



1.0 BASEMENT LEVEL AMENDMENTS

1.0.1 CONSENTED SCHEME TO SUBMITTED S73 APPLICATION

The consented basement comprises a small basement plant space accessed from the main building core.

Following client team review, the proposed basement extents have been increased to also include the refuse store, cycle parking, and to incorporate five parking spaces, three of which will be accessible spaces, and two of which will be standard parking spaces due to the constraints of the building structure. The basement will also accommdate sprinkler tanks that are required to serve the commercial units at ground floor.

Moving the refuse and cycle stores to the basement is beneficial, in that it frees up space at ground and first floor levels, which will be used for additional active ground floor commercial space and for residents' amenity space at first floor level.

The basement will be accessible from the main building core, but will also include cycle and parking access via stairs and ramp from Longacre Street. Secure access will be provided for residents only. The basement space will be managed by the on site concierge and management team. This will include management of the refuse store, and ensuring that bins are moved as required for collection from Longacre Street.

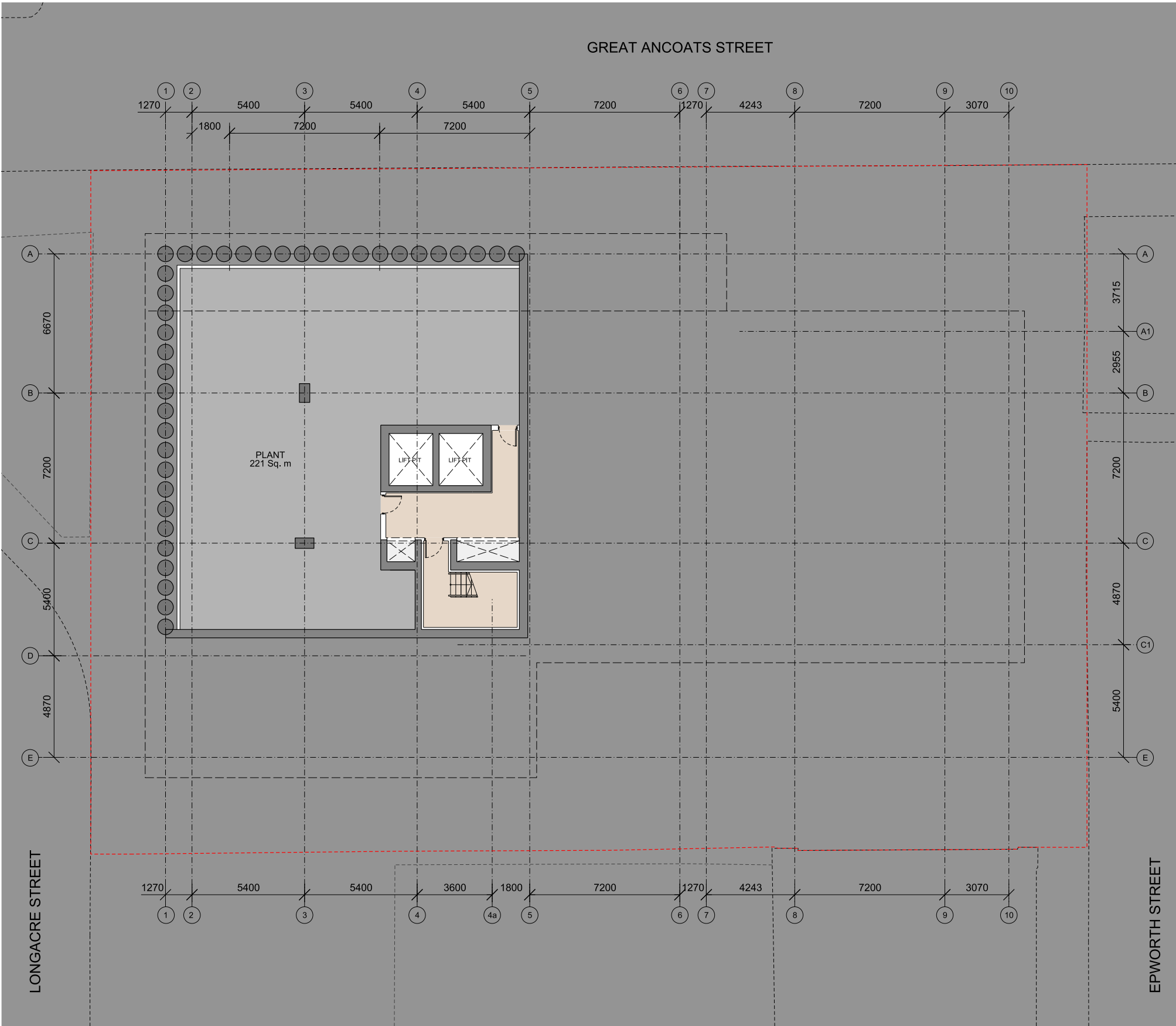
The following drawings show the consented and proposed basement layouts.

1.0.2 SUBMITTED S73 APPLICATION TO UPDATED S73 APPLICATION

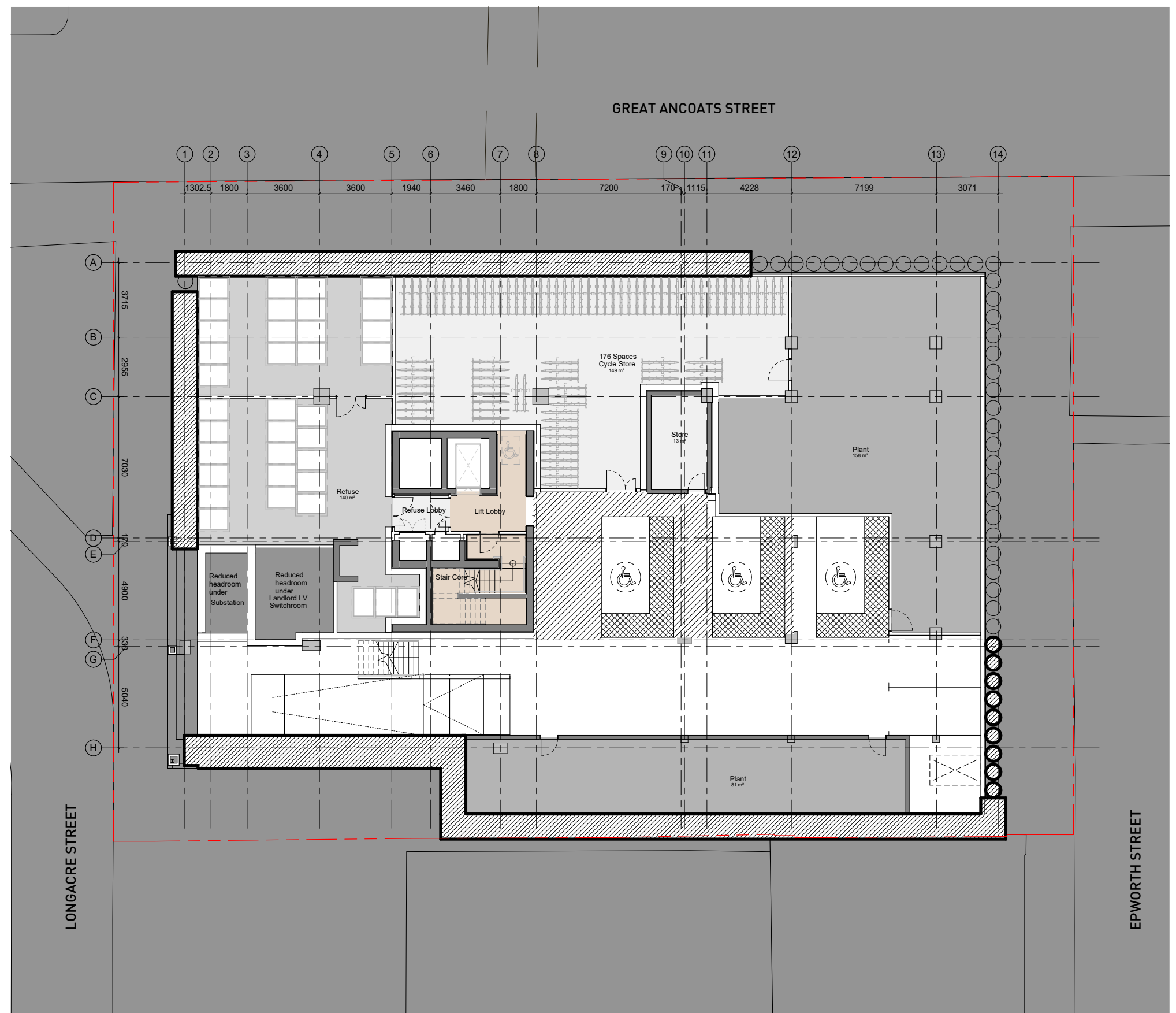
The new basement extents have been reduced from the submitted S73 application to accommodate a store and sufficient plant space.

The bin store has been relocated to ground floor whilst the cycle store has been located to a new mezzanine level.

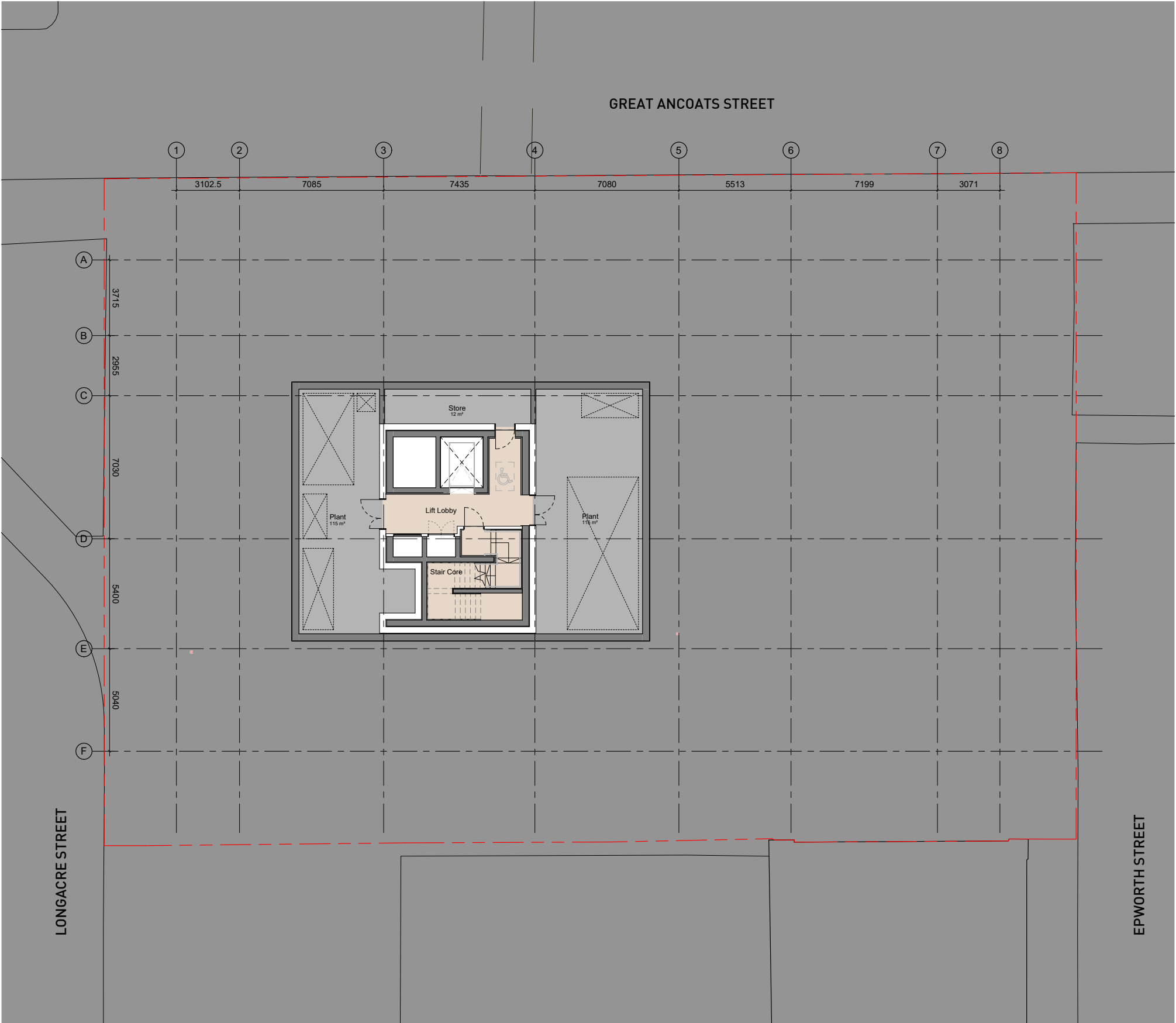
The 5 car parking spaces at basement level have been omitted from the scheme. This allows for more efficient use of the ground floor as external access to the basement from Longacre Street is no longer required. These changes achieve an overall reduction in GIA from 906.5 sqm to 203 sqm.



