

## Outside Furniture - Kampus

### Executive Summary

This document is submitted with reference to Planning Condition 27b of application number 112034/GO/2016/C2 known as Kampus, Aytoun Street, Manchester and addresses planning condition 27(b) relating to outside furniture.

### Planning Condition 27b

In relation to the commercial units the following details shall be submitted and agreed in writing before the first occupation of the units.

(a) A signage strategy

**(b) A layout and design for any outside furniture and associated fixtures and fittings**

Reason – In the interests of visual amenity to enable careful attention to signage details and the level of visual clutter associated with any external seating is required to protect the character and appearance of the building in accordance with policies SP1 and DM1 of the Core Strategy.

### Scope

Kampus is a mixed use residential led development. The apartments are operated as Build to Rent and the operator, Native, have a 24/7 presence on site and are also responsible for estate management which includes enforcing the terms of individual commercial leases in relation to outside seating areas.

Each commercial unit at Kampus is allocated a defined outdoor seating area, as indicated in the attached plans, which is occupied under licence controlled by the landlord. The outside seating areas are allocated on licence (rather than lease) so that the landlord can, if necessary, revoke the licence or make changes in the interests of good estate management and to ensure residential amenity.

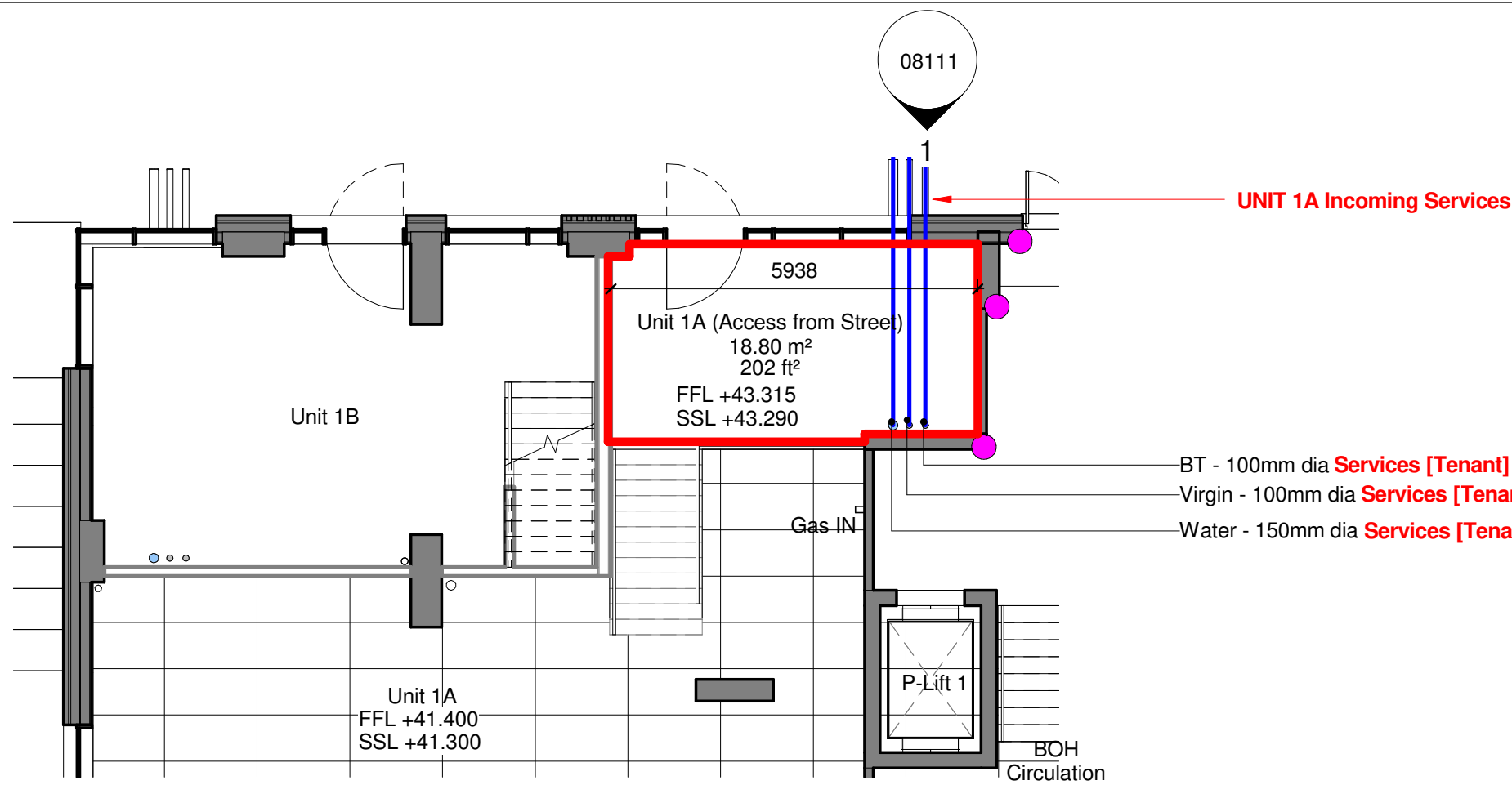
All outdoor seating areas are contained within the private estate. Under the terms of the licence, all furniture must be loose and remain within the designated area during the day. The furniture is either taken in overnight, or where space permits, moved to and secured externally by the individual tenants to ensure that people are not encouraged gather outside of the designated operating hours.

Each commercial tenant is responsible for maintaining their furniture, so that it is safe, clean and does not present a nuisance to other users at all times and the on-site management team enforce the estate requirements.

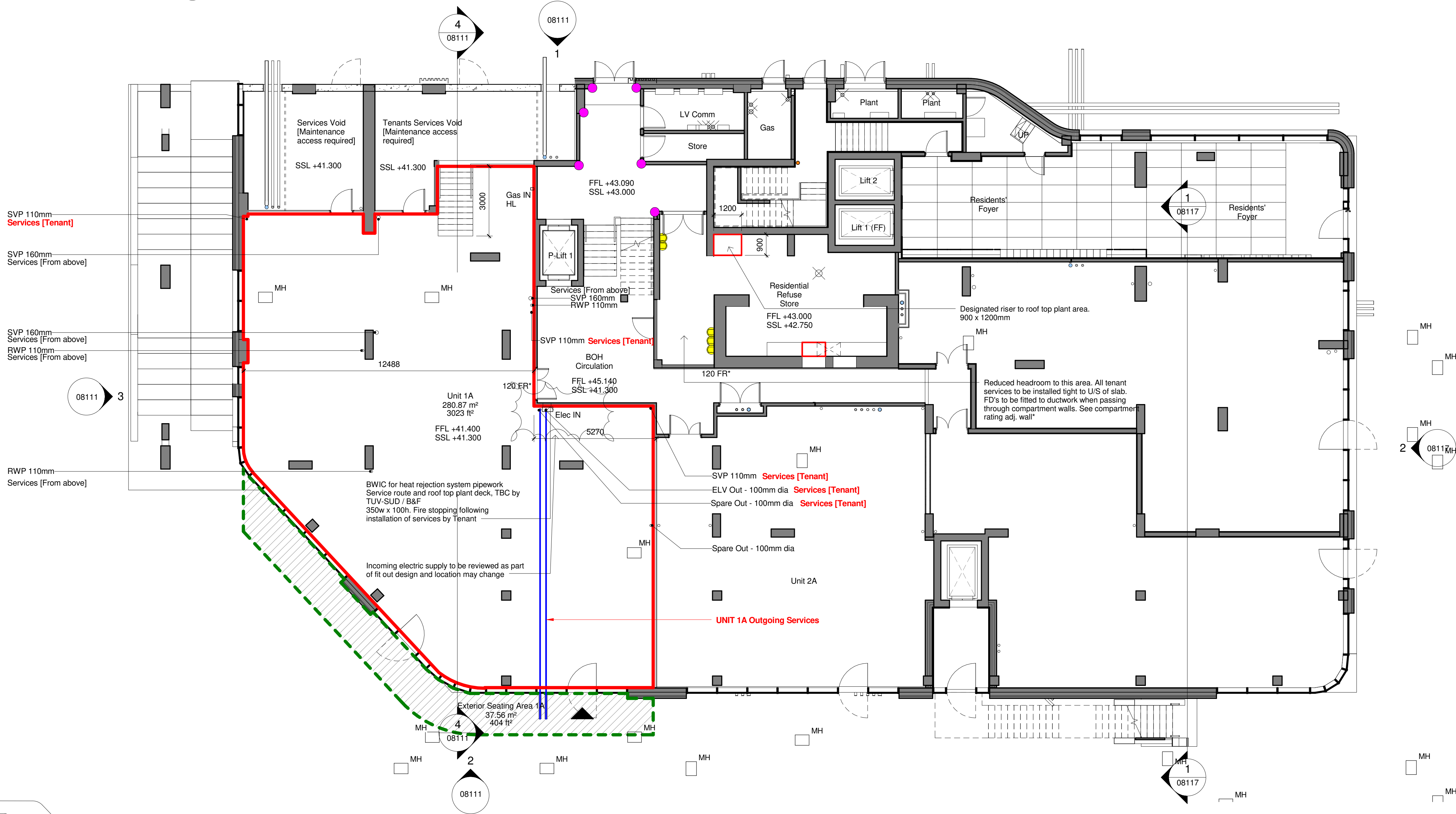
# NATIVE

RESIDENTIAL

## Unit 1a – Nell's Pizza



2 Commercial Unit 1A - Plan (Upper)  
1 : 100



1 Commercial Unit 1A - Plan  
1 : 100

Heat Rejection via Roof mounted Plant, as per M&E Engineers strategy

**Louvres**  
Any louvre provision TBA between Landlord & Tenant.  
Louvre would require deglazing of shop front. Location / zones TBA.  
Tenant responsible for any related planning matters / applications

