

Jersey Wharf – Jersey Street Ancoats
Design and Access Addendum
February 2024

14.02.24



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Introduction

PRP architects have been appointed by Manchester Life Development Company 3 limited and John Sisk and Sons Contractor to update the planning application for Jersey Wharf through a Minor Material Amendment (Section 73). The previous planning application reference is 133769/FO/2022 (as amended by 136201/NMC/2023).

The purpose of this Design and Access Addendum is to describe and highlight the proposed changes to the design. This document should be read in conjunction with the planning drawings that are being re-submitted, which are listed at the end of this document.

The proposed changes are required to ensure the scheme is viable and deliverable in the current market but have only been proposed where it has been possible to maintain the design intent and quality standard of the original application.

For the avoidance of doubt, the proposed facade materials are unchanged and detailing in keeping with the original application.

In summary, the main changes to the scheme relate to reduced building massing, which is a consequence of the removal of balconies and the associated reduction in GIA as well as a reduction to the building height. These changes are documented on the following pages of this document. The resultant changes have not changed the total number of apartments on the scheme, which remain at 190 units, but the scheme mix has changed slightly. Below is the new proposed apartment mix. There has also been a slight reduction in the commercial unit area to 594 sqm from 616 sqm.

Unit Type	Current		Proposed	
1B2P	50	26%	57	30%
2B4P	128	67%	122	64%
3B6P	12	7%	11	6%
Total	190		190	

Ground Floor Plan

All corner balconies from first to sixth floor have been removed from the scheme. The removal of the balconies has resulted in the building footprint being reduced. The dotted red lines on the floor plan to the right show the previous building footprint, indicating the reduction in overall footprint area.

Minor internal layout changes have also resulted from the change and the total area of commercial space has reduced from 616 sqm to 594 sqm, but the total number of apartments and commercial units remain unchanged. Cycle and refuse storage strategy remain unchanged.



PROPOSED GROUND FLOOR PLAN



EXISTING GROUND FLOOR PLAN

KEY

Area of building removed

1B2P Apartment

Defensible Planting

External Front Door

2B4P Apartment

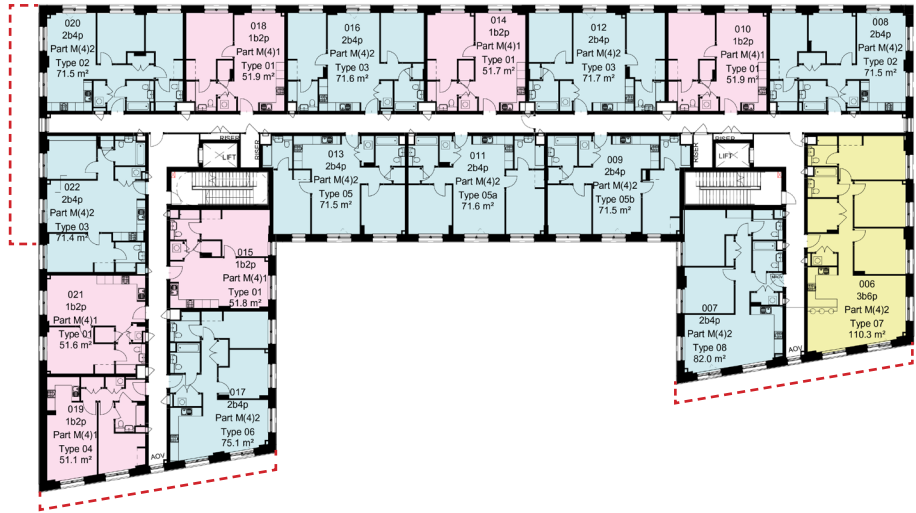
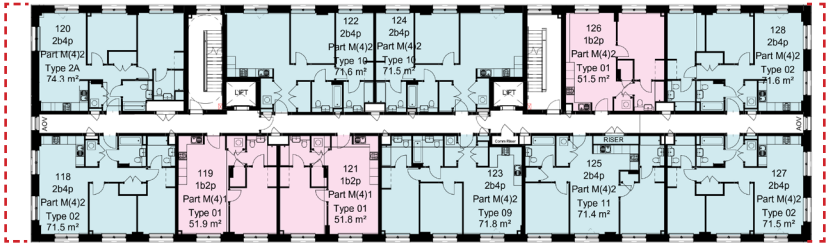
3B6P Apartment

Commercial

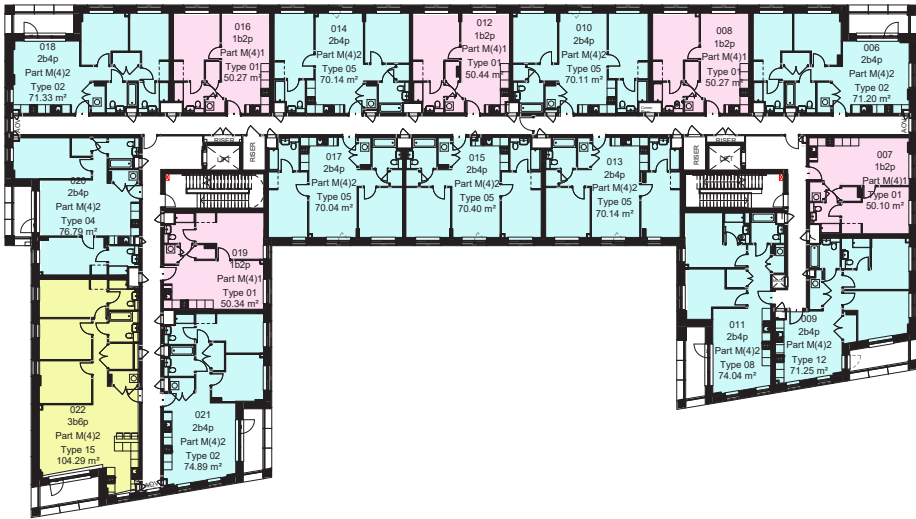
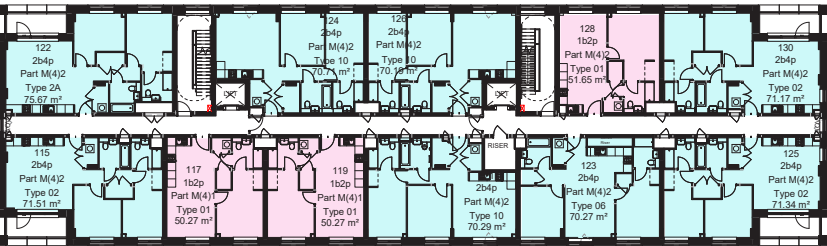
First to Sixth Floor

The consented and proposed plans on this page indicate the removal of corner balconies, which has resulted in the reduction of building footprint. The red dotted line indicates the previous building footprint.

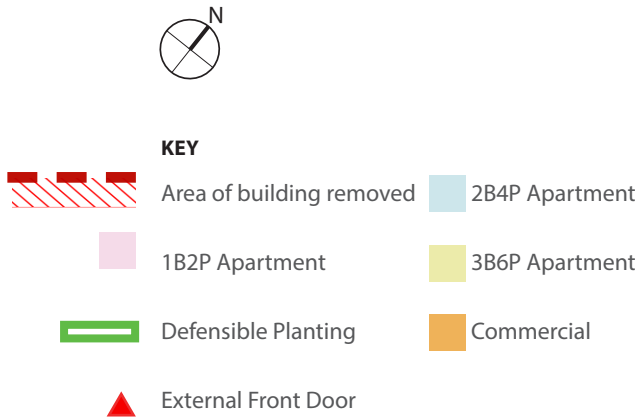
There has also be a slight change to the internal apartment layouts and mix change. However all apartments remain compliant with Nationally Described Space Standards (NDSS).



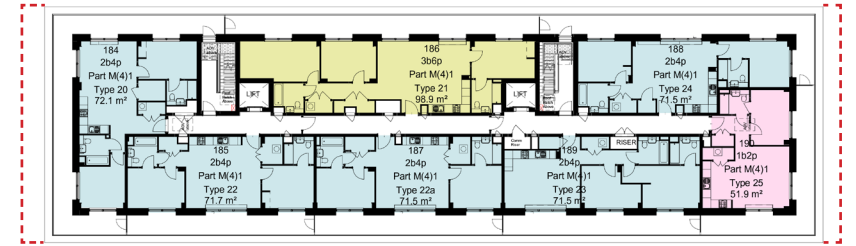
PROPOSED LEVEL 1-6 PLAN



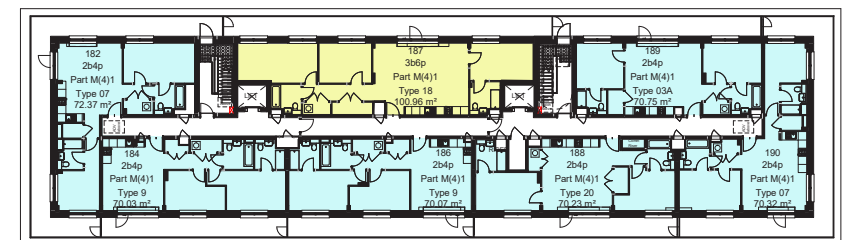
EXISTING LEVEL 1-6 PLAN



At seventh floor level the external terrace amenity space has been maintained wrapping around the building. The reduction in building footprint has resulted in some changes to internal apartment layouts and mix.



PROPOSED SEVENTH FLOOR PLAN



KEY



Area of building removed



2B4P Apartment

1B2P Apartment



3B6P Apartment



Defensible Planting



Commercial



External Front Door

EXISTING SEVENTH FLOOR PLAN

Typical Elevation

The facade materials are unchanged from the consented scheme. Minor changes to the external facade result from balcony removal on the corners and a reduction in floor to floor height of 150mm from 3150mm to 3000mm on floors one to seven. Ground floor height remains unaltered.

Balconies that have been removed have been replaced with Juliet windows.

The resulting change of reducing the floor to floor heights for floors 1-7 means that the internal floor to ceiling heights and window heights reduce from 2.55m to 2.4m, which is compliant with Nationally Described Space Standards (NDSS). The diagrams on this page and the elevation on the next page illustrates this change.

