

PRP

Eliza Yard – Jersey Street Ancoats
Design and Access Addendum
February 2024

13.02.24

Contents

Introduction	2
Ground Floor Plan	3
Typical Upper Floor	4
Seventh Floor Plan	5
Massing	6
Typical Elevation	7
Massing View	9
Material Palette	10
Facade Summary	11
Brick Bay Study	12
Terracotta Tile Study	13
Reduction in improvement on Part L 2013	14
Public Realm	15
Waste Storage	16
Vehicle and Cycle Store	20
Active Frontage	21
Level Access	22
Drawing List	23
Accommodation Schedule	24

Introduction

PRP architects have been appointed by Manchester Life Development Company 3 Limited, and contractor, John Sisk and Sons, to amend the consented planning application in respect to Eliza Yard, through a Minor Material Amendment application (Section 73). The current consented planning application reference is 130354/FO/2021 (as amended by 135077/NMC/2022 and 136202/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 associated planning drawings that are being re-submitted with this application. These drawings 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 are related to the omission of approximately 190m² of Class E Commercial floor space at Ground Floor, which is now replaced by 4no. additional apartments, along with some re-organisation of Ground Floor ancillary spaces.

At the upper floors, 6no. Duplex apartments have been replaced by 4no. 3 bedroom apartments, and 6no. 2 bedroom apartments. This has driven a reduced floor plan set back at level 7.

In total, this has increased the number of proposed apartments from the originally consented 118, to 126. An increase of 8no. apartments.

The newly proposed apartment numbers and mix is shown in the table below.

Unit Type	Current		Proposed	
1B2P	38	32%	40	32%
2B4P	72	61%	80	63%
3B6P	2	2%	6	5%
3B6P Duplex	6	5%	0	0%
Total	118		126	

In addition to the additional apartments referenced above, there have been further alterations to the building massing in the form of the removal of balconies and associated reduction in GIA as well as a reduction to the building height. These changes are documented on the following pages of this document.

Ground Floor Plan

All corner balconies from ground to sixth floor have been removed from the scheme. As well as this, the external gable walls have been moved inwards by approximately 900mm to the western leg and by 1900mm to the eastern leg.

The dotted red lines on the floor plan to the right show the previous building footprint, indicating the reduction in overall footprint area.

As outlined in the introduction, 190m² of Class E Commercial Floorspace has been omitted from the Ground Floor arrangement. This along with some minor internal layout changes to the ground floor ancillary spaces, has allowed 4no. apartments to be created at Ground Floor to the North-Eastern elevations. The external front doors of these apartments will open out onto the future public realm zone in order to maintain a level of active frontage to this area. Defensible planting will be provided to create a buffer zone between the apartment front doors and the public realm. In addition, internal apartment entrance doors will be retained to these apartments, accessed from the communal corridor.

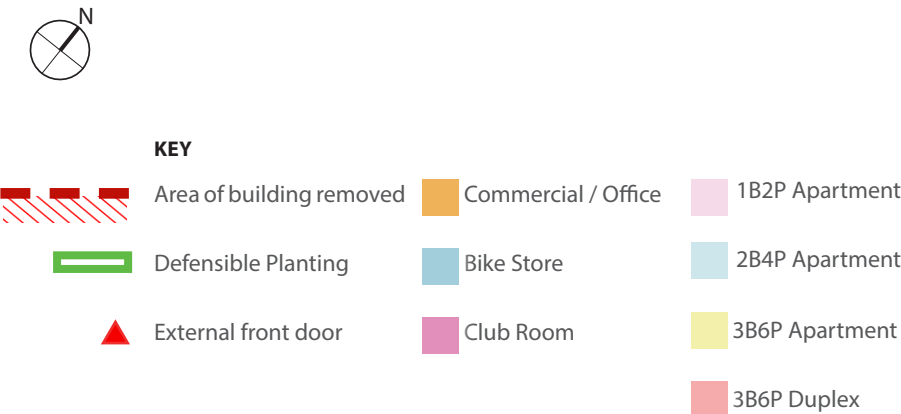
The club room has been omitted from the scheme, and the Bicycle Store has been relocated to it's position. Which ensures the fundamentals of the cycle access strategy to be unchanged.



PROPOSED GROUND FLOOR PLAN



EXISTING GROUND FLOOR PLAN



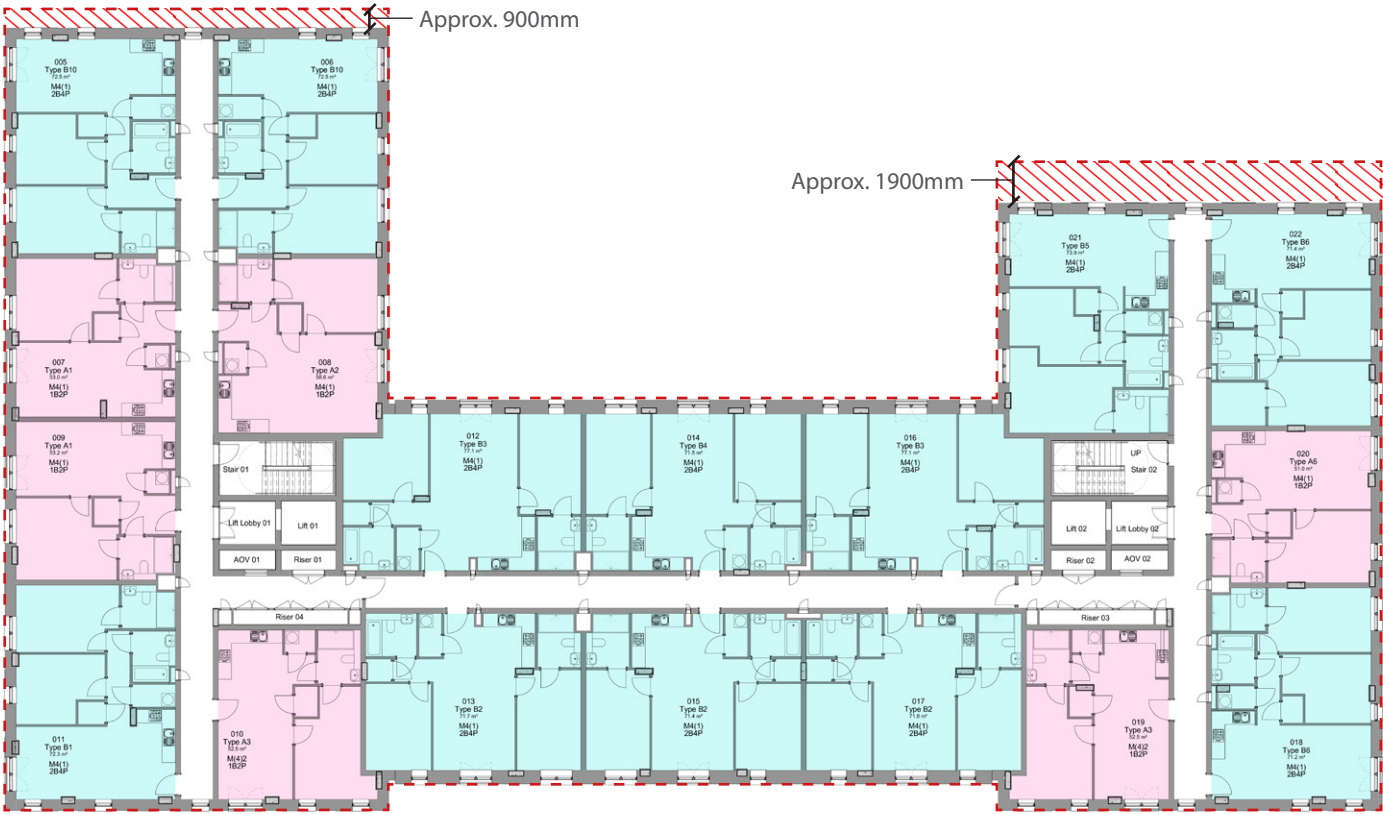
Typical Upper Floor

The consented and proposed plans on this page indicate the removal of all balconies to the façades, and the alterations to the west and eastern gable positions. The red dotted line indicates the previous building footprint.

The unit mix remains unaltered on a typical floor. Location of party walls and internal layouts have been updated in areas to offset the area gained by the removal of the balconies.

All apartments have maintained compliance with Manchester Residential Quality Design Guide space standards following these alterations.