**Service Provision within Facades**  
Any service penetrations - including Supply Air, General Extract Air & Dirty Extract WC Air - through facade to be agreed with Landlord and installed in accordance with Tenant Design Guide

#### Key

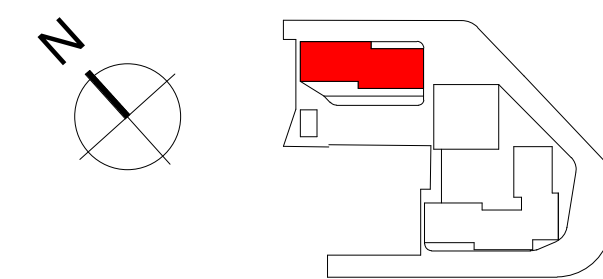
For acoustic requirements refer to Sandy Brown Report 16094-R04-D and subsequent memos

For fire requirements refer to the latest revision of Omega Report OF-DFS-1021-01-C

For Fire Compartmentation plans refer to Chapman Taylor dwgs:  
C049KAM-CTA-C0-00-DR-A-09100  
C049KAM-CTA-C0-01-DR-A-09101

For refuse strategy refer to Chapman Taylor dwgs:  
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C049KAM-CTA-C0-01-DR-A-20101

For overall site plans refer to Chapman Taylor dwgs:  
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C049KAM-CTA-00-01-DR-A-20001



#### KEY PLAN

#### NOTES

THIS DRAWING MUST NOT BE SCALED.

ALL DIMENSIONS ARE TO BE VERIFIED AND CHECKED ON SITE. ANY DISCREPANCIES THAT ARE, OR BECOME APPARENT SHOULD BE REPORTED TO CHAPMAN TAYLOR.

AREAS INDICATED ARE APPROXIMATE GROSS INTERNAL AREA. THEY RELATE TO THE LIKELY AREAS OF THE BUILDING AT THE CURRENT STAGE OF DESIGN. ANY DECISIONS TO BE MADE ON THE BASIS OF THESE PREDICTIONS, WHETHER AS TO PROJECT VIABILITY, PRE-LETTING, LEASE AGREEMENTS, OR THE LIKE, SHOULD INCLUDE DUE ALLOWANCE FOR THE INCREASES AND DECREASES INHERENT IN THE DESIGN DEVELOPMENT AND BUILDING PROCESS.

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#### KEY

— Tenant Demise Line

— Indicative Service Ingress Route

Denotes indicative outside seating area. Exact area to be confirmed

Denotes extent of Fire Curtain - To be provided by Tenant as part of fit out  
Curtain to provide 120:15 rating (min)

Area noted is minimum requirement. Configuration of fire curtains within unit may be changed to suit fit out, subject to approval by Approved Inspector & Fire Engineer

**FIRE CURTAINS TO UNIT 1A**  
Minimum area of fire curtain to be provided = NO REQUIREMENT

|     |          |     |                                                                                   |      |
|-----|----------|-----|-----------------------------------------------------------------------------------|------|
| P7  | 04.05.21 | SG  | Reduced headroom note added. Riser annotation updated.                            | SCM  |
| P6  | 03.03.21 | SG  | Incoming services note omitted.                                                   | SCM  |
| P5  | 17.12.20 | Ab  | MH's and incoming gas & elec added. Minor service update, noted amended and added | SCM  |
| P4  | 10.07.19 | SCM | Shopfronts updated as per GA plans / elevations                                   | SCM  |
| P3  | 18.12.18 | HG  | Commercial Units renamed & entrances amended                                      | RR   |
| P2  | 10.12.18 | HG  | Area updated in line with commercial area schedule & doors updated.               | SM   |
| P1  | 30.01.18 | JAB | Updated in line with GA's First Issue                                             | SM   |
| P0  | 10.07.17 | CJW |                                                                                   | SM   |
| REV | DATE     | BY  | DESCRIPTION                                                                       | CHKD |

CLIENT  
**Mount Anvil**  
140 Aldersgate  
London  
EC1A 4HY

PROJECT  
**Kampus Manchester**  
Ayoun Street, Manchester

ARCHITECT  
**Chapman Taylor**  
INTERNATIONAL ARCHITECTS MASTERPLANNERS DESIGNERS  
Bass Warehouse, 4 Castle Street, Castlefield, Manchester M3 4LZ  
Tel: +44 (0)161 828 6500 | Fax: +44 (0)161 828 6505  
manchester@chapmantaylor.com

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Manchester, M3 4LZ

SERVICES ENGINEER  
**TUV SUD**  
Suite 003 Lovell House  
412 The Quadrant  
Warrington, Cheshire  
WA3 6FW

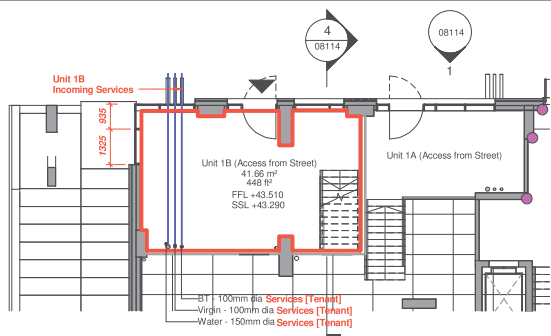
DRAWING TITLE  
**Block C, Zone C1, Level 00, Unit 1A  
Plans  
Tenant Information**

| INFORMATION     |         |            |          |          |     |            |    |        |         |
|-----------------|---------|------------|----------|----------|-----|------------|----|--------|---------|
| 1 : 100         |         |            |          |          |     |            |    |        |         |
| INTERNAL JOB NO | 1       | ISSUE DATE | 5        | DRAWN BY | 10M | CHECKED BY |    |        |         |
| PROJECT NUMBER  | C049KAM | DATE       | 11.07.17 | DRAWN BY | CJW | CHECKED BY | SM |        |         |
| ORIGINATOR      | CTA     | ZONE       | C1       | LEVEL    | 00  | TYPE       | DR | NUMBER | A 08101 |
| REVISION        | P7      |            |          |          |     |            |    |        |         |