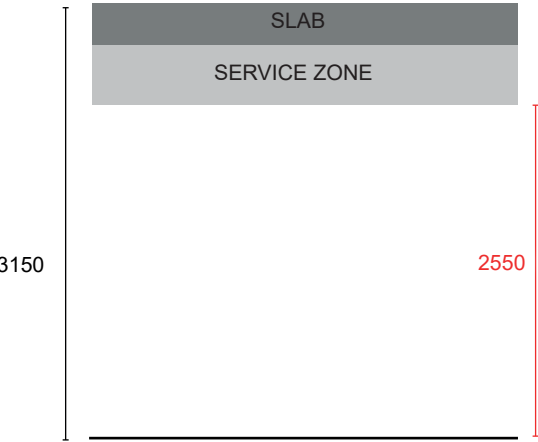


Existing Block A Elevation

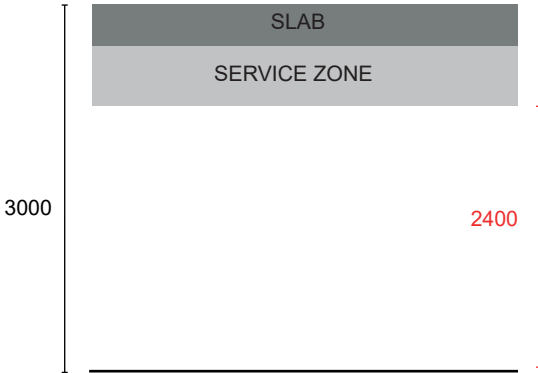
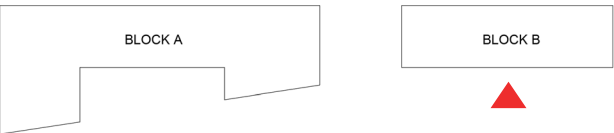
Proposed Block A Elevation

Typical Elevation

EXISTING FLOOR TO FLOOR HEIGHT



FLOOR TO FLOOR HEIGHT REDUCED BY 2 BRICKS (150MM)



KEY PLAN



PROPOSED NORTH ELEVATION BLOCK B



EXISTING NORTH ELEVATION BLOCK B

Massing View

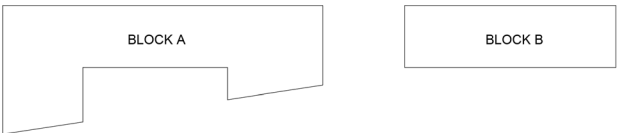
The 3d view on this page shows the proposal from the North of the site standing adjacent to the canal. The image illustrates the change in massing of the scheme from what was consented.



EXISTING VIEW OF JERSEY WHARF



PROPOSED VIEW OF JERSEY WHARF



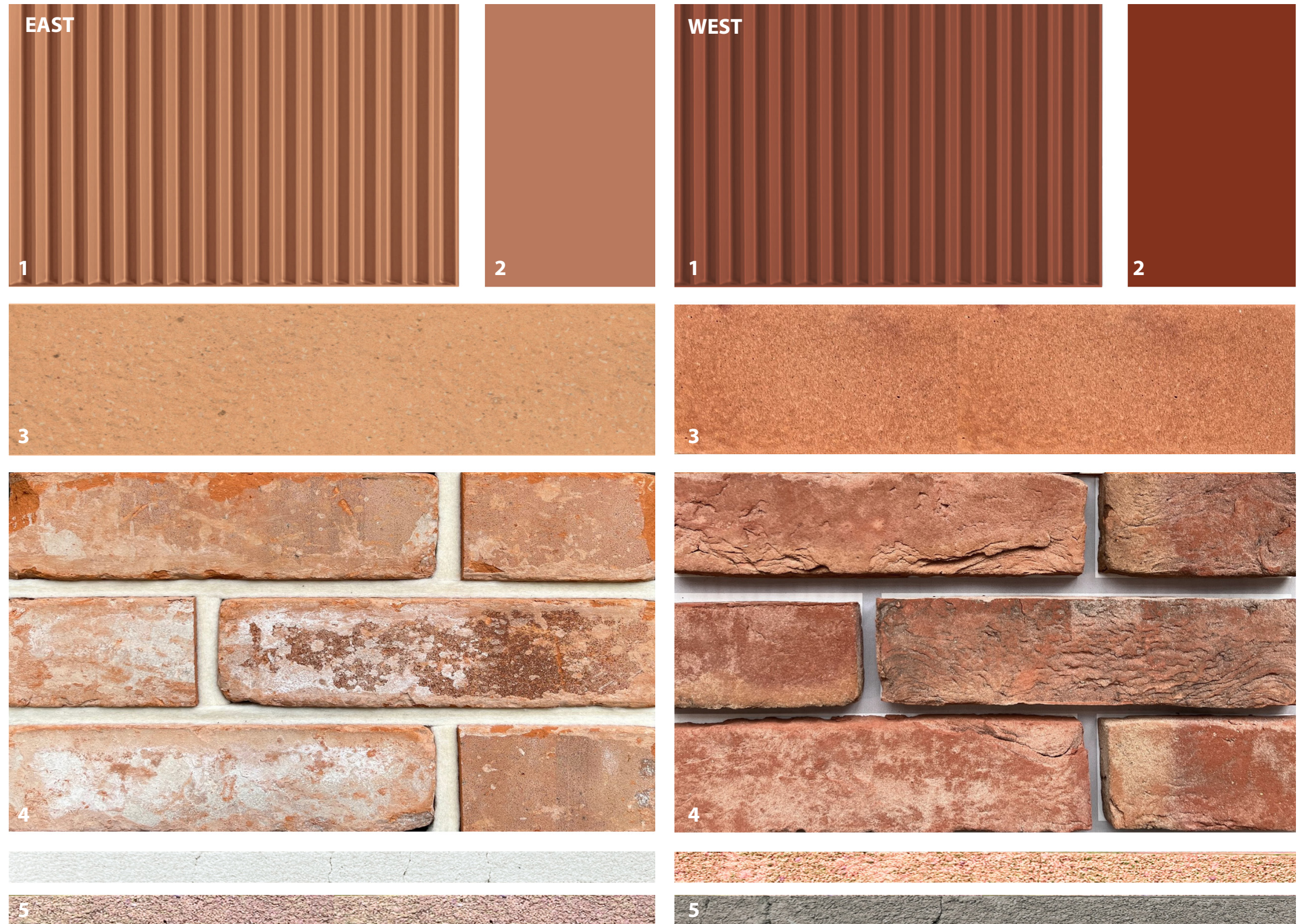
KEY PLAN

Material Palette

The material palette on the scheme remains unchanged from the consented scheme.

The following materials have been selected.

1. Coloured profiled aluminium panels
Light terracotta & dark terracotta
2. Coloured aluminium windows and railings
RAL to match aluminium panels
3. Coloured Wet Cast Concrete Sting Course and Window Head. Toned to brickwork and acid etched face to expose aggregate
4. Brickwork
Light terracotta & dark terracotta
5. Coloured mortar
Lighter tone to upper floors and darker tone to base



Facade Studies

Commercial Store Front

There are no changes to this detailed elevation other than the floor to floor heights reducing from 315m to 3m on levels 1-7.

Masonry

EW1 Light terracotta brick, stretcher bond, light coloured mortar.

EW2 Light terracotta colour, stretcher bond, dark coloured mortar. Every other course projects by 15mm.

EW5 Pigmented wet cast concrete string course with acid etch finish to expose concrete aggregate. 2 brick courses high with 50mm projection. Colour of concrete to match EW1 brick.

EW7 Pigmented wet cast concrete panel and sill. Colour of concrete to match EW1 brick.

EW8 Pigmented wet cast concrete panel and sill. Colour of concrete to match EW1 brick. Fluted concrete form-work to face.

Cladding

CL7 Perforated sinusoidal aluminium cladding, narrow width wave length. PPC paint finish - Light terracotta colour

Windows and Doors

WT2 Aluminium window. Sash 1 is fixed lower pain and top hung, outward opening upper pane. Sash 2 is fixed pane. Integrated MVHR louvres to head of window. Frame colour to match CL1. Window reveal is 185mm from external face of brickwork.

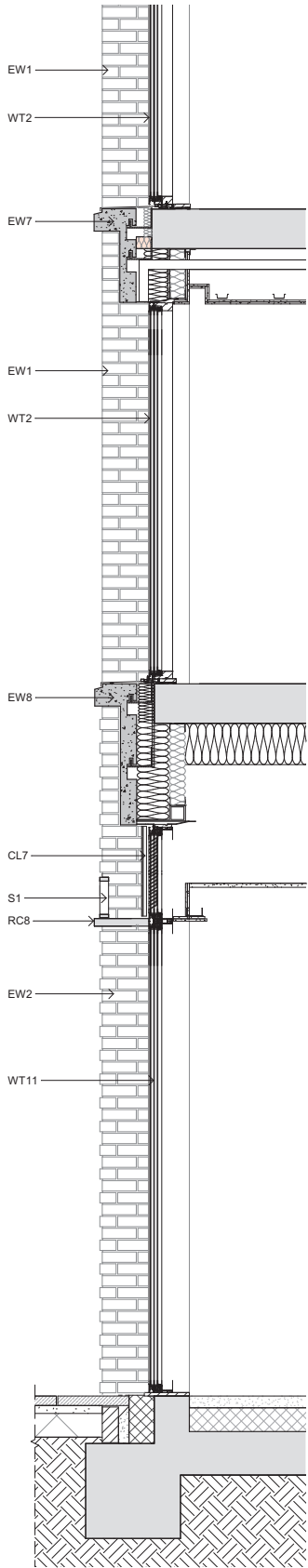
WT11 Aluminium curtain walling. Frame colour to match CL1. Window reveal is 185mm from external face of brickwork.

Metalwork

RC8 PPC canopy / flashing to support signage. Colour to match aluminium cladding

Signage

S1 PPC aluminium shop sign. Colour TBC



Proposed Detailed Section & Illustrative Elevation through Commercial Bay and Typical Residential Window

Facade Studies

Main Entrance

Changes to the detailed elevation have resulted from the removal of the balconies above the entrance. Wlist the balconies have been removed above a recessed and covered entrance has been maintained.

