZONI Architecture Ltd.

Scale Bars TO BE USED ONLY AS GUIDANCE

1:100	mm	0	1000
1:200	mm	0	2000
1:500	M	0	50
1:1250	M	0	25

Demolition

P02	Area to rear of bank included in demolition area	DAS	16.02.23
P01	Solid fill added to buildings to be demolished.	DAS	25.01.22
Rev	Description	By	Date
Client	VINCI Construction UK Ltd		
Project	Radcliffe Hub		
Drawing	Planning - Demolition Plan		
Ref	P5860_1150	Rev	P02
Ref	RADHUB-POZ-VV-00-DR-A-1150		
Date	--/--	Scale	1 : 500 @ A2
Prepared	DM	Checked	DAS
Approved	Planning	Tender	Construction
	Design	Contract	As Built



10-12 Emerald Street,
 London
 WC1N 3GA

Woodville House
 2 Woodville Road
 Altrincham
 WA14 3PH

+44 20 7078 0070
 arch@pozzoni.co.uk

+44 181 928 7848
 www.pozzoni.co.uk



Notes
 The Contractor is to check all dimensions and conditions on site before commencing. Do not scale from this drawing. This drawing remains the copyright of POZZONI Architecture Ltd.

Scale Bars TO BE USED ONLY AS GUIDANCE

1:100	m	0	100	200	300	400
1:200	m	0	100	200	300	400
1:500	M	0	50	100	150	200
1:1250	M	0	20	40	60	80

P07	Redline boundary updated.	DAS	30.06.23
P06	Stage 3 update.	JAW	01.02.23
P05	Stage 3 Issue.	JAW	13.10.22
P04	Updated to suit scheme revisions.	JAW	08.09.22
P03	Updated to suit elevation changes.	DAS	21.04.22
P02	Updated following client comment. Building footprint updated - Stair 1 updated.	DAS	07.04.22
P01	Updated to suit client comment. Building repositioned on site.	DAS	19.01.22

