

# HOUSE OF SOCIAL

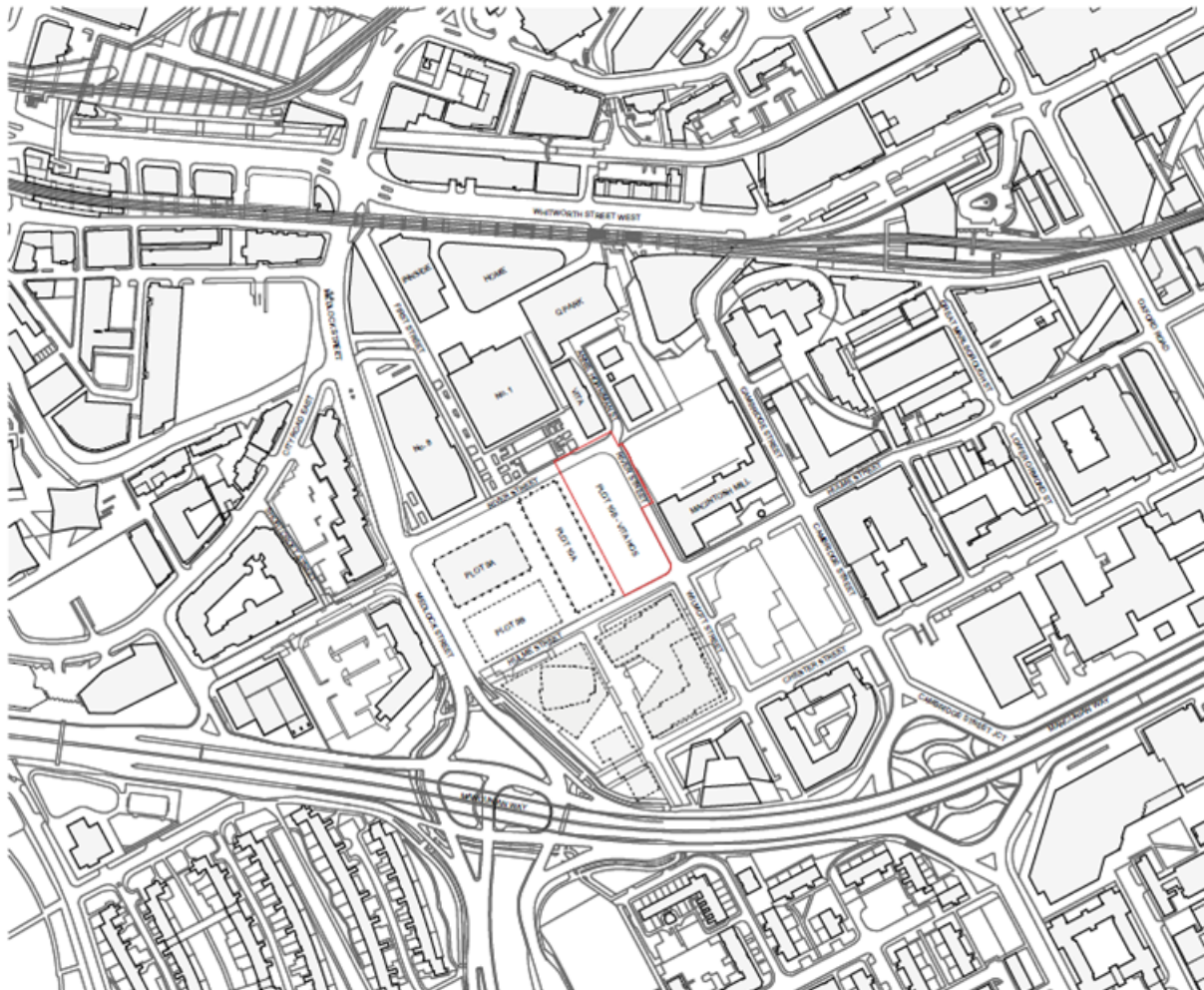
## Tenure Plan First Street, Manchester

### Location

The site is bounded by River Street and James Grigor Square to the north. Plot 10a is adjacent to the West, beyond which future development site, known as Plot 9a & Plot 9b. Hulme Street is to the south; and Medlock Street to the west.

The redline boundary encapsulates Plot 10b site and a portion of River Street in order to incorporate landscaping and road improvements. The total site area for Plot 10b is 0.3468 hectares

The wider area is characterised by a mix of uses including primarily office and leisure uses to the north; residential to the east and west; and an under construction co-living residential development to the south.



### Schedule of Accommodation

The development is made up of Purpose-Built Student Accommodation which includes a residents gym and laundry and a public Food Hall which is located on the ground and first floor of the building. The development includes 576 beds arranged in a cluster living format with a variety of different room types as shown in the table below:

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## Tenure Plan First Street, Manchester