Masonry

EW1 Light terracotta brick, stretcher bond, light coloured mortar.

EW2 Light terracotta colour, stretcher bond, dark coloured mortar. Every other course projects by 15mm.

EW5 Pigmented wet cast concrete string course 2 brick courses high with 50mm projection. Colour of concrete to match EW1 brick.

EW7 Pigmented wet cast concrete panel and sill. Colour of concrete to match EW1 brick.

EW8 Pigmented wet cast concrete panel and sill. Colour of concrete to match EW1 brick. Fluted concrete form-work to face.

Cladding

CL7 Perforated sinusoidal aluminium cladding, narrow width wave length. PPC paint finish - Light terracotta colour

Windows and Doors

WT2 Aluminium window. Sash 1 is fixed lower pain and top hung, outward opening upper pane. Sash 2 is fixed pane. Integrated MVHR louvres to head of window. Frame colour to match CL1. Window reveal is 185mm from external face of brickwork.

WT4 Aluminium window. Sash 1 is inward opening casement window. Sash 2 is fixed pane. Sash 3 is fixed lower pain and top hung, outward opening upper pane. Integrated MVHR louvres to head of window. Frame colour to match CL1. Window reveal is 185mm from external face of brickwork.

WT11 Aluminium curtain walling. Frame colour to match CL1. Window reveal is 185mm from external face of brickwork.

Metalwork

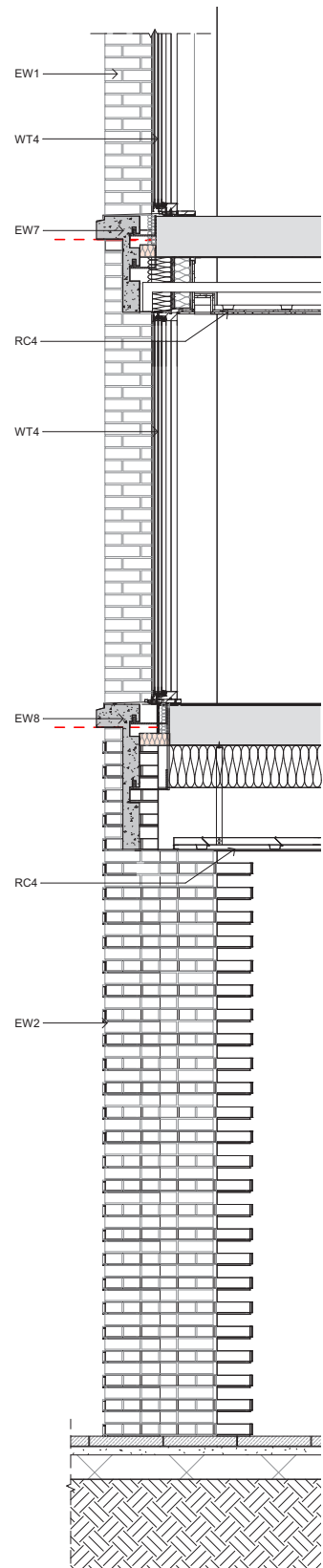
RC2 PPC metal railing balustrade. PPC paint finish - Light terracotta colour

RC6 PPC aluminium rainwater pipe. Light terracotta colour

RC8 PPC canopy / flashing to support signage. Colour to match aluminium cladding

Signage

S1 PPC aluminium shop sign. Colour TBC



Proposed Detailed Section & Illustrative Elevation through Main Entrance

Facade Studies

Refuse & Cycle Store

There are no changes to this detailed elevation other than the floor to floor heights reducing from 315m to 3m on levels 1-7.

Masonry

EW1 Light terracotta brick, stretcher bond, light coloured mortar.

EW2 Light terracotta colour, stretcher bond, dark coloured mortar. Every other course projects by 15mm.

EW5 Pigmented wet cast concrete string course 2 brick courses high with 50mm projection. Colour of concrete to match EW1 brick.

EW7 Pigmented wet cast concrete panel and sill. Colour of concrete to match EW1 brick.

EW8 Pigmented wet cast concrete panel and sill. Colour of concrete to match EW1 brick. Fluted concrete form-work to face.

Cladding

CL7 Perforated sinusoidal aluminium cladding, narrow width wave length. PPC paint finish - Light terracotta colour

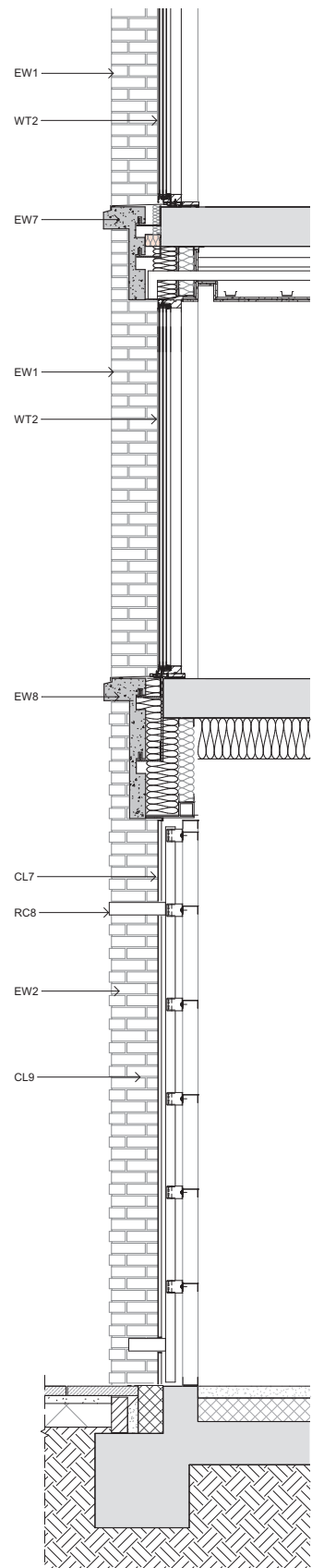
CL9 Patterned, perforated sinusoidal aluminium cladding, narrow width wave length. PPC paint finish - Light terracotta colour

Windows and Doors

WT2 Aluminium window. Sash 1 is fixed lower pain and top hung, outward opening upper pane. Sash 2 is fixed pane. Integrated MVHR louvres to head of window. Frame colour to match CL1. Window reveal is 185mm from external face of brickwork.

Metalwork

RC8 PPC canopy / flashing to support signage. Colour to match aluminium cladding



Proposed Detailed Section & Illustrative Elevation through Refuse Store and Typical Residential Window

Facade Studies

Seventh Floor Terrace

There are no changes to this detailed elevation other than the floor to floor heights reducing from 315m to 3m on levels 1-7.

Masonry

EW1 Light terracotta brick, stretcher bond, light coloured mortar.

EW2 Light terracotta colour, stretcher bond, dark coloured mortar.
Every other course projects by 15mm.

EW5 Pigmented wet cast concrete string course. 2 brick courses high with 50mm projection. Colour of concrete to match EW1 brick.

EW7Pigmented wet cast concrete panel and sill. Colour of concrete to match EW1 brick.

EW8Pigmented wet cast concrete panel and sill. Colour of concrete to match EW1 brick.

Cladding

CL1 Sinusoidal aluminium cladding, narrow width wave length. PPC paint finish - Light terracotta colour

CL2 Sinusoidal aluminium cladding, wide width wave length. PPC paint finish - Light terracotta colour

CL5 Aluminium cladding spandrel panel, PPC paint finish - Light terracotta colour

Windows and Doors

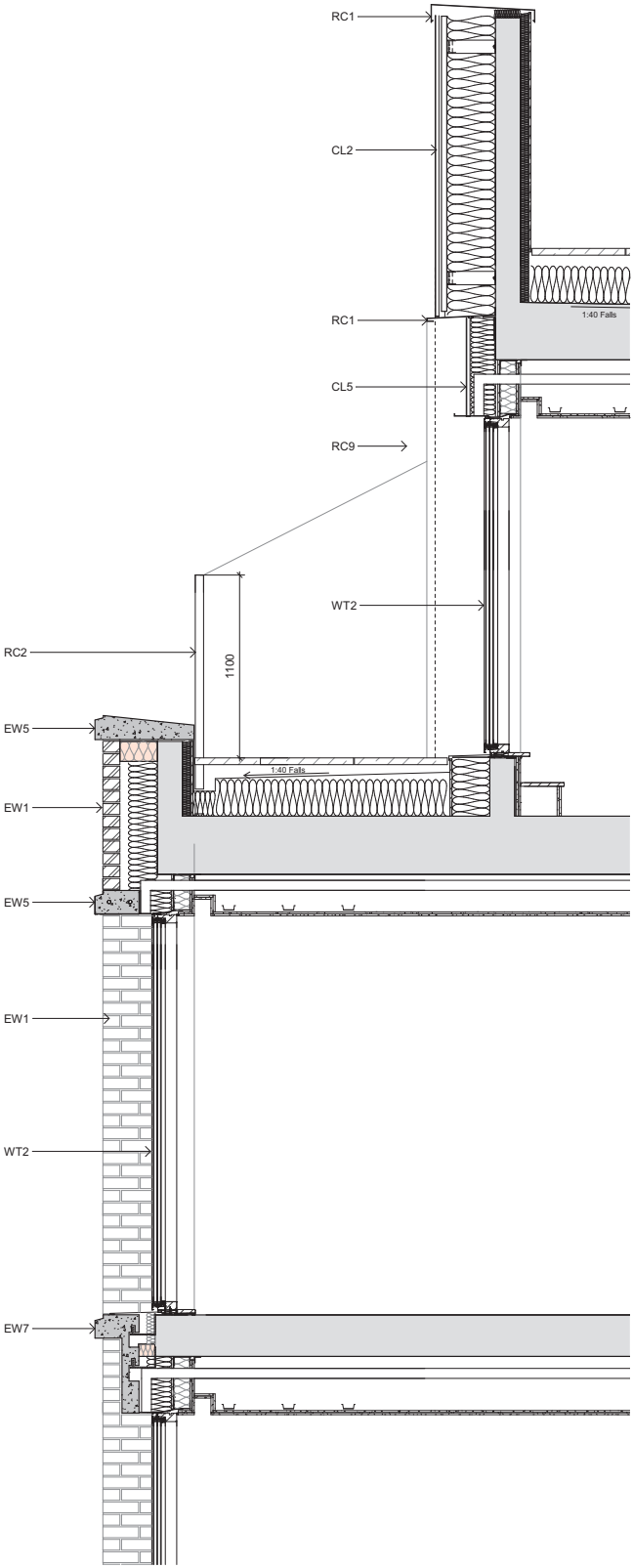
WT2Aluminium window. Sash 1 is fixed lower pain and top hung, outward opening upper pane. Sash 2 is fixed pane. Integrated MVHR louvres to head of window. Frame colour to match CL1. Window reveal is 185mm from external face of brickwork.