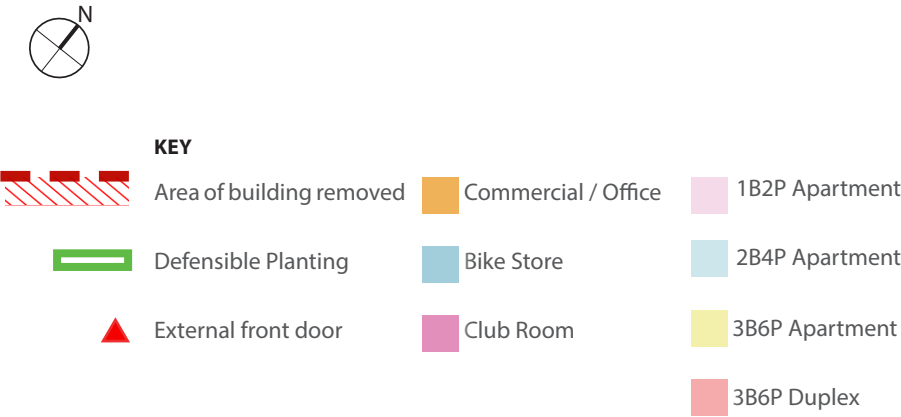
In lieu of what would have been balcony doors, large Juliette glazing has been retained to the apartments to activate the elevations and provide well lit internal spaces. Strong corners are reinforced by brick piers coming to ground and rooting the concept of the solid brick gables which take influence from the surrounding historic industrial buildings.



PROPOSED TYPICAL UPPER FLOOR PLAN



EXISTING TYPICAL UPPER FLOOR PLAN



The opportunity to increase the number of apartments in the scheme to aid viability was the driver to reduce the original Seventh Floor plan set back.

To ensure the design principles of the approved scheme are worked to, a reduced set back has been retained. This continues to provide variation and activity to the facade and maintains the original architectural language as closely as possible.



Approx. 1900mm -



- Commercial / Office

5

Massing

The massing 3D views assist with visualising the changes described on the previous pages to the elevations and building footprint.

The facade materials remain unchanged to maintain the original architectural concept.

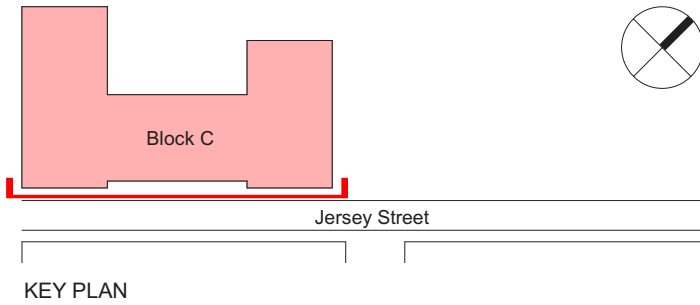
2no. brick courses (150mm) have been reduced to storeys 1 - 7, which results in an overall 1050mm reduction to the parapet line of the building.

Pursuant to this, the floor to ceiling height of the residential units is reduced from 2550mm to 2400mm. This remains in accordance to the Manchester Residential Quality Design Guidance. Diagrams of which are illustrated to the following pages.

The building corner balconies are omitted and replaced with Juliette balconies, with the corners remaining to be reinforced with brick piers to ground.

The other main alteration to the elevations is to the North - Eastern perspective, where at ground floor the commercial unit has been omitted and replaced by apartments. The architectural approach therefore, has been amended to a more domestic appearance reflecting its use.

Front doors are provided to these apartments to provide a level of active frontage onto the proposed green corridor and future public realm.



PROPOSED 3D MASSING



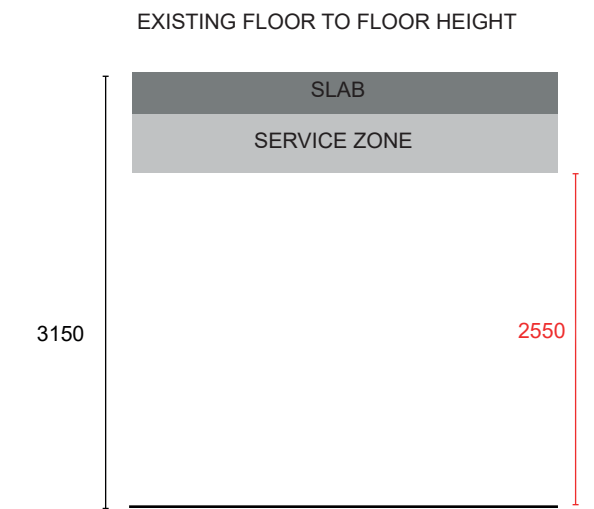
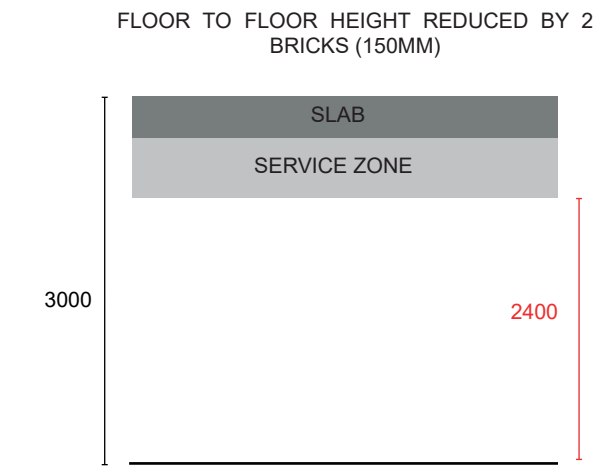
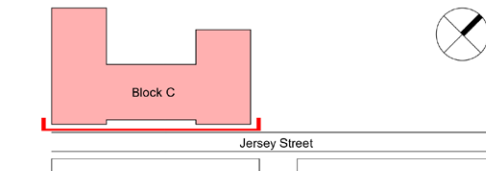
EXISTING 3D MASSING

Typical Elevation

The South, West and North Elevations are largely unaffected by internal layout changes, and all materials to the facade remain the same as the consented application.

Minor changes to these elevations, are a result of the balcony removal to the corners and a reduction in the floor to floor height from 3150mm to 3000mm.

On the Seventh Floor, the proposed window openings have been aligned with the new apartment layouts and follow the same rhythm as the lower floor window proportions and locations.



KEY PLAN



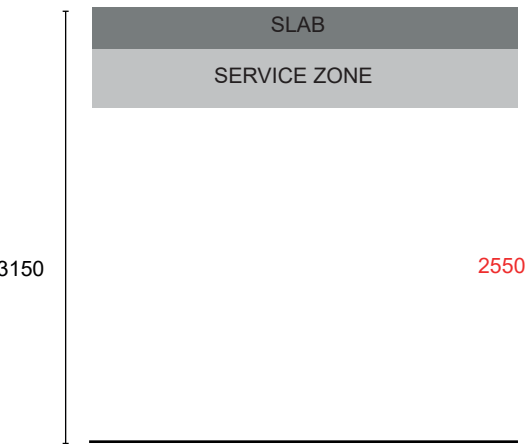
Typical Elevation

As the previous page, changes to the elevations generally, are a result of the balcony removal to the corners and a reduction in the floor to floor height from 3150mm to 3000mm.

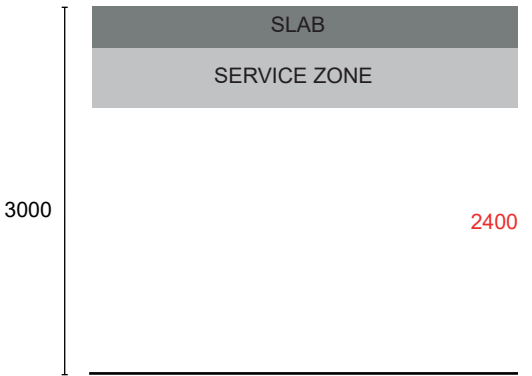
In addition, on the East elevation, where the commercial unit has been omitted from the Ground Floor and replaced with apartment units, it was felt that the architectural approach should be updated here to reflect a more residential frontage rather than a full height glazed aesthetic.

Therefore, the architectural detailing of the projecting brick banding has been continued to ground to this elevation.

EXISTING FLOOR TO FLOOR HEIGHT



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



KEY PLAN



PROPOSED EAST ELEVATION



PROPOSED GROUND FLOOR BAY



EXISTING EAST ELEVATION



Massing View

The 3D view on this page shows the proposal from the South East of the site, looking back along Jersey Street towards Poland Street. The image illustrates the change in massing of the scheme from what has originally been consented to the proposed version based on the listed amendments.