Consented Scheme - Basement Floor Plan



Submitted S73 Proposal - Basement Floor Plan



Updated S73 Proposal - Basement Floor Plan

1.1 GROUND FLOOR AMENDMENTS

1.1.1 CONSENTED SCHEME TO SUBMITTED S73 APPLICATION

The transition to a larger basement facilitate enhancements to the ground floor layout. An additional commercial unit is proposed in the space created by moving the refuse store to the basement and the gym to level 01 (in place of the cycle store). The additional commercial unit will provide improved activation and passive surveillance to Great Ancoats Street.

Vehicular and cycle acces ramp and stairs are proposed, accessed from Longacre Street, and the cycle lift previously serving level 1 has been omitted. Minor modifications are proposed to improve the reception and residents' amenity spaces.

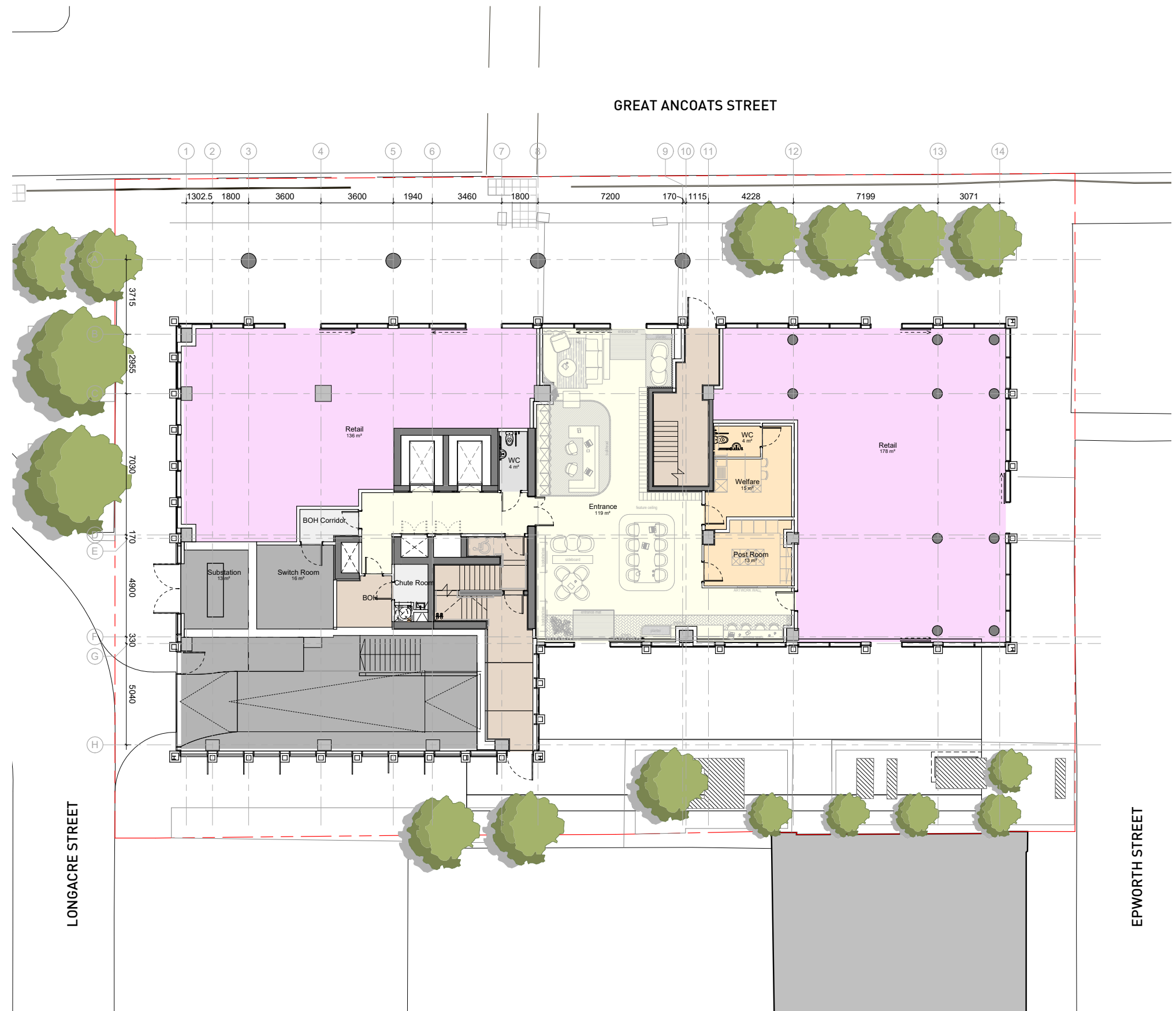
The foloowing drawings show the consented and proposed ground floor layouts.

1.1.2 SUBMITTED S73 APPLICATION TO UPDATED S73 APPLICATION

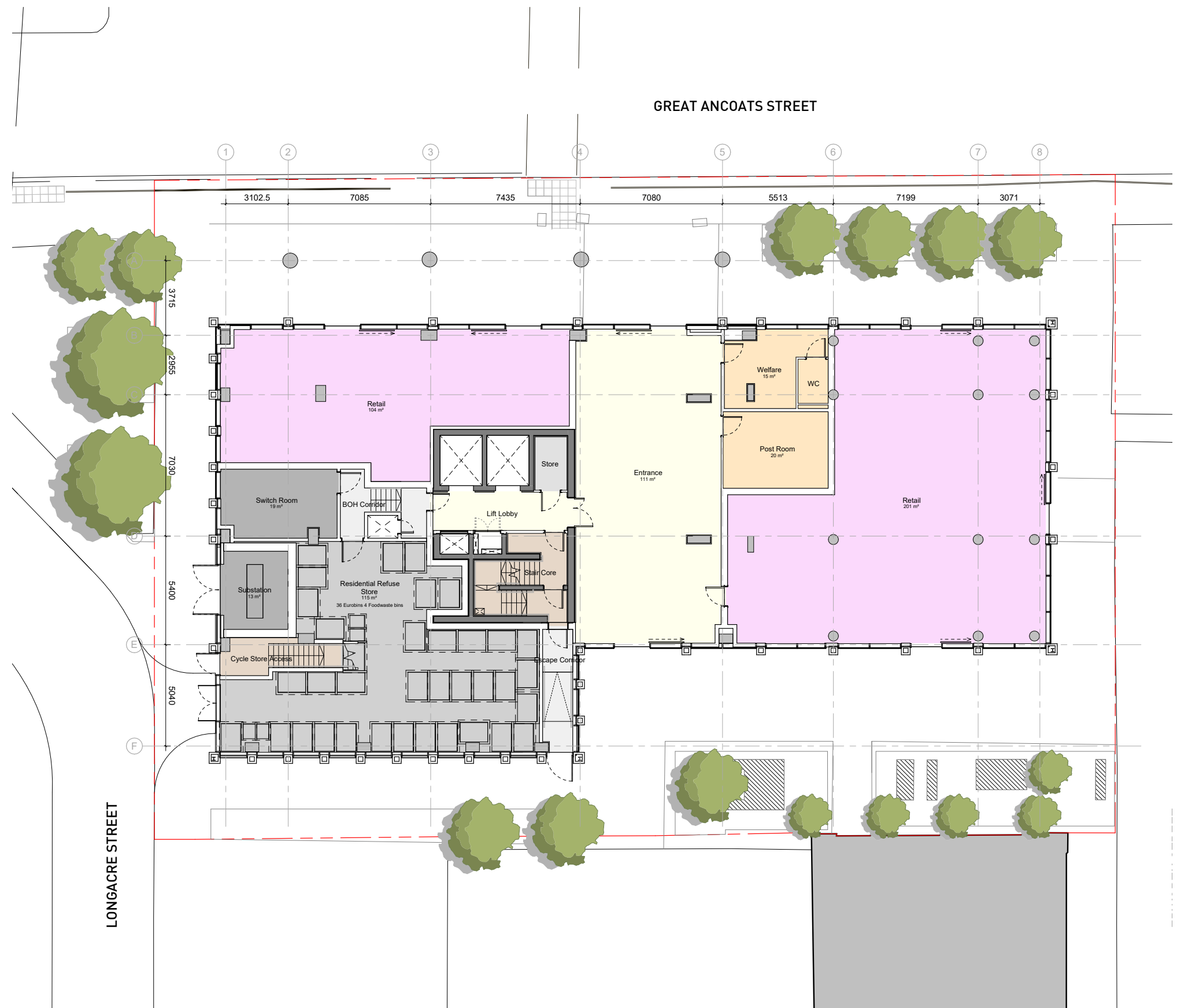
The removal of the basement access ramp improves the useable area at ground floor. This allows for the refuse store to be housed at ground floor without substantially reducing the sizes of the retail units. The smaller of the retail spaces on the north side of the building has reduced in GIA from 133.5 sqm to 103.6 sqm whilst the larger on the east side of the building has increased from 177.6 sqm to 200.7 sqm. The second fire escape stair has been omitted following co-ordination with fire consultants.



Consented Scheme - Ground Floor Plan



Submitted S73 Proposal - Ground Floor Plan



Updated S73 Proposal - Ground Floor Plan

1.2 MEZZANINE

1.2.1 CONSENTED SCHEME TO SUBMITTED S73 APPLICATION

There was no mezzanine level proposed in either schemes.

1.2.2 SUBMITTED S73 APPLICATION TO UPDATED S73 APPLICATION

A new mezzanine level has been introduced inbetween ground floor and level 01 to relocate the cycle store from basement. Access to the cycle store is provided via a staircase on Longacre Street.