Rev Description By Date
 Client VINCI Construction UK Ltd

Job Radcliffe Hub

Drawing Proposed Site Layout Plan

Ref P5860_1105 Rev P07

Project RADHUB-PAL-VV-XX-DR-A-1105

Date 01/19/22 Scale 1 : 500 @ A2

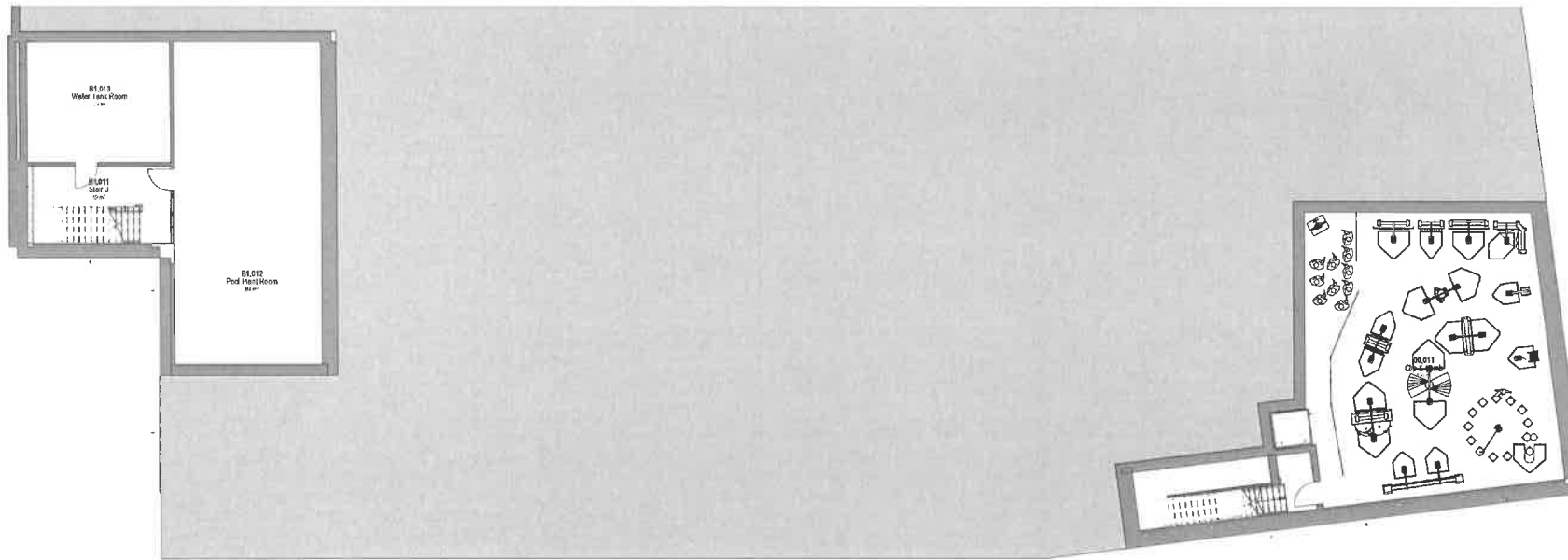
Drawn DM Checked DAS Approved DAS

Planning	Tender	Construction
Design	Contract	As Built

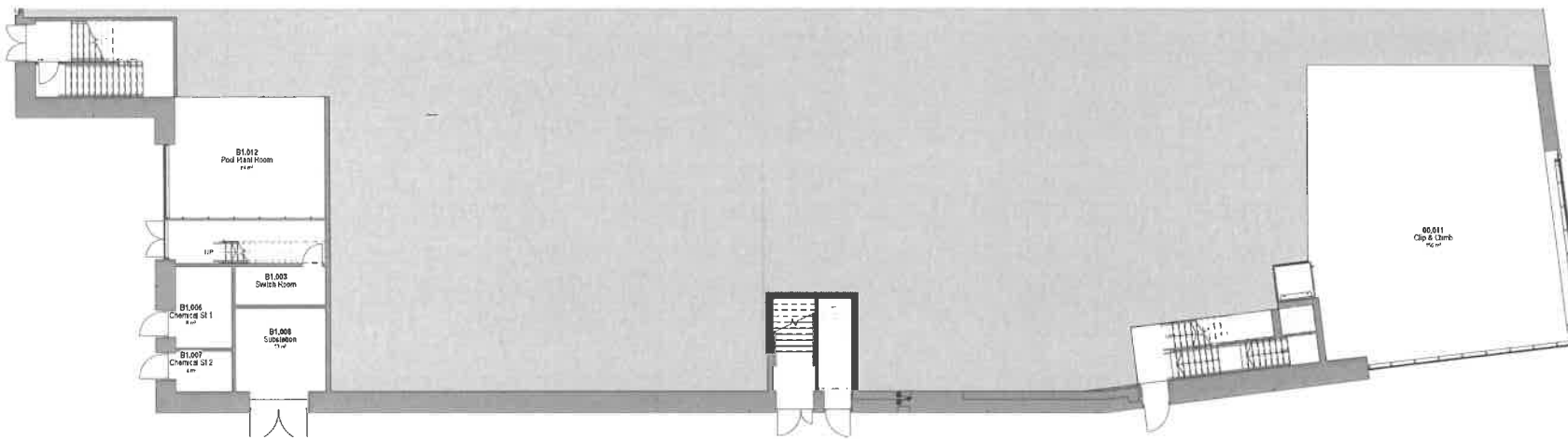


10-12 Emerald Street London WC1N 3QA
 Woodville House 2 Woodville Road Altrincham WA14 2FH

+44 20 7078 0079 architects@pozzoni.co.uk
 +44 161 928 7948 www.pozzoni.co.uk



-02 - Basement GA



-01 - Lower Ground Floor GA

Notes

The Contractor is to check all dimensions and conditions on site before construction. Do not issue from this drawing.
The drawing remains the copyright of POZZONI CONTRACTORS LTD.

Rev	Description	By	Date
1	Issue for construction	AW	11/02/21

Rev	Description	By	Date
P11	Stage 3 update	AW	11/02/21
P10	Stage 3 issue	AW	11/02/21
P09	Lower Ground level aspect	KUP	04/08/20
P08	Updated to suit structure coordination	KUP	04/08/20
P07	Updated to suit structure coordination	DAS	11/04/20
P06	Updated to suit client comment and client adjusted	DAS	11/04/20
P05	Updated following client comment Building footprint updated - Stair 1 location	DAS	07/04/20
P04	Updated to suit client comment Drawing reference updated	DAS	21/01/20
P03	Updated following Design Review Comments room heights, along with rate and associated accommodation	AS	18/12/19
P02	Updated to suit client comments - consultation room and wiring advice, where indicated to compensate	DAS	30/11/19
P01	Further client feedback	DJ	18/11/19

VINCI Construction UK Ltd			
1 Radcliffe Hub			
Basement & Lower Ground Floor Plans			
P	5860_1201	A	P11
RADHUB-POZ-V4-B1-DR-A-1201			
D	11/02/21	1 : 100	@ A1
DM	DAS	DAS	
P	Planning	Tender	Construction
D	Design	Contract	As Built