WT4Aluminium window. Sash 1 is inward opening casement window. Sash 2 is fixed pane. Sash 3 is fixed lower pain and top hung, outward opening upper pane. Integrated MVHR louvres to head of window. Frame colour to match CL1. Window reveal is 185mm from external face of brickwork.

Metalwork

RC1 PPC aluminium coping / flashing. Colour to match surrounding aluminium cladding

RC9 Privacy screen



Proposed Detailed Section & Illustrative Elevation through Seventh Floor Terrace

Reduction in improvement on part L 2013

As detailed elsewhere within this section 73 submission, Manchester Life Development Company 3 Limited have been forced to consider efficiencies across the scheme which allow it to be delivered whilst maintaining the quality and design intent of the scheme.

Within that exercise, Manchester Life have been forced to propose a reduction to the 23% improvement on part L 2013 back to compliance with the EN6 planning requirement.

Our approach to this has been to ensure that the specification enhancements which cannot be retrofitted are maintained. In this way we have retained the principles and objectives of the Sustainability Statement by ensuring our buildings are future proofed in the journey towards Net Zero Carbon. Further to the above, the continuing progress towards the de-carbonisation of the grid, which is not reflected in the compliance modelling, will make a real time contribution to Carbon Reduction within the buildings.

We are proposing to retain the enhanced u-values, glazing specification and air tightness specified in the original planning application with the only change proposed being a reduction to the amount of Photo-Voltaic (PV) panels installed to the roof to the extent it is required to comply with EN6 planning policy.

This approach will see us achieve the required 15% improvement on part L 2010 in the immediate term without reducing the building's ability to significantly improve its energy efficiency via the future installation of PV's.

An addendum to the Environmental Standards Statement demonstrates that the development can still meet the EN6 planning requirement of 15% improvement on building regulations Part L 2010 and summarises the revised energy statement.

Public Realm

The Jersey Wharf publically accessible realm and landscaped courtyard maintains the high quality design and interesting spaces surrounding Block A and B, with a pleasant and inviting canal-side space. The landscape around Block B will be open to the public between the hours of approximately 8am and 11pm. Gates are proposed to allow the publically accessible space to be closed out of hours., whilst Block A has a private courtyard.

There have been a small number of changes which affect the scheme:

Materiality

1

The private courtyard has been updated to provide a self-binding gravel surface instead of a resinbound gravel material. This will maintain permeability and reduce embodied carbon of the landscape design

Inclusion of fencing and gates

2

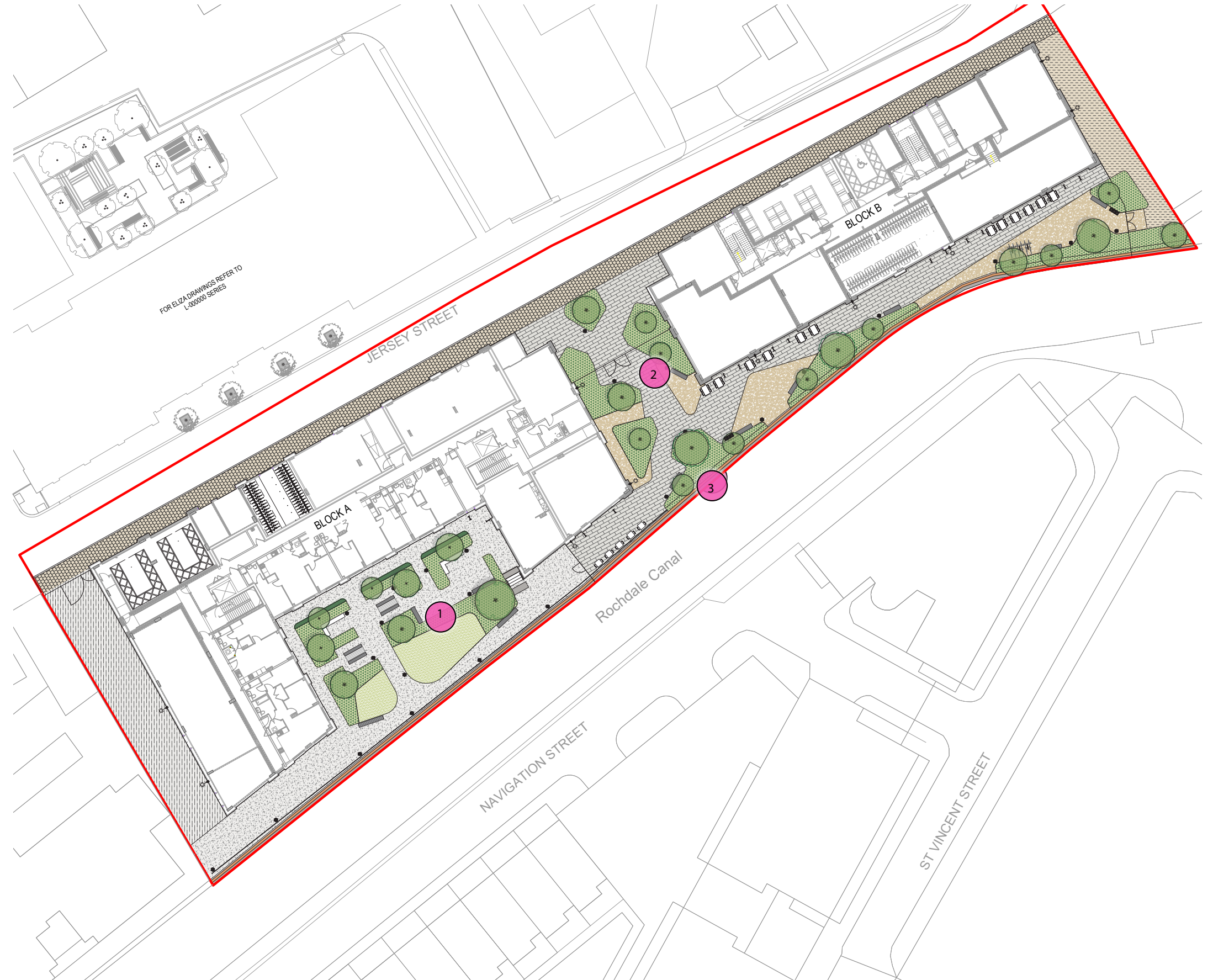
This will provide security at night for the canal-side spaces but be open during the day for public access

Spatial definition of canal-side spaces

3

Buff coloured resinbound gravel areas define and break up the space within the publicly accessible area. This will help create character and definition for the adjacent commercial units.

The other aspects of the scheme remain aligned with the previously submitted landscape information in the DAS.



Vehicle and Cycle Store

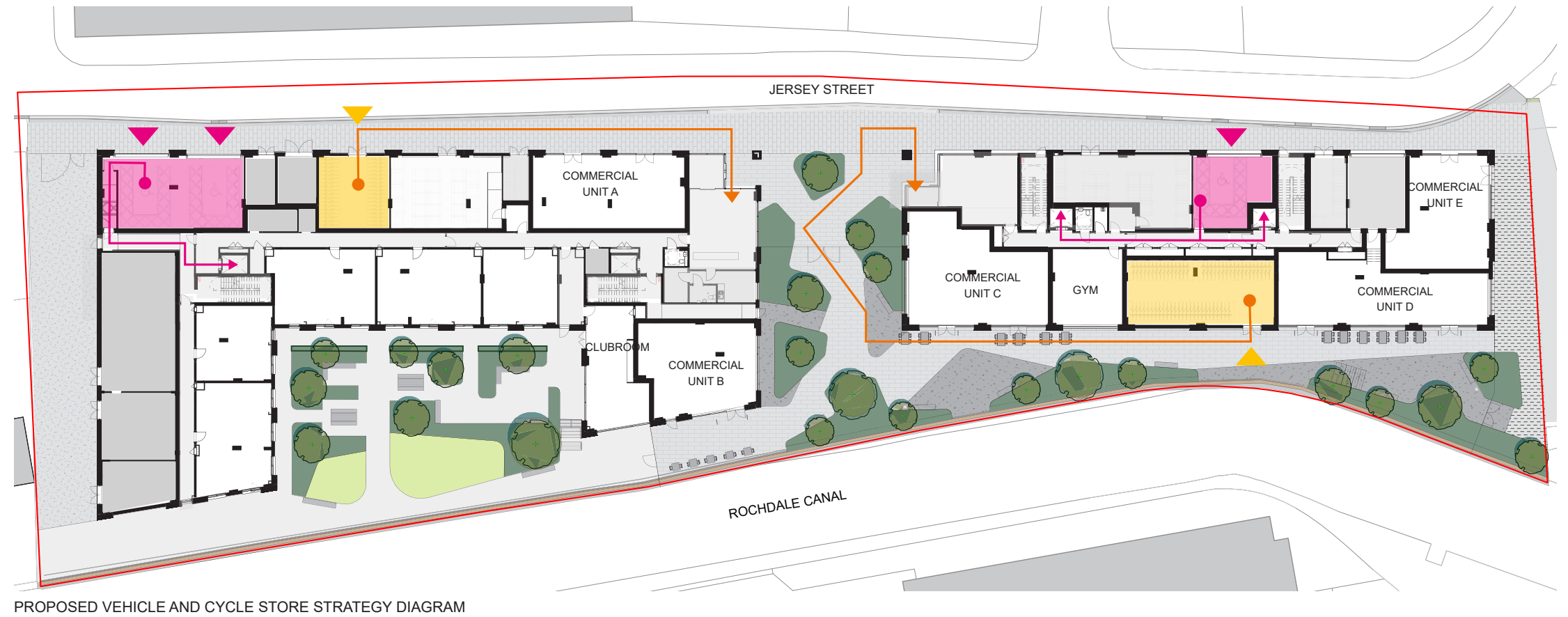
8.2 Vehicle Access and Cycle Storage

The number of apartments in the proposed scheme remains the same as the previous scheme at 190. As such the number of cycle storage spaces remains unchanged as does the number of vehicle parking spaces.