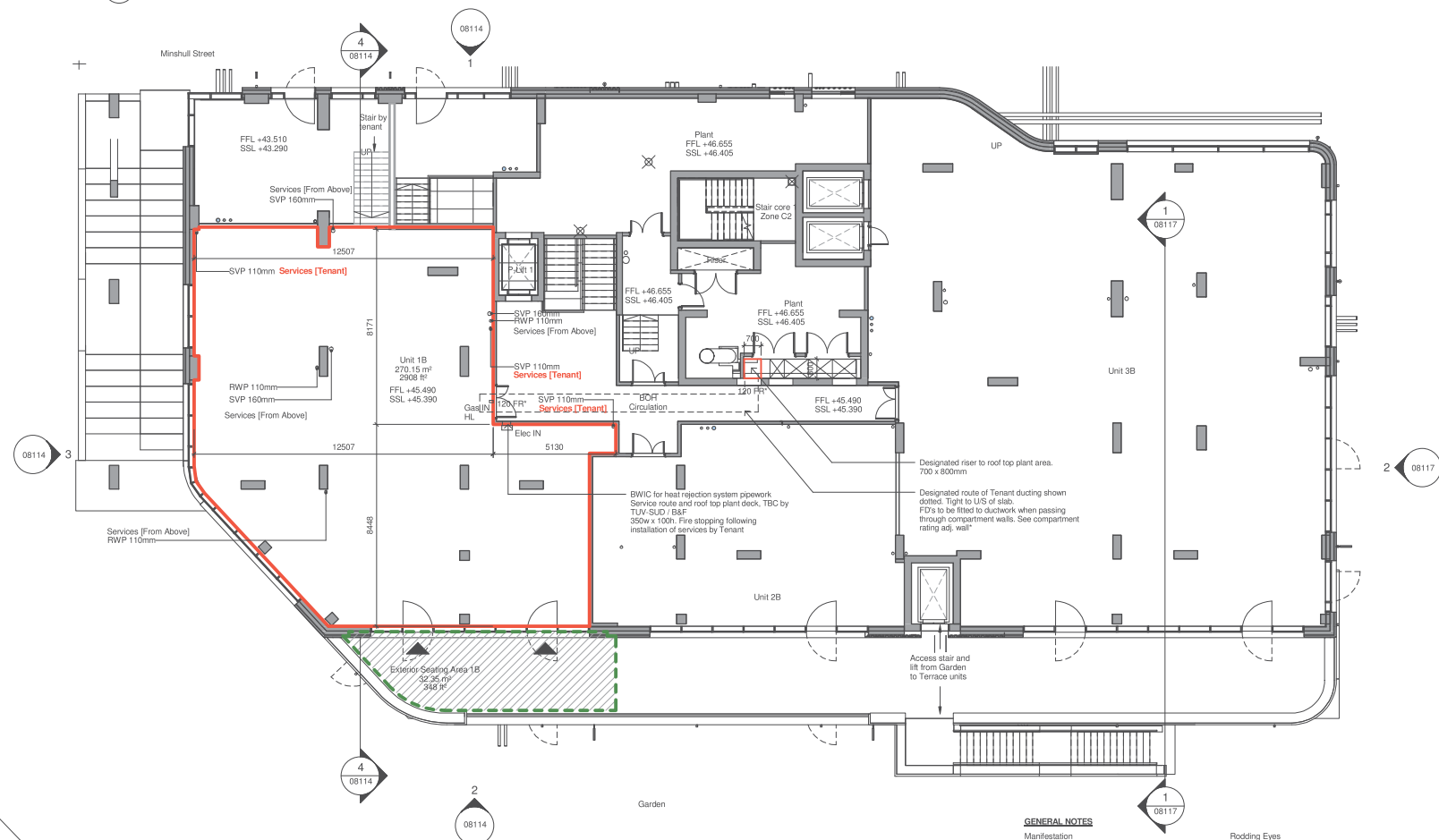
**NATIVE**

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RESIDENTIAL

## Unit 1b – Yum Cha



2 Commercial Unit 1B - Plan (Lower)  
1 : 100



1 Commercial Unit 1B - Plan  
1 : 100

Heat Rejection via Roof mounted Plant, as per M&E Engineers strategy

**Louvers**  
Any louvre provision TBA between Landlord & Tenant.  
Louvre would require deglazing of shop front. Location / zones TBA.  
Tenant responsible for any related planning matters / applications

**Service Provision within Facades**  
Any service penetrations - including Supply Air, General Extract Air & Dirty Extract WC Air - through facade to be agreed with Landlord and installed in accordance with Tenant Design Guide

**Key**  
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For fire requirements refer to the latest revision of Omega Report OF-DFS-1021-01-C

For Fire Compartmentation plans refer to Chapman Taylor dwgs:  
C049KAM-CTA-C0-00-DR-A-09100  
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For refuse strategy refer to Chapman Taylor dwgs:  
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C049KAM-CTA-C0-01-DR-A-20101

For overall site plans refer to Chapman Taylor dwgs:  
C049KAM-CTA-00-00-DR-A-20000  
C049KAM-CTA-00-01-DR-A-20001

## Wall Works Plan

**KEY PLAN**

NOTES

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**KEY**

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— Indicative Service Ingress Route

Denotes indicative outside seating area. Exact area to be confirmed

Denotes extent of Fire Curtain - To be provided by Tenant as part of fire curtain to provide 120:15 rating (min)

Area noted is minimum requirement. Configuration of fire curtains within unit may be changed to suit fit out, subject to approval by Approved Inspector & Fire Engineer

**FIRE CURTAINS TO UNIT 1B**  
Minimum area of fire curtain to be provided = NO REQUIREMENT

| REV | DATE     | BY  | DESCRIPTION                                                               | CHKD |
|-----|----------|-----|---------------------------------------------------------------------------|------|
| P8  | 12.10.21 | SG  | Unit demise reduced.                                                      | SCM  |
| P7  | 13.05.21 | SG  | Riser provision updated.                                                  | SCM  |
| P6  | 26.03.21 | SG  | Incoming service note omitted.                                            | SCM  |
| P5  | 17.12.20 | Ab  | Incoming gas & elec added. Minor service updates, noted amended and added | SCM  |
| P4  | 10.07.19 | SCM | Shopfronts updated as per GA plans / elevations                           | SCM  |
| P3  | 18.12.18 | HG  | Commercial Units renamed & entrances amended                              | RR   |
| P2  | 10.12.18 | HG  | Area updated in line with commercial area schedule & doors updated.       | SM   |
| P1  | 30.01.18 | JAB | Updated in line with GA's First Issue                                     | SM   |
| P0  | 11.07.17 | CJW |                                                                           | SM   |

|                            |                                                                                                                                                                                                                                                |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>CLIENT</b>              | <b>Mount Anvil</b><br>140 Aldridge<br>London<br>EQUA 4474                                                                                                                                                                                      |
| <b>PROJECT</b>             | <b>Kampus Manchester</b><br>Aytoun Street, Manchester                                                                                                                                                                                          |
| <b>ARCHITECT</b>           | <b>Chapman Taylor</b><br>INTERNATIONAL, 400 RIVERSIDE WEST, 15TH FLOOR, DEBENHAM<br>Bank West Building, 4 Castle Street, Castlefield, Manchester M3 4LZ<br>Tel: +44 (0)161 829 8500 / Fax: +44 (0)161 829 8505<br>manchester@chapmantaylor.com |
| <b>STRUCTURAL ENGINEER</b> | <b>BuroHappold Engineering</b><br>Eastgate<br>2nd Floor<br>Castle St<br>Manchester, M3 4LZ                                                                                                                                                     |
| <b>SERVICES ENGINEER</b>   | <b>TUV SUD</b><br>Suite 400 Level House<br>415 The Quadrant<br>Warrington, Cheshire<br>WA1 4JW                                                                                                                                                 |

|                      |                                                                                                      |
|----------------------|------------------------------------------------------------------------------------------------------|
| <b>DRAWING TITLE</b> | <b>Block C, Zone C1, Level 01, Unit 1B</b><br><b>Commercial Unit 1B</b><br><b>Tenant Information</b> |
|----------------------|------------------------------------------------------------------------------------------------------|

| INFORMATION                     |             |          |        |     |    |          |  |  |  |
|---------------------------------|-------------|----------|--------|-----|----|----------|--|--|--|
| PROJECT NAME                    | PROJECT NO. | 11.07.17 | DESIGN | CJW | SM | REVISION |  |  |  |
| PROJECT CLIENT                  | PROJECT NO. | 11.07.17 | DESIGN | CJW | SM | REVISION |  |  |  |
| C049KAM CTA C1 01 DR A 08104 P8 |             |          |        |     |    |          |  |  |  |

**GENERAL NOTES**

**Manifflantion**  
Glazing manifflantion to be provided by Tenant, in accordance with Tenant Fit Out Guide

**Door Guarding**  
Guarding to external opening doors to be provided by Tenant. Only applicable to outward opening general access doors (no guarding required to escape only doors, as per Approved Document part K - Protection from falling, collision & impact). Design in accordance with Tenant Fit Out Guide

**Existing Drainage**  
This drawing to be read in conjunction with Briggs & Forrester drainage layouts, for all vertical and horizontal pipework within unit demise  
It is advised all services shown on drawings are checked on site, prior to commencement of detailed design

**Rodding Eyes**  
Tenant to ensure all existing rodding eyes within unit are accessible for future maintenance.  
Locations of R.E.'s can be found on Briggs and Forrester drainage layouts.