EXISTING VIEW LOOKING WEST ALONG JERSEY STREET

PROPOSED VIEW LOOKING WEST ALONG JERSEY STREET

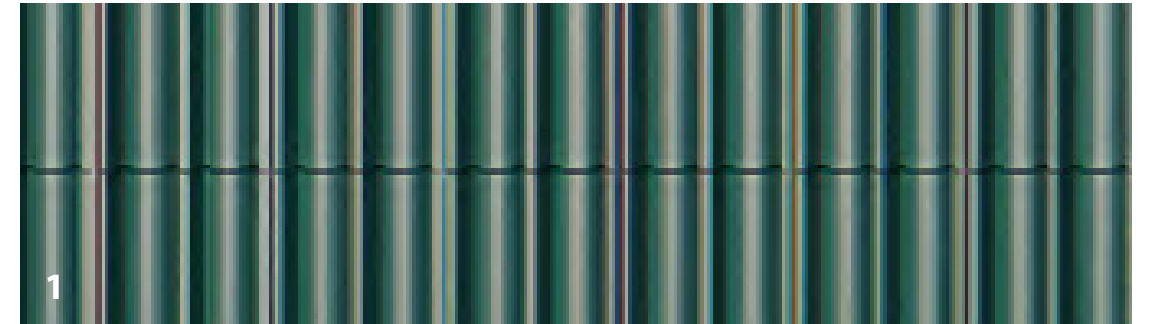
Material Palette

Facade Materials

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

The following materials have been selected.

1. Profiled Terracotta cladding with glazed Blue/Green finish.
2. Facing brickwork - variegated red/blue brick with flush and coloured mortar joint.



Facade Summary

Window Reveal Details

As the consented scheme design, the facade approach to materials and window reveals to the brick and terracotta tile areas will remain as originally approved.

The image opposite, identifies the application of the variations of the window reveal and soffit to each material type and elevation.

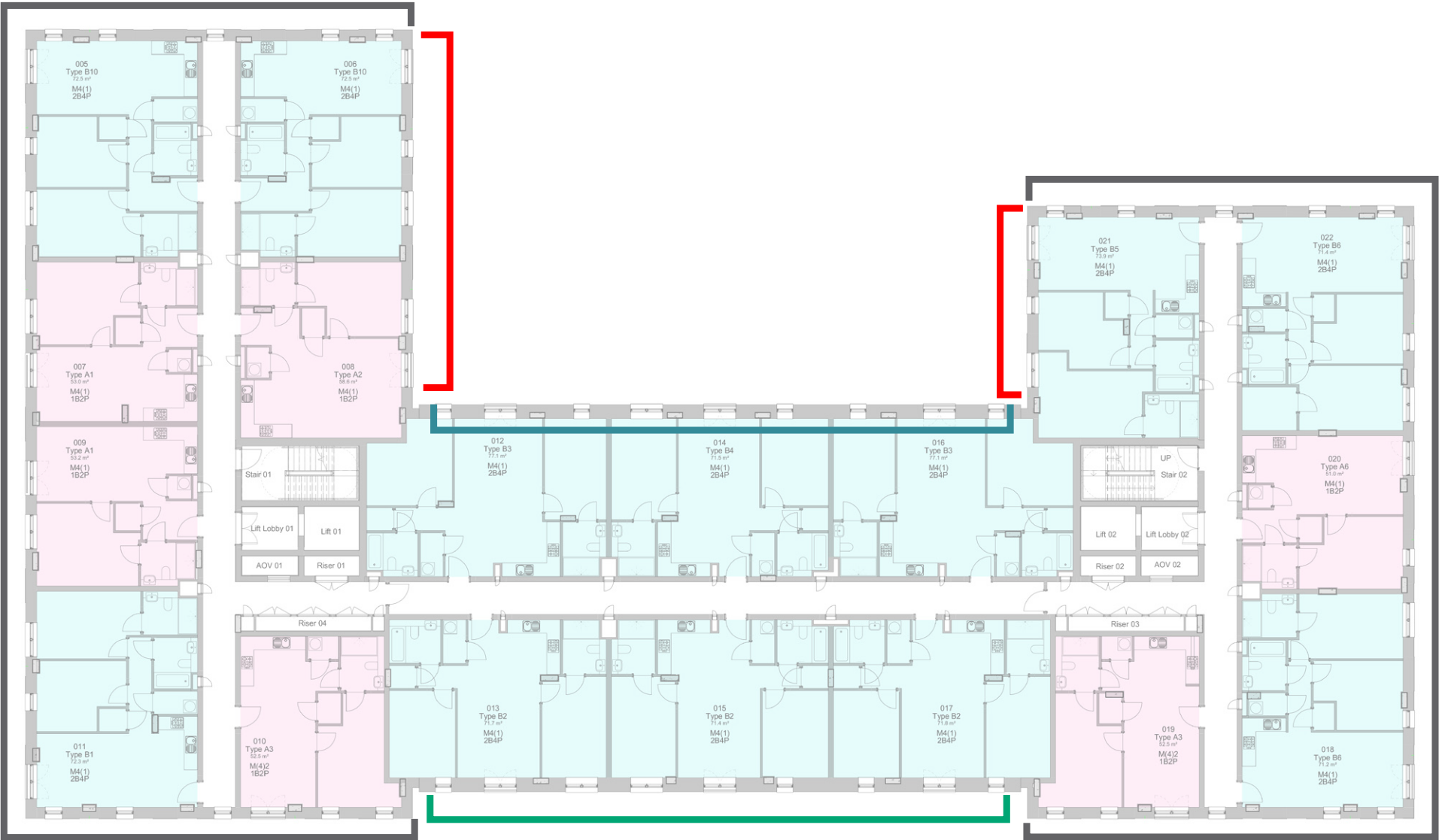
Brickwork reveals to window openings, as a full brick depth of 215mm, with integrated PPC aluminium soffit panel and window sill.

Brickwork reveals to window openings, as a full brick depth of 215mm, with brick soffit and jambs.

Soffit, jamb and sill reveals to Terracotta Cladding from PPC aluminium (200mm reveal), integrated into back of tiles with no visible fixings.

200mm Jamb reveals to Terracotta Cladding from matching flat profile Terracotta tile. Soffit and sills from PPC aluminium with no visible fixings to match windows.

The following pages illustrate a typical bay detail through a brick and terracotta tile facade.



FACADE SUMMARY DIAGRAM

Brick Bay Study

For the avoidance of doubt, the external materials are unchanged and remain as the consented scheme. The material list below is for reference to the bay studies indicated.

This brick facade study is taken through the red highlighted zones of the previous facade summary diagram, which illustrates a PPC aluminium soffit panel and window sill.

MATERIALS:

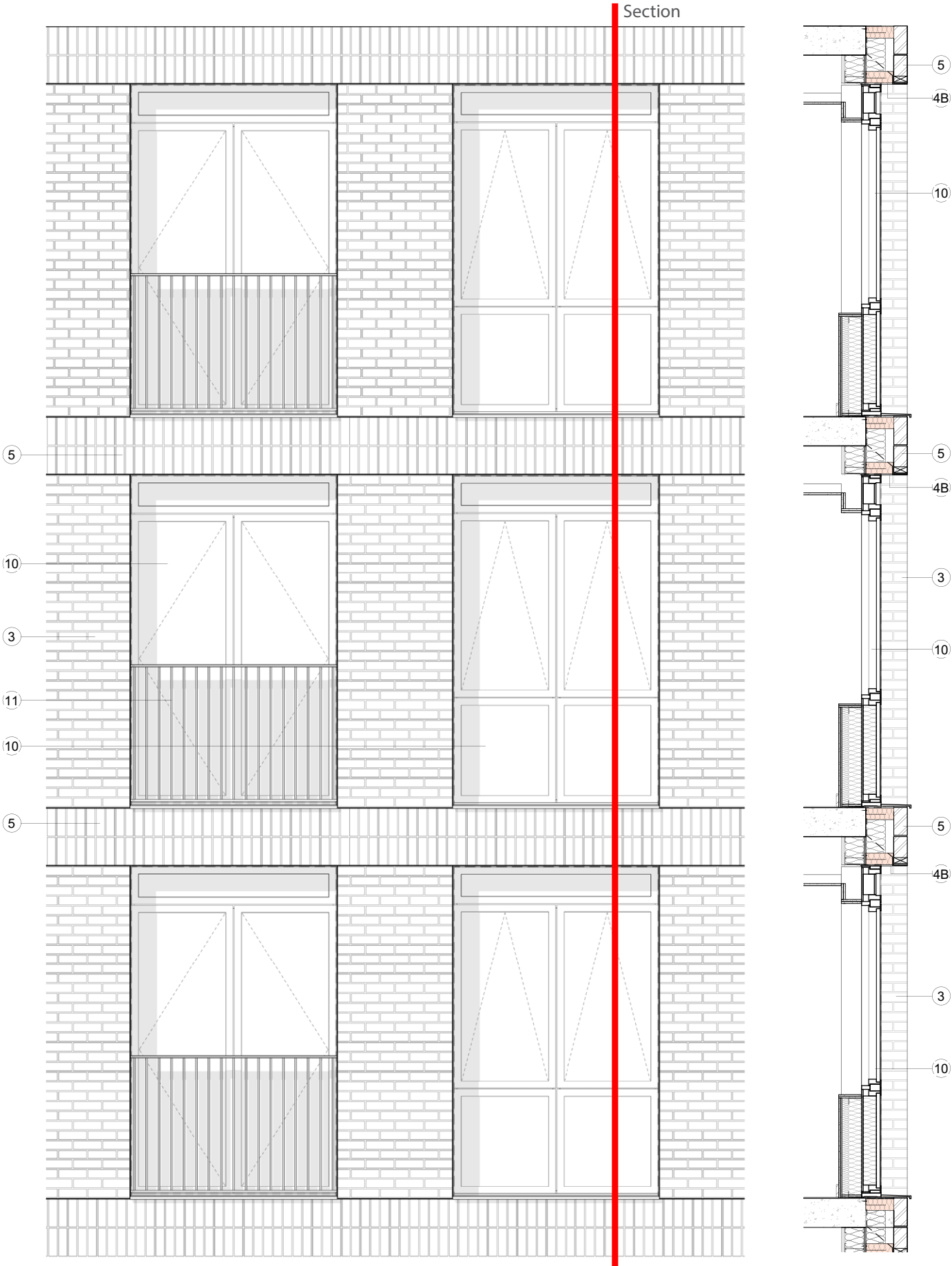
- 1** Metal PPC aluminium coping (Dark Grey).
- 2** Metal PPC aluminium cladding panels (Dark Grey) with no visible external fixings and recessed joints. In combination with any additional flashings, cappings, reveals and soffits to match.
- 3** Facing brickwork - variegated red/blue brick with flush and coloured mortar joint.
- 4A** Brickwork Reveals to Window openings full brick depth (215mm) with brick soffit and jambs. Window sill part of window system (below).
- 4B** Brickwork Reveals to Window Jambs as full brick depth (215mm) and integrated aluminium soffit panel and window sill part of window system (below).
- 5** Soldier course brickwork with flush and coloured mortar joint.
- 6** Horizontal Decorative brickwork from same variegated red/blue brick. Alternating courses stepped out from face of building with flush and coloured mortar joint.
- 7** Profiled Terracotta cladding with glazed Blue/Green finish. Vertical Format tile with open joints and non-visible/concealed fixings.
- 8** Profiled Terracotta cladding with glazed Blue/Green finish. Horizontal Format spandrel tile with open joints and non visible / concealed fixings.
- 9A** Jamb Reveals to Terracotta Cladding from matching flat Terracotta Cladding. Soffit and Sills from PPC aluminium with no visible fixings to match windows.
- 9B** Soffit, Jamb and Sill Reveals to Terracotta Cladding from PPC aluminium integrated into back of tiles with no visible fixings.
- 10** Windows - Metal PPC aluminium window frames with integrated ventilation louvres at head and metal sill. Colour Dark Grey to match all other metal elements.
- 11** Juliet balcony, RAL colour TBC - Metal PPC aluminium balcony integrated with window. Colour Dark Grey to match all other metal elements.



Typical Window Bay - Brick Reveal with Brick Clad Soffit



Typical Window Bay - Brick Reveal with Aluminium Soffit



Terracotta Tile Bay Study

For the avoidance of doubt, the external materials are unchanged and remain as the consented scheme. The material list below is for reference to the bay studies indicated.

This terracotta tile facade study is taken through the teal highlighted zone of the previous facade summary diagram, which illustrates PPC aluminium soffit, jamb and sill reveals.

MATERIALS:

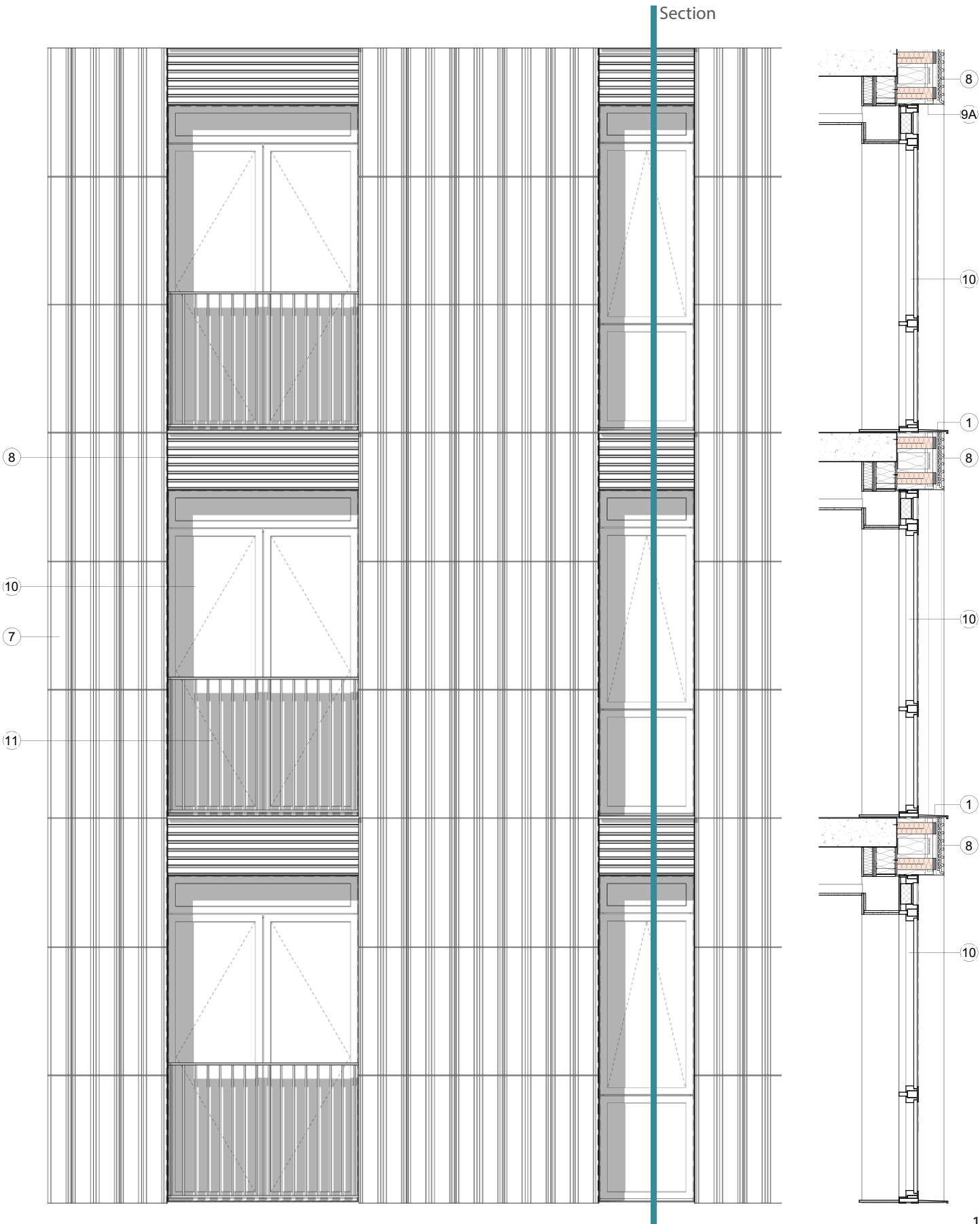
- 1** Metal PPC aluminium coping (Dark Grey).
- 2** Metal PPC aluminium cladding panels (Dark Grey) with no visible external fixings and recessed joints. In combination with any additional flashings, cappings, reveals and soffits to match.
- 3** Facing brickwork - variegated red/blue brick with flush and coloured mortar joint.
- 4A** Brickwork Reveals to Window openings full brick depth (215mm) with brick soffit and jambs. Window sill part of window system (below).
- 4B** Brickwork Reveals to Window Jambs as full brick depth (215mm) and integrated aluminium soffit panel and window sill part of window system (below).
- 5** Soldier course brickwork with flush and coloured mortar joint.
- 6** Horizontal Decorative brickwork from same variegated red/blue brick. Alternating courses stepped out from face of building with flush and coloured mortar joint.
- 7** Profiled Terracotta cladding with glazed Blue/Green finish. Vertical Format tile with open joints and non-visible/concealed fixings.
- 8** Profiled Terracotta cladding with glazed Blue/Green finish. Horizontal Format spandrel tile with open joints and non visible / concealed fixings.
- 9A** Jamb Reveals to Terracotta Cladding from matching flat Terracotta Cladding. Soffit and Sills from PPC aluminium with no visible fixings to match windows.
- 9B** Soffit, Jamb and Sill Reveals to Terracotta Cladding from PPC aluminium integrated into back of tiles with no visible fixings.
- 10** Windows - Metal PPC aluminium window frames with integrated ventilation louvres at head and metal sill. Colour Dark Grey to match all other metal elements.
- 11** Juliet balcony, RAL colour TBC - Metal PPC aluminium balcony integrated with window. Colour Dark Grey to match all other metal elements.