Two bike stores with double stacked bike racks have been provided to accommodate space for one bike per apartment. Both stores are directly accessed from the street/publicly accessible realm preventing the need to push bikes through the entrance lobbies.

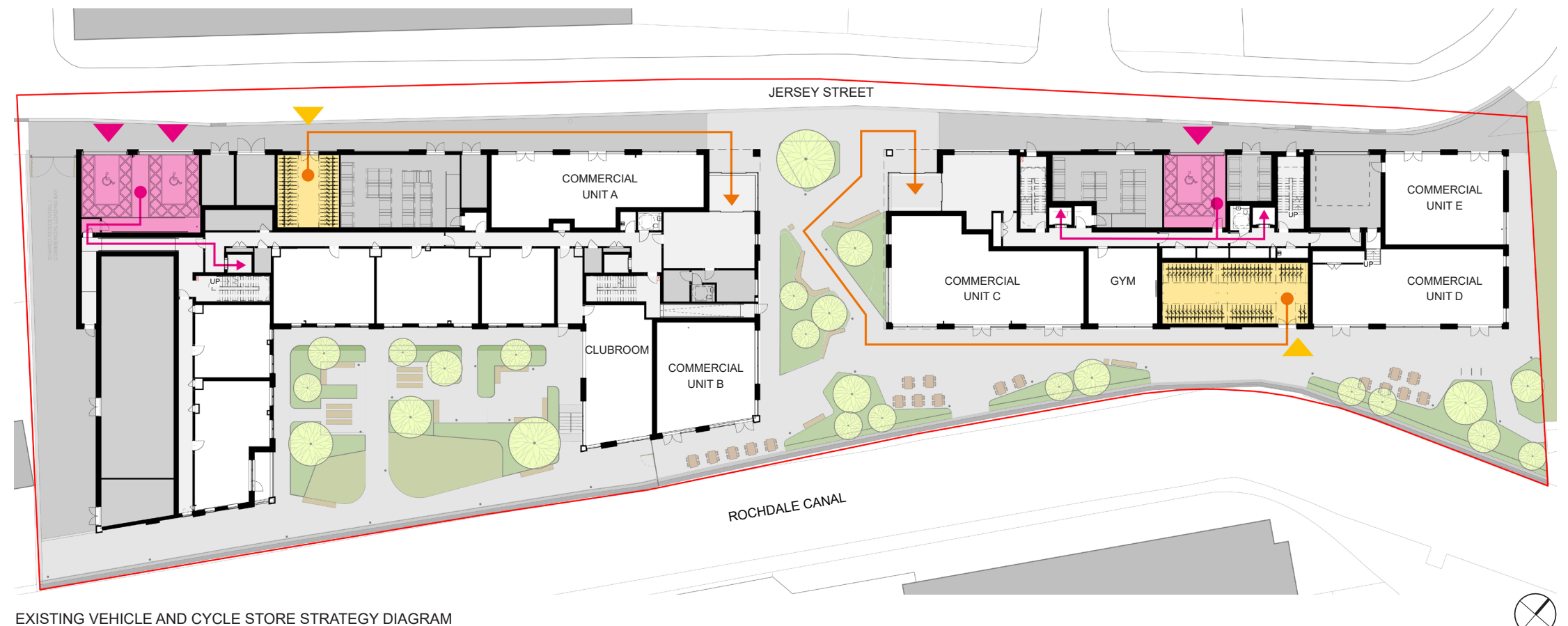
Three DDA parking spaces with EV charging points are included within the two blocks. All of these spaces are accessed off Jersey Street and controlled by a roller shutter.

Two loading spaces are also provided within the development. The internal loading bay within the eastern block will have a height restriction of approx 3.3m due to building constraints, the western block has an external loading bay. Both of these access points will be secured - block A with an access controlled gate and block B with a roller shutter.



Key

- Site boundary
- ▶ Parking entrance
- ▶ Cycle store entrance
- Wheelchair access to lift
- Access route to building entrance
- Parking
- Cycle store



Waste Storage

Waste storage provision has remained largely unchanged from the previous scheme design as the total number of apartments remains the same at 190 units.

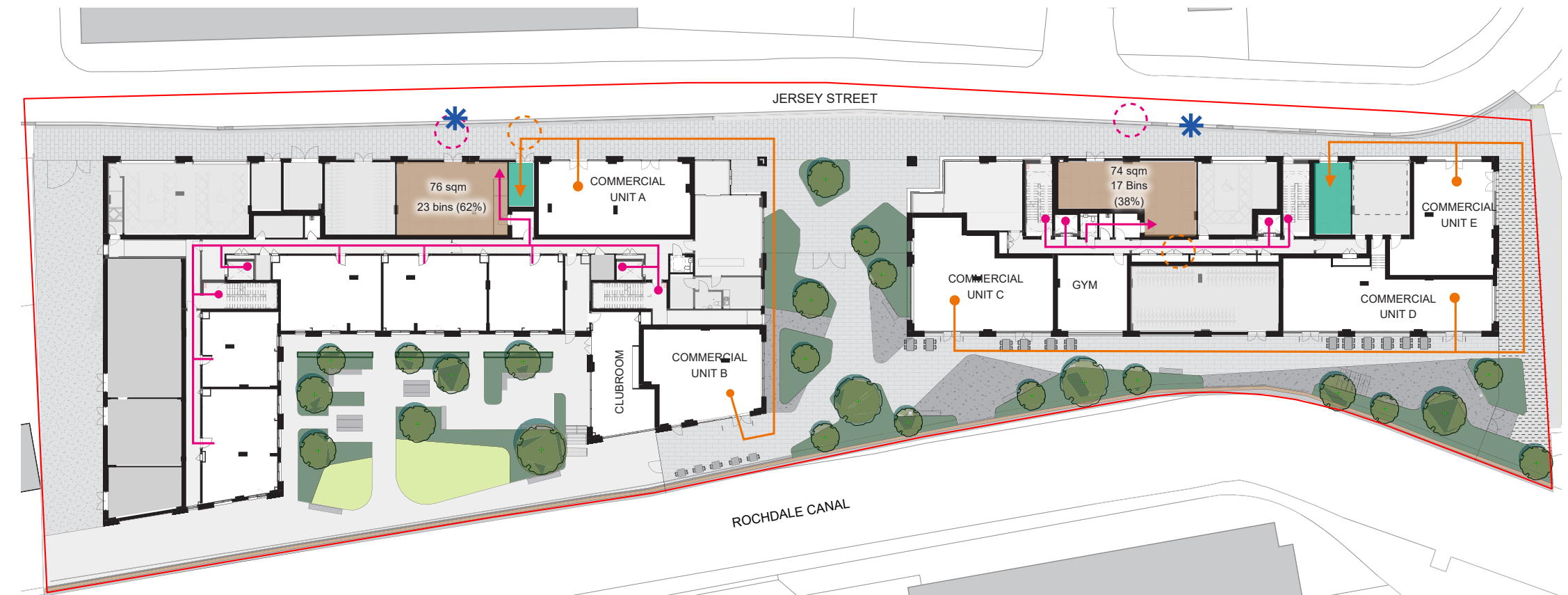
A refuse store has been provided within each block, located adjacent to the entrance core, allowing residents to travel downstairs and dispose of waste without leaving the building.

One commercial refuse store has also been provided in each building. This will be shared between the commercial units.

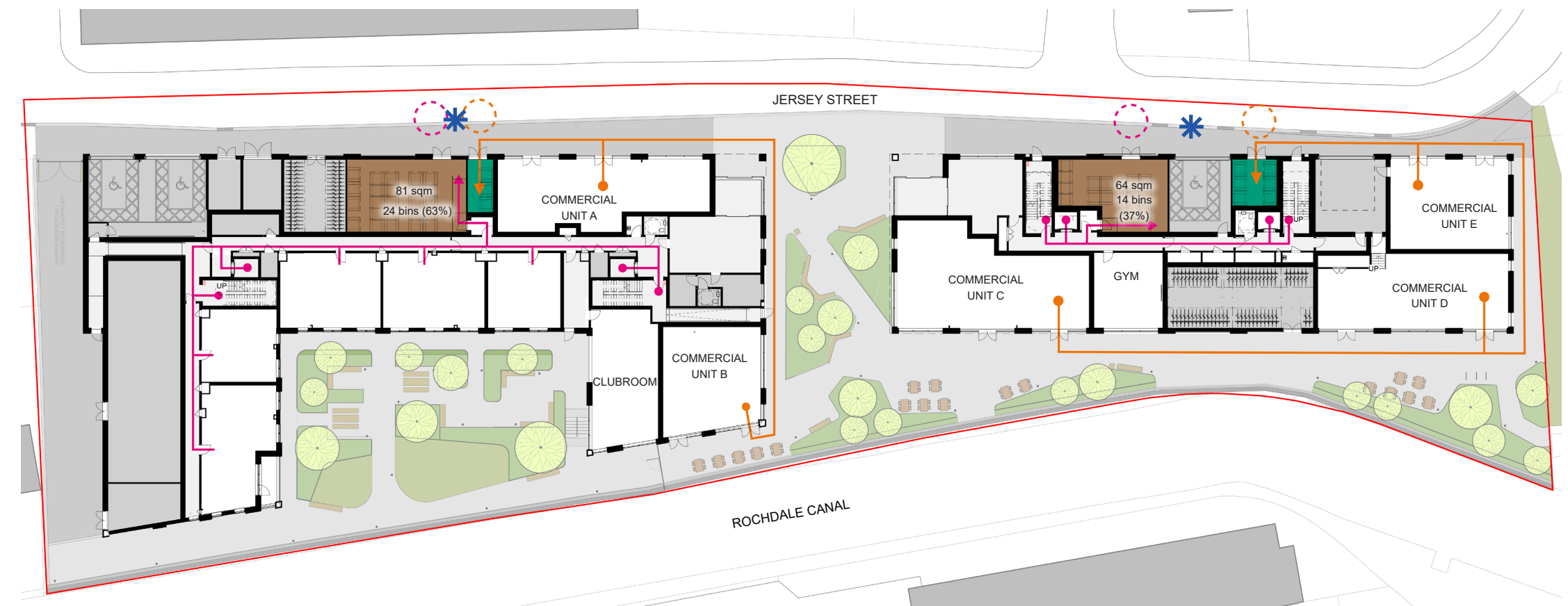
All refuse will be collected kerb side on Jersey Street.