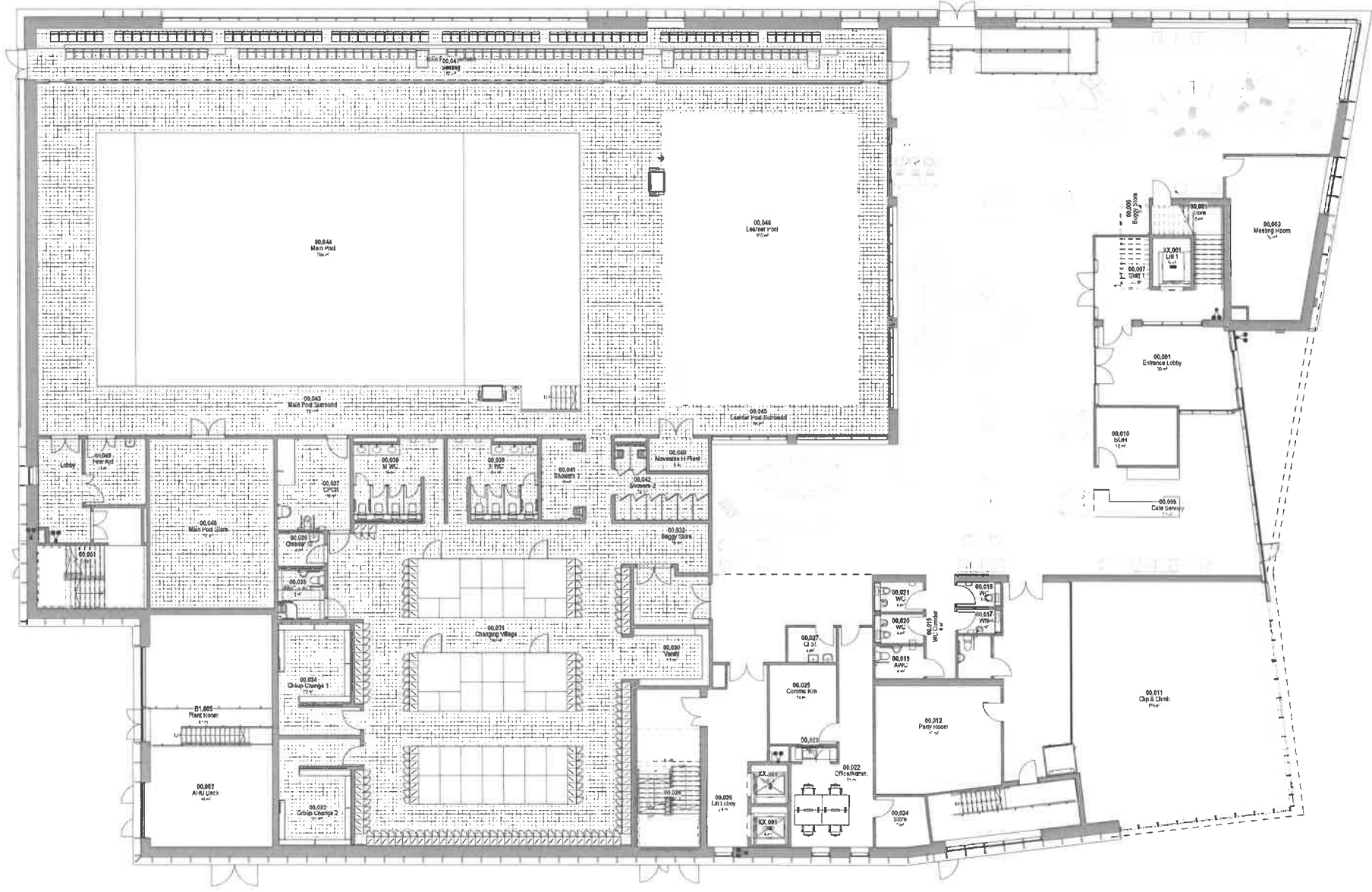
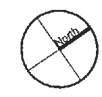
pozzoni

10-12 Emerald Street
London
VICIN 3CA

Woodville House
2 Woodville Road
Aldershot
Wiltshire
BA12 2YH

+44 7578 0079
info@pozzoni.co.uk

+44 181 628 7888
www.pozzoni.co.uk



Notes
 The Contractor is to check all dimensions and conditions on site before commencing. Do not scale from the drawing.
 This drawing remains the copyright of POZZONI ARCHITECTURE LTD.

Scale	1:50	1:100	1:200	1:500	1:1000
Plot					
Arch					
Struct					
Mech					
Elect					
Plumb					
Other					

P10	Site - 3 weeks	JAW	01 02 23
P11	Site - 3 issue	JAW	13 10 22
P15	Updated to suit structural conclusion regarding updated Design Concept layout	RUF	04 08 22
P30	Site updated, areas incorporated with various minor amendments to suit construction	RUF	19 07 22
P36	Layout updated to suit coordination	RUF	13 07 22
P37	Updated to suit elevation changes	DAS	21 04 22
P38	Updated to suit detail comment	DAS	14 04 22
P40	Updated following client comment Building footprint updated - Stair 1 located	DAS	07 04 22
P44	Updated to suit client comment Drain reference updated	DAS	21 01 22
P45	Updated following Design Review Ratall relocated and renamed Clo & Crib. Community Room indicated. Entrance repositioned Changing Village repositioned and relocated	DAS	18 12 21
P52	Updated to suit client comment - Chemical store, RC1 and Buppy Down indicated. Pool area enlarged. Corridor Room added.	DAS	30 11 21
P53	Further detail added.	DJ	16 11 21
Rev	Change	By	Date