As a result of the new mezzanine, the level 01 slab has been raised by 375mm to allow for enough head room at mezzanine level.

This has a minor change on the elevations where ground floor curtain walling has increased by 375mm in height and windows on first floor have reduced 375mm in height; matching the window dimensions on all subsequent floors.



Updated S73 Proposal - Mezzanine Floor Plan

1.3 FIRST FLOOR AMENDMENTS

1.3.1 CONSENTED SCHEME TO SUBMITTED S73 APPLICATION

The consented scheme included a cycle store at level 1, served by a lift accessed at ground floor level from Great Ancoats Street. The proposed changes to the basement include incorporation of the cycle store, and the replacement of the level 1 cycle store with the residents' gym, which will enjoy panoramic views over the new public space.

Minor improvements are proposed to the apartment layouts at levels 1 and 2, and associated adjustments to the facade configuration.

The following drawings show the consented and proposed level 1 layouts.

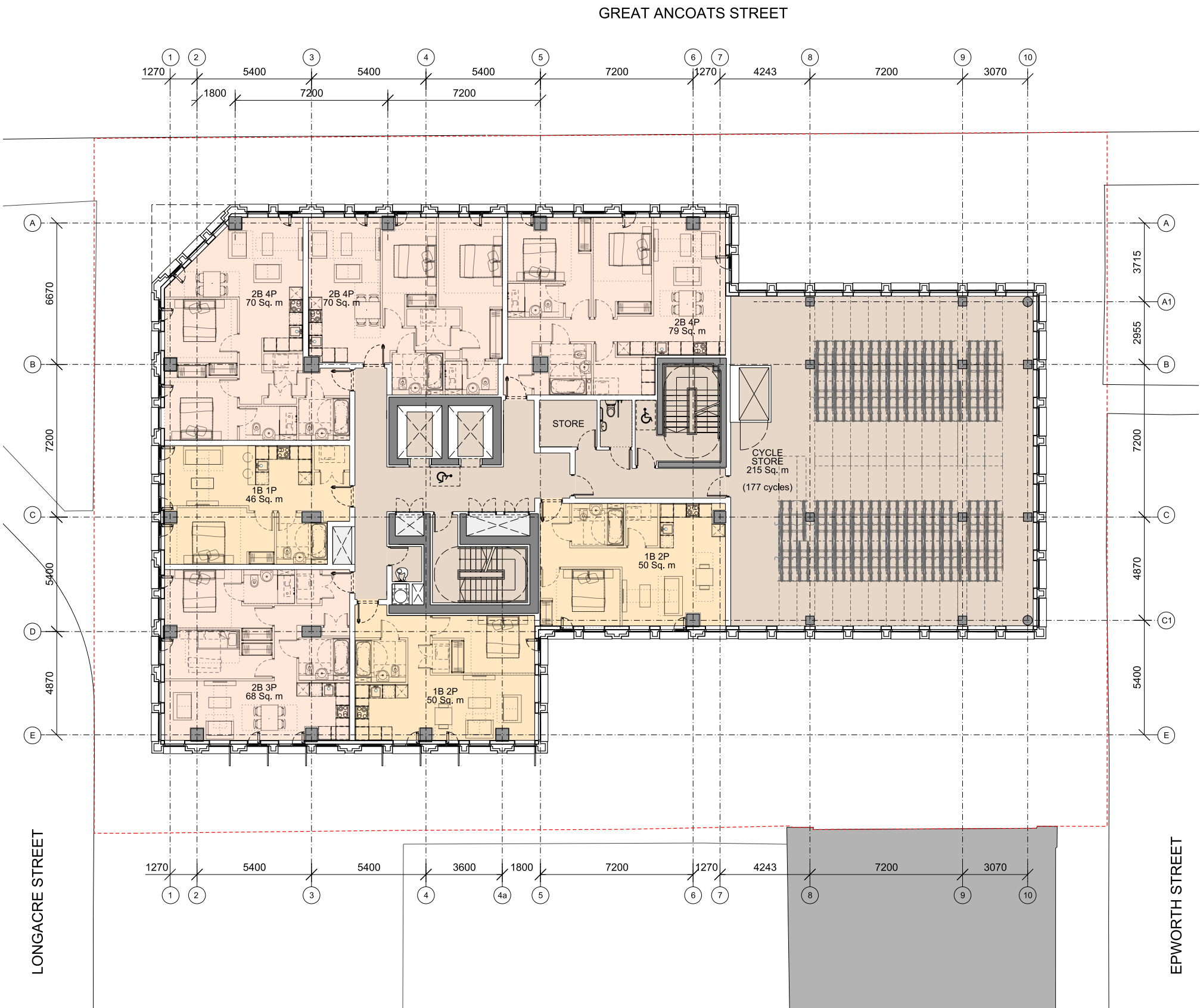
1.3.2 SUBMITTED S73 APPLICATION TO UPDATED S73 APPLICATION

The omission of the secondary fire escape core opens up the floor plan to create larger units.

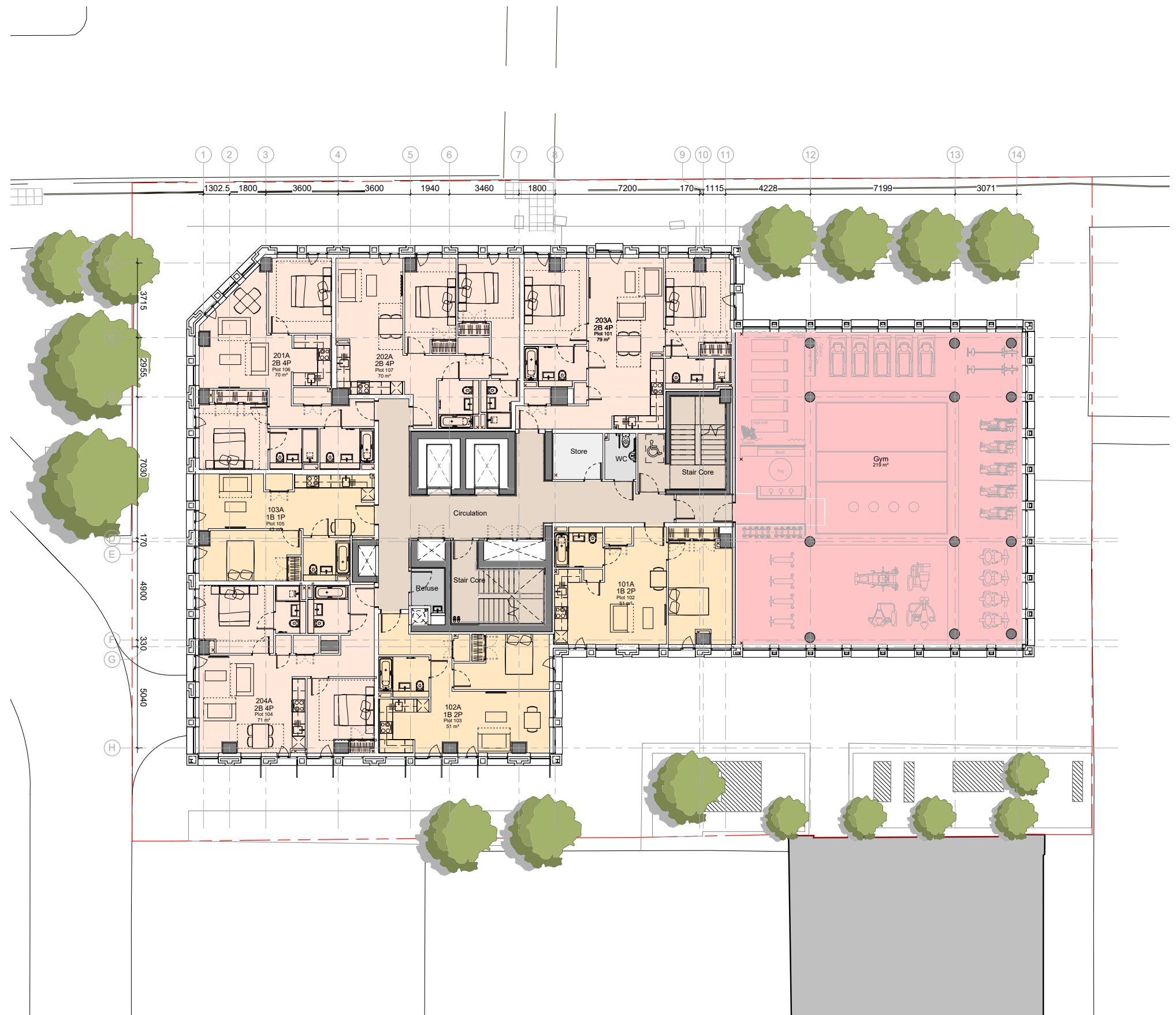
Plot 101 has increased in size from a 2B4P at 79 sqm to a 2B4P at 86 sqm. Plot 102 (submitted S73) has changed from a 1B2P at 51 sqm to Plot 104 (updated S73), a 2B4P at 70 sqm.

There are two additional units at level 01 located in the podium; Plot 102 2B4P and Plot 103 1B2P.

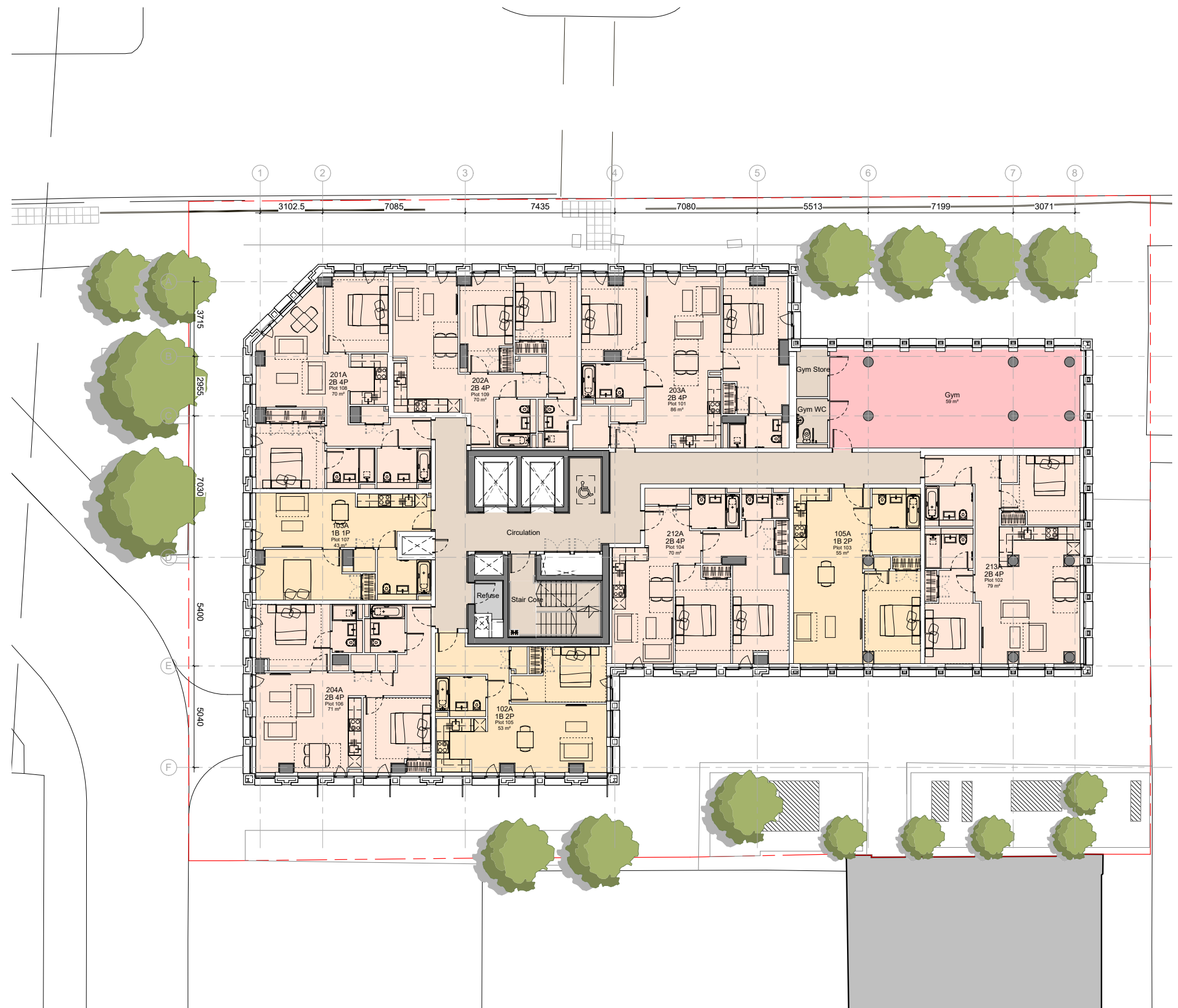
The gym has decreased from a GIA of 219 sqm to 58.5 sqm. The gym store and WC have been relocated from the corridor and are now accessed internally from the gym.