| Level    | Type 01  | Type 02      | Type 03  | Type 04   | Type 05    | Type 06          | Total | Clusters |
|----------|----------|--------------|----------|-----------|------------|------------------|-------|----------|
|          | Standard | Std w/ Riser | Enhanced | Adaptable | Accessible | Adjoining Studio |       |          |
| Level 01 | 16       | 1            | 7        |           |            |                  | 24    | 4        |
| Level 02 | 28       | 1            | 13       | 1         | 1          | 2                | 46    | 8        |
| Level 03 | 28       | 1            | 13       | 1         | 1          | 2                | 46    | 8        |
| Level 04 | 28       | 1            | 13       | 2         |            | 2                | 46    | 8        |
| Level 05 | 28       | 1            | 13       | 2         |            | 2                | 46    | 8        |
| Level 06 | 28       | 1            | 13       | 2         |            | 2                | 46    | 8        |
| Level 07 | 28       | 1            | 13       | 2         |            | 2                | 46    | 8        |
| Level 08 | 28       | 1            | 13       | 2         |            | 2                | 46    | 8        |
| Level 09 | 28       | 1            | 13       | 2         |            | 2                | 46    | 8        |
| Level 10 | 28       | 1            | 13       | 2         |            | 2                | 46    | 8        |
| Level 11 | 28       | 1            | 13       | 2         |            | 2                | 46    | 8        |
| Level 12 | 28       | 1            | 13       | 2         |            | 2                | 46    | 8        |
| Level 13 | 28       | 1            | 13       | 2         |            | 2                | 46    | 8        |
| Total    | 352      | 13           | 163      | 22        | 2          | 24               | 576   | 100      |
|          | 61.1%    | 2.3%         | 28.3%    | 4.2%      | 4.2%       | 100.0%           |       |          |

### Nominations Agreement

A Nominations Agreement has been entered into with Manchester Metropolitan University ensuring that in each Academic Years 2025/2026, 2026/2027 and 2027/2028, 87 rooms in the development such rooms to be in accordance with the requirements contained in schedule 5 (Discounted Student Accommodation Statement) of the Planning Agreement which states that the discount will be not less than 15%.

The bedrooms included within the Reserved Rooms have the exact same specification as all other bedrooms and have been spread throughout the building. The Reserved Room list for the 2025/2026 Academic Year is as follows:

- Cluster 101
- Cluster 102
- Cluster 103
- Cluster 104
- Cluster 201
- Cluster 202
- Cluster 203
- Cluster 204
- Cluster 206
- Cluster 209
- Cluster 301
- Cluster 302
- Cluster 303
- Cluster 306
- Cluster 309
- Cluster 409
- Cluster 509

Marked up copies of the floor plans showing these clusters highlighted in green are included in Appendix A.

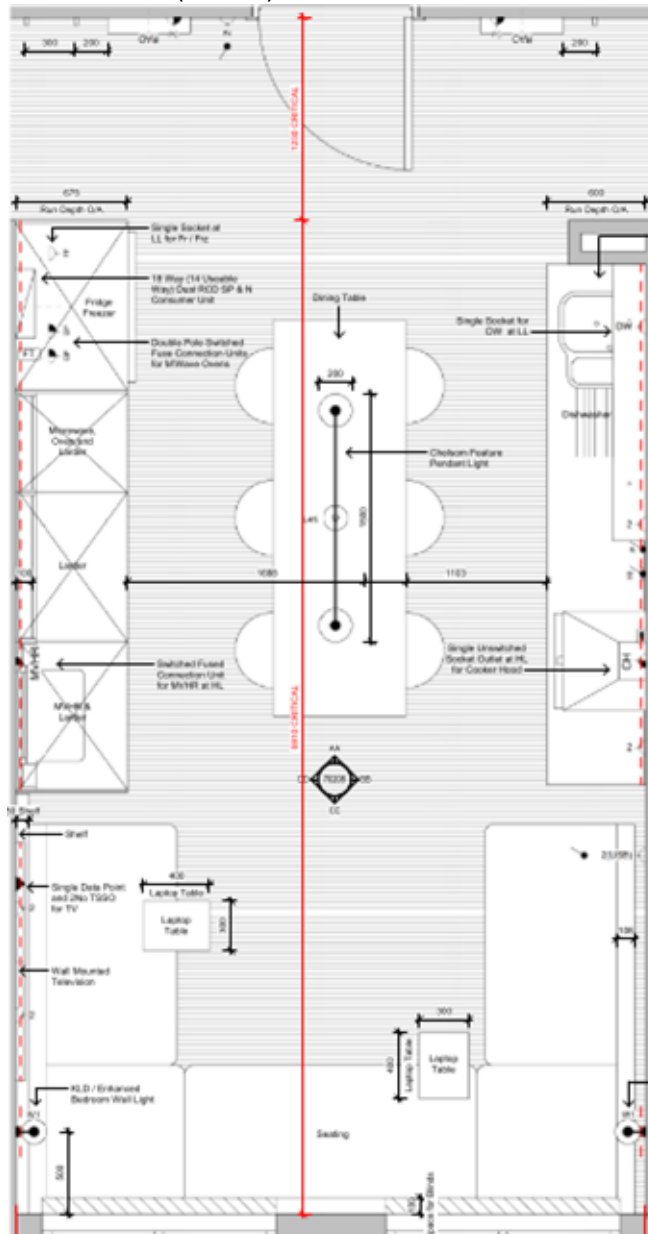
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## Tenure Plan First Street, Manchester

An updated Reserved Room List for each subsequent Academic Year will be provided to the University no later than 1st October in the relevant year.