**Planning Conditions**  
Tenant is responsible for the following conditions.  
Applicable to each individual unit  
Application reference: 112034/FO2016/C2

- Condition 22b - Acoustic insulation of unitly mounted plant
- Condition 24b - Acoustic insulation of unitly mounted plant
- Condition 25b - Furne extraction

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## Unit 2a – Nell's Pizza

**Manifestation**  
Glazing manifestation to be provided by Tenant, in accordance with Tenant Fit Out Guide

Guarding to external opening doors to be provided by Tenant. Only applicable to outward opening general access doors (no guarding required to escape only doors, as per Approved Document part K - Protection from falling, collision & impact). Design in accordance with Tenant Fit Out Guide

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2. Condition 24b - Acoustic insulation of externally mounted plant
3. Condition 25b - Fume extraction

Any louvre provision TBA between Landlord & Tenant.  
Louvre would require deglazing of shop front. Location / zones  
TBA.  
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C049KAM-CTA-C0-01-DR-A-20101

For overall site plans refer to Chapman Taylor dwgs;  
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C049KAM-CTA-00-01-DR-A-20001



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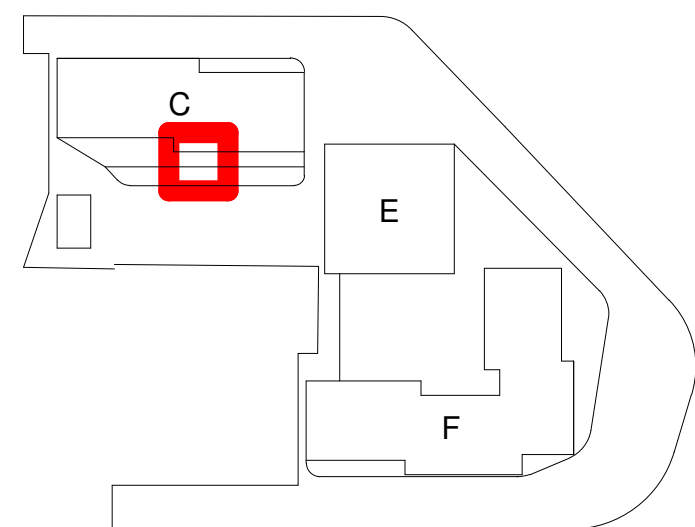
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 Indicative Service Ingress Route

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fit out  
Curtain to provide 120:15 rating (min)

Area noted is minium requirement.  
Configuration of fire curtains within  
unit may be changed to suit fit out,  
subject to approval by Approved  
Inspector & Fire Engineer

**FIRE CURTAINS TO UNIT 2A**  
Minimum area of fire curtain to be provided = NO REQUIREMENT



|     |          |     |                                                                                   |      |
|-----|----------|-----|-----------------------------------------------------------------------------------|------|
| P6  | 04.05.21 | SG  | Riser allocation updated.                                                         | SCM  |
| P5  | 03.03.21 | SG  | Informing services note omitted.                                                  | SCM  |
| P5  | 17.12.20 | Ab  | MH's and Incoming gas & elec added. Minor service update, noted amended and added | SCM  |
| P4  | 10.07.19 | SCM | Shopfronts updated as per GA plans / elevations                                   | SCM  |
| P3  | 18.12.18 | HG  | Entrance aroam amended                                                            | RR   |
| P2  | 10.12.18 | HG  | Area updated in line with commercial area schedule & doors updated.               | SM   |
| P1  | 30.01.18 | JAB | Updated in line with GA's                                                         | SM   |
| P1  | 11.07.17 | CJW | First Issue                                                                       | SM   |
| REV | DATE     | BY  | DESCRIPTION                                                                       | CHKD |

CLIENT  
**Mount Anvil**  
140 Aldersgate  
London  
EC1A 4HY

PROJECT  
**Kampus Manchester**  
Ayton Street, Manchester

ARCHITECT

---

# Chapman Taylor

INTERNATIONAL ARCHITECTS MASTERPLANNERS DESIGNERS

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Tel +44 (0)161 828 6500 | Fax +44 (0)161 828 6505  
manchester@chapmantaylor.com

STRUCTURAL ENGINEER

---

**BuroHappold Engineering**

Eastgate  
2nd Floor  
Castle St  
Manchester, M3 4LZ

SERVICES ENGINEER

**TUV SUD**

Suite 003 Lovell House  
412 The Quadrant  
Warrington, Cheshire  
WA3 6FW

DRAWING TITLE

Block C, Zone C2, Level 00, Unit 2A  
Plan  
Tenant Information

## INFORMATION

cale As indicated @ A

|                 |            |          |            |
|-----------------|------------|----------|------------|
| INTERNAL JOB NO | ISSUE DATE | DRAWN BY | CHECKED BY |
| C049KAM         | 11.07.17   | C.IW     | BB         |

| OBJECT NUMBER | ORIGINATOR | ZONE | LEVEL | TYPE | ROLE | NUMBER | REVISION |
|---------------|------------|------|-------|------|------|--------|----------|
| C049KAM       | CTA        | C2   | 00    | DR   | A    | 08102  | P7       |

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RESIDENTIAL

## Unit 2b – Beeswing

**Louvres**  
Any louvre provision TBA between Landlord & Tenant.  
Louvre would require deglazing of shop front. Location / zones TBA.  
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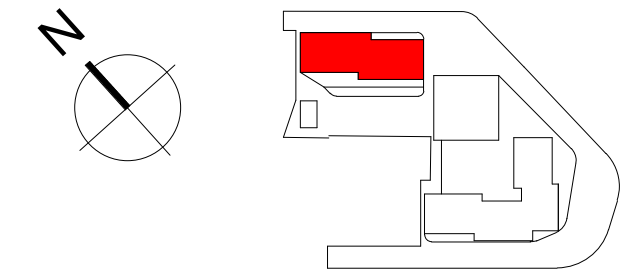
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C049KAM-CTA-C0-01-DR-A-09101

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C049KAM-CTA-C0-01-DR-A-20101

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**KEY PLAN**

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**KEY**

— Tenant Demise Line

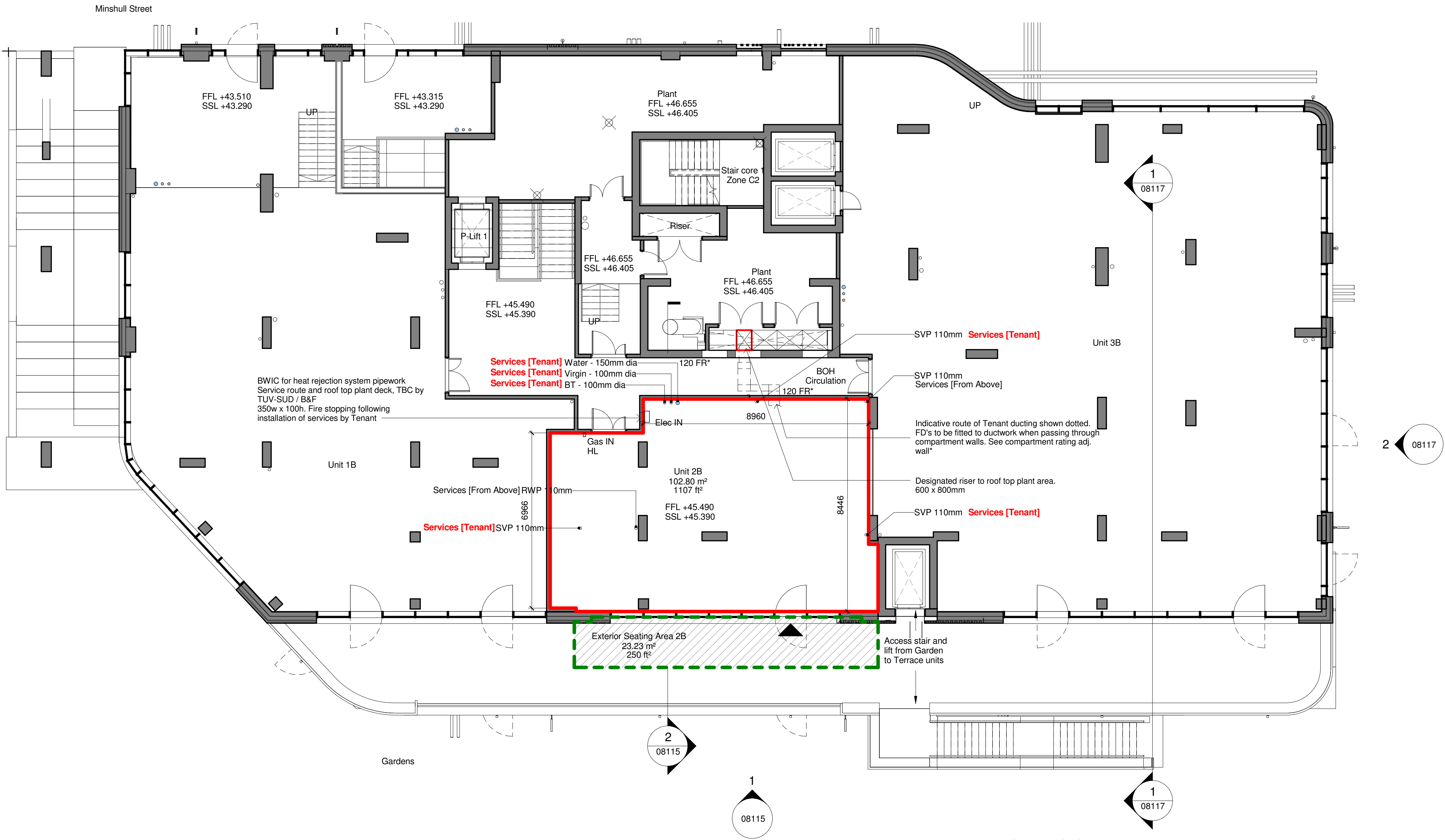
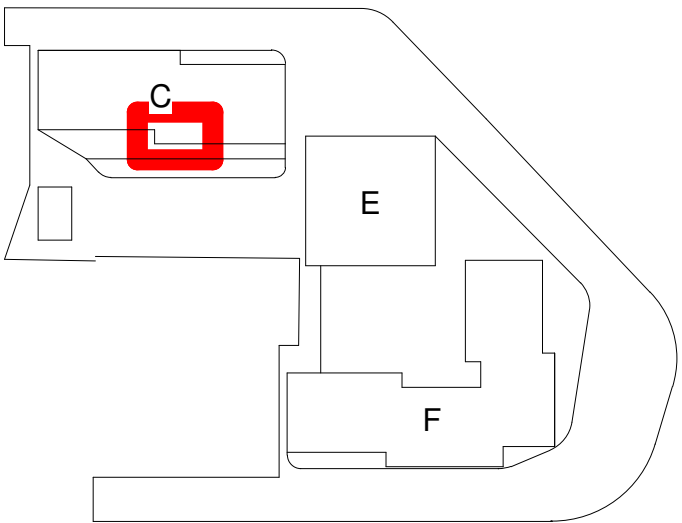
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**FIRE CURTAINS TO UNIT 2B**  
Minimum area of fire curtain to be provided = NO REQUIREMENT