Consented Scheme - First Floor Plan



Submitted S73 Proposal - First Floor Plan



Updated S73 Proposal - First Floor Plan

1.4 SECOND FLOOR AMENDMENTS

1.4.1 CONSENTED SCHEME TO SUBMITTED S73 APPLICATION

The consented scheme includes a shared residents' garden space at level 2, which is retained in the proposed scheme. The layout has been adjusted slightly to incorporate discrete ventilation equipment serving the gym below, which will be visually screened by the adjacent planters.

Minor improvements are proposed to the apartment layouts at levels 1 and 2, and associated adjustments to the facade configuration.

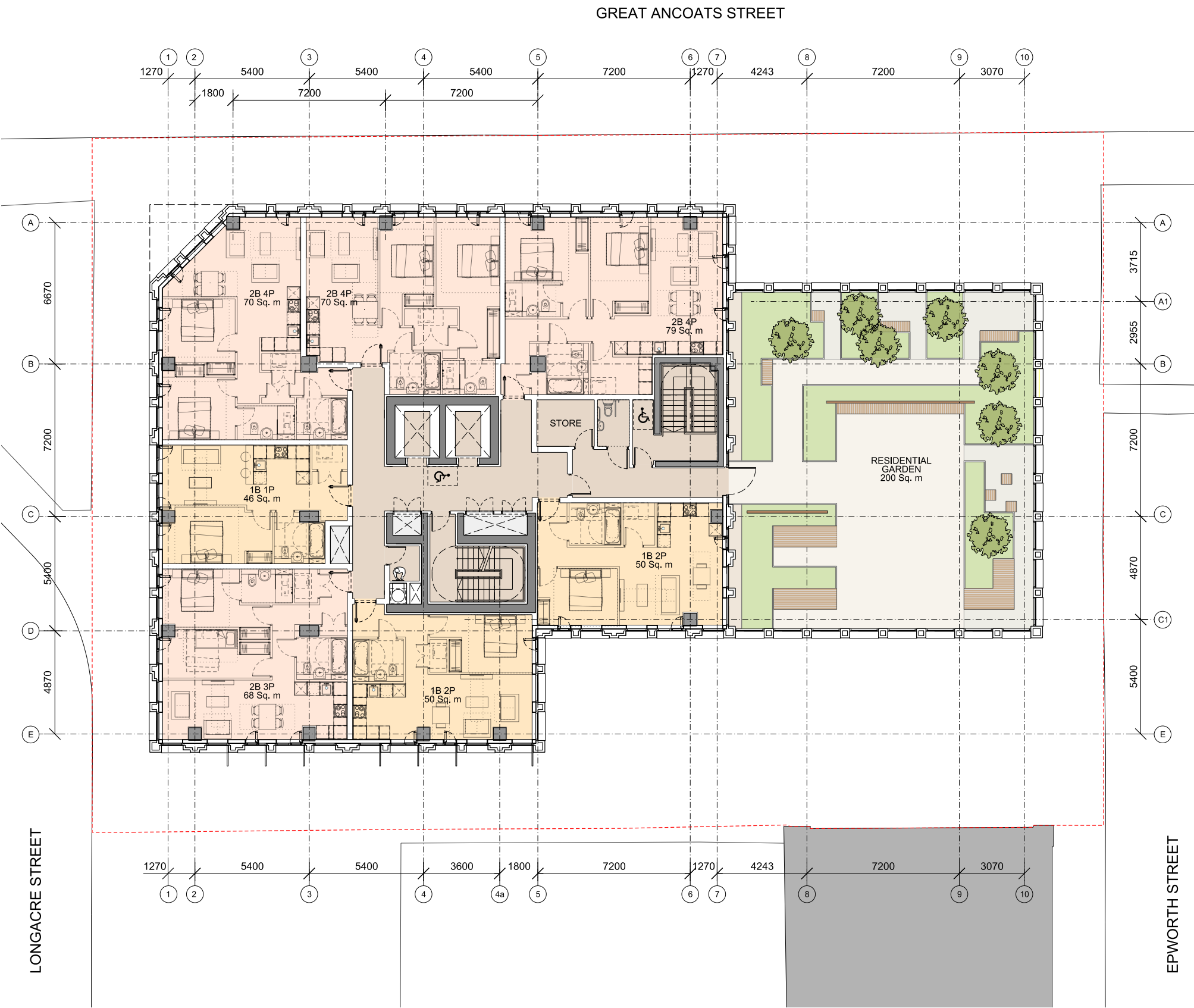
The following drawings show the consented and proposed level 2 layouts.

1.4.2 SUBMITTED S73 APPLICATION TO UPDATED S73 APPLICATION

The omission of the secondary fire escape core opens up the floor plan to create larger units.

Plot 201 has increased in size from a 2B4P at 79 sqm to a 2B4P at 86 sqm.
Plot 202 has changed from a 1B2P at 50 sqm to a 2B4P at 70 sqm.

The raising of the level 01 slab by 375mm has resulted in requiring a ramp in the corridor leading to the roof terrace on level 02 in order to provide a level threshold, due to the depth of the roof terrace build up.



Consented Scheme - Second Floor Plan



Submitted S73 Proposal - Second Floor Plan



Updated S73 Proposal - Second Floor Plan

1.5 FLOORS 03-08 AMENDMENTS

1.5.1 CONSENTED SCHEME TO SUBMITTED S73 APPLICATION

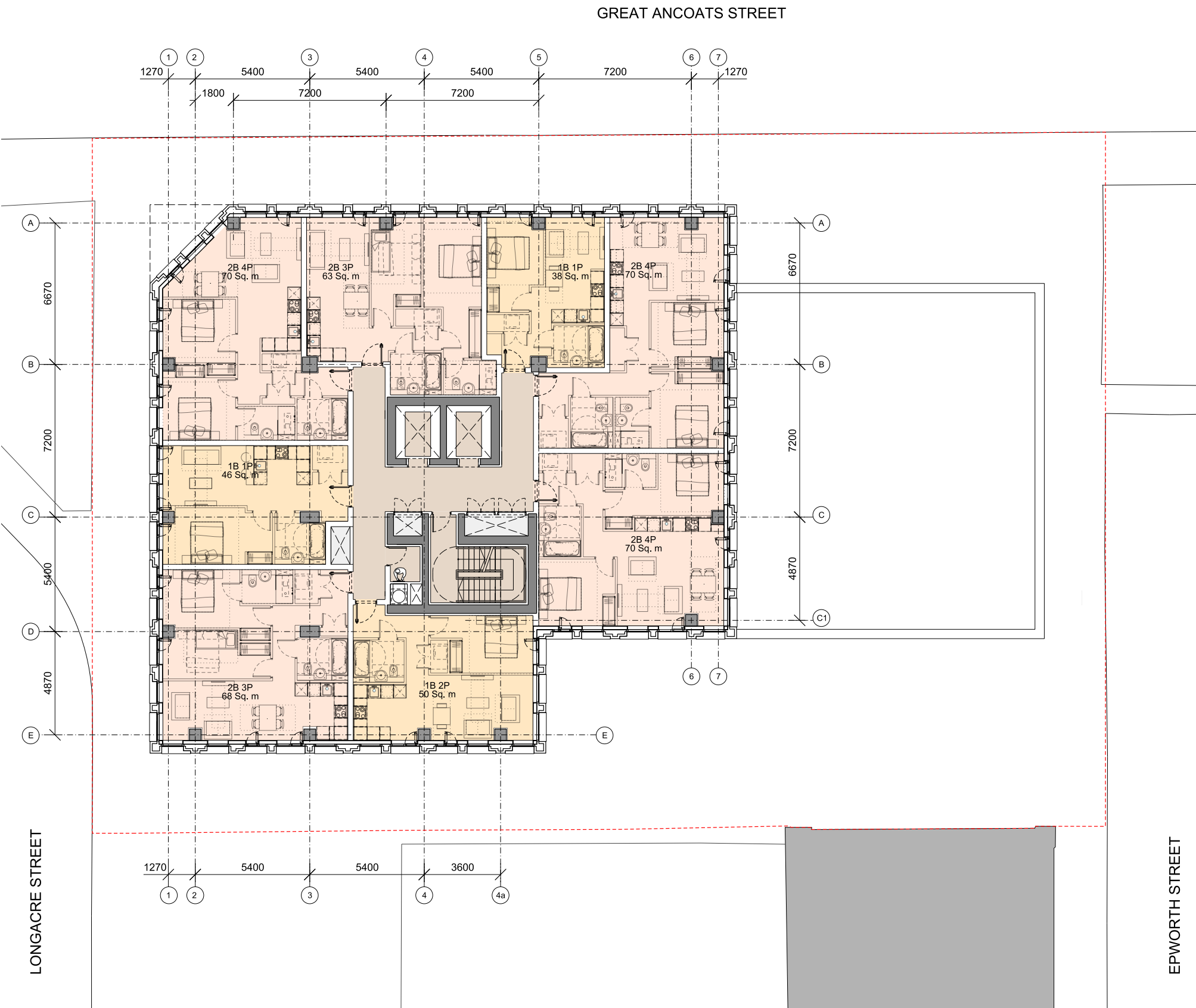
The typical plans opposite show the proposed improvements to apartment layouts, and the minor amendments at level 23 and 24 to incorporate penthouse duplex apartments with private rooftop terraces at this level.

Consistent with the consented scheme, all proposed apartment layouts have been designed to comply with the Nationally Described Space Standards.