Typical Window Bay - Terracotta Tile with Aluminium Soffit and Reveal



Typical Window Bay - Terracotta Tile and Reveal with Aluminium Soffit



Reduction in improvement on Part L 2013

As detailed elsewhere within this section 73 submission, Manchester Life 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 26.6% 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 Eliza Yard scheme contains a central courtyard providing high quality amenity space for residents and enhancements to the green space in line with the wider Ancoats masterplan.

The landscape design principles remain the same as the previously submitted scheme. Through the design development and scheme coordination there are some small changes to layout and materiality identified below.

Key changes:

Ground Floor apartments 1

Due to the inclusion of ground floor apartments on the east facade, we have provided some defensible space between the future public realm and the apartment access. This will be defined by hedge planting creating small individual patios for residents to occupy and inhabit, separate from the public realm.

Building Position 2

The position of the building has moved nominally into the site creating a more generous pavement along Poland Street and Jersey Street

Increase in green space and planting 3

The north boundary has been amended to include a greater amount of planting and green links between east and west

Materiality 4

The main scheme paving has been amended from a granite block to a high quality concrete block with granite aggregate toppings. Granite paving will be maintained as per the current design where the paving is adjacent to or visible from the public realm to ensure consistency with the wider Ancoats palette.

Resinbound gravel and clay pavers will also be replaced with self-binding gravel and concrete paving respectively, using the same unit ratio and colour patterns.

South East corner 5

The updated proposals at the south east corner remove fencing and an undercroft area and are replaced with the hedge planting defining the ground floor apartment external space



Waste Storage

As the number of apartments has slightly increased from the consented scheme, the required number of residential waste provision has increased.

There are 3no. refuse stores located across the Ground Floor of the development. Refuse Store 2 and 3, are located adjacent to the entrance and stair cores, allowing residents to travel downstairs and dispose of waste without having to leave the building.

The larger Refuse Store 1, will be controlled by building management, rotating empty and full bins between Store 2 & 3 with the main holding Store 1. This arrangement is as approved under the original application consent.

The commercial refuse store has remained the same size and provision, despite the decrease in commercial floorspace. This is to ensure that adequate provisions for each individual commercial unit is allowed for.

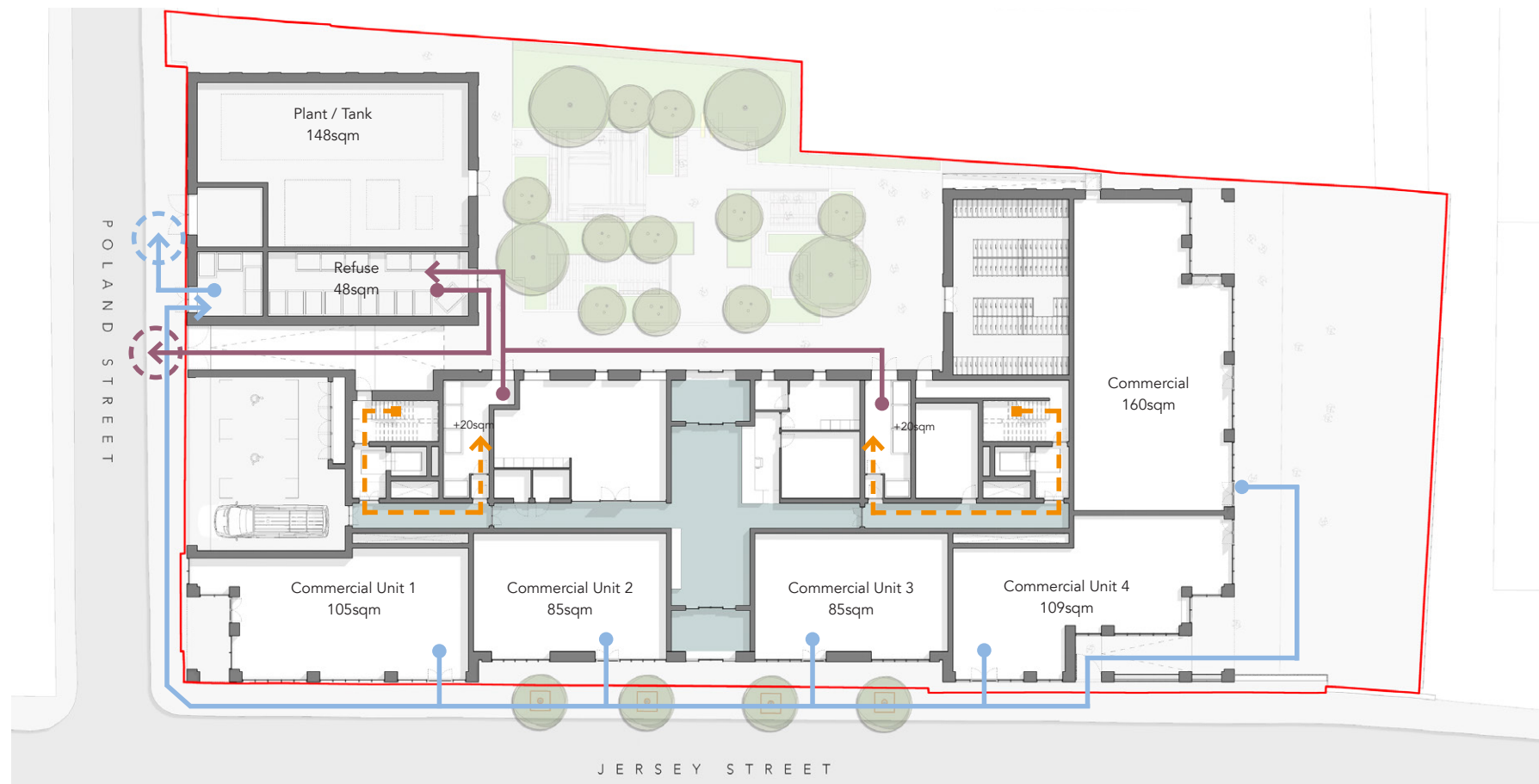
All refuse will be collected kerb side on Jersey Street, as proposed under the consented scheme.

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 54.5 sqm. Eliza Yard provides a total of 92 sqm of refuse store, so exceeds this guideline. This accommodates 26no. 1100L residential refuse bins in the scheme, plus 4no. 240L bins for food waste.

An additional 17 sqm accommodates 4no. 1100L commercial refuse bins for the scheme - 1no. Euro-bin per commercial unit.



PROPOSED WASTE STRATEGY DIAGRAM



EXISTING WASTE STRATEGY DIAGRAM



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.

Total volume of storage required for weekly collection		
126 apartments x 110 litres storage capacity = 13,860 litres		
General Refuse	50%	6,930 litres
Pulp-able Recycling	25%	3,465 litres
Co-mingled Recycling	25%	3,465 litres
Total no. of 1100 litre Euro-bins required		
13,860 litres / 1100 litre bin = 13 bins		
General Refuse		6 bins
Pulp-able Recycling		3.5 bins
Co-mingled Recycling		3.5 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 Euro-bins.

Total volume of storage required for fortnightly collection		
126 apartments x 220 litres storage capacity = 27,720 litres		
General Refuse	50%	13,860 litres
Pulp-able Recycling	25%	6,930 litres
Co-mingled Recycling	25%	6,930 litres
Total no. of 1100 litre Euro-bins required		
27,720 litres / 1100 litre bin = 26 bins		
General Refuse		12 bins
Pulp-able Recycling		7 bins
Co-mingled Recycling		7 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.

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

Number of bins based on weekly collection

Total volume of storage required	
Commercial Unit 1	123 sqm x 5 = 615 litres
Commercial Unit 2	90 sqm x 5 = 450 litres
Commercial Unit 3	90 sqm x 5 = 450 litres
Commercial Unit 4	90.5 sqm x 5= 452.5 litres
Total = 1,967.5 litres	
Total number of 1100 litre Euro-bins required	
1967.5 litres / 1100 litres = 2 bins	
For purposes of clearer commercial waste collections for each commercial unit, we have allowed for 1no. 1100 litre Euro-bin for each unit.	
Therefore, 4no. 1100 litre Euro-bins will be provided for commercial waste.	