## 2 Commercial Unit 2B- Plan

1 : 100

Heat Rejection via Roof mounted Plant, as per M&E Engineers strategy

**GENERAL NOTES**

**Manifestation**  
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**Door Guarding**  
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Application reference: 112034/FO/2016/C2

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- Condition 24b - Acoustic insulation of externally mounted plant
- Condition 25b - Fume extraction

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EC1A 4HY

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Ayoun Street, Manchester

**ARCHITECT**  
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Manchester, M3 4LZ

**SERVICES ENGINEER**  
TUV SUD  
Suite 003 Lovell House  
412 The Quadrant  
Warrington, Cheshire  
WA3 6FW

| DRAWING TITLE                       |            |          |            |
|-------------------------------------|------------|----------|------------|
| Block C, Zone C2, Level 01, Unit 2B |            |          |            |
| Commercial Unit 2B                  |            |          |            |
| Tenant Information                  |            |          |            |
| INFORMATION                         |            |          |            |
| Scale: As Indicated @ A1            |            |          |            |
| INTERNAL JOB NO                     | ISSUE DATE | DRAWN BY | CHECKED BY |
| C049KAM                             | 11.07.17   | CJW      | SM         |
| PROJECT NUMBER                      | ORIGINATOR | ZONE     | LEVEL      |
| C049KAM                             | CTA        | C2       | 01         |
| DR A 08105 P8                       |            |          |            |

**NATIVE**

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## Unit 3a – Makers Quarter

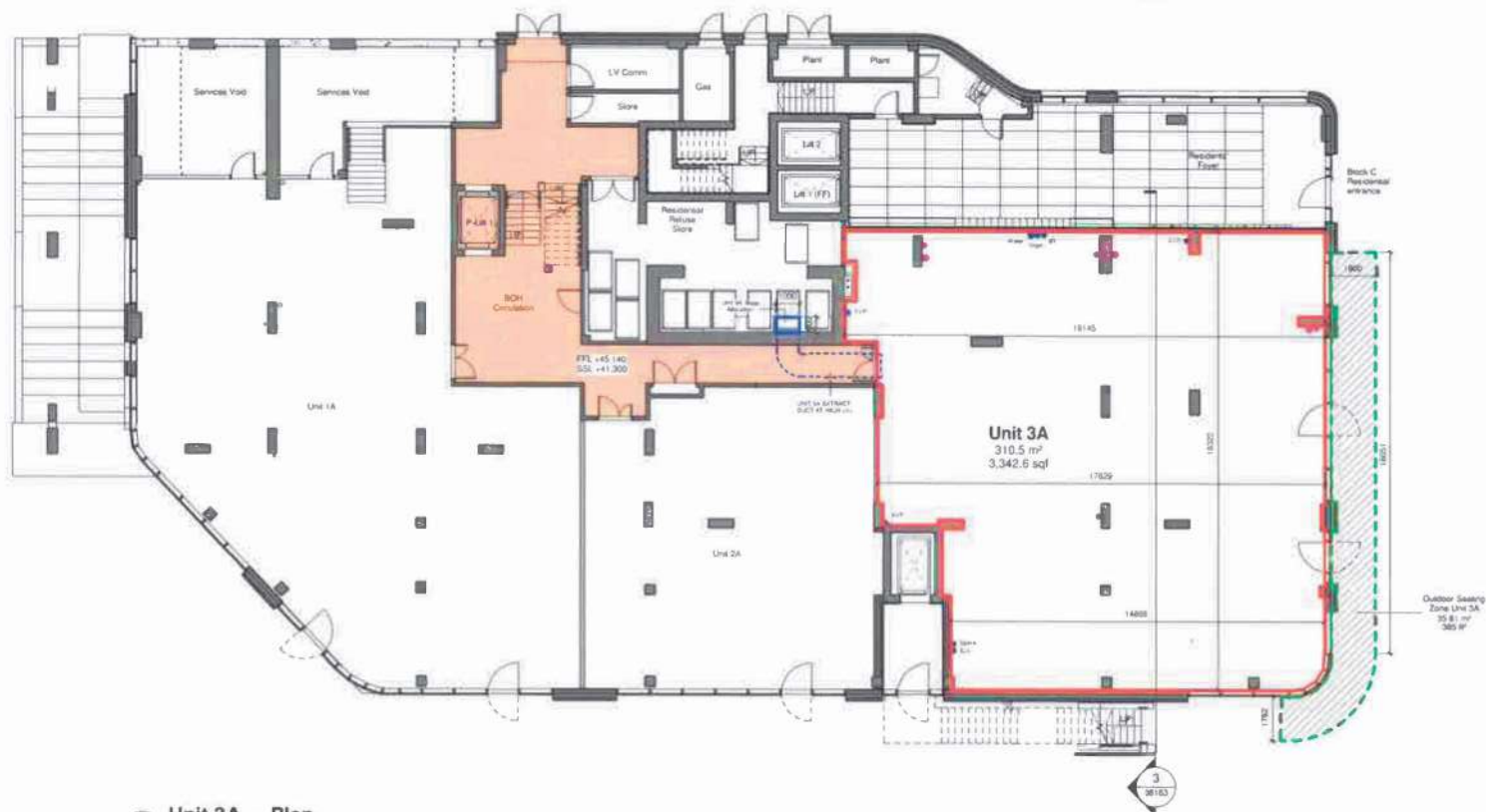
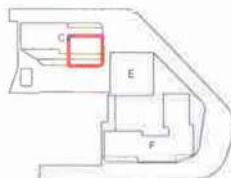
|                   |                            |                                            |      |         |
|-------------------|----------------------------|--------------------------------------------|------|---------|
| UNIT 3A<br>311102 | Restaurant General Waste   | $V_{\text{gen}}/Area_{\text{gen}}/75/0.75$ | 2916 | 4.4 (5) |
|                   | Restaurant Recycling Waste | $V_{\text{rec}}/Area_{\text{rec}}/75/0.25$ | 972  | 1.4 (2) |
|                   | Total weekly               |                                            |      | 7       |
|                   | Total twice daily          |                                            |      | 2       |

[illegible]

660L Eurobin  
(260 litres W) + 720 litres Q  
(170 litres H)



Model 1b shows that women with a BCL have a 30% greater chance of being employed than those without a BCL.