### Room Types

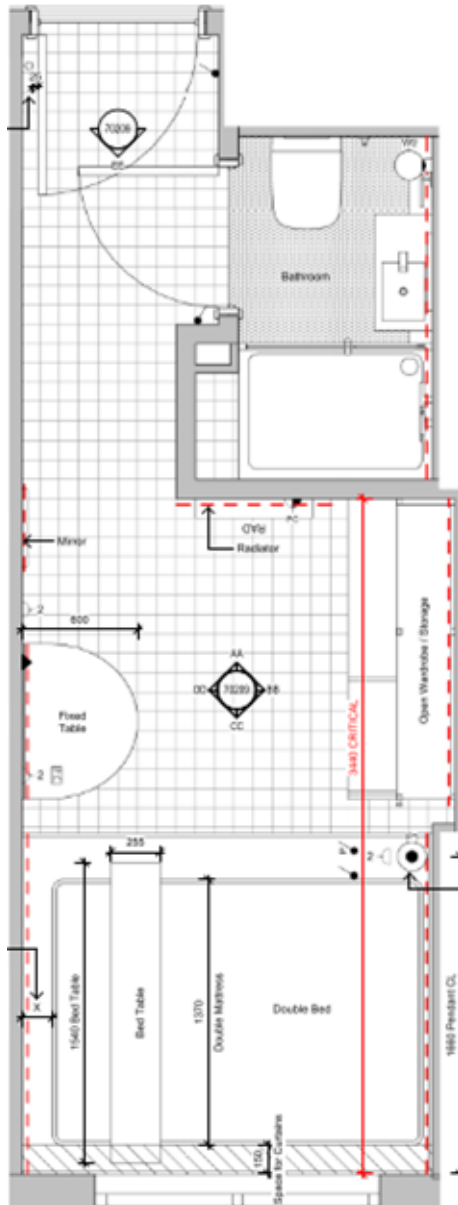
Shared Kitchen (22.8m<sup>2</sup>):



Standard Bedroom (12.8m<sup>2</sup>):

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**Tenure Plan**  
First Street, Manchester



Enhanced (17.1m2):

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## Tenure Plan

### First Street, Manchester

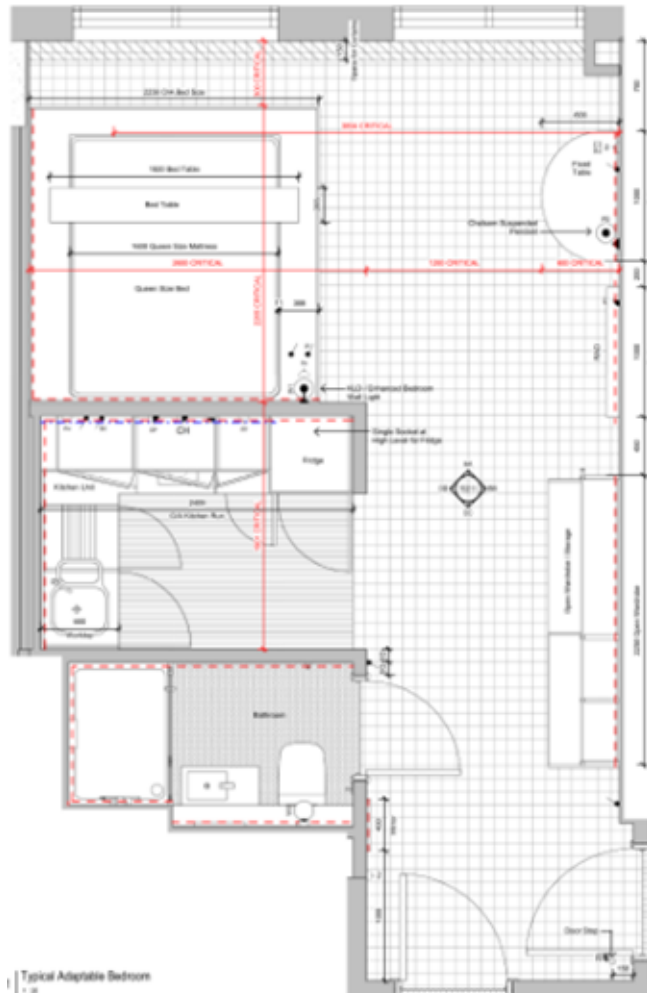


Adaptable Room (28.9m<sup>2</sup>):

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## Tenure Plan

### First Street, Manchester



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**Tenure Plan**  
First Street, Manchester

## Interior Design

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**Tenure Plan**  
First Street, Manchester



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**Tenure Plan**  
First Street, Manchester



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**Tenure Plan**  
First Street, Manchester

Appendix A – Floor Plans

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Detailed Plan - Level 05

1 : 125

General Notes

Use figured dimensions only. Do not scale off this drawing. All dimensions must be set out and checked by the contractor on site prior to commencement of construction. Any variations between drawings and site must be reported to TGA before work proceeds.

Drawings to be read in conjunction with Architectural Specification, Structural Engineer's Drawings and Specifications, Mechanical & Electrical Engineer's Drawings and Specifications, all Supplemental Information, including but not limited to: Detailed Fire Strategy, Acoustic Report, Thermal Report & Overheating Report.

No portion of the Works to commence without acceptance of the required submittals by the Employer.

Main Contractor to submit relevant documents to building regulation and legislation approval authorities as required to comply with the Specification.

Legend and Notes

|                                    |                                                                                                                                                                        |
|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 01.01.01<br>Corridor<br>00<br>000a | Level - Cluster Number (00 denotes no cluster) , Room Number<br>Apartment Type / Room Name (Refer 72 Series for Types)<br>Area (m <sup>2</sup> )<br>Postal Room Number |
| 00.01.02<br>DT-00                  | Level - Room/Cluster - Door Number<br>Door Type                                                                                                                        |
| WT-01<br>WT-01                     | Window Number<br>Window Type<br>Acoustic Rating, Refer Acoustic Report                                                                                                 |
| CW-001<br>d8 -                     | Curtain Wall Type<br>Acoustic Rating, Refer Acoustic Report                                                                                                            |
| ○                                  | Concrete column<br>Refer to Structural Engineers drawings                                                                                                              |

Please refer to PFPE and VITA Interior Design documents for furniture and joinery details.