VINCI Construction UK Ltd
 Raddiffe Hub

Upper Ground Floor Plan

P5860_1202 A P12
 RADHUB-POZ-V4-00-DR-A-1202
 11/02/21 1:100 @ A1

Discipline	Author	Check
DM	DAS	DAS
Planning	Taylor	Construction
Design	Contract	As Built

pozzoni

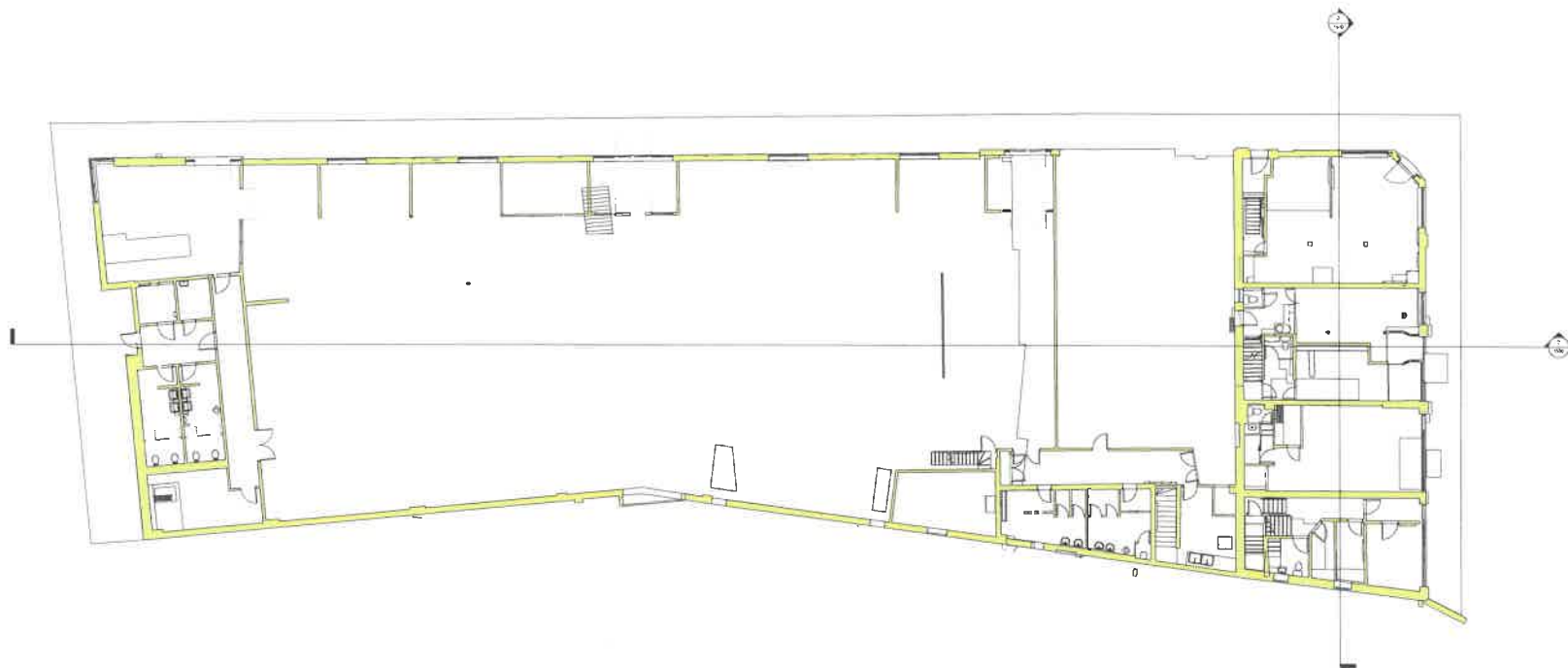
15-12 Emerald Street
 London
 WC1N 3QA

Woodside House
 2 Woodside Road
 Aylesford
 WA14 2PH

+44 20 7278 0079
 arch@pozzoni.co.uk

+44 181 828 7348
 www.pozzoni.co.uk

Address Data: POZZONI ARCHITECTURE LTD, POZ V4 00 DR A 1202, 11/02/21 1:100



Revizija

Red.	Opis	Datum
1
2
3

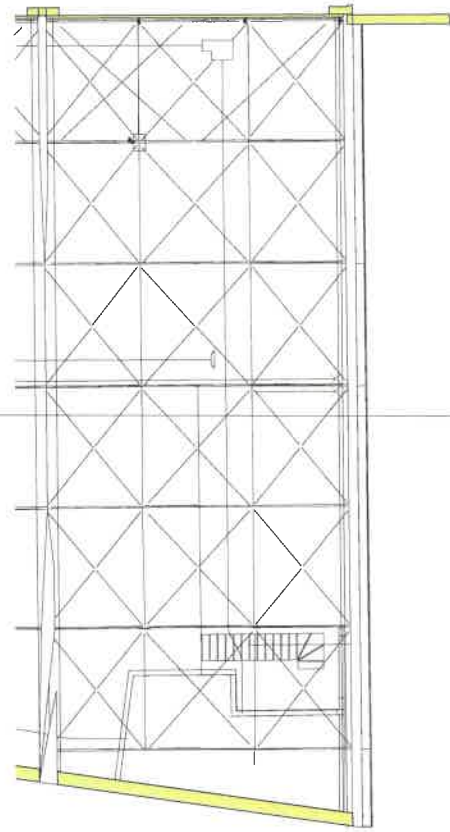
Projekat: ...
 Vnuci Konstrukcija UK Ltd