Unit 3A - Plan  
1 : 100

| Area Schedule Unit 3A        |                             |                               |
|------------------------------|-----------------------------|-------------------------------|
| Name                         | Area (m <sup>2</sup> )      | Area (ft <sup>2</sup> )       |
| Outdoor Seating Zone Unit 3A | 35.81 m <sup>2</sup>        | 385.48 ft <sup>2</sup>        |
| Unit 3A                      | 311.53 m <sup>2</sup>       | 3353.30 ft <sup>2</sup>       |
| <b>Total Area</b>            | <b>347.34 m<sup>2</sup></b> | <b>3738.78 ft<sup>2</sup></b> |



4275-2000

## 16712

[illegible]

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100

-  Tenant Demise Line
-  Demises indicative outdoor existing site. Exact area to be confirmed.
-  Tenant Services
-  Tenant Exhaust Duct/ Riser Allocation
-  Other Services within Tenant Demise
-  Others Outworks crossing Tenant Demise

## NOTES

Internal stairs and Tenant Extract Duct routes are shown indicatively only. Stairs, floor finishes and ductwork by tenant.

|     |          |    |                                |      |
|-----|----------|----|--------------------------------|------|
| PI  | 03.12.16 | AB | Client comments received about | AC   |
| PI  | 16.12.16 | AB | B's share requirements added   | AC   |
| PI  | 19.10.16 | AB | Final issue                    | AC   |
| REV | 16.12.   | BY | DISCLOSURE                     | Over |

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Tel.: (310) 312 4300 • Fax: (310) 312 4300  
rhaysmiller@Bellsouth.net

STANDARD TITLE

Block C, Unit 3A, Level 00  
Leasing Plan

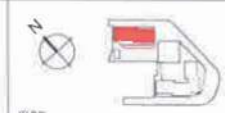
PRELIMINARY

G106KTL CTA C2 00 DR A 08153 P2

**NATIVE**

—  
RESIDENTIAL

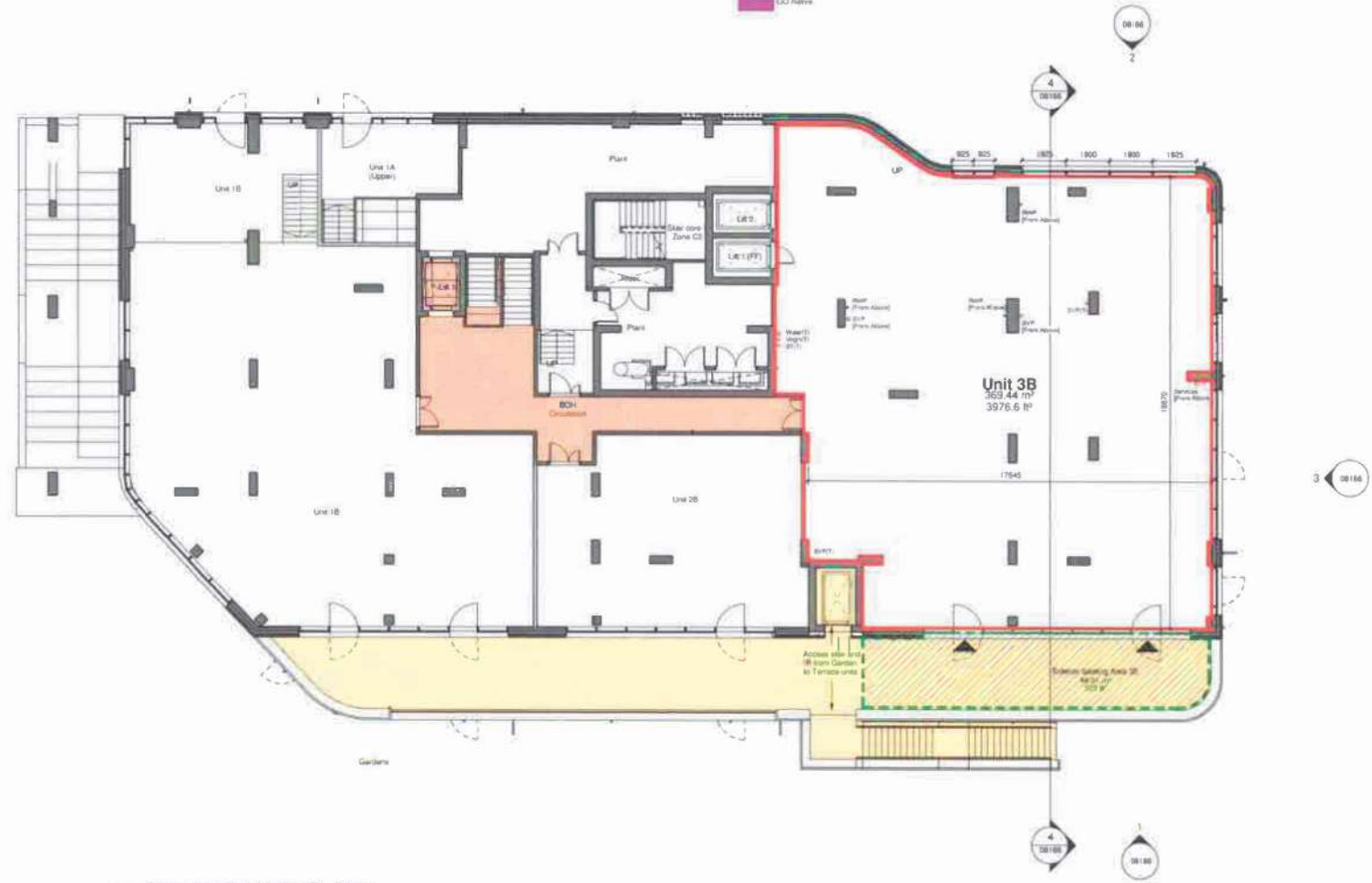
## Unit 3b – Makers Quarter



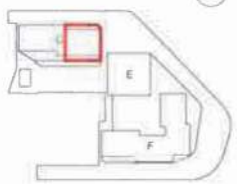
(1) Note

NOTES:  
1. All dimensions are in feet and inches.  
2. All dimensions are to the centerline of the wall or the centerline of the pipe.  
3. All dimensions are to the finished floor or the finished ceiling.  
4. All dimensions are to the centerline of the wall or the centerline of the pipe.  
5. All dimensions are to the finished floor or the finished ceiling.  
6. All dimensions are to the centerline of the wall or the centerline of the pipe.  
7. All dimensions are to the finished floor or the finished ceiling.  
8. All dimensions are to the centerline of the wall or the centerline of the pipe.  
9. All dimensions are to the finished floor or the finished ceiling.  
10. All dimensions are to the centerline of the wall or the centerline of the pipe.

- Commercial Customer Area
- Commercial Shared Area
- CO Native



2 Commercial Unit 3B- Plan  
1 : 100



| Area Schedule Unit 3B    |           |             |
|--------------------------|-----------|-------------|
| Name                     | Area (m²) | Area (ft²)  |
| Exterior Seating Area 3B | 48.81 m²  | 525.42 ft²  |
| Unit 3B                  | 369.44 m² | 3976.63 ft² |
|                          | 418.25 m² | 4502.05 ft² |

P: 05.10.18 AB Client comments incorporated BC

Mount Anvil  
Unit 3B  
BCLA v1.0

Kampus Manchester  
Arthur Spence, Manchester

Chapman Taylor  
100 Mount Anvil, Manchester, M14 6PL  
Tel: 0161 275 4000 Fax: 0161 275 4001  
www.chapmantaylor.com

Block C, Unit 3B  
Leasing Plan

PRELIMINARY

CD49KAM CTA C2 01 DR A 08156 P1

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## Unit 4a – Pollen

**Key**

For acoustic requirements refer to Sandy Brown Report 16094-R04-D and subsequent memos

For fire requirements refer to the latest revision of Omega Report OF-DFS-1021-01-C

For Fire Compartmentation plans refer to Chapman Taylor dwgs:  
C049KAM-CTA-F0-00-DR-A-09200  
C049KAM-CTA-F0-01-DR-A-09201

For refuse strategy refer to Chapman Taylor dwgs:  
C049KAM-CTA-F0-00-DR-A-20200  
C049KAM-CTA-F0-01-DR-A-20201

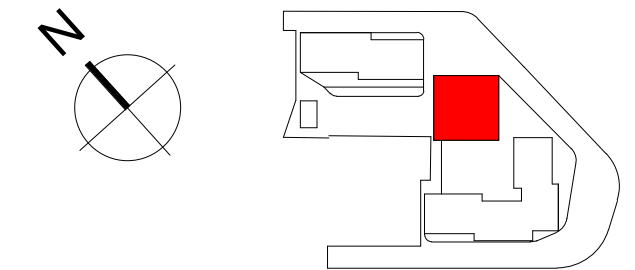
For overall site plans refer to Chapman Taylor dwgs:  
C049KAM-CTA-00-00-DR-A-20000  
C049KAM-CTA-00-01-DR-A-20001

**Louvers**  
Any louvre provision TBA between Landlord & Tenant.  
Louvre would require deglazing of shop front. Location / zones TBA.  
Tenant responsible for any related planning matters / applications