Key Plan

| Rev | Description                                                                                                                                                                                                                                                                                                                                                                                             | Date     | By |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----|
| P01 | Stage 4 Issue                                                                                                                                                                                                                                                                                                                                                                                           | 28.06.23 | JL |
| P02 | Stage 4 Issue - co-ordinated with full Stage 4 pack.                                                                                                                                                                                                                                                                                                                                                    | 29.06.23 | JL |
| P03 | Food hall layouts updated in line with CDS layouts. Kitchen layouts updated to incorporate stack design and relocation of DB board. Corridor doors aligned. Central door noted as double swing. Sink added to cleaners stores. Core 04 setting out amended to give more space to first floor riser. Laundry glazed screen replaced with wall and door. Boxing added to coordinate with drainage design. | 25.08.23 | JL |
| P04 | Stage 15 Preliminary Issue. Kitchen types updated, door tags added and plans amended to suit internal wall types. GAs reassessed to pick up renaming of corridors, coordination with drainage and slab setting out information.                                                                                                                                                                         | 24.11.23 | JB |
| C01 | Issued for Construction.                                                                                                                                                                                                                                                                                                                                                                                | 19.04.24 | JB |

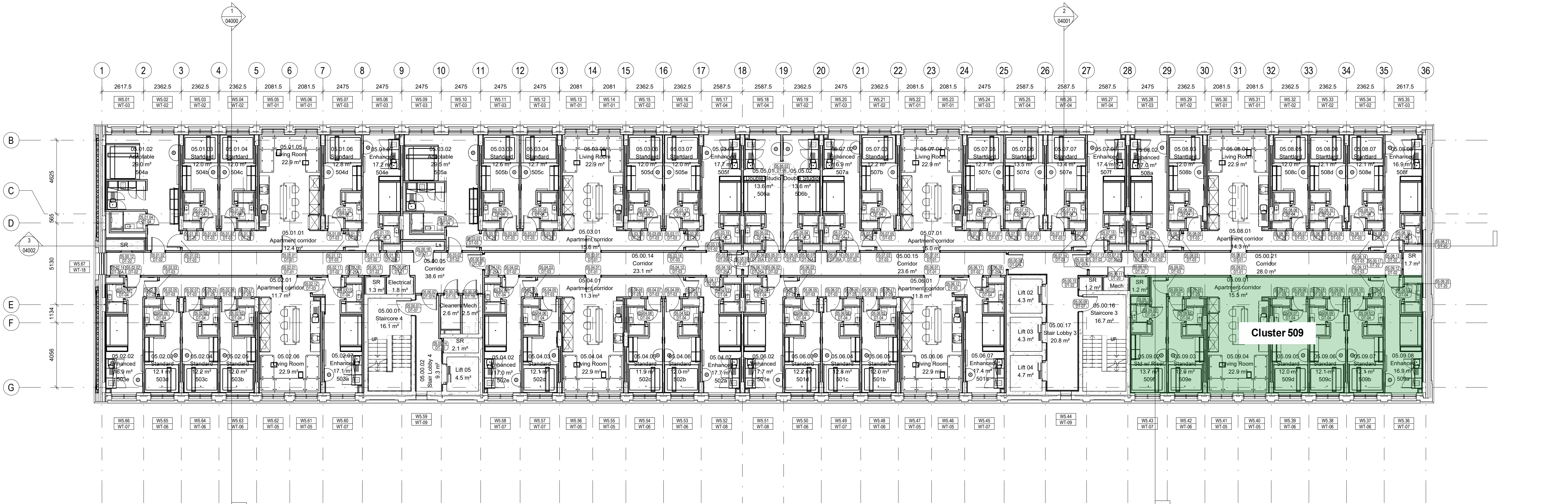
| Title                                  | Revision | Scale           | Client |
|----------------------------------------|----------|-----------------|--------|
| Detailed Plan - Level 05               |          |                 |        |
| Drawing No.<br>HS-TGA-G200-PL-05-03105 | C01      | As indicated@A1 | VITA   |
| Status<br>CONSTRUCTION                 |          |                 |        |
| Project<br>1172 - First Street         |          |                 |        |