Radionice Markat Chambers & Basement
 Existing Level 00

P5860_1112	P01
RADHUS_PAL_ZZ_00_DR_A-1112	
12/11/19	1 : 100
DAS	DAS
Profizija	General
Uloga	All-But

pozzoni

Wojci & ...
 P. ...
 ...
 ...
 ...



Notes

The Contractor is to check all dimensions and conditions on site before commencing. Do not scale from this drawing. This drawing remains the copyright of POZZONI Architecture Ltd.

Scale Bars	TO BE USED ONLY AS GUIDANCE			
1:100	mm	100	200	500
1:200	mm	100	200	500
1:500	M	10	20	50
1:1250	M	10	20	50

Rev	Description	BY	Date
P01	Issued for Planning		23.02.23

Client: Vinci Construction UK Ltd

Job: Radcliffe Market Chambers & Basement

Drawn: Existing Level 01

Block: P5860_1113 Ref: P01
RADHUB-PAL-ZZ-01-DR-A-1113

Date	Scale	@ A2
02/02/22	1 : 100	

Design	Contract	As Built
Planning	Tender	Construction
	DAS	DAS

pozzoni

Woodville House
2 Woodville Road
Altrincham
WA14 2FH
+44 161 928 7848
www.pozzoni.co.uk
architect@pozzoni.co.uk

REVISIONS	
No.	Description
1	Issue for planning
2	Issue for building control
3	Issue for construction
4	Issue for completion
5	Issue for final approval



North Elevation - Existing



South Elevation - Existing



East Elevation - Existing



West Elevation - Existing

P5860_1300 / P01
 Riddle Market Chambers & Glassland
 Existing Elevations
 Scale: 1:100
 Date: 11/11/2022
 Author: DAS
 Checker: DAS
 Date: 11/11/2022

pozzoni
 Architectural Services
 100-102, The Quadrant, London, E1 1RN
 Tel: 020 7460 1000
 Email: info@pozzoni.co.uk
 Website: www.pozzoni.co.uk



BB
1



NOTES

1. This Elevation Drawing was created from a Point Cloud survey, and should only be used as a Building record for the Demolition Plan.