**Service Provision within Facades**  
Any service penetrations - including Supply Air, General Extract Air & Dirty Extract WC Air - through facade to be agreed with Landlord and installed in accordance with Tenant Design Guide

- GENERAL NOTES**
- Manifestation**  
Glazing manifestation to be provided by Tenant, in accordance with Tenant Fit Out Guide
- Door Guarding**  
Guarding to external opening doors to be provided be Tenant. Only applicable to outward opening general access doors (no guarding required to escape only doors, as per Approved Document part K - Protection from falling, collision & impact).  
Design in accordance with Tenant Fit Out Guide
- Existing Drainage**  
This drawing to be read in conjunction with Briggs & Forrester drainage layouts, for all vertical and horizontal pipework within unit demise  
It is advised all services shown on drawings are checked on site, prior to commencement of detailed design
- Rodding Eyes**  
Tenant to ensure all existing rodding eyes within unit are accessible for future maintenance.  
Locations of R.E.'s can be found on Briggs and Forrester drainage layouts.
- Planning Conditions**  
Tenant is responsible for the following conditions.  
Applicable to each individual unit  
Application reference: 112034/FQ/2016/C2
- Condition 22b - Acoustic insulation of unit
  - Condition 24b - Acoustic insulation of externally mounted plant
  - Condition 25b - Fume extraction

Unit 4A – Heat Rejection via Car Park or via Roof mounted Plant, as per M&E Engineers strategy



KEY PLAN

NOTES

THIS DRAWING MUST NOT BE SCALED.

ALL DIMENSIONS ARE TO BE VERIFIED AND CHECKED ON SITE. ANY DISCREPANCIES THAT ARE, OR BECOME APPARENT SHOULD BE REPORTED TO CHAPMAN TAYLOR.

AREAS INDICATED ARE APPROXIMATE GROSS INTERNAL AREA. THEY RELATE TO THE LIKELY AREAS OF THE BUILDING AT THE CURRENT STAGE OF DESIGN. ANY DECISIONS TO BE MADE ON THE BASIS OF THESE PREDICTIONS, WHETHER AS TO PROJECT VIABILITY, PRE-LETTING, LEASE AGREEMENTS, OR THE LIKE, SHOULD INCLUDE DUE ALLOWANCE FOR THE INCREASES AND DECREASES INHERENT IN THE DESIGN DEVELOPMENT AND BUILDING PROCESS.

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**KEY**

- Tenant Demise Line
- Indicative Service Ingress Route
- Denotes indicative external demise area. Exact area to be confirmed
- Denotes extent of Fire Curtain - To be provided by Tenant as part of fit out  
Curtain to provide 120:15 rating (min)

Area noted is minimum requirement. Configuration of fire curtains within unit may be changed to suit fit out, subject to approval by Approved Inspector & Fire Engineer

**FIRE CURTAINS TO UNIT 4A1**  
Minimum area of fire curtain to be provided along West Elevation = 40.7msq

| REV | DATE     | BY  | DESCRIPTION                                                                            | CHKD |
|-----|----------|-----|----------------------------------------------------------------------------------------|------|
| P8  | 07.05.21 | SG  | Landlord extract duct zone indicated.                                                  | SCM  |
| P7  | 29.04.21 | SG  | Units 4A1 and 4A2 recombined into unit 4A. Fire curtain requirements updated.          | SCM  |
| P6  | 17.12.20 | Ab  | Incoming gas & elec added. Minor service update, noted amended and added               | SCM  |
| P5  | 06.11.20 | ABu | Extent of fire curtains added Unit split and renamed. Unit 4A2 moved to separate sheet | SM   |
| P4  | 10.07.19 | SCM | Shopfronts updated as per GA plans / elevations                                        | SM   |
| P3  | 07.12.18 | SCM | AREA UPDATED IN LINE WITH COMMERCIAL AREA SCHEDULE                                     | SM   |
| P2  | 09.11.18 | SCM | UPDATED IN LINE WITH GAS'S, UNIT 4B STAIR LOCATION REVISED                             | SM   |
| P1  | 30.01.18 | JAB | UPDATED IN LINE WITH GAS'S                                                             | SM   |
| P0  | 11.07.17 | CJW | PRELIMINARY ISSUE                                                                      | SM   |

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WA3 6FW

DRAWING TITLE  
**Block E, Zone E0, Level 00, Unit 4A Plan**  
**Tenant Information**

**INFORMATION**

Scale 1 : 100 @ A1

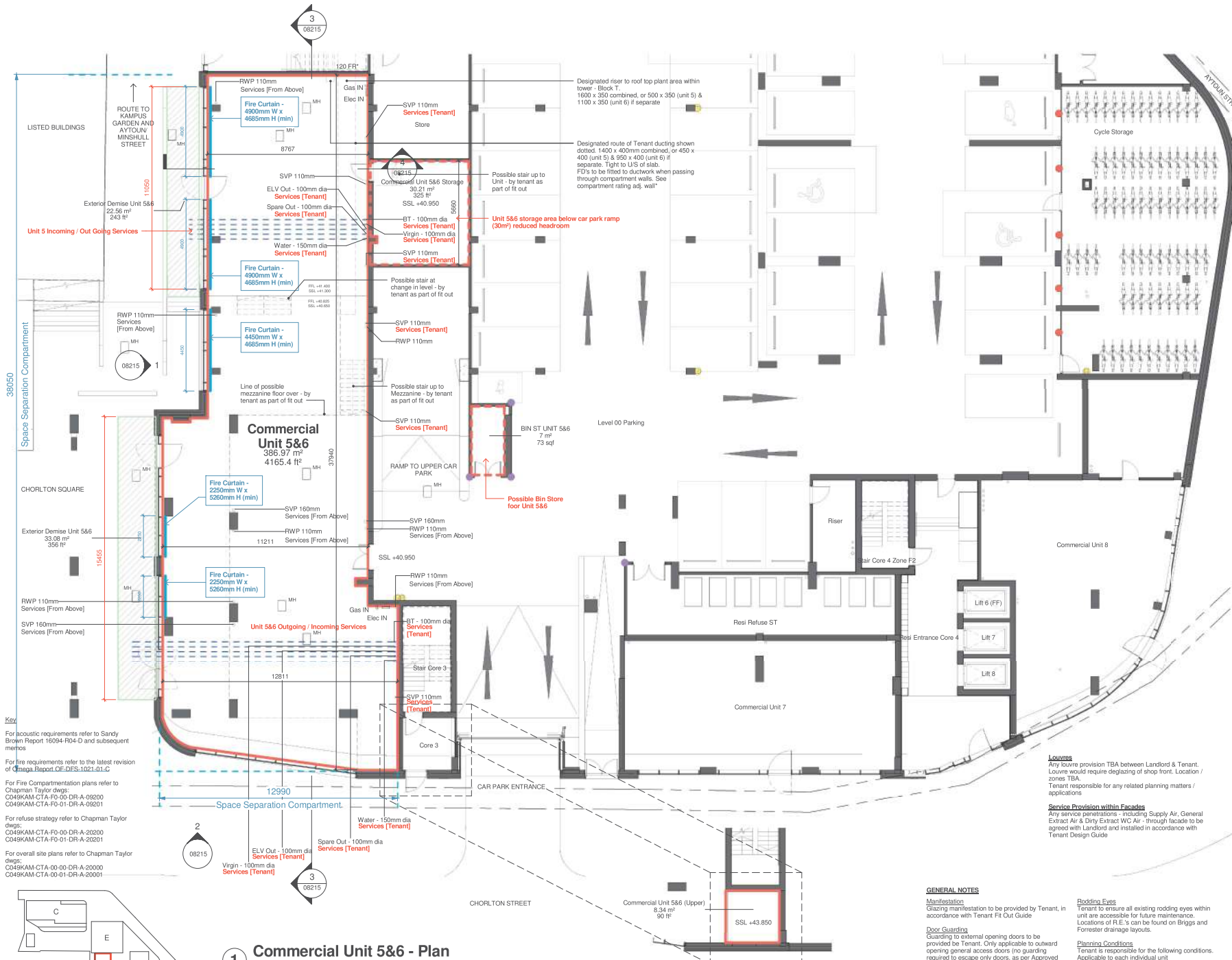
|                 |            |          |            |      |      |        |          |
|-----------------|------------|----------|------------|------|------|--------|----------|
| INTERNAL JOB NO | ISSUE DATE | DRAWN BY | CHECKED BY |      |      |        |          |
| C049KAM         | 11.07.17   | CJW      | SM         |      |      |        |          |
| PROJECT NUMBER  | ORIGINATOR | ZONE     | LEVEL      | TYPE | ROLE | NUMBER | REVISION |
| C049KAM         | CTA        | E0       | 00         | DR   | A    | 08301  | P8       |