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 54sqm based on 126 apartments. Eliza Yard provides a total of 92sqm of refuse store, 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 -	Please refer to previous page of this document
Pulpable Recycling -	
Mixed Recycling -	
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

Vehicle and Cycle Store

As the previously consented application, the development includes 2no. disabled spaces and a loading bay, allowing residents to load and unload furniture. These spaces are accessed off Poland Street, and will be secured by a vehicle roller shutter.

As the number of apartments have increased by 8no., this has been reflected in the number of cycle storage required in the development.

The bicycle store will include a space for one bike per apartment, doubled stacked.

In addition, the Bicycle Store position has been relocated to an accessible location adjacent the rear building entrance and directly off the gated route from Poland Street. This allows residents to walk their bike easily through the yard and preventing the need to push bikes through the entrance lobby.



↔ Vehicular access routes
↔ - - - - - Cycle Store access routes

EXISTING CYCLE ACCESS STRATEGY DIAGRAM

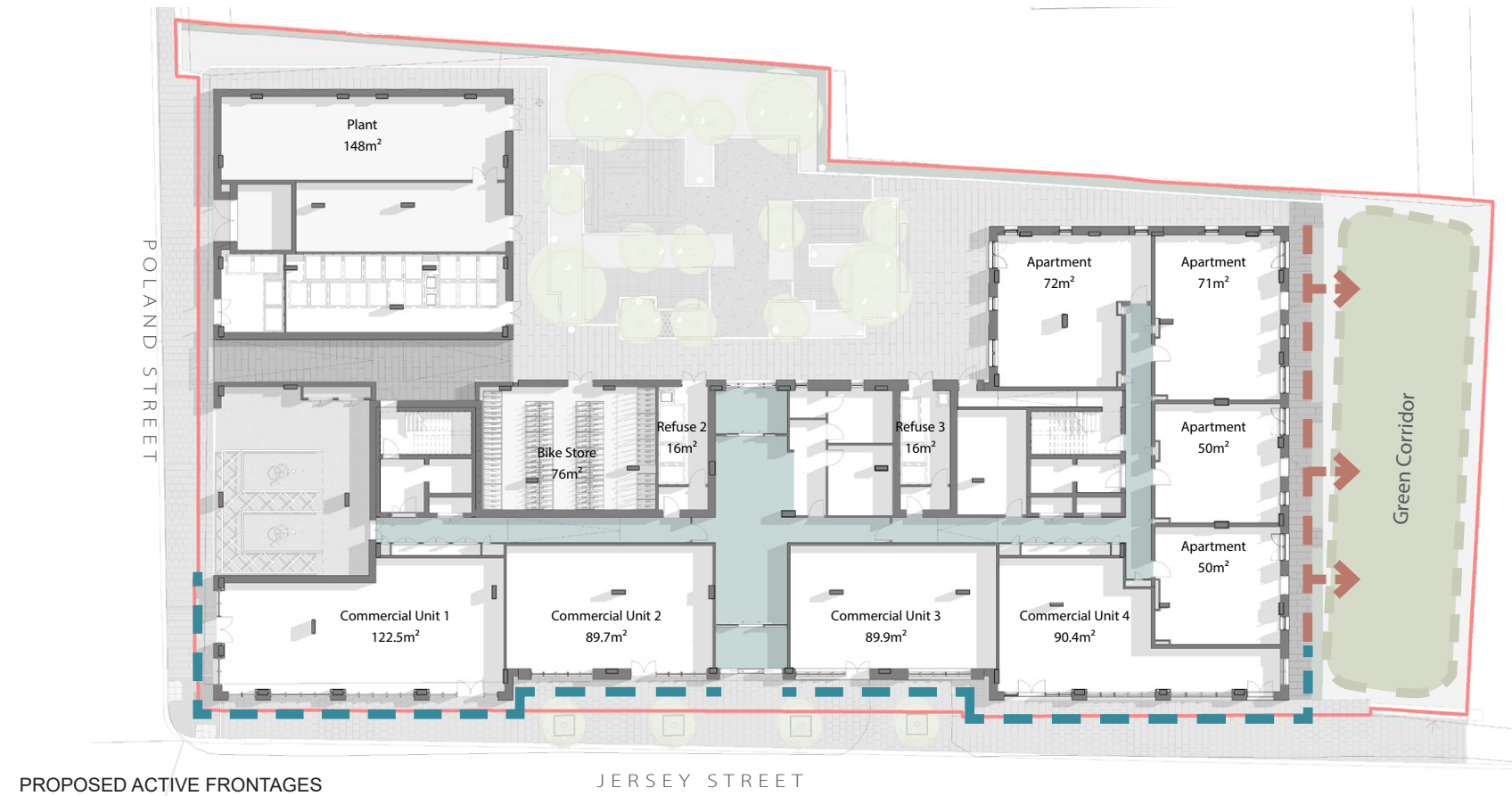
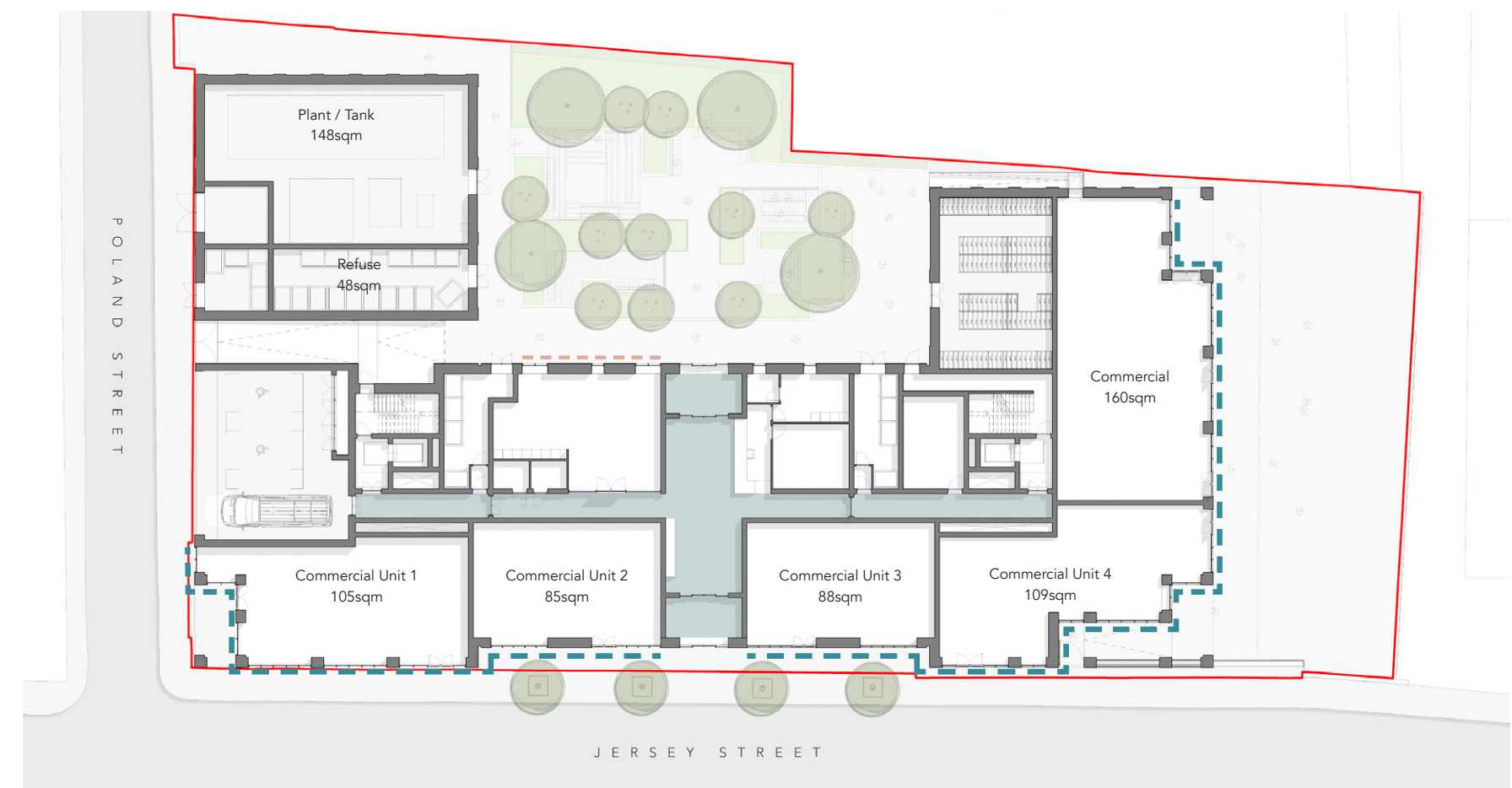
Active Frontage

The arrangement of the building, as the consented scheme, ensures good natural surveillance across the site with large window openings and the proposed Juliette balconies across all façades to the upper floors.