The MCC document, *GD 04 Waste Storage and Collection Guidance for New Developments Version 6* states that the development needs to provide 0.43m² of refuse space per apartment. Therefore the minimum space requirements for the refuse storage will be 82 sqm. Jersey Wharf provides a total of 148 sqm of refuse store, so exceeds this guideline. This area accommodates 40no. 1100L residential refuse bins in the scheme.

Block A has 117 units, which is 62 % of the total residential accommodation. Block B has 73 units, which is 38% of the total residential accommodation. The number of bins in each of the bin stores reflects a similar proportion of residential accommodation the bin store serves - 58% of the bins are in block A and 42% of the bins are in block B.



PROPOSED WASTE STORAGE STRATEGY DIAGRAM



EXISTING WASTE STORAGE STRATEGY DIAGRAM

Key

- Site boundary
- Residential refuse access route
- Commercial refuse access route
- Residential refuse collection point
- Commercial refuse collection point
- Residential refuse store
- Commercial refuse store
- ✱ Proposed location for bin lorry to park with drop kerb

Waste Forecast

Residential

The *Manchester Residential Quality Guidance Document* advises that for high density developments, each property is entitled to 110 litres of refuse capacity per week. This is split into 50% general waste, 25% pulp-able (paper / card) recycling and 25% co-mingled recycling (plastic / metal / glass).

The calculation below assumes a weekly refuse collection.

<i>Total volume of storage required for weekly collection</i>		
190 apartments x 110 litres storage capacity = 20,900 litres		
General Refuse	50%	10,450 litres
Pulp-able Recycling	25%	5,225 litres
Co-mingled Recycling	25%	5,225 litres
<i>Total no. of 1100 litre Eurobins required</i>		
20,900 litres / 1100 litre bin = 19 bins		
General Refuse		10 bins
Pulp-able Recycling		5 bins
Co-mingled Recycling		4 bins

The calculation below assumes a fortnightly refuse collection so the requirement has been doubled to 220 litres per apartment. All refuse will be stored in 1100 litre Eurobins.

<i>Total volume of storage required for fortnightly collection</i>		
190 apartments x 220 litres storage capacity = 41,800 litres		
General Refuse	50%	20,900 litres
Pulp-able Recycling	25%	10,450 litres
Co-mingled Recycling	25%	10,450 litres
<i>Total no. of 1100 litre Eurobins required</i>		
41,800 litres / 1100 litre bin = 38 bins		
General Refuse		19 bins
Pulp-able Recycling		10 bins
Co-mingled Recycling		9 bins

Commercial

Manchester City Council Waste Storage and Collection Guidance for New Developments states that: 2.6 litres per metre squared of gross floor space of refuse is required for offices and 5 litres per metre squared for retail; and restaurants/fast food outlets require 1500 litres per 20no. dining spaces.

The use class for the commercial units is class E and this allows for units to be either office, retail or restaurant outlet. Unit D is the only unit designated as a restaurant. We have assumed all other units as retail for the purposes of the refuse calculation as this is the most onerous calculation.

Number of bins based on weekly collection

<i>Total volume of storage required</i>	
Commercial Unit A	103 sqm x 5 = 515 litres
Commercial Unit B	92 sqm x 5 = 460 litres
Commercial Unit C	121 sqm x 5 = 605 litres
Commercial Unit D (assume 80 covers)	= 6000 litres
Commercial Unit E	92 sqm x 5 = 460 litres
<i>Total = 8040 litres</i>	
<i>Total number of 1100 litre Eurobins required</i>	
8040 litres / 1100 litres = 8 bins	

Appendix E Proforma for Planning Applications



Planning Application – Waste Management Strategy

Planning Application Number:
Date Submitted:

Estimated volumes/ m² required by the development

Low Rise Domestic

Waste Types	Capacity Required (litres)	Number of bins required per household	Confirm what is to be provided
General refuse	140 / 240	1 x wheeled bin	N/A
Pulpable Recycling	140 / 240	1 x wheeled bin	N/A
Mixed Recycling	140 / 240	1 x wheeled bin	N/A
Garden Waste	140 / 240	1 x wheeled bin	N/A
Food Waste	23	1 x 23 litre caddy	N/A

High Rise Apartment Developments

	Yes/No - how much space has been provided?
0.43m ² has been provided per apartment for the container space. Space to manoeuvre and access containers individually has also been provided so that each container can be accessed and removed for collection individually.	<p>The minimum space requirements for the refuse storage will be 82 sqm based on 190 apartments. Jersey Wharf provides a total of 148sqm of refuse store over two blocks, so exceeds this guideline.</p> <p>The layout of the bin store allows for containers to be individually accessed and removed for collection</p>

Commercial Developments

Please state number of bins you propose, showing calculations where appropriate.

General Waste -
Pulpable Recycling -
Mixed Recycling - Refer to calculations on page 13 of this document.
Food Waste -
Industrial Waste -

Has / will a contract be obtained with a licenced waste carrier?

Yes

Mixed Use Developments

Are the stores for residential and commercial separate from each other?

Yes

Internal Stores (Residential and Commercial)

Please provide details of internal stores / segregation of waste and recycling.

Please refer to previous page of this document

Storage Areas for Waste Containers (Residential and Commercial)

Please provide details of container stores, attaching plans if appropriate.

Please refer to previous page of this document

Ensure all bins in the store are accessible

Yes

Ensure recycling facilities are as easy to access as general refuse

Yes

Please confirm details of waste store ventilation and hygiene / cleaning proposals

Ventilation - Natural ventilation with louvred doors.

Hygiene - Surfaces of the refuse store will be constructed from non-porous, robust and easy to clean. A gulley drain and mains tap will be provided in each store to allow for cleaning. Cleaning of the bin store will be the responsibility of the management team.

Please provide details of who will be responsible for placing the bins at the collection point and returning them to the store / property promptly e.g. resident / management company

Management Company

Please ensure that you have attached:

Detailed plans of waste stores	☐
Location plans showing stores	☐
Location plans showing the proposed collection point and the route the collection vehicle will take	☐

Please ensure that you have completed this form in accordance with our GD04 Waste Storage and Collection Guidance for New Developments

Drawing List

11.3 Planning Drawing Register

List of revised drawings issued.

Drawing Name	Scale	Sheet Size	Planning Drawing Number
Proposed Ground Floor Plan	1:200	A1	JWA-PRP-A1-GR-DR-A-002100
Proposed First Floor Plan	1:200	A1	JWA-PRP-A1-01-DR-A-002101
Proposed Second Floor Plan	1:200	A1	JWA-PRP-A1-02-DR-A-002102
Proposed Third Floor Plan	1:200	A1	JWA-PRP-A1-03-DR-A-002103
Proposed Fourth Floor Plan	1:200	A1	JWA-PRP-A1-04-DR-A-002104
Proposed Fifth Floor Plan	1:200	A1	JWA-PRP-A1-05-DR-A-002105
Proposed Sixth Floor Plan	1:200	A1	JWA-PRP-A1-06-DR-A-002106
Proposed Seventh Floor Plan	1:200	A1	JWA-PRP-A1-07-DR-A-002107
Proposed Roof Plan	1:200	A1	JWA-PRP-A1-RF-DR-A-002108
Proposed Apartment Types Sheet 1	1:100	A1	JWA-PRP-A1-ZZ-DR-A-002150
Proposed Apartment Types Sheet 2	1:100	A1	JWA-PRP-A1-ZZ-DR-A-002151
Proposed Apartment Types Sheet 3	1:100	A1	JWA-PRP-A1-ZZ-DR-A-002152
Proposed Typical Long Sections	1:200	A1	JWA-PRP-A1-ZZ-DR-A-002200
Proposed Typical Cross Sections	1:200	A1	JWA-PRP-A1-ZZ-DR-A-002201
Proposed North and South Elevations	1:200	A1	JWA-PRP-A1-ZZ-DR-A-002300
Proposed Courtyard Elevations	1:200	A1	JWA-PRP-A1-ZZ-DR-A-002301
Proposed East and West Flank Elevations Block A	1:200	A1	JWA-PRP-A1-ZZ-DR-A-002302
Proposed East and West Flank Elevations Block B	1:200	A1	JWA-PRP-A1-ZZ-DR-A-002303
Proposed Jersey Street Elevation	1:500	A1	JWA-PRP-A1-ZZ-DR-A-002304
Detailed Elevation - Commercial Bay and Typical Residential Window	1:20	A1	JWA-PRP-A1-ZZ-DR-A-002400
Detailed Elevation - Main Entrance	1:20	A1	JWA-PRP-A1-ZZ-DR-A-002401
Detailed Elevation - Vehicle Entrance and Typical Residential Window	1:20	A1	JWA-PRP-A1-ZZ-DR-A-002402
Detailed Elevation - Refuse Store and Typical Residential Window	1:20	A1	JWA-PRP-A1-ZZ-DR-A-002403
Detailed Elevation - Seventh floor and Terrace	1:20	A1	JWA-PRP-A1-ZZ-DR-A-002404
Site Wide Fire Strategy	1:250	A1	JWA-PRP-A1-00-DR-A-002500