Project Name

Radcliffe Hub

Drawing Title

Former TSB Bank
North East Elevation

Sheet Size

A3

Scale

1:50

Date

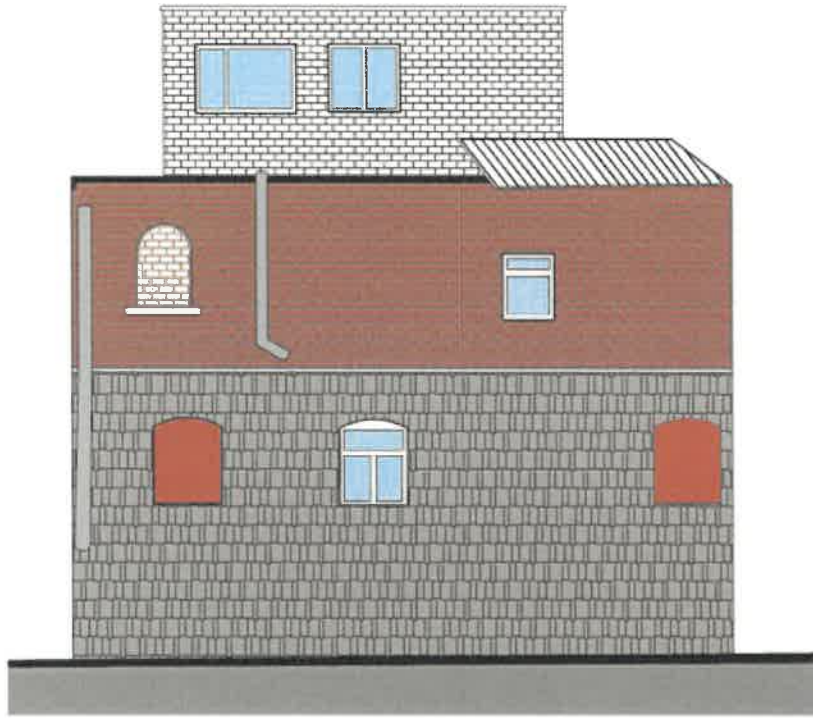
16/12/2022

Drawing Number

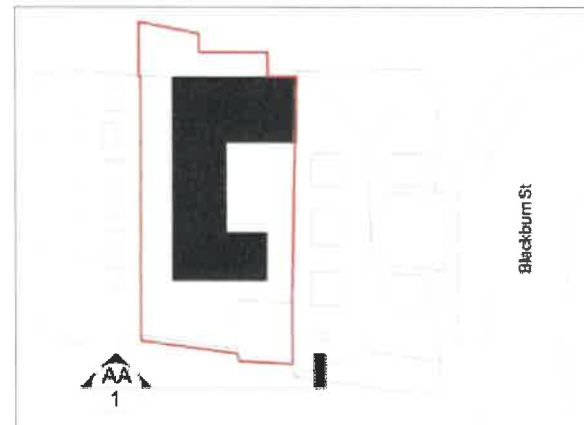
RADHUB-VIN-XX-XX-DR-W-0015

Revision

P01



AA
1



NOTES

1. This Elevation Drawing was created from a Point Cloud survey, and should only be used as a Building record for the Demolition Plan.

Project Name

Radcliffe Hub

Drawing Title

Former TSB Bank
South East Elevation

Sheet Size

A3

Scale

1:50

Date

16/12/2022

Drawing Number

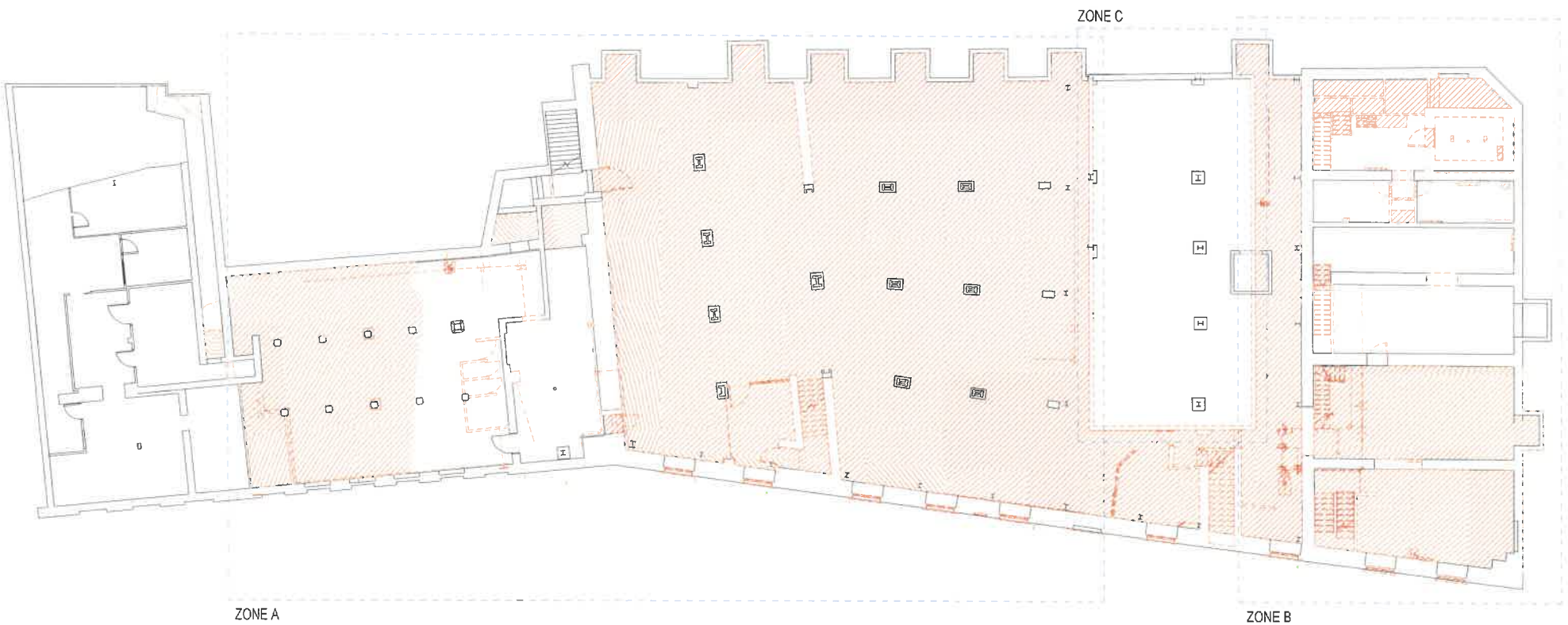
RADHUB-VIN-XX-XX-DR-W-0014

Revision

P01

Notes
 The Contractor is to check all dimensions and conditions on site before commencing. Do not scale from the drawing.
 This drawing contains the copyright of POZZONI Architecture B.A.