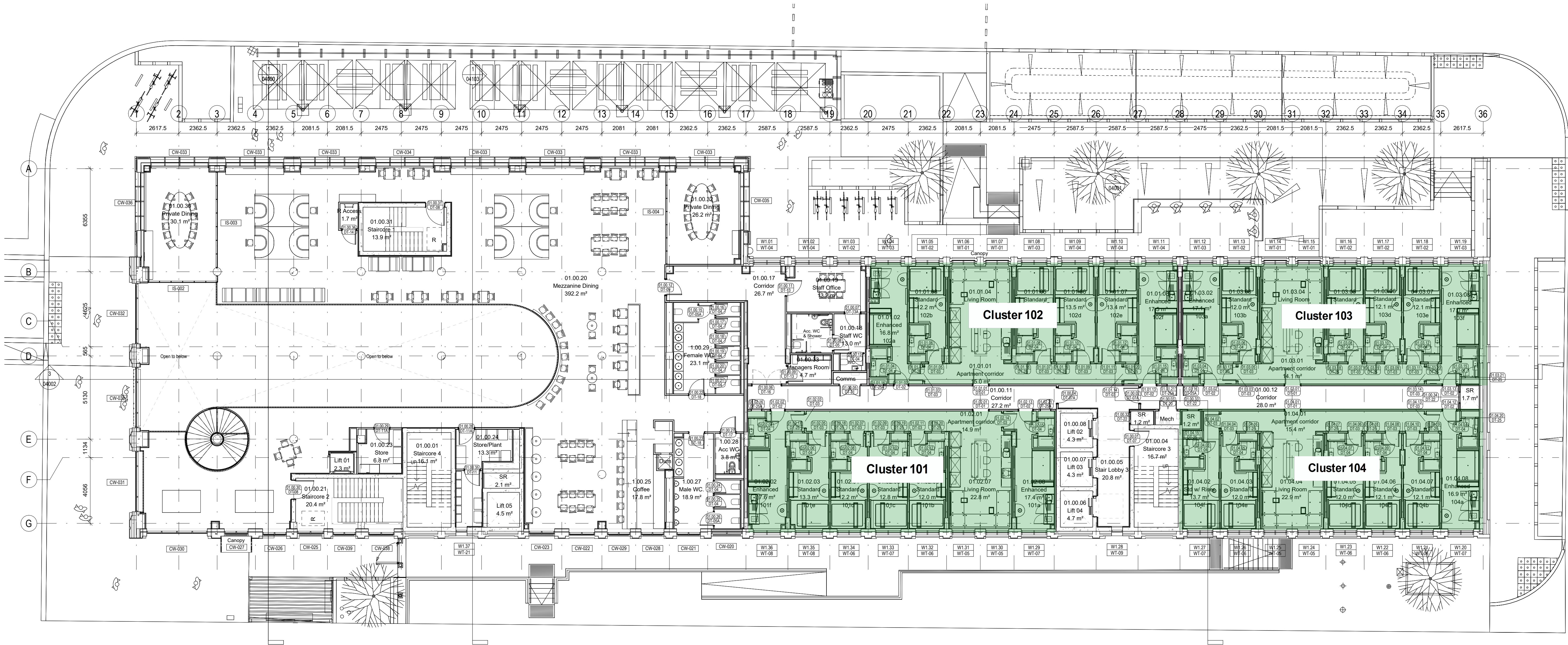
TIM GROOM ARCHITECTS

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Detailed Plan - Level 01

1 : 125

General Notes

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Main Contractor to submit relevant documents to building regulation and legislation approval authorities as required to comply with the Specification.

Legend and Notes

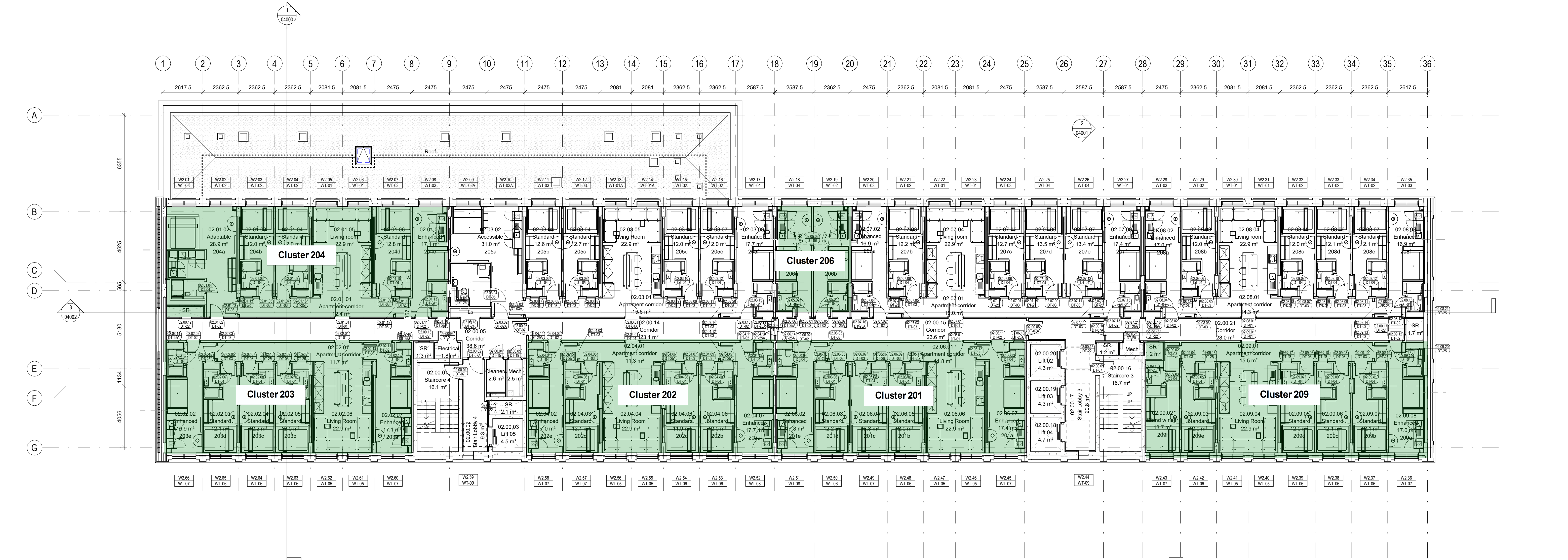
|                                    |                                                                                                                                                                        |
|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 01.01.01<br>Corridor<br>00<br>000a | Level - Cluster Number (00 denotes no cluster) . Room Number<br>Apartment Type / Room Name (Refer 72 Series for Types)<br>Area (m <sup>2</sup> )<br>Postal Room Number |
| 00.01.02<br>DT-00                  | Level - Room/Cluster . Door Number<br>Door Type                                                                                                                        |
| W1.01<br>WT-01                     | Window Number<br>Window Type<br>Acoustic Rating, Refer Acoustic Report                                                                                                 |
| CW-001<br>dB -                     | Curtain Wall Type<br>Acoustic Rating, Refer Acoustic Report                                                                                                            |
| Concrete column                    | Concrete column<br>Refer to Structural Engineers drawings                                                                                                              |

Please refer to PFPE and VITA Interior Design documents for furniture and joinery details.