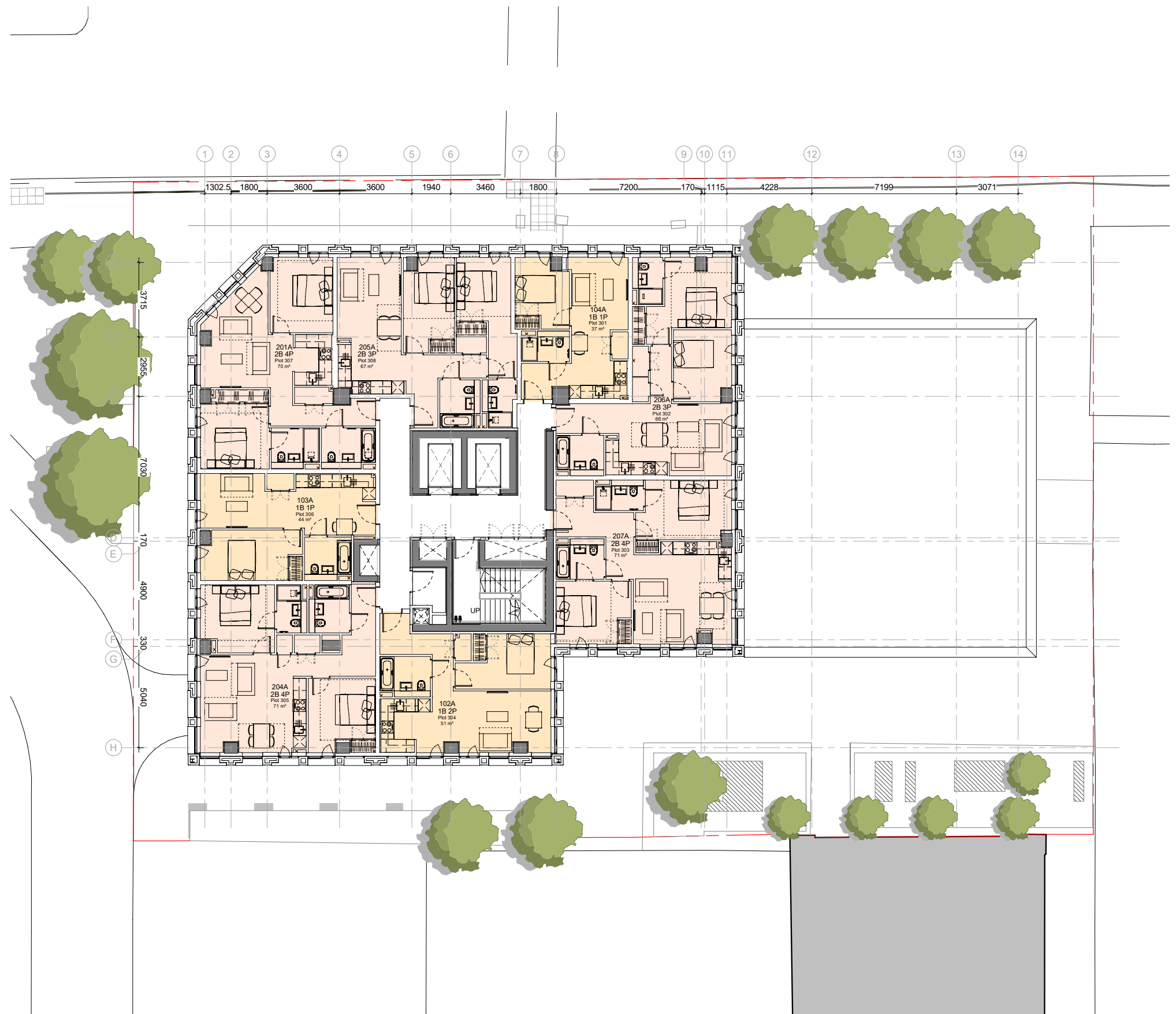
1.5.2 SUBMITTED S73 APPLICATION TO UPDATED S73 APPLICATION

During the redesign process, the new structure of the building has had minor implications on the layouts of a few residential unit types. Where required, the apartment layouts have been optimised to work with this new structure.

Consistent with the consented scheme, all proposed apartment layouts have been designed to comply with the Nationally Described Space Standards.



Consented Scheme - Levels 03-08 Floor Plan



Submitted S73 Proposal - Levels 03-08 Floor Plan



Updated S73 Proposal - Levels 03-08 Floor Plan

1.6 FLOORS 09-18 AMENDMENTS

1.6.1 CONSENTED SCHEME TO SUBMITTED S73 APPLICATION

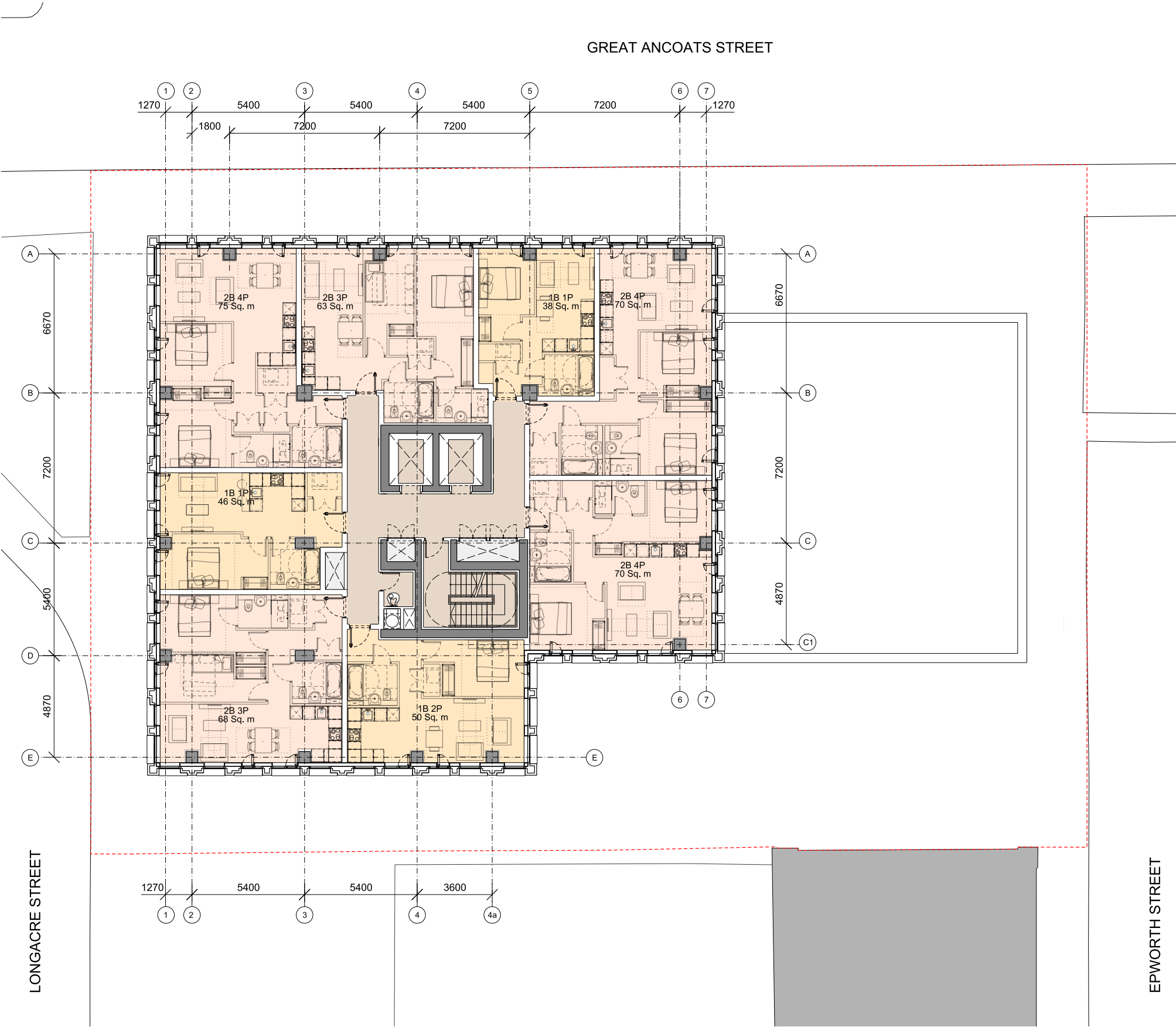
The typical plans opposite show the proposed improvements to apartment layouts, and the minor amendments at level 23 and 24 to incorporate penthouse duplex apartments with private rooftop terraces at this level.

Consistent with the consented scheme, all proposed apartment layouts have been designed to comply with the Nationally Described Space Standards.

1.6.2 SUBMITTED S73 APPLICATION TO UPDATED S73 APPLICATION

During the redesign process, the new structure of the building has had minor implications on the layouts of a few residential unit types. Where required, the apartment layouts have been optimised to work with this new structure.

Consistent with the consented scheme, all proposed apartment layouts have been designed to comply with the Nationally Described Space Standards.



Consented Scheme - Levels 09-18 Floor Plan



Submitted S73 Proposal - Levels 09-18 Floor Plan



Updated S73 Proposal - Levels 09-18 Floor Plan

1.7 FLOORS 19-22 AMENDMENTS

1.7.1 CONSENTED SCHEME TO SUBMITTED S73 APPLICATION

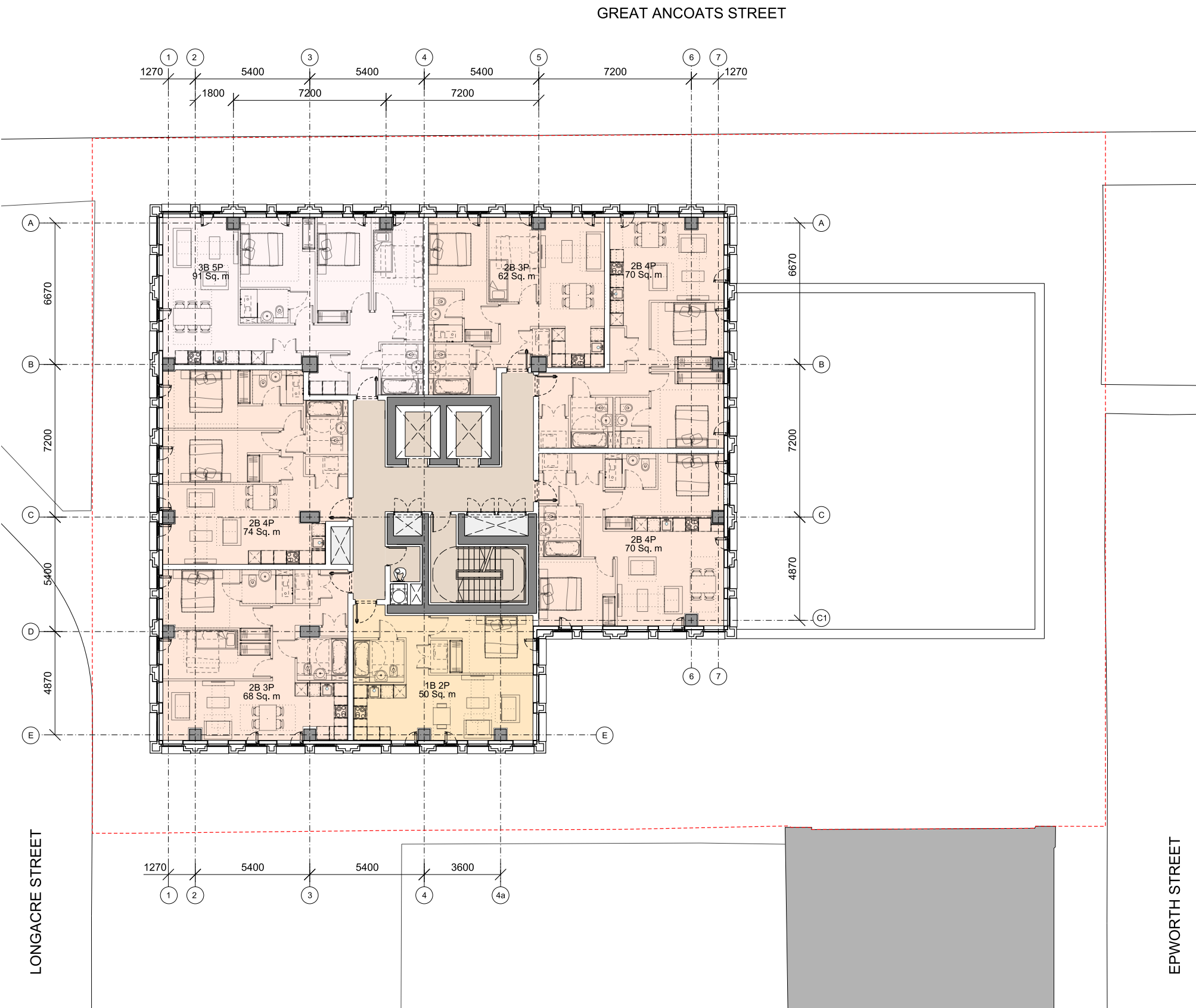
The typical plans opposite show the proposed improvements to apartment layouts, and the minor amendments at level 23 and 24 to incorporate penthouse duplex apartments with private rooftop terraces at this level.