The commercial units at Ground Floor are provided with highly glazed unit fronts, onto the Poland Street and Jersey Street elevations.

The newly added apartments at Ground Floor will provide good surveillance to the future green link and public realm, known as the Prussia Street Arm Greenway - Planning reference: 136141/VO/2023. The apartments here will also be provided with front doors onto this space, defined with an area of defensible space of patio and hedging. This will contribute to the future use of this corridor space and activity along it.

The location of the building Reception, central to the building plan with visibility to all building entrances, provides good natural surveillance of access to the building.



EXISTING ACTIVE FRONTAGES

- Commercial / Retail Active Frontage
- Communal Space Active Frontage
- Residential Unit Frontage

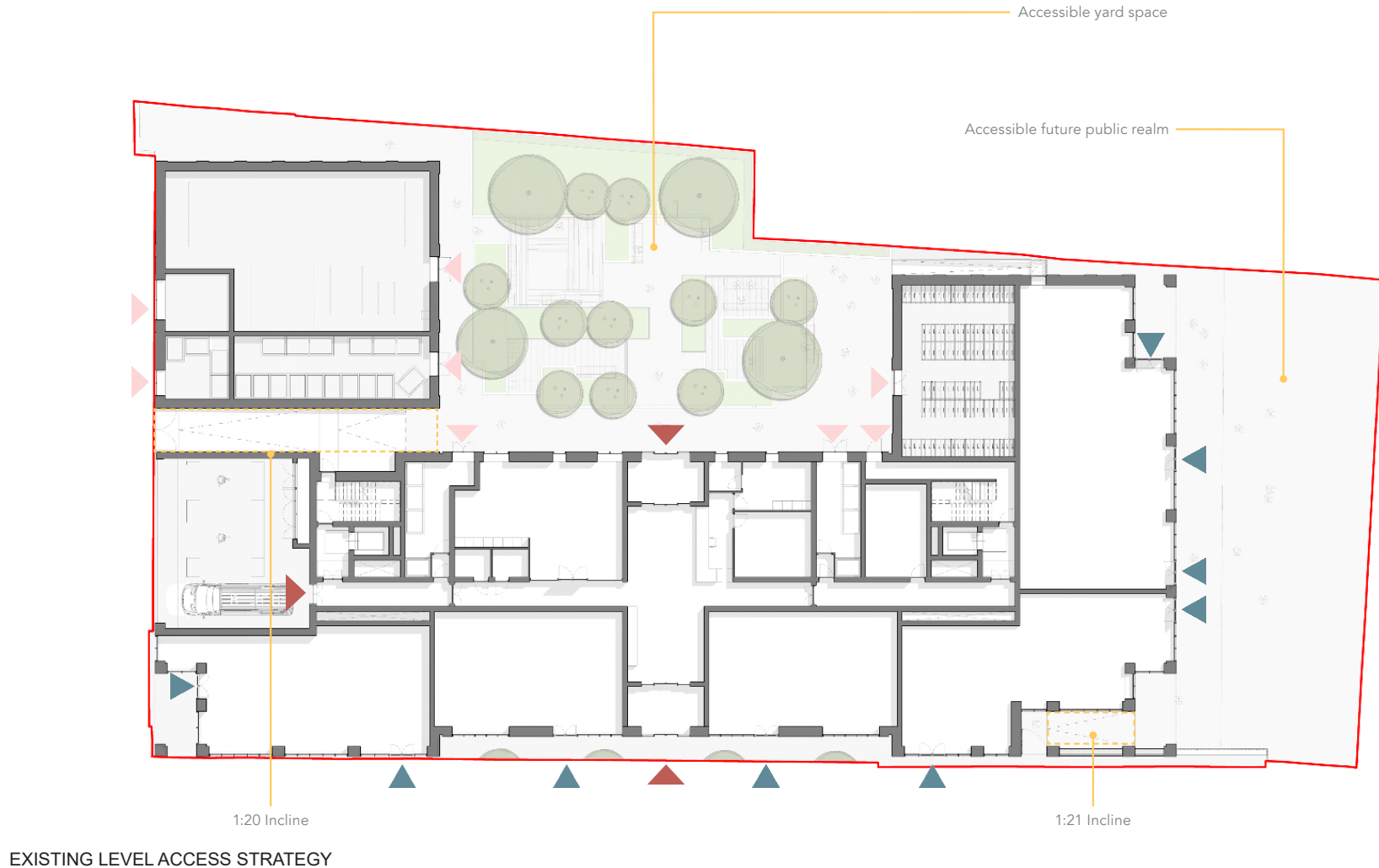
Level Access

As the proposed changes have omitted the Duplex apartments, all 126no. proposed apartments all are now single storey and have step free access via the passenger lifts or external entrances.

The apartments at ground level will also be provided with external level access thresholds from the public realm area.

Step free access is also provided to each of the commercial units and ancillary spaces.

As the consented scheme, all landscape and building levels remain to have been designed to enable level thresholds to the building's entrances without the need for steps.



- Commercial level access
- Residential level access
- Ancillary areas level access
- Ramped zone for access

Drawing List

Planning Drawing Register

List of revised drawings issued.

Drawing Name	Scale	Sheet Size	Planning Drawing Number
Site Location Plan - Proposed	1:500	A1	EYJW-PRP-BC-ZZ-DR-A-020020
Application Boundary	1:1250	A1	EYJW-PRP-BC-ZZ-DR-A-020022
Ground Floor - Proposed	1:100	A0	EYJW-PRP-BC-00-DR-A-020000
1st-5th Floor - Proposed	1:100	A0	EYJW-PRP-BC-ZZ-DR-A-020001
7th Floor - Proposed	1:100	A0	EYJW-PRP-BC-07-DR-A-020007
Roof Plan - Proposed	1:100	A0	EYJW-PRP-BC-RF-DR-A-020008
Apartment Types	1:100	A1	EYJW-PRP-BC-ZZ-DR-A-020040
Apartment Schedule	N/A	A1	EYJW-PRP-BC-ZZ-DR-A-020050
Site Sections	1:100	A0	EYJW-PRP-BC-ZZ-DR-A-022000
North and South Elevation - Proposed	1:100	A0	EYJW-PRP-BC-ZZ-DR-A-021000
East, West and Courtyard Elevations - Proposed	1:100	A0	EYJW-PRP-BC-ZZ-DR-A-021001
Street Elevations	1:500	A1	EYJW-PRP-BC-ZZ-DR-A-021020
Bay Studies - Jersey Street	1:50	A0	EYJW-PRP-BC-ZZ-DR-A-021040
Bay Studies - Poland Street	1:50	A0	EYJW-PRP-BC-ZZ-DR-A-021041
Bay Elevation and Section - Brick	1:20	A1	EYJW-PRP-BC-ZZ-DR-A-021042
Bay Elevation and Section - Terracotta	1:20	A1	EYJW-PRP-BC-ZZ-DR-A-021043
Proposed Sample Panel	1:20	A1	EYJW-PRP-BC-ZZ-DR-A-020060

Accommodation Schedule

Unit Type	Current		Proposed	
1B2P	38	32%	40	32%
2B4P	72	61%	80	63%
3B6P	2	2%	6	5%
3B6P Duplex	6	5%	0	0%
TOTAL	118		126	

Commercial Accommodation Schedule (NIA) ELIZA

Unit Name	Area (m²)
Commercial Unit 01	122.40
Commercial Unit 02	89.70
Commercial Unit 03	89.90
Commercial Unit 04	90.43
TOTAL	392.53

Block	Plot Number	Level	Type	M4(1/2)	Occupancy
Block C	001	BC-00-FFL	Type B8	M4(1)	2B4P
Block C	002	BC-00-FFL	Type B9	M4(1)	2B4P
Block C	003	BC-00-FFL	Type A4	M4(1)	1B2P
Block C	004	BC-00-FFL	Type A5	M4(1)	1B2P
Block C	005	BC-01-FFL	Type B10	M4(1)	2B4P
Block C	006	BC-01-FFL	Type B10	M4(1)	2B4P
Block C	007	BC-01-FFL	Type A1	M4(1)	1B2P
Block C	008	BC-01-FFL	Type A2	M4(1)	1B2P
Block C	009	BC-01-FFL	Type A1	M4(1)	1B2P
Block C	010	BC-01-FFL	Type A3	M(4)2	1B2P
Block C	011	BC-01-FFL	Type B1	M4(1)	2B4P
Block C	012	BC-01-FFL	Type B3	M4(1)	2B4P
Block C	013	BC-01-FFL	Type B2	M4(1)	2B4P
Block C	014	BC-01-FFL	Type B4	M4(1)	2B4P
Block C	015	BC-01-FFL	Type B2	M4(1)	2B4P
Block C	016	BC-01-FFL	Type B3	M4(1)	2B4P
Block C	017	BC-01-FFL	Type B2	M4(1)	2B4P
Block C	018	BC-01-FFL	Type B6	M4(1)	2B4P
Block C	019	BC-01-FFL	Type A3	M(4)2	1B2P
Block C	020	BC-01-FFL	Type A6	M4(1)	1B2P
Block C	021	BC-01-FFL	Type B5	M4(1)	2B4P
Block C	022	BC-01-FFL	Type B6	M4(1)	2B4P