Key Plan

| Rev | Description                                                                                                                                                                                                                                                                                                                                                                                             | Date     | By |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----|
| P01 | Stage 3 Issue                                                                                                                                                                                                                                                                                                                                                                                           | 06.04.23 | GB |
| P02 | GAs updated as per client commentary, gable shear walls omitted and building length reduce by two bricks.                                                                                                                                                                                                                                                                                               | 28.04.23 | SD |
| P03 | Layouts amended in line with client comments and CDS layouts, comms room relocated, sub station door amended to 2.5m. Interim Stage 4 issued for coordination                                                                                                                                                                                                                                           | 01.06.23 | JL |
| P04 | Door numbering updated and discrepancies to bathroom doors in standard rooms adjusted                                                                                                                                                                                                                                                                                                                   | 06.06.23 | FC |
| P05 | Stage 4 Issue                                                                                                                                                                                                                                                                                                                                                                                           | 28.06.23 | JL |
| P06 | Stage 4 Issue - co-ordinated with full Stage 4 pack.                                                                                                                                                                                                                                                                                                                                                    | 29.06.23 | JL |
| P07 | Food hall layouts updated in line with CDS layouts. Kitchen layouts updated to incorporate stack design and relocation of DB board. Corridor doors aligned. Central door noted as double swing. Sink added to cleaners stores. Core 04 setting out amended to give more space to first floor riser. Laundry glazed screen replaced with wall and door. Boxing added to coordinate with drainage design. | 25.08.23 | JL |
| P08 | Stage 05 Preliminary Issue. Kitchen types updated, door tags added and plans amended to suit internal wall types. GAs issued to pick up reaming of corridors, coordination with drainage and slab setting out information.                                                                                                                                                                              | 24.11.23 | JB |
| C01 | Issued for Construction.                                                                                                                                                                                                                                                                                                                                                                                | 19.04.24 | JB |

| Title                                                                                                                                                                                                                                                                                                    |                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Detailed Plan - Level 01                                                                                                                                                                                                                                                                                 |                 |
| Drawing No.                                                                                                                                                                                                                                                                                              | Revision        |
| HS-TGA-G200-PL-01-03101                                                                                                                                                                                                                                                                                  | C01             |
| Status                                                                                                                                                                                                                                                                                                   | Scale           |
| CONSTRUCTION                                                                                                                                                                                                                                                                                             | As indicated@A1 |
| Project                                                                                                                                                                                                                                                                                                  | Client          |
| 1172 - First Street                                                                                                                                                                                                                                                                                      | VITA            |
| TIM GROOM ARCHITECTS                                                                                                                                                                                                                                                                                     |                 |
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Detailed Plan - Level 02  
1 : 125

#### General Notes

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Drawings to be read in conjunction with Architectural Specification, Structural Engineer's Drawings and Specifications, Mechanical & Electrical Engineer's Drawings and Specifications, all Supplemental Information, including but not limited to: Detailed Fire Strategy, Acoustic Report, Thermal Report & Overheating Report.

No portion of the Works to commence without acceptance of the required submittals by the Employer.

Main Contractor to submit relevant documents to building regulation and legislation approval authorities as required to comply with the Specification.

#### Legend and Notes

|                            |                                                                                                                                                  |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| 01.01.01<br>Corridor<br>00 | Level - Cluster Number (00 denotes no cluster) . Room Number<br>Apartment Type / Room Name (Refer 72 Series for Types)<br>Area (m <sup>2</sup> ) |
| 00.01.02<br>DT-00          | Level - Room/Cluster . Door Number<br>Door Type                                                                                                  |
| W1.01<br>WT-01             | Window Number<br>Window Type<br>Acoustic Rating, Refer Acoustic Report                                                                           |
| CW-001<br>dB-              | Curtain Wall Type<br>Acoustic Rating, Refer Acoustic Report                                                                                      |
| ~                          | Concrete column<br>Refer to Structural Engineers drawings                                                                                        |

NOTE:  
Stage 4 drawing number amendment - refer to HS-TGA-G200-PL-XX-03103 revision P05 for previous revisions.

| Rev | Description                                                                                                                                                                                                                                                                                                                                                                                             | Date     | By |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----|
| P01 | Stage 4 Issue                                                                                                                                                                                                                                                                                                                                                                                           | 28.06.23 | JL |
| P02 | Stage 4 Issue - co-ordinated with full Stage 4 pack.                                                                                                                                                                                                                                                                                                                                                    | 29.06.23 | JL |
| P03 | Food hall layouts updated in line with CDS layouts. Kitchen layouts updated to incorporate stack design and relocation of DB board. Corridor doors aligned. Central door noted as double swing. Sink added to cleaners stores. Core 04 setting out amended to give more space to first floor riser. Laundry glazed screen replaced with wall and door. Boxing added to coordinate with drainage design. | 25.08.23 | JL |
| P04 | Stage 05 Preliminary Issue. Kitchen types updated, door tags added and plans amended to suit internal wall types. GAs issued to pick up renaming of corridors, coordination with drainage and slab setting out information.                                                                                                                                                                             | 24.11.23 | JB |
| P05 | Stage 05 GA reissue.                                                                                                                                                                                                                                                                                                                                                                                    | 17.04.24 | JB |