Consistent with the consented scheme, all proposed apartment layouts have been designed to comply with the Nationally Described Space Standards.

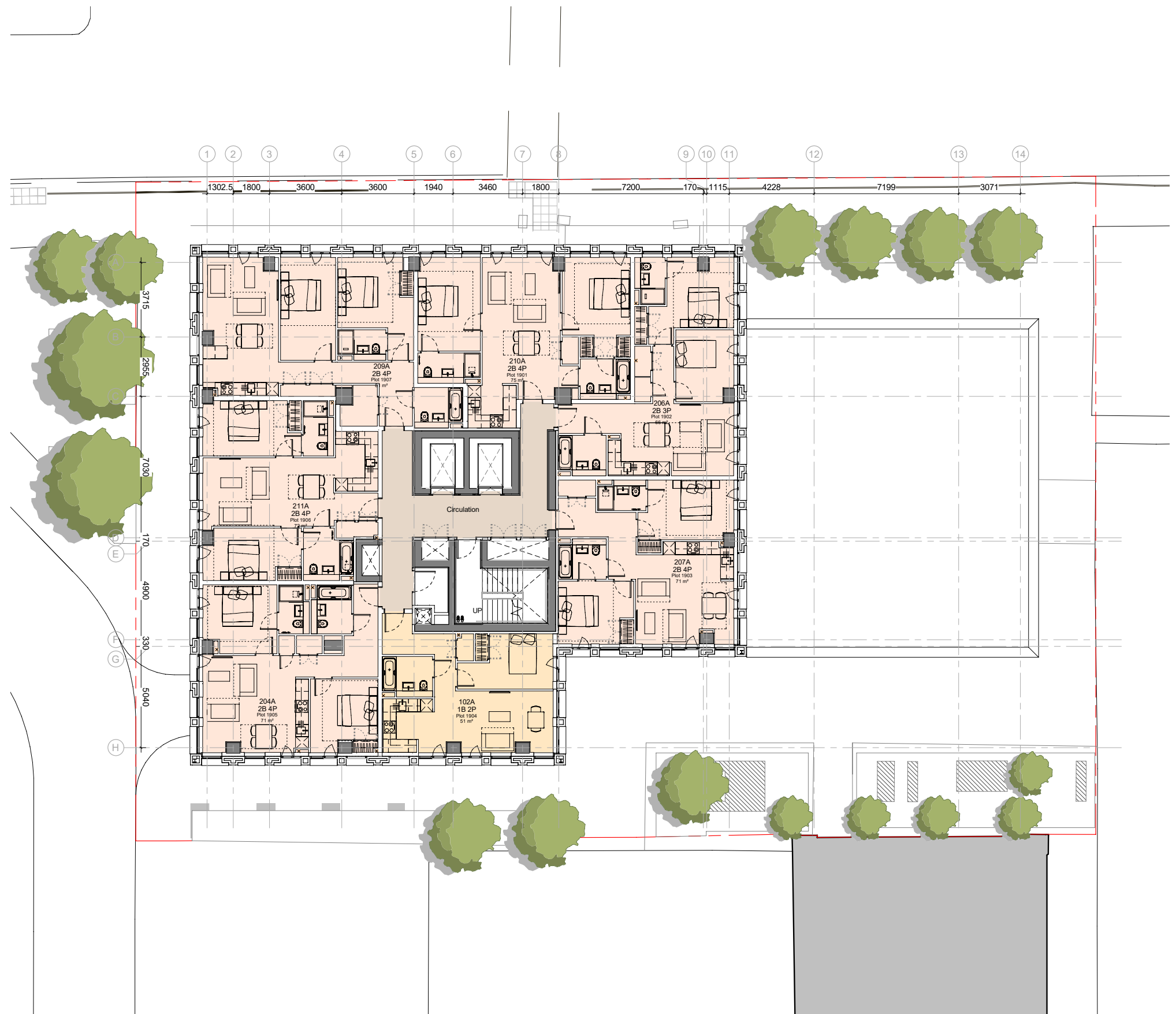
1.7.2 SUBMITTED S73 APPLICATION TO UPDATED S73 APPLICATION

During the redesign process, the new structure of the building has had minor implications on the layouts of a few residential unit types. Where required, the apartment layouts have been optimised to work with this new structure.

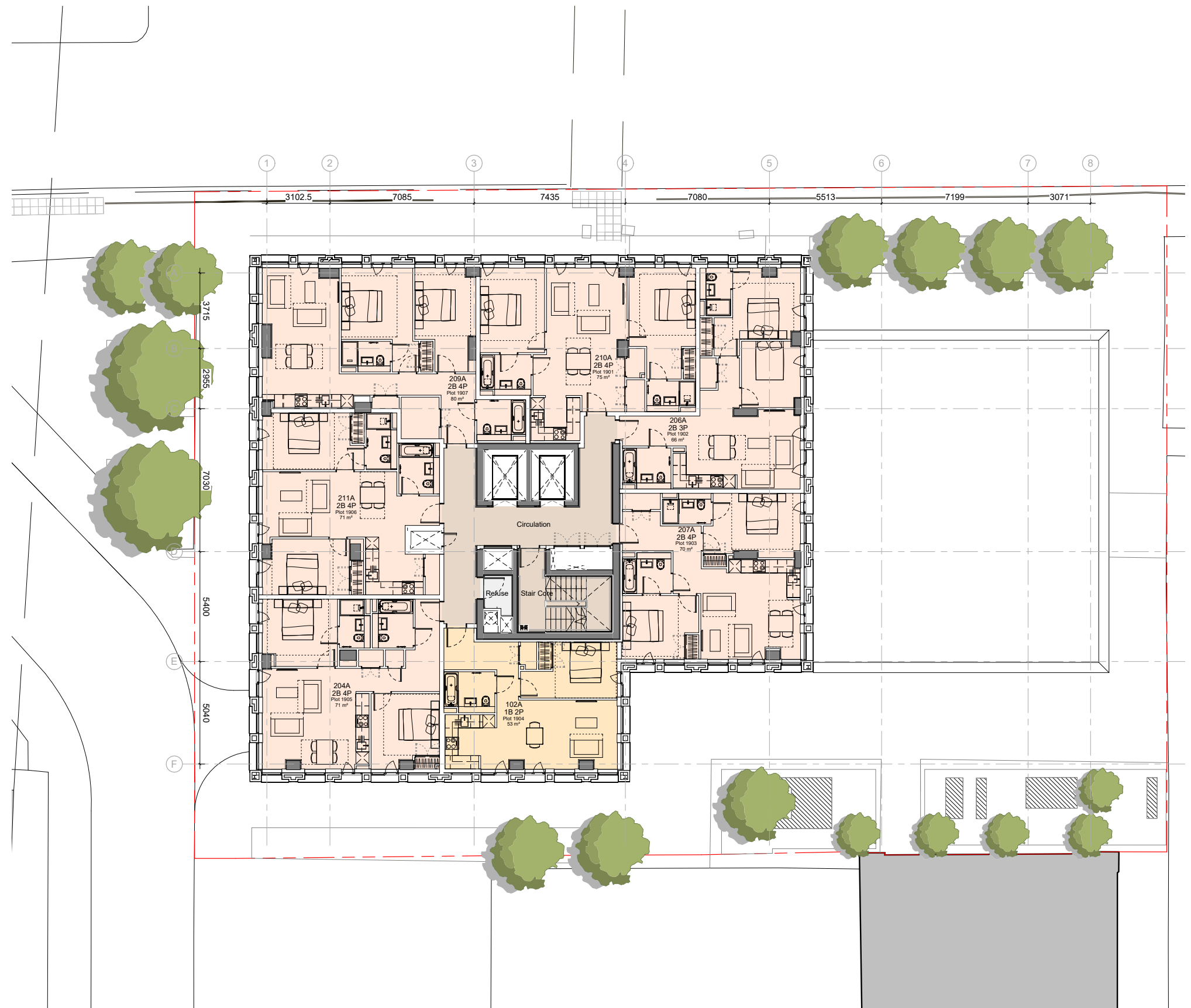
Consistent with the consented scheme, all proposed apartment layouts have been designed to comply with the Nationally Described Space Standards.