**1 Commercial Unit 4A- Plan**  
1 : 100

**NATIVE**

—  
RESIDENTIAL

## Unit 5 & 6 – General Store



**Key**

For acoustic requirements refer to Sandy Brown Report 16094-RD-4 and subsequent merits

For fire requirements refer to the latest revision of Omega Report OF-DES-1021-01-C

For Fire Compartmentation plans refer to Chapman Taylor dwgs:  
C049KAM-CTA-F0-00-DR-A-09200  
C049KAM-CTA-F0-01-DR-A-09201

For refuse strategy refer to Chapman Taylor dwgs:  
C049KAM-CTA-F0-00-DR-A-20200  
C049KAM-CTA-F0-01-DR-A-20201

For overall site plans refer to Chapman Taylor dwgs:  
C049KAM-CTA-00-00-DR-A-20000  
C049KAM-CTA-00-01-DR-A-20001

**GENERAL NOTES**

**Manifestation**  
Glazing manifestation to be provided by Tenant, in accordance with Tenant Fit Out Guide

**Door Guarding**  
Guarding to external opening doors to be provided by Tenant. Only applicable to outward opening general access doors (no guarding required to escape only doors, as per Approved Document part K - Protection from falling, collision & impact).  
Design in accordance with Tenant Fit Out Guide

**Existing Drainage**  
This drawing to be read in conjunction with Briggs & Forrester drainage layouts, for all vertical and horizontal pipework within unit demise. It is advised all services shown on drawings are checked on site, prior to commencement of detailed design

**Rodding Eyes**  
Tenant to ensure all existing rodding eyes within unit are accessible for future maintenance. Locations of R.E.'s can be found on Briggs and Forrester drainage layouts.

**Planning Conditions**  
Tenant is responsible for the following conditions. Applicable to each individual unit.  
Application reference: 112034/FO/2016/C2

- Condition 22b - Acoustic insulation of unit
- Condition 24b - Acoustic insulation of externally mounted plant
- Condition 25b - Fume extraction

**KEY PLAN**

NOTES

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AREAS INDICATED ARE APPROXIMATE CROSS INTERNAL AREA, THEY RELATE TO THE LATEST REVISION OF THE BUILDING AT THE CURRENT STAGE OF DESIGN. ANY DISCREPANCIES ARE MADE ON THE BASIS OF THESE PRELIMINARY, WHETHER AS TO PROJECTIBILITY, PRELIMINARY LEASE AGREEMENTS, OR THE LIKE, SHOULD INCLUDE OUR ALLOWANCES FOR THE INCREASES AND DECREASES INHERENT IN THE DESIGN DEVELOPMENT AND BUILDING PROCESSES.

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**KEY**

- Tenant Demise Line
- Indicative Service Ingress Route
- Denotes indicative external demise area. Exact area to be confirmed
- Denotes extent of Fire Curtain - To be provided by Tenant as part of fit out. Curtain to provide 120:15 rating (min)
- Area noted is minimum requirement. Configuration of fire curtains within unit may be changed to suit fit out, subject to approval by Approved Inspector & Fire Engineer

**FIRE CURTAINS TO UNIT 5&6**  
Minimum area of fire curtain to be provided along West elevation = 62.8msq min

| REV | DATE       | BY  | DESCRIPTION                                                                       | CHKD |
|-----|------------|-----|-----------------------------------------------------------------------------------|------|
| P3  | 22.04.21   | SG  | External seating area edged green.                                                | SCM  |
| P2  | 25.03.21   | SG  | Incoming services note omitted.                                                   | SCM  |
| P1  | 17.12.20   | ABU | MHs and incoming gas & also added. Minor service updates, noted amended and added | SCM  |
| P0  | 20.11.2020 | ABU | PRELIMINARY ISSUE                                                                 | SCM  |

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**DRAWING TITLE**  
Block F, Zone F0, Level 00, Unit 5&6  
Plan  
Tenant Information

**INFORMATION**

Scale: 1 : 100 @ A1

PROJECT: C049KAM DATE: 24/11/2020 BY: ABU CHECKED: SCM

PROJECT: C049KAM DATE: 24/11/2020 BY: ABU CHECKED: SCM

C049KAM CTA F0 00 DR A 08205 P3

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## Unit 7 – Bondi Bowls



**NATIVE**

—  
RESIDENTIAL

## Unit 8 – David Rozman Hair



**KEY PLAN**

NOTES

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**KEY**

- Tenant Demise Line
- Indicative Service Ingress Route
- Denotes external licensed area
- Denotes extent of Fire Curtain - To be provided by Tenant as part of fit out. Curtain to provide 120:15 rating (min)
- Area noted is minimum requirement. Configuration of fire curtains within unit may be changed to suit fit out, subject to approval by Approved Inspector & Fire Engineer

**FIRE CURTAINS TO UNIT 8**  
Minimum area of fire curtain to be provided = NO REQUIREMENT

| REV | DATE       | BY  | DESCRIPTION                                                               | CHKD |
|-----|------------|-----|---------------------------------------------------------------------------|------|
| P9  | 16.08.22   | RW  | Outside seating area licence area updated                                 | SCM  |
| P8  | 19.07.22   | RW  | Outside seating area licence area updated                                 | SCM  |
| P7  | 28.01.22   | SG  | Tenant SVP's identified                                                   | SCM  |
| P5  | 17.12.20   | Ab  | Incoming gas & elec added. Minor service updates, noted amended and added | SCM  |
| P5  | 16.11.20   | ABU | Fire Strategy Requirements added                                          | SM   |
| P4  | 10.07.19   | SCM | Plans / elevations                                                        | SM   |
| P3  | 16.12.18   | HG  | UNIT 8 BOH DEMISE AMENDED & ENTRANCE APPROX MOVED                         | RR   |
| P2  | 07.12.18   | SCM | AREA UPDATED IN LINE WITH COMMERCIAL AREA SCHEDULE                        | SM   |
| P1  | 30.01.2018 | JAB | UPDATED IN LINE WITH GAS                                                  | SM   |
| P0  | 12.07.2017 | CJW | FIRE/SAFETY ISSUE                                                         | SM   |

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Aytoun Street, Manchester

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**SERVICES ENGINEER**

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Suite 003 Level House  
417 The Quadrant  
Warrington, Cheshire  
WA9 4JY

**DRAWING TITLE**

Block F, Zone F0, Level 00, Unit 8  
Plan  
Tenant Information

**Scale** 1:100 @ A1

**REVISIONS**

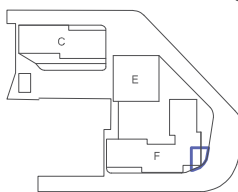
| REVISION | DESCRIPTION | DATE | BY | CHKD       |    |
|----------|-------------|------|----|------------|----|
| C049KAM  | CTA         | F0   | 00 | DR A 08204 | P9 |

**REVISIONS**

| REVISION | DESCRIPTION | DATE | BY | CHKD       |    |
|----------|-------------|------|----|------------|----|
| C049KAM  | CTA         | F0   | 00 | DR A 08204 | P9 |

# 1 Commercial Unit 8- Plan 1 : 100

Unit 8 – Heat Rejection via Car Park/Roof mounted Plant/Degrazable Panel in Shopfront



## GENERAL NOTES

**Manifestation**  
Glazing manifestation to be provided by Tenant, in accordance with Tenant Fit Out Guide

**Door Guarding**  
Guarding to external opening doors to be provided by Tenant. Only applicable to outward opening general access doors (no guarding required to escape only doors, as per Approved Document part K - Protection from falling, collision & impact). Design in accordance with Tenant Fit Out Guide

**Existing Drainage**  
This drawing to be read in conjunction with Brigs & Forrester drainage layouts, for all vertical and horizontal pipework within unit demise

**It is advised all services shown on drawings are checked on site, prior to commencement of detailed design**

**Rodding Eyes**  
Tenant to ensure all existing rodding eyes within unit are accessible for future maintenance. Locations of RJE's can be found on Brigs and Forrester drainage layouts.

**Planning Conditions**  
Tenant is responsible for the following conditions. Applicable to each individual unit  
Application reference: 112034/PO/2016/C2

- Condition 22b - Acoustic insulation of unit
- Condition 24b - Acoustic insulation of externally mounted plant
- Condition 20b - Fume extraction

**Louvers**  
Any louver provision TBA between Landlord & Tenant, Louvre would require deglazing of shop front / zones TBA.  
Tenant responsible for any related planning matters / applications

**Service Provision within Facades**  
Any service penetrations - including Supply Air, General Extract Air & Dirty Extract WC Air - through facade to be agreed with Landlord and installed in accordance with Tenant Design Guide