Scale	TO BE USED ONLY AS GUIDANCE
1:500	As shown
1:100	As shown
1:50	As shown
1:10	As shown



ZONE A

ZONE C

ZONE B

— EXISTING
 - - - DEMOLISHED

- ZONE A**
- Full internal strip out back to main frame
 - Remove existing ground bearing slab
 - Retain floor structure above
 - Make external wells safe, flat, dust free and ready for render process

- ZONE B**
- Full internal strip out of Zone B back to structure
 - Remove existing ground bearing slab and timber floors where indicated

- ZONE C**
- Remove TSB back to North retaining wall-full assessment to be made at site

P06	Issued for Planning	02/17/22	02/17/22
P05	Stage 3 issue	14/10/22	14/10/22
P04	General layout comments	14/10/22	14/10/22
P03	General comments	12/08/22	12/08/22
P02	Plan and services demolished	09/07/22	09/07/22
P01	Scale increase and additional areas included	24/02/22	24/02/22

Radcliffe Market Chambers & Basement

Demolition Plan - Level B1

P5860_1155 P06

RADHUB-PAL-ZZ-B1-DR-A-1155

02/17/22 1:100 @ A1

Planning	Tender	Construction
Design	Contract	As Built

pozzoni

Wood-Bo House
 2 Woodside Road
 Altrincham
 WA14 2PH
 +44 (0) 161 928 7848
 www.pozzoni.co.uk
 info@pozzoni.co.uk

Level B1 - Demo
 1:100

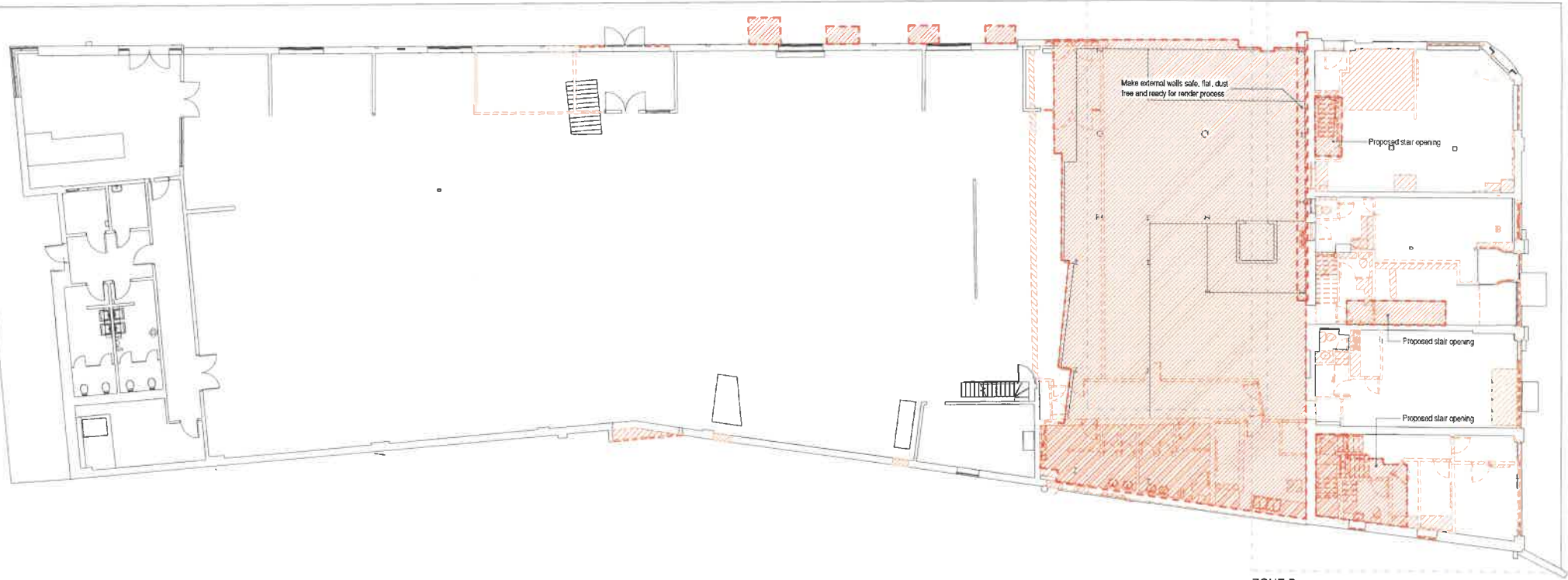
Notes

The Contractor is to check all dimensions and conditions on site before commencing. Do not scale from this drawing.

The drawing remains the copyright of POZZONI Architecture Ltd.

