

Key

- Existing
- Proposed
- Unit 3.1
- Unit 3.2
- Unit 3.3
- Historic panelled wall - circa C19th
- Historic panelled wall - circa 1930s
- Historic coving shown indicatively
- Existing door (historic)
- Existing door (non historic)
- Proposed door
- Location of removable panel for riser access/maintenance as per P(401)
- Fireplace reference

X01 Planning variation ref.
How the proposal differs from approval refs. 136318/LO/2023 and 139183/FO/2024

Notes

- NB: lift shaft internal faces shown indicatively.
- Fire rated obscured secondary glazing.
- Any unoriginal paintwork unsympathetically applied to historic glazed tiles in stairwell to be carefully removed.
- Proposed handrail.
- Maintenance access to rooflight and gutter TBC.
- Retain door - Lock shut.
- Existing fire escape stair.
- Unsympathetic blocking of original fireplace to be removed.
- Exact placement of partition as per P403.
- Dry riser shown indicatively, Location TBC.
- Concealed fire door to only be used in the event of an emergency.
- High level timber panelling retained - over shower room enclosure.
- Existing doors relocated into new partition

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- Unit 3.1 enlarged store created to suit M&E requirements.
- Smoke ventilation riser added. Connecting louvred grille to be installed into existing panelled partition wall at this location.
- Bathroom design revised following client comment. Preference for full bathroom off bedroom rather than separate WC at entrance.
- Revised acoustic/fire separation wall details and duct interfaces - panelled walls.
- Lightwell secondary glazing - required to provide appropriate fire separation as per the fire strategy.
- Smoke shaft added, connected to louvre within corridor wall. As required following fire strategy development.
- Unit 3.2 entrance reconfigured.
- Unit 3.3 store reconfigured to suit M&E requirements and to create WC.

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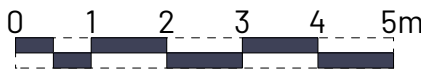
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1:100 @A3

Apartment Schedule - Third Floor		
Space Ref.	Apartment Type	Gross Area (sqm)
F3.C1	N/a - Communal	27.3
U3.1	3 Bed (6p)	117.0
U3.3	2 Bed (4P)	90.0

Door Reference Key

- Proposed
- Existing
- Relocated

D1.R4 = Removed and relocated door reference

REV | NOTE | DRN/CHK

St Margarets (App. 2),
Manchester
For Charlotte Street Estates

3rd Floor Plan Proposed

PROJECT REF. 2093
DRWG NO. P(140)
REVISION
SCALE 1:100 @ A3
DATE 1st Aug 25
DRAWN GS

SK sketch E existing P proposed T tender C construction FI final issue

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