Accommodation Schedule

Jersey Wharf		
	Number	Percentage
1b2p	57	30%
2b4p	122	64%
3b6p	11	6%
Total	190	100%

Commercial Accommodation Schedule (NIA) JERSEY WHARF	
Unit Name	Area (m²)
COMMERCIAL UNIT B	92.2
COMMERCIAL UNIT E	92.1
COMMERCIAL UNIT D	121.0
COMMERCIAL UNIT A	102.8
COMMERCIAL UNIT C	121.3
TOTAL	529.40

Block	Plot Number	Level	Type	M4(1/2)	Occupancy	Area (sc)
Block A	001	ZZ-00-FFL	Type 01a	Part M(4) 1	1b2p	51.3
Block A	002	ZZ-00-FFL	Type 05a	Part M(4) 2	2b4p	71.4
Block A	003	ZZ-00-FFL	Type 05	Part M(4) 2	2b4p	71.5
Block A	004	ZZ-00-FFL	Type 01	Part M(4) 1	1b2p	51.7
Block A	005	ZZ-00-FFL	Type 06	Part M(4) 2	2b4p	74.7
Block A	006	ZZ-01-FFL	Type 07	Part M(4)2	3b6p	110.3
Block A	007	ZZ-01-FFL	Type 08	Part M(4)2	2b4p	82.0
Block A	008	ZZ-01-FFL	Type 02	Part M(4)2	2b4p	71.5
Block A	009	ZZ-01-FFL	Type 05b	Part M(4)2	2b4p	71.5
Block A	010	ZZ-01-FFL	Type 01	Part M(4)1	1b2p	51.9
Block A	011	ZZ-01-FFL	Type 05a	Part M(4)2	2b4p	71.6
Block A	012	ZZ-01-FFL	Type 03	Part M(4)2	2b4p	71.7
Block A	013	ZZ-01-FFL	Type 05	Part M(4)2	2b4p	71.5
Block A	014	ZZ-01-FFL	Type 01	Part M(4)1	1b2p	51.7
Block A	015	ZZ-01-FFL	Type 01	Part M(4)1	1b2p	51.8
Block A	016	ZZ-01-FFL	Type 03	Part M(4)2	2b4p	71.6
Block A	017	ZZ-01-FFL	Type 06	Part M(4)2	2b4p	75.1
Block A	018	ZZ-01-FFL	Type 01	Part M(4)1	1b2p	51.9
Block A	019	ZZ-01-FFL	Type 04	Part M(4)1	1b2p	51.1
Block A	020	ZZ-01-FFL	Type 02	Part M(4)2	2b4p	71.6
Block A	021	ZZ-01-FFL	Type 01	Part M(4)1	1b2p	51.6
Block A	022	ZZ-01-FFL	Type 03	Part M(4)2	2b4p	71.4
Block A	023	ZZ-02-FFL	Type 08	Part M(4)2	2b4p	82.0
Block A	024	ZZ-02-FFL	Type 07	Part M(4)1	3b6p	110.3
Block A	025	ZZ-02-FFL	Type 05b	Part M(4)2	2b4p	71.5
Block A	026	ZZ-02-FFL	Type 02	Part M(4)2	2b4p	71.5
Block A	027	ZZ-02-FFL	Type 05a	Part M(4)2	2b4p	71.6
Block A	028	ZZ-02-FFL	Type 01	Part M(4)1	1b2p	51.9
Block A	029	ZZ-02-FFL	Type 05	Part M(4)2	2b4p	71.5
Block A	030	ZZ-02-FFL	Type 03	Part M(4)2	2b4p	71.7
Block A	031	ZZ-02-FFL	Type 01	Part M(4)1	1b2p	51.8
Block A	032	ZZ-02-FFL	Type 01	Part M(4)1	1b2p	51.7
Block A	033	ZZ-02-FFL	Type 06	Part M(4)2	2b4p	75.1
Block A	034	ZZ-02-FFL	Type 03	Part M(4)2	2b4p	71.6
Block A	035	ZZ-02-FFL	Type 04	Part M(4)1	1b2p	51.1
Block A	036	ZZ-02-FFL	Type 01	Part M(4)1	1b2p	51.9
Block A	037	ZZ-02-FFL	Type 01	Part M(4)2	1b2p	51.6
Block A	038	ZZ-02-FFL	Type 02	Part M(4)2	2b4p	71.6
Block A	039	ZZ-02-FFL	Type 03	Part M(4)2	2b4p	71.4
Block A	040	ZZ-03-FFL	Type 07	Part M(4)1	3b6p	110.3
Block A	041	ZZ-03-FFL	Type 08	Part M(4)2	2b4p	82.0
Block A	042	ZZ-03-FFL	Type 02	Part M(4)2	2b4p	71.5
Block A	043	ZZ-03-FFL	Type 05b	Part M(4)2	2b4p	71.5
Block A	044	ZZ-03-FFL	Type 01	Part M(4)1	1b2p	51.9
Block A	045	ZZ-03-FFL	Type 05a	Part M(4)2	2b4p	71.6
Block A	046	ZZ-03-FFL	Type 03	Part M(4)2	2b4p	71.7
Block A	047	ZZ-03-FFL	Type 05	Part M(4)2	2b4p	71.5
Block A	048	ZZ-03-FFL	Type 01	Part M(4)1	1b2p	51.7
Block A	049	ZZ-03-FFL	Type 01	Part M(4)1	1b2p	51.8
Block A	050	ZZ-03-FFL	Type 03	Part M(4)2	2b4p	71.6
Block A	051	ZZ-03-FFL	Type 06	Part M(4)2	2b4p	75.1
Block A	052	ZZ-03-FFL	Type 01	Part M(4)1	1b2p	51.9
Block A	053	ZZ-03-FFL	Type 04	Part M(4)1	1b2p	51.2
Block A	054	ZZ-03-FFL	Type 02	Part M(4)2	2b4p	71.6
Block A	055	ZZ-03-FFL	Type 01	Part M(4)1	1b2p	51.6
Block A	056	ZZ-03-FFL	Type 03	Part M(4)2	2b4p	71.4

Block A	057	ZZ-04-FFL	Type 08	Part M(4)2	2b4p	82.0
Block A	058	ZZ-04-FFL	Type 07	Part M(4)1	3b6p	110.3
Block A	059	ZZ-04-FFL	Type 05b	Part M(4)2	2b4p	71.5
Block A	060	ZZ-04-FFL	Type 02	Part M(4)2	2b4p	71.5
Block A	061	ZZ-04-FFL	Type 05a	Part M(4)2	2b4p	71.6
Block A	062	ZZ-04-FFL	Type 01	Part M(4)1	1b2p	51.9
Block A	063	ZZ-04-FFL	Type 05	Part M(4)2	2b4p	71.5
Block A	064	ZZ-04-FFL	Type 03	Part M(4)2	2b4p	71.7
Block A	065	ZZ-04-FFL	Type 01	Part M(4)1	1b2p	51.8
Block A	066	ZZ-04-FFL	Type 01	Part M(4)1	1b2p	51.7
Block A	067	ZZ-04-FFL	Type 06	Part M(4)2	2b4p	75.1
Block A	068	ZZ-04-FFL	Type 03	Part M(4)2	2b4p	71.6
Block A	069	ZZ-04-FFL	Type 04	Part M(4)1	1b2p	51.1
Block A	070	ZZ-04-FFL	Type 01	Part M(4)1	1b2p	51.9
Block A	071	ZZ-04-FFL	Type 01	Part M(4)1	1b2p	51.6
Block A	072	ZZ-04-FFL	Type 02	Part M(4)2	2b4p	71.6
Block A	073	ZZ-04-FFL	Type 03	Part M(4)2	2b4p	71.4
Block A	074	ZZ-05-FFL	Type 07	Part M(4)1	3b6p	110.3
Block A	075	ZZ-05-FFL	Type 08	Part M(4)2	2b4p	82.0
Block A	076	ZZ-05-FFL	Type 02	Part M(4)2	2b4p	71.5
Block A	077	ZZ-05-FFL	Type 05b	Part M(4)2	2b4p	71.5
Block A	078	ZZ-05-FFL	Type 01	Part M(4)1	1b2p	51.9
Block A	079	ZZ-05-FFL	Type 05a	Part M(4)2	2b4p	71.6
Block A	080	ZZ-05-FFL	Type 03	Part M(4)2	2b4p	71.7
Block A	081	ZZ-05-FFL	Type 05	Part M(4)2	2b4p	71.5
Block A	082	ZZ-05-FFL	Type 01	Part M(4)1	1b2p	51.7
Block A	083	ZZ-05-FFL	Type 01	Part M(4)1	1b2p	51.8
Block A	084	ZZ-05-FFL	Type 03	Part M(4)2	2b4p	71.6
Block A	085	ZZ-05-FFL	Type 06	Part M(4)2	2b4p	75.1
Block A	086	ZZ-05-FFL	Type 01	Part M(4)1	1b2p	51.9
Block A	087	ZZ-05-FFL	Type 04	Part M(4)1	1b2p	51.1
Block A	088	ZZ-05-FFL	Type 02	Part M(4)2	2b4p	71.6
Block A	089	ZZ-05-FFL	Type 01	Part M(4)1	1b2p	51.6
Block A	090	ZZ-05-FFL	Type 03	Part M(4)2	2b4p	71.4
Block A	091	ZZ-06-FFL	Type 08	Part M(4)2	2b4p	82.0
Block A	092	ZZ-06-FFL	Type 07	Part M(4)1	3b6p	110.3
Block A	093	ZZ-06-FFL	Type 05b	Part M(4)2	2b4p	71.5
Block A	094	ZZ-06-FFL	Type 02	Part M(4)2	2b4p	71.5
Block A	095	ZZ-06-FFL	Type 05a	Part M(4)2	2b4p	71.6
Block A	096	ZZ-06-FFL	Type 01	Part M(4)1	1b2p	51.9
Block A	097	ZZ-06-FFL	Type 05	Part M(4)2	2b4p	71.5
Block A	098	ZZ-06-FFL	Type 03	Part M(4)2	2b4p	71.7
Block A	099	ZZ-06-FFL	Type 01	Part M(4)1	1b2p	51.8
Block A	100	ZZ-06-FFL	Type 01	Part M(4)1	1b2p	51.7
Block A	101	ZZ-06-FFL	Type 06	Part M(4)2	2b4p	75.1
Block A	102	ZZ-06-FFL	Type 03	Part M(4)2	2b4p	71.6
Block A	103	ZZ-06-FFL	Type 04	Part M(4)1	1b2p	51.1
Block A	104	ZZ-06-FFL	Type 01	Part M(4)1	1b2p	51.9
Block A	105	ZZ-06-FFL	Type 01	Part M(4)2	1b2p	51.6
Block A	106	ZZ-06-FFL	Type 02	Part M(4)2	2b4p	71.6
Block A	107	ZZ-06-FFL	Type 03	Part M(4)2	2b4p	71.4
Block A	108	ZZ-07-FFL	Type 18	Part M(4)1	3b6p	97.9
Block A	109	ZZ-07-FFL	Type 19	Part M(4)1	3b6p	98.0
Block A	110	ZZ-07-FFL	Type 12a	Part M(4)1	2b4p	71.6
Block A	111	ZZ-07-FFL	Type 13	Part M(4)1	2b4p	77.1
Block A	112	ZZ-07-FFL	Type 14	Part M(4)1	2b4p	71.4
Block A	113	ZZ-07-FFL	Type 13	Part M(4)1	2b4p	77.2
Block A	114	ZZ-07-FFL	Type 12	Part M(4)1	2b4p	71.4
Block A	115	ZZ-07-FFL	Type 17	Part M(4)1	3b6p	98.0
Block A	116	ZZ-07-FFL	Type 15	Part M(4)1	3b6p	97.9
Block A	117	ZZ-07-FFL	Type 16	Part M(4)1	2b4p	73.4