Consented Scheme - Levels 19-22 Floor Plan



Submitted S73 Proposal - Levels 19-22 Floor Plan



Updated S73 Proposal - Levels 19-22 Floor Plan

1.8 23RD FLOOR AMENDMENTS

1.8.1 CONSENTED SCHEME TO SUBMITTED S73 APPLICATION

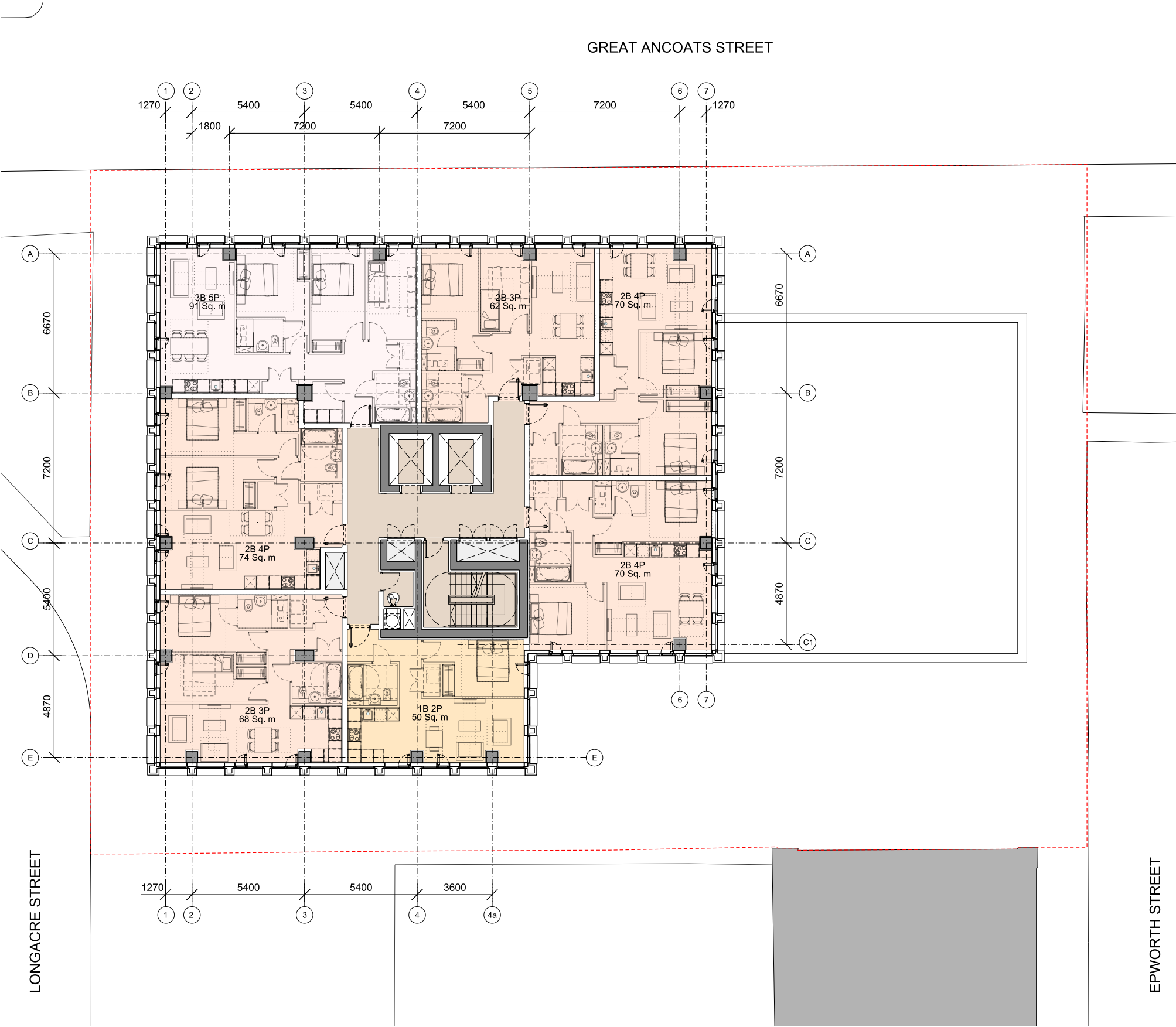
The typical plans opposite show the proposed improvements to apartment layouts, and the minor amendments at level 23 and 24 to incorporate penthouse duplex apartments with private rooftop terraces at this level.

Consistent with the consented scheme, all proposed apartment layouts have been designed to comply with the Nationally Described Space Standards.

1.8.2 SUBMITTED S73 APPLICATION TO UPDATED S73 APPLICATION

During the redesign process, the new structure of the building has had minor implications on the layouts of a few residential unit types. Where required, the apartment layouts have been optimised to work with this new structure.

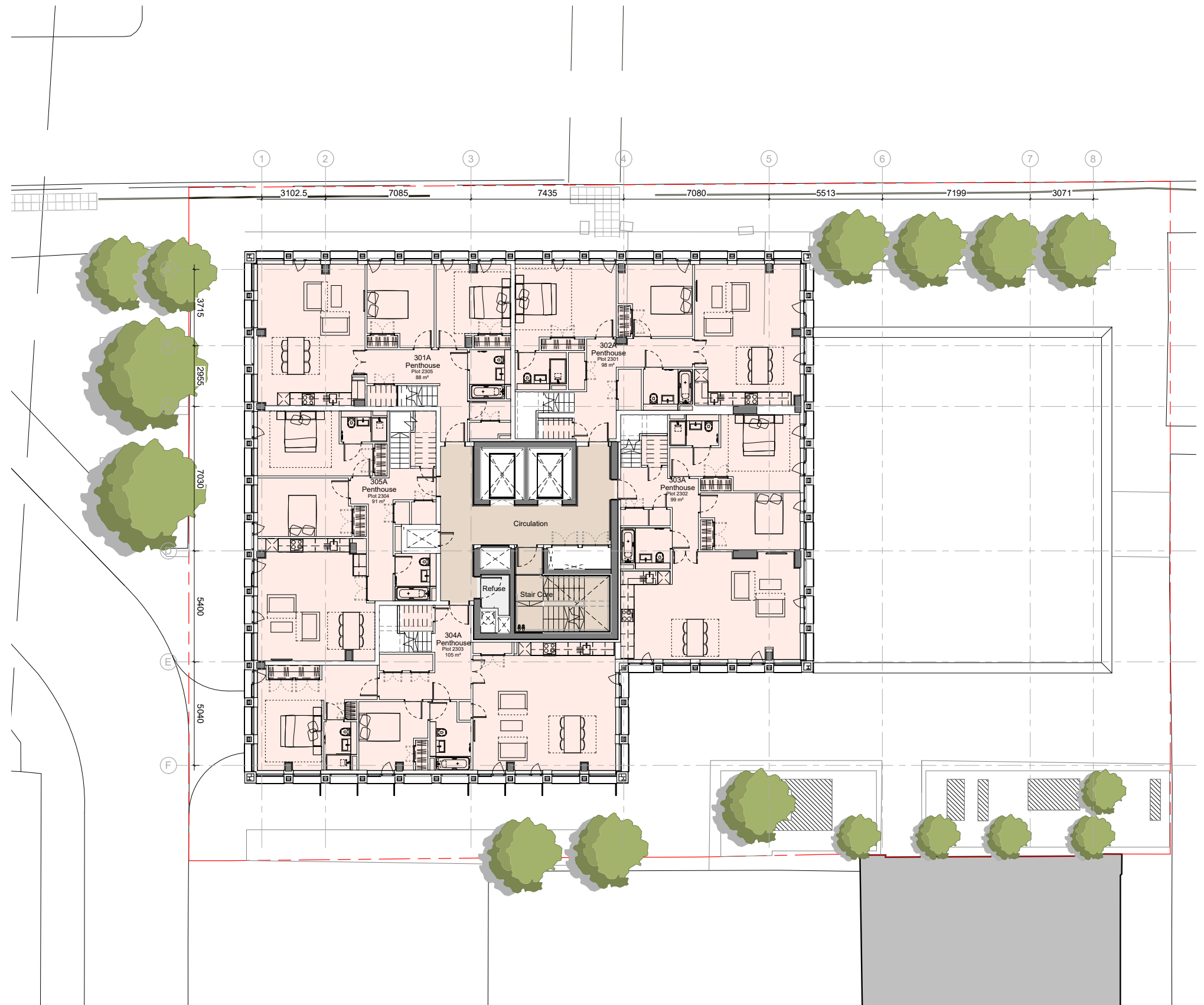
Consistent with the consented scheme, all proposed apartment layouts have been designed to comply with the Nationally Described Space Standards.



Consented Scheme - Level 23 Floor Plan



Submitted S73 Proposal - Level 23 Floor Plan



Updated S73 Proposal - Level 23 Floor Plan

1.9 24TH FLOOR AMENDMENTS

1.9.1 CONSENTED SCHEME TO SUBMITTED S73 APPLICATION

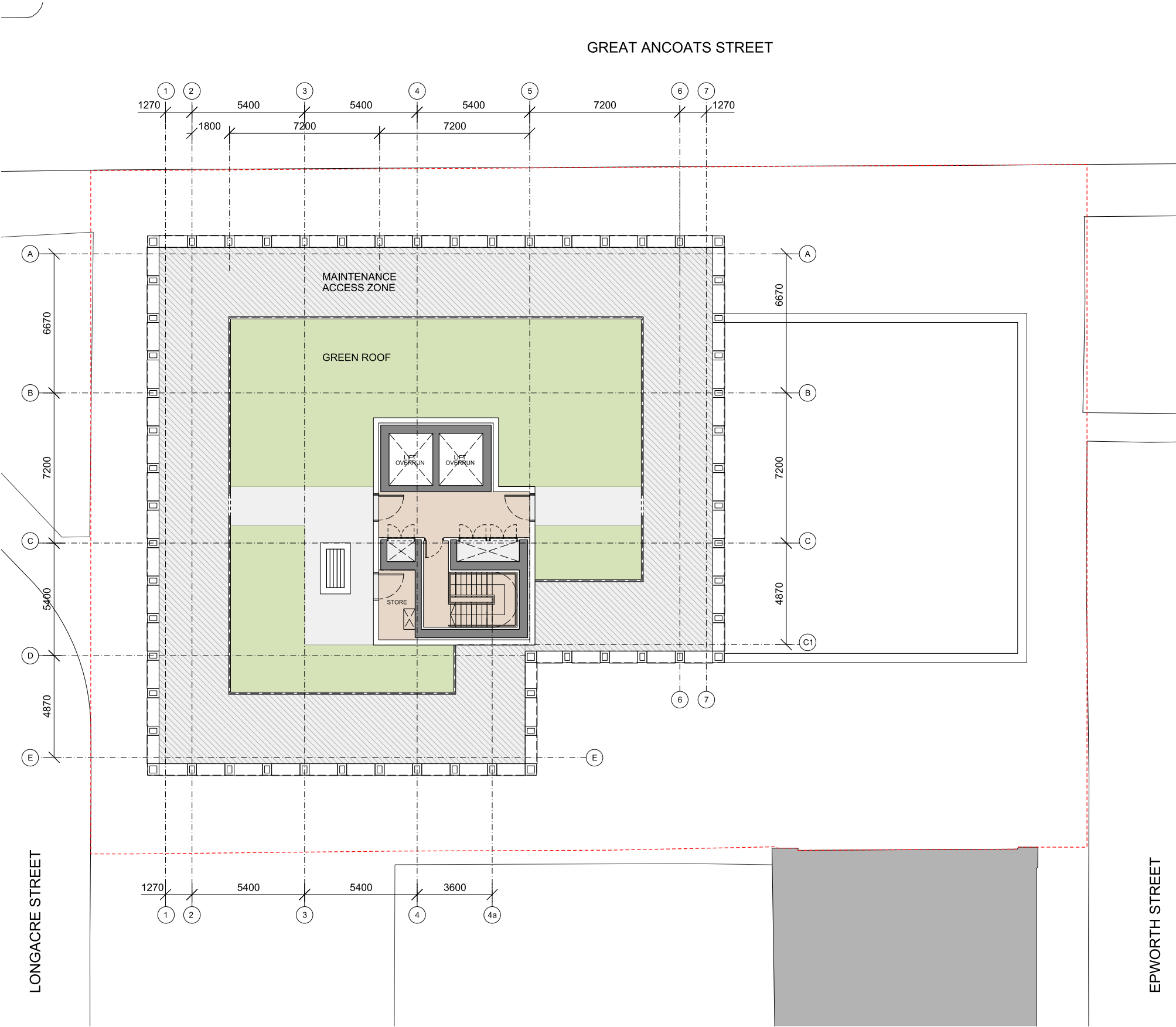
The typical plans opposite show the proposed improvements to apartment layouts, and the minor amendments at level 23 and 24 to incorporate penthouse duplex apartments with private rooftop terraces at this level.