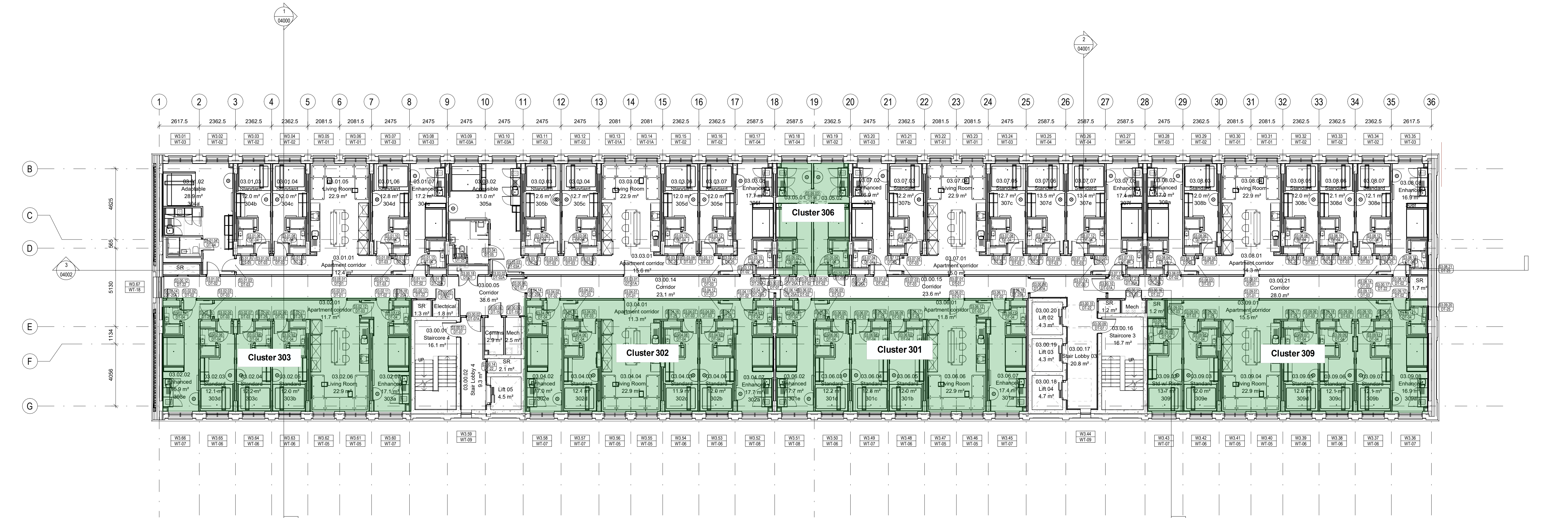
| Title                                  | Revision | Scale           | Client |
|----------------------------------------|----------|-----------------|--------|
| Detailed Plan - Level 02               |          |                 |        |
| Drawing No.<br>HS-TGA-G200-PL-02-03102 | P05      | As indicated@A1 | VITA   |
| Status<br>CONSTRUCTION                 |          |                 |        |
| Project<br>1172 - First Street         |          |                 |        |

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Detailed Plan - Level 03  
1 : 125

General Notes

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Drawings to be read in conjunction with Architectural Specification, Structural Engineer's Drawings and Specifications, Mechanical & Electrical Engineer's Drawings and Specifications, all Supplemental Information, including but not limited to: Detailed Fire Strategy, Acoustic Report, Thermal Report & Overheating Report.

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Main Contractor to submit relevant documents to building regulation and legislation approval authorities as required to comply with the Specification.

Legend and Notes

- 01.01.01  
Corridor  
00  
000a
- 00.01.02  
DT-00
- WT-01  
WT-01
- CW-001  
dB -
- Concrete column  
Refer to Structural Engineers drawings
- Level - Cluster Number (00 denotes no cluster) , Room Number  
Apartment Type / Room Name (Refer 72 Series for Types)  
Area (m<sup>2</sup>)  
Postal Room Number
- Level - Room/Cluster - Door Number  
Door Type
- Window Number  
Window Type  
Acoustic Rating, Refer Acoustic Report
- Curtain Wall Type  
Acoustic Rating, Refer Acoustic Report

Please refer to PFPE and VITA Interior Design documents for furniture and joinery details.