Scale	Rev.	TO BE USED ONLY AS GUIDANCE
1:250	01	01/01/2024
1:250	02	01/01/2024
1:250	03	01/01/2024
1:250	04	01/01/2024
1:250	05	01/01/2024
1:250	06	01/01/2024
1:250	07	01/01/2024
1:250	08	01/01/2024
1:250	09	01/01/2024
1:250	10	01/01/2024

ZONE C



ZONE B

- EXISTING
- - - DEMOLISHED

- ZONE B**
- Full internal strip out of Zone B back to structure
 - Remove existing timber floors milled in the ground floor slab
 - 1m existing ground floor slab as indicated for proposed stairs
- ZONE C**
- Remove TSB back to North retaining wall-full assessment to be made at site

POB	Issued for Planning	DR	23 02 23
PO2	Dimensions updated re balcony attachment length	DR	07 02 23
PO6	Stage 3 issue	AT	14 10 22
PO8	Current Layout Updates	AT	09 02 22
PO4	Line of requesting Metal slab edge extension	DAS	17 05 22
PO9	General update to comments	LM	12 08 22
PO5	Floor reworked	LM	20 07 22
PO7	Stairs increased and structural detail indicated	LM	24 08 22
Rev	Description	By	Date
1	Vinci Construction UK Ltd		

Radcliffe Market Chambers & Basement

Demolition Plan - Level 00

P5860 1156 P08

RADHUB-PAL-ZZ-00-DR-A-1156

02/17/22 1:100 @ A1

DAS DAS

Planning Tender Construction

Design Contract As BtF

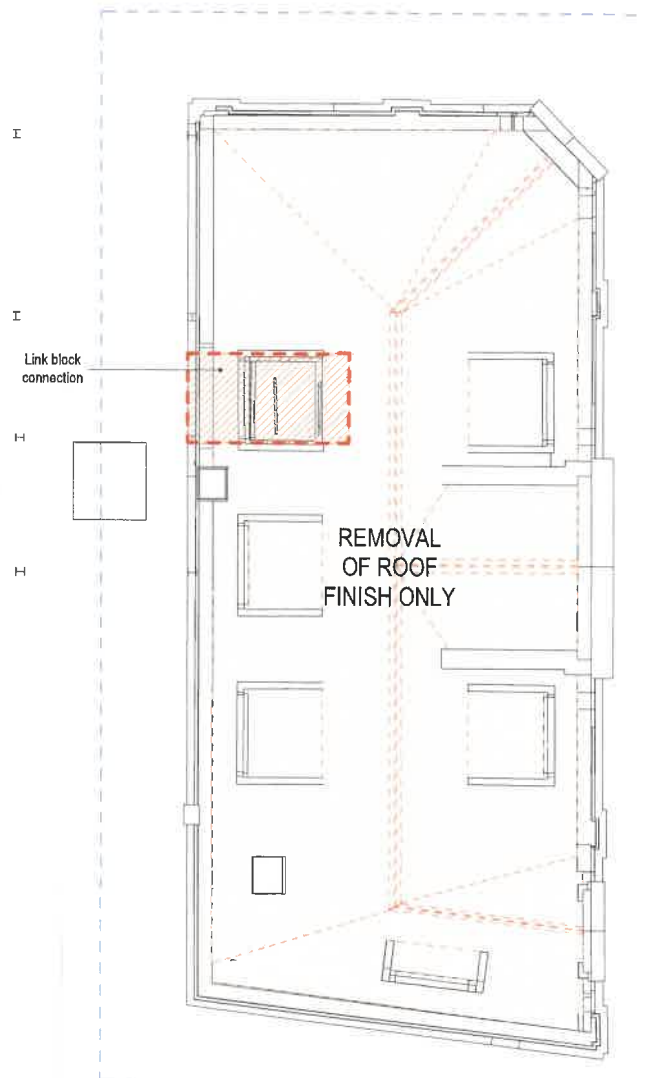
pozzoni

Wardsley Ho, 44
2 Winsale Road
Alphington
WALTON
+44 161 829 7948
www.pozzoni.co.uk
architect@pozzoni.co.uk



ZONE B

Level 02 - Demo



ZONE B

Roof - Demo



ZONE B

- Full internal strip out of Zone B back to structure
- Trim existing timber floors as indicated for proposed stairs

Notes

The Contractor is to check all dimensions and conditions on site before commencing. Do not scale from this drawing. This drawing remains the copyright of POZZONI Architecture Ltd.

Scale Bars TO BE USED ONLY AS GUIDANCE

1:100	mm	1000	1000	2000
1:200	mm	500	1000	2000
1:500	M	5	10	20
1:1250	M	10	20	40

KEYPLAN

P06	Issued for Planning	DY	29.02.22
P05	Stage 3 Issue	AT	14.10.22
P04	General Layout Updates	AT	09.09.22
P03	General updates to comments	LM	12.08.22
P02	Roof demolished	LM	29.07.22
P01	Additional detail shown	LM	24.05.22
Rev	Description	By	Date

Client: Vinci Construction UK Ltd

Radcliffe Market Chambers & Basement

Demolition Plan - Level 02 & Roof

P5860_1158 Rev P06

RADHUB- PAL- ZZ- 02- DR- A-1158

Date: 02/17/22 Scale: 1 : 100 @ A2

Project Status: 3D Co-Ord: DAS Approved: DAS

Planning	Tender	Construction
Design	Contract	As Built

pozzoni

Woodville House
2 Woodville Road
Altrincham
WA14 2FH

+44 161 928 7848

www.pozzoni.co.uk

architects@pozzoni.co.uk