Block	Plot Number	Level	Type	M4(1/2)	Occupancy
Block C	023	BC-02-FFL	Type B10	M4(1)	2B4P
Block C	024	BC-02-FFL	Type B10	M4(1)	2B4P
Block C	025	BC-02-FFL	Type A1	M4(1)	1B2P
Block C	026	BC-02-FFL	Type A2	M4(1)	1B2P
Block C	027	BC-02-FFL	Type A1	M4(1)	1B2P
Block C	028	BC-02-FFL	Type A3	M4(2)	1B2P
Block C	029	BC-02-FFL	Type B1	M4(1)	2B4P
Block C	030	BC-02-FFL	Type B3	M4(1)	2B4P
Block C	031	BC-02-FFL	Type B2	M4(1)	2B4P
Block C	032	BC-02-FFL	Type B4	M4(1)	2B4P
Block C	033	BC-02-FFL	Type B2	M4(1)	2B4P
Block C	034	BC-02-FFL	Type B3	M4(1)	2B4P
Block C	035	BC-02-FFL	Type B2	M4(1)	2B4P
Block C	036	BC-02-FFL	Type B6	M4(1)	2B4P
Block C	037	BC-02-FFL	Type A3	M4(2)	1B2P
Block C	038	BC-02-FFL	Type A6	M4(1)	1B2P
Block C	039	BC-02-FFL	Type B5	M4(1)	2B4P
Block C	040	BC-02-FFL	Type B6	M4(1)	2B4P
Block C	041	BC-03-FFL	Type B10	M4(1)	2B4P
Block C	042	BC-03-FFL	Type B10	M4(1)	2B4P
Block C	043	BC-03-FFL	Type A1	M4(1)	1B2P
Block C	044	BC-03-FFL	Type A2	M4(1)	1B2P
Block C	045	BC-03-FFL	Type A1	M4(1)	1B2P
Block C	046	BC-03-FFL	Type A3	M4(2)	1B2P
Block C	047	BC-03-FFL	Type B1	M4(1)	2B4P
Block C	048	BC-03-FFL	Type B3	M4(1)	2B4P
Block C	049	BC-03-FFL	Type B2	M4(1)	2B4P
Block C	050	BC-03-FFL	Type B4	M4(1)	2B4P
Block C	051	BC-03-FFL	Type B2	M4(1)	2B4P
Block C	052	BC-03-FFL	Type B3	M4(1)	2B4P
Block C	053	BC-03-FFL	Type B2	M4(1)	2B4P
Block C	054	BC-03-FFL	Type B6	M4(1)	2B4P
Block C	055	BC-03-FFL	Type A3	M4(2)	1B2P
Block C	056	BC-03-FFL	Type A6	M4(1)	1B2P
Block C	057	BC-03-FFL	Type B5	M4(1)	2B4P
Block C	058	BC-03-FFL	Type B6	M4(1)	2B4P
Block C	059	BC-04-FFL	Type B10	M4(1)	2B4P
Block C	060	BC-04-FFL	Type B10	M4(1)	2B4P
Block C	061	BC-04-FFL	Type A1	M4(1)	1B2P
Block C	062	BC-04-FFL	Type A2	M4(1)	1B2P
Block C	063	BC-04-FFL	Type A1	M4(1)	1B2P
Block C	064	BC-04-FFL	Type A3	M4(2)	1B2P
Block C	065	BC-04-FFL	Type B1	M4(1)	2B4P
Block C	066	BC-04-FFL	Type B3	M4(1)	2B4P
Block C	067	BC-04-FFL	Type B2	M4(1)	2B4P
Block C	068	BC-04-FFL	Type B4	M4(1)	2B4P
Block C	069	BC-04-FFL	Type B2	M4(1)	2B4P
Block C	070	BC-04-FFL	Type B3	M4(1)	2B4P
Block C	071	BC-04-FFL	Type B2	M4(1)	2B4P
Block C	072	BC-04-FFL	Type B6	M4(1)	2B4P
Block C	073	BC-04-FFL	Type A3	M4(2)	1B2P
Block C	074	BC-04-FFL	Type A6	M4(1)	1B2P
Block C	075	BC-04-FFL	Type B5	M4(1)	2B4P
Block C	076	BC-04-FFL	Type B6	M4(1)	2B4P

Block	Plot Number	Level	Type	M4(1/2)	Occupancy
Block C	077	BC-05-FFL	Type B10	M4(1)	2B4P
Block C	078	BC-05-FFL	Type B10	M4(1)	2B4P
Block C	079	BC-05-FFL	Type A1	M4(1)	1B2P
Block C	080	BC-05-FFL	Type A2	M4(1)	1B2P
Block C	081	BC-05-FFL	Type A1	M4(1)	1B2P
Block C	082	BC-05-FFL	Type A3	M4(2)	1B2P
Block C	083	BC-05-FFL	Type B1	M4(1)	2B4P
Block C	084	BC-05-FFL	Type B3	M4(1)	2B4P
Block C	085	BC-05-FFL	Type B2	M4(1)	2B4P
Block C	086	BC-05-FFL	Type B4	M4(1)	2B4P
Block C	087	BC-05-FFL	Type B2	M4(1)	2B4P
Block C	088	BC-05-FFL	Type B3	M4(1)	2B4P
Block C	089	BC-05-FFL	Type B2	M4(1)	2B4P
Block C	090	BC-05-FFL	Type B6	M4(1)	2B4P
Block C	091	BC-05-FFL	Type A3	M4(2)	1B2P
Block C	092	BC-05-FFL	Type A6	M4(1)	1B2P
Block C	093	BC-05-FFL	Type B5	M4(1)	2B4P
Block C	094	BC-05-FFL	Type B6	M4(1)	2B4P
Block C	095	BC-06-FFL	Type C1	M4(1)	3B6P
Block C	096	BC-06-FFL	Type B10	M4(1)	2B4P
Block C	097	BC-06-FFL	Type B7	M4(1)	2B4P
Block C	098	BC-06-FFL	Type A2	M4(1)	1B2P
Block C	099	BC-06-FFL	Type B1	M4(1)	2B4P
Block C	100	BC-06-FFL	Type A3	M4(2)	1B2P
Block C	101	BC-06-FFL	Type B2	M4(1)	2B4P
Block C	102	BC-06-FFL	Type B3	M4(1)	2B4P
Block C	103	BC-06-FFL	Type B2	M4(1)	2B4P
Block C	104	BC-06-FFL	Type B4	M4(1)	2B4P
Block C	105	BC-06-FFL	Type B2	M4(1)	2B4P
Block C	106	BC-06-FFL	Type B3	M4(1)	2B4P
Block C	107	BC-06-FFL	Type A3	M4(2)	1B2P
Block C	108	BC-06-FFL	Type B6	M4(1)	2B4P
Block C	109	BC-06-FFL	Type A6	M4(1)	1B2P
Block C	110	BC-06-FFL	Type B6	M4(1)	2B4P
Block C	111	BC-06-FFL	Type B5	M4(1)	2B4P
Block C	112	BC-07-FFL	Type B10	M4(1)	2B4P
Block C	113	BC-07-FFL	Type C1	M4(1)	3B6P
Block C	114	BC-07-FFL	Type A2	M4(1)	1B2P
Block C	115	BC-07-FFL	Type B7	M4(1)	2B4P
Block C	116	BC-07-FFL	Type A3	M4(2)	1B2P
Block C	117	BC-07-FFL	Type B1	M4(1)	2B4P
Block C	118	BC-07-FFL	Type C2	M4(1)	3B6P
Block C	119	BC-07-FFL	Type C3	M4(1)	3B6P
Block C	120	BC-07-FFL	Type C2	M4(1)	3B6P
Block C	121	BC-07-FFL	Type C3	M4(1)	3B6P
Block C	122	BC-07-FFL	Type B6	M4(1)	2B4P
Block C	123	BC-07-FFL	Type A3	M4(2)	1B2P
Block C	124	BC-07-FFL	Type A6	M4(1)	1B2P
Block C	125	BC-07-FFL	Type B5	M4(1)	2B4P
Block C	126	BC-07-FFL	Type B6	M4(1)	2B4P