Key Plan

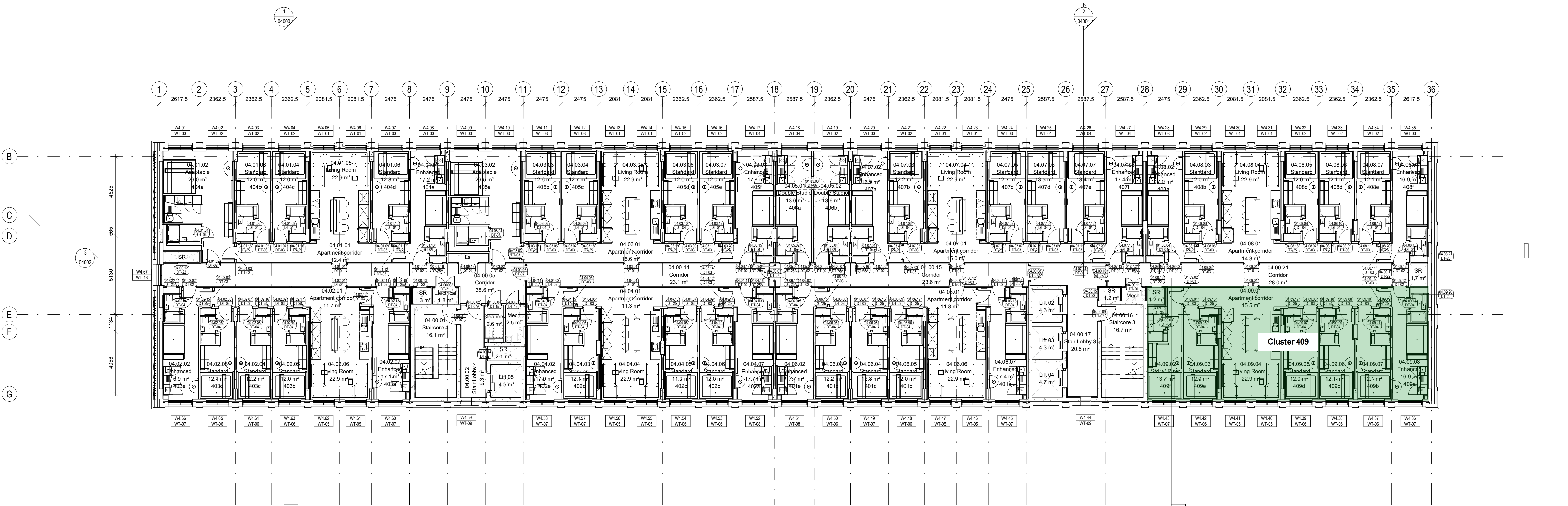
| Rev | Description                                                                                                                                                                                                                                                                                                                                                                                             | Date     | By |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----|
| P01 | Stage 4 Issue                                                                                                                                                                                                                                                                                                                                                                                           | 28.06.23 | JL |
| P02 | Stage 4 Issue - co-ordinated with full Stage 4 pack.                                                                                                                                                                                                                                                                                                                                                    | 29.06.23 | JL |
| P03 | Food hall layouts updated in line with CDS layouts. Kitchen layouts updated to incorporate stack design and relocation of DB board. Corridor doors aligned. Central door noted as double swing. Sink added to cleaners stores. Core 04 setting out amended to give more space to first floor riser. Laundry glazed screen replaced with wall and door. Boxing added to coordinate with drainage design. | 25.08.23 | JL |
| P04 | Stage 05 Preliminary Issue. Kitchen types updated, door tags added and plans amended to suit internal wall types. GAs reassessed to pick up renaming of corridors, coordination with drainage and slab setting out information.                                                                                                                                                                         | 24.11.23 | JB |
| C01 | Issued for Construction.                                                                                                                                                                                                                                                                                                                                                                                | 19.04.24 | JB |

| Title                    | Revision                | Scale           | Client |
|--------------------------|-------------------------|-----------------|--------|
| Detailed Plan - Level 03 | C01                     | As indicated@A1 | VITA   |
| Drawing No.              | HS-TGA-G200-PL-03-03103 |                 |        |
| Status                   | CONSTRUCTION            |                 |        |
| Project                  | 1172 - First Street     |                 |        |

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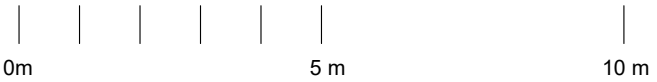
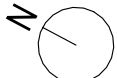
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Detailed Plan - Level 04 (Typical)

1 : 125



General Notes

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Main Contractor to submit relevant documents to building regulation and legislation approval authorities as required to comply with the Specification.

Legend and Notes

|          |                                                              |
|----------|--------------------------------------------------------------|
| 01.01.01 | Level - Cluster Number (00 denotes no cluster) , Room Number |
| Corridor | Apartment Type / Room Name (Refer 72 Series for Types)       |
| 00       | Area (m <sup>2</sup> )                                       |
| 000a     | Postal Room Number                                           |
| 00.01.02 | Level - Room/Cluster - Door Number                           |
| DT-00    | Door Type                                                    |
| W1.01    | Window Number                                                |
| WT-01    | Window Type                                                  |
|          | Acoustic Rating, Refer Acoustic Report                       |
| CW-001   | Curtain Wall Type                                            |
| dB -     | Acoustic Rating, Refer Acoustic Report                       |
| ●        | Concrete column                                              |
|          | Refer to Structural Engineers drawings                       |

Please refer to PFPE and VITA Interior Design documents for furniture and joinery details.

NOTE:  
Stage 4 drawing number amendment - refer to HS-TGA-G200-PL-XX-03102 revision P05 for previous revisions.

Key Plan

| Rev | Description                                                                                                                                                                                                                                                                                                                                                                                             | Date     | By |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----|
| P01 | Stage 4 Issue                                                                                                                                                                                                                                                                                                                                                                                           | 28.06.23 | JL |
| P02 | Stage 4 Issue - co-ordinated with full Stage 4 pack.                                                                                                                                                                                                                                                                                                                                                    | 29.06.23 | JL |
| P03 | Food hall layouts updated in line with CDS layouts. Kitchen layouts updated to incorporate stack design and relocation of DB board. Corridor doors aligned. Central door noted as double swing. Sink added to cleaners stores. Core 04 setting out amended to give more space to first floor riser. Laundry glazed screen replaced with wall and door. Boxing added to coordinate with drainage design. | 25.08.23 | JL |
| P04 | Stage 16 Preliminary Issue. Kitchen types updated, door tags added and plans amended to suit internal wall types. GAs reassessed to pick up renaming of corridors, coordination with drainage and slab setting out information.                                                                                                                                                                         | 24.11.23 | JB |
| C01 | Issued for Construction.                                                                                                                                                                                                                                                                                                                                                                                | 19.04.24 | JB |

Detailed Plan - Level 04

|             |                         |          |                 |
|-------------|-------------------------|----------|-----------------|
| Drawing No. | HS-TGA-G200-PL-04-03104 | Revision | C01             |
| Status      | CONSTRUCTION            | Scale    | As indicated@A1 |
| Project     | 1172 - First Street     | Client   | VITA            |

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