Block	Plot Number	Level	Type	M4(1/2)	Occupancy	Area (sq.m)
Block B	118	ZZ-01-FFL	Type 02	Part M(4)2	2b4p	71.5
Block B	119	ZZ-01-FFL	Type 01	Part M(4)1	1b2p	51.9
Block B	120	ZZ-01-FFL	Type 2A	Part M(4)2	2b4p	74.6
Block B	121	ZZ-01-FFL	Type 01	Part M(4)1	1b2p	51.8
Block B	122	ZZ-01-FFL	Type 10	Part M(4)2	2b4p	71.6
Block B	123	ZZ-01-FFL	Type 09	Part M(4)2	2b4p	71.8
Block B	124	ZZ-01-FFL	Type 10	Part M(4)2	2b4p	71.5
Block B	125	ZZ-01-FFL	Type 11	Part M(4)2	2b4p	71.4
Block B	126	ZZ-01-FFL	Type 01	Part M(4)2	1b2p	51.5
Block B	127	ZZ-01-FFL	Type 02	Part M(4)2	2b4p	71.6
Block B	128	ZZ-01-FFL	Type 02	Part M(4)2	2b4p	71.6
Block B	129	ZZ-02-FFL	Type 02	Part M(4)2	2b4p	71.5
Block B	130	ZZ-02-FFL	Type 2A	Part M(4)2	2b4p	74.6
Block B	131	ZZ-02-FFL	Type 01	Part M(4)1	1b2p	51.9
Block B	132	ZZ-02-FFL	Type 10	Part M(4)2	2b4p	71.6
Block B	133	ZZ-02-FFL	Type 01	Part M(4)1	1b2p	51.8
Block B	134	ZZ-02-FFL	Type 10	Part M(4)2	2b4p	71.5
Block B	135	ZZ-02-FFL	Type 09	Part M(4)2	2b4p	71.8
Block B	136	ZZ-02-FFL	Type 01	Part M(4)1	1b2p	51.5
Block B	137	ZZ-02-FFL	Type 11	Part M(4)2	2b4p	71.4
Block B	138	ZZ-02-FFL	Type 02	Part M(4)2	2b4p	71.6
Block B	139	ZZ-02-FFL	Type 02	Part M(4)2	2b4p	71.6
Block B	140	ZZ-03-FFL	Type 02	Part M(4)2	2b4p	71.5
Block B	141	ZZ-03-FFL	Type 01	Part M(4)1	1b2p	51.9
Block B	142	ZZ-03-FFL	Type 2A	Part M(4)2	2b4p	74.6
Block B	143	ZZ-03-FFL	Type 01	Part M(4)1	1b2p	51.8
Block B	144	ZZ-03-FFL	Type 10	Part M(4)2	2b4p	71.6
Block B	145	ZZ-03-FFL	Type 09	Part M(4)2	2b4p	71.8
Block B	146	ZZ-03-FFL	Type 10	Part M(4)2	2b4p	71.5
Block B	147	ZZ-03-FFL	Type 11	Part M(4)2	2b4p	71.4
Block B	148	ZZ-03-FFL	Type 01	Part M(4)1	1b2p	51.5
Block B	149	ZZ-03-FFL	Type 02	Part M(4)2	2b4p	71.6
Block B	150	ZZ-03-FFL	Type 02	Part M(4)2	2b4p	71.6
Block B	151	ZZ-04-FFL	Type 02	Part M(4)2	2b4p	71.5
Block B	152	ZZ-04-FFL	Type 2A	Part M(4)2	2b4p	74.6
Block B	153	ZZ-04-FFL	Type 01	Part M(4)1	1b2p	51.9
Block B	154	ZZ-04-FFL	Type 10	Part M(4)2	2b4p	71.6
Block B	155	ZZ-04-FFL	Type 01	Part M(4)1	1b2p	51.8
Block B	156	ZZ-04-FFL	Type 10	Part M(4)2	2b4p	71.5
Block B	157	ZZ-04-FFL	Type 09	Part M(4)2	2b4p	71.8
Block B	158	ZZ-04-FFL	Type 01	Part M(4)1	1b2p	51.5
Block B	159	ZZ-04-FFL	Type 11	Part M(4)2	2b4p	71.4
Block B	160	ZZ-04-FFL	Type 02	Part M(4)2	2b4p	71.6
Block B	161	ZZ-04-FFL	Type 02	Part M(4)2	2b4p	71.6
Block B	162	ZZ-05-FFL	Type 2A	Part M(4)2	2b4p	74.6
Block B	163	ZZ-05-FFL	Type 02	Part M(4)2	2b4p	71.5
Block B	164	ZZ-05-FFL	Type 01	Part M(4)1	1b2p	51.9
Block B	165	ZZ-05-FFL	Type 01	Part M(4)1	1b2p	51.8
Block B	166	ZZ-05-FFL	Type 10	Part M(4)2	2b4p	71.6
Block B	167	ZZ-05-FFL	Type 09	Part M(4)2	2b4p	71.8
Block B	168	ZZ-05-FFL	Type 10	Part M(4)2	2b4p	71.5
Block B	169	ZZ-05-FFL	Type 11	Part M(4)2	2b4p	71.4
Block B	170	ZZ-05-FFL	Type 01	Part M(4)1	1b2p	51.5
Block B	171	ZZ-05-FFL	Type 02	Part M(4)2	2b4p	71.6
Block B	172	ZZ-05-FFL	Type 02	Part M(4)2	2b4p	71.6

Block B	162	ZZ-05-FFL	Type 2A	Part M(4)2	2b4p	74.6
Block B	163	ZZ-05-FFL	Type 02	Part M(4)2	2b4p	71.5
Block B	164	ZZ-05-FFL	Type 01	Part M(4)1	1b2p	51.9
Block B	165	ZZ-05-FFL	Type 01	Part M(4)1	1b2p	51.8
Block B	166	ZZ-05-FFL	Type 10	Part M(4)2	2b4p	71.6
Block B	167	ZZ-05-FFL	Type 09	Part M(4)2	2b4p	71.8
Block B	168	ZZ-05-FFL	Type 10	Part M(4)2	2b4p	71.5
Block B	169	ZZ-05-FFL	Type 11	Part M(4)2	2b4p	71.4
Block B	170	ZZ-05-FFL	Type 01	Part M(4)1	1b2p	51.5
Block B	171	ZZ-05-FFL	Type 02	Part M(4)2	2b4p	71.6
Block B	172	ZZ-05-FFL	Type 02	Part M(4)2	2b4p	71.6
Block B	173	ZZ-06-FFL	Type 02	Part M(4)2	2b4p	71.5
Block B	174	ZZ-06-FFL	Type 2A	Part M(4)2	2b4p	74.6
Block B	175	ZZ-06-FFL	Type 01	Part M(4)1	1b2p	51.9
Block B	176	ZZ-06-FFL	Type 10	Part M(4)2	2b4p	71.6
Block B	177	ZZ-06-FFL	Type 01	Part M(4)1	1b2p	51.8
Block B	178	ZZ-06-FFL	Type 10	Part M(4)2	2b4p	71.5
Block B	179	ZZ-06-FFL	Type 09	Part M(4)2	2b4p	71.8
Block B	180	ZZ-06-FFL	Type 01	Part M(4)1	1b2p	51.5
Block B	181	ZZ-06-FFL	Type 11	Part M(4)2	2b4p	71.4
Block B	182	ZZ-06-FFL	Type 02	Part M(4)2	2b4p	71.6
Block B	183	ZZ-06-FFL	Type 02	Part M(4)2	2b4p	71.6
Block B	184	ZZ-07-FFL	Type 20	Part M(4)1	2b4p	72.1
Block B	185	ZZ-07-FFL	Type 22	Part M(4)1	2b4p	71.7
Block B	186	ZZ-07-FFL	Type 21	Part M(4)1	3b6p	98.9
Block B	187	ZZ-07-FFL	Type 22a	Part M(4)1	2b4p	71.5
Block B	188	ZZ-07-FFL	Type 24	Part M(4)1	2b4p	71.5
Block B	189	ZZ-07-FFL	Type 23	Part M(4)1	2b4p	71.5
Block B	190	ZZ-07-FFL	Type 25	Part M(4)1	1b2p	51.9
BLOCK B					TOTAL AREA	4893.2