Consistent with the consented scheme, all proposed apartment layouts have been designed to comply with the Nationally Described Space Standards.

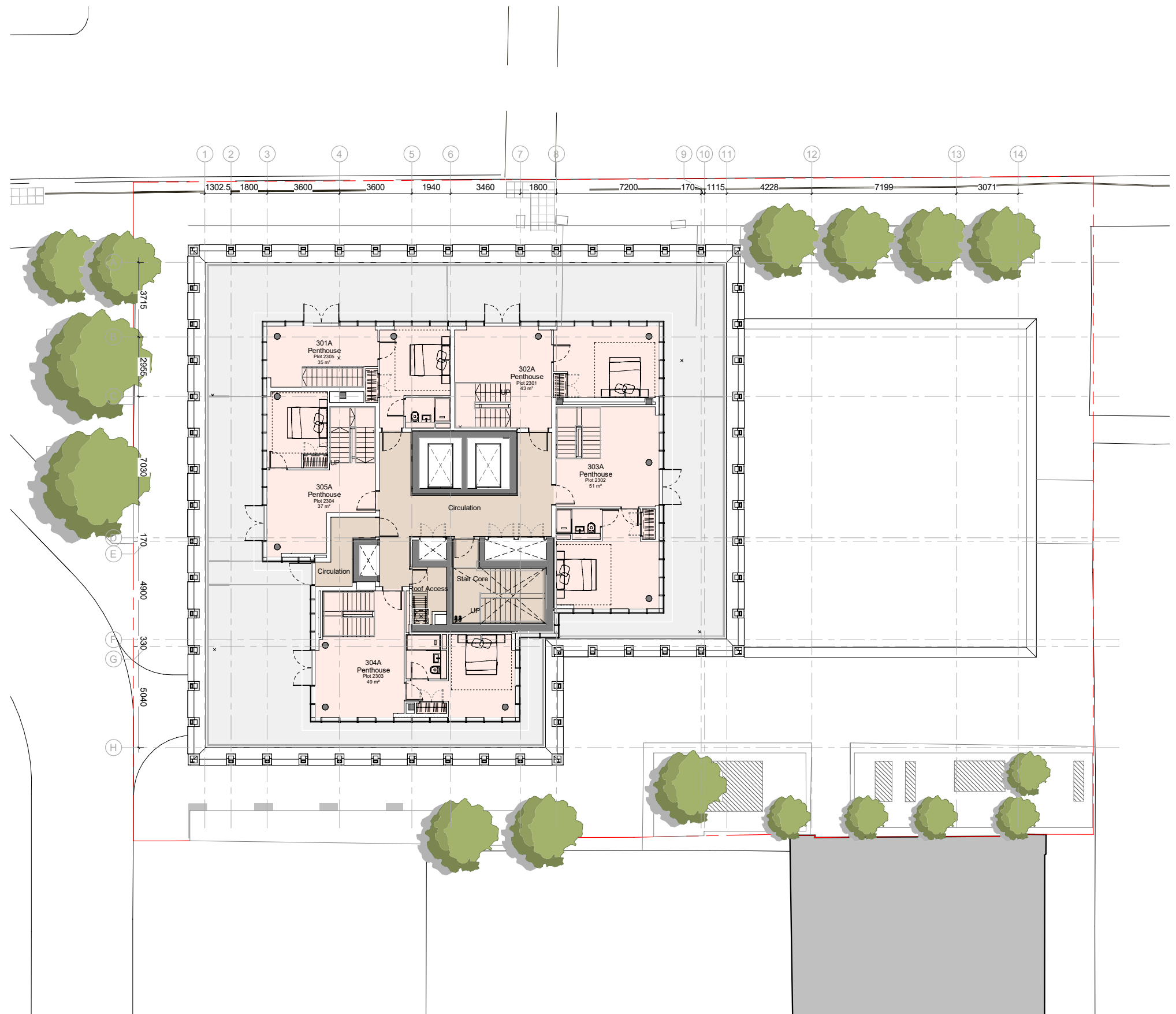
1.9.2 SUBMITTED S73 APPLICATION TO UPDATED S73 APPLICATION

During the redesign process, the new structure of the building has had minor implications on the layouts of a few residential unit types. Where required, the apartment layouts have been optimised to work with this new structure.

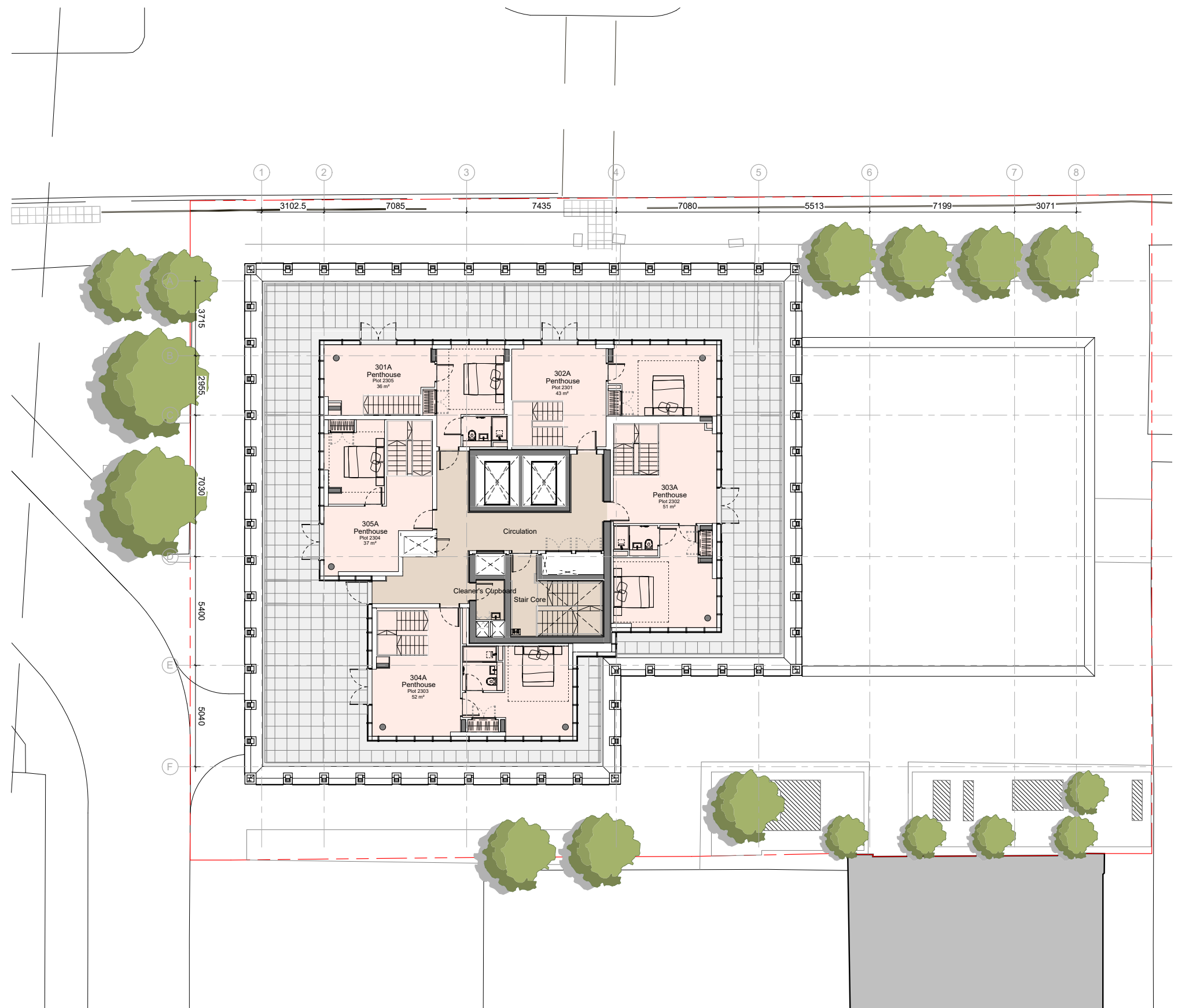
Consistent with the consented scheme, all proposed apartment layouts have been designed to comply with the Nationally Described Space Standards.



Consented Scheme - Level 24 Floor Plan



Submitted S73 Proposal - Level 24 Floor Plan



Updated S73 Proposal - Level 24 Floor Plan



APARTMENT MIX SCHEDULE:

Plan	Number of Levels	Total per Level					Overall Total				
		1 Bed		2 Bed		3 Bed	1 Bed		2 Bed		3 Bed
		1B 1P	1B 2P	2B 3P	2B 4P	3B 5P	1B 1P	1B 2P	2B 3P	2B 4P	3B 5P
Level 01 - 02	2	1	2	1	3	0	2	4	2	6	0
Level 03-08	6	2	1	2	3	0	12	6	12	18	0
Level 09-18	10	2	1	2	3	0	20	10	20	30	0
Level 19-22	4	0	1	2	3	1	0	4	8	12	4
Level 23	1	0	1	2	3	1	0	1	2	3	1
	23						34	25	44	69	5
Consented Scheme Apartment Mix							Total Unit Type		59		113
							Percentage Mix		33%		64%
							Overall Total		177		

Plan	Number of Levels	Total per Level					Overall Total						
		1 Bed		2 Bed		3 Bed	1 Bed		2 Bed		3 Bed		
		1B 1P	1B 2P	2B 3P	2B 4P	3B 5P	1B 1P	1B 2P	2B 3P	2B 4P	3B 5P		
Level 01 - 02	2	1	2	0	4	0	2	4	0	8	0		
Level 03-08	6	2	1	2	3	0	12	6	12	18	0		
Level 09-18	10	2	1	2	3	0	20	10	20	30	0		
Level 19-22	4	0	1	1	5	0	0	4	4	20	0		
Level 23	1	0	0	0	0	5	0	0	0	0	5		
Level 24	1	0	0	0	0	0	0	0	0	0	0		
	24						34	24	36	76	5		
Submitted Section 73 Apartment Mix							Total Unit Type		58		112	5	
							Percentage Mix		33%		64%		3%
							Overall Total		175				

Plan	Number of Levels	Total per Level					Overall Total								
		1 Bed		2 Bed		3 Bed	1 Bed		2 Bed		3 Bed				
		1B 1P	1B 2P	2B 3P	2B 4P	3B 5P	1B 1P	1B 2P	2B 3P	2B 4P	3B 5P				
Level 01	1	1	2	0	6	0	1	2	0	6	0				
Level 02	1	1	1	0	5	0	1	1	0	5	0				
Level 03-08	6	2	1	2	3	0	12	6	12	18	0				
Level 09-18	10	2	1	2	3	0	20	10	20	30	0				
Level 19-22	4	0	1	1	5	0	0	4	4	20	0				
Level 23	1	0	0	0	0	5	0	0	0	0	5				
Level 24	1	0	0	0	0	0	0	0	0	0	0				
	24	Total Unit Type Percentage Mix Overall Total					34	23	36	79	5				
Updated Section 73 Apartment Mix							57		115	5					
							32%		65%	3%					
							177								

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