Hulme St, Manchester

MEASURED AREAS

	External wall thickness	Internal Structure	Ancillary Spaces	Demountable Partitions
Net usable Area	Excluded	Excluded	Excluded	Excluded
Net Internal Area (NIA	Excluded	Excluded	Excluded	Included
Gross Internal Area ((	Excluded	Included	Included	Included
Gross External Area (	Included	Included	Included	Included

ABBREVIATIONS

NIA	Net Internal Area
GIA	Gross Internal Area
GEA	Gross External Area
BoH	Back of House
SME	Small and Medium-sized Enterprises
C. A.	Common Areas
PBSA	Purpose-Built Student Accommodation

NOTES

Areas given on this schedule are indicative, a specialist surveyor should be engaged if definitive areas are required
Areas measured in accordance with RICS "Code of Measuring Practice - 6th Edition"
All areas measured to finished face of wall/column at 1000mm above FFL
All measurements have been taken in CAD software in m2 (sqft are provide only where specifically labeled)
Conversion to sqft is achieved by multiplying m2 by 10.764
Figures exclude vehicle access at ground level under Building A

REVISION HISTORY

REV	DATE	NOTE
AG	15.11.23	Comparison between consented and updated

SUMMARY AREAS + UNITS SCHEDULE

AREAS SCHEDULE

Floor	PBSA Rooms NIA sqm (Updated)	PBSA Rooms NIA sqm (Consented)	PBSA Common / Ancillary NIA sqm	PBSA Cycle NIA sqm	PBSA Bins NIA sqm	PBSA Total GIA sqm	PBSA Plant NIA sqm	SME Common / Ancillary NIA sqm	SME Cycle NIA sqm	SME Bins NIA sqm	SME Total GIA sqm	SME Plant NIA sqm	Total GIA sqm	Effi. % (Upd)	Effi. % (Con)	GEA sqm
-1	0	0											81	0%	0%	109
0	0	0	249	115	134	62	43	249	115	134	62	43	759	0%	0%	849
1	0	0	239			141	45	239		7	141	50	632	0%	0%	849
2	138	147	129			157	133	129			157	137	780	18%	19%	872
3	138	147	129			157	44	129			157	49	692	20%	21%	872
4	138	147	68			157	83	68			157	87	670	21%	22%	872
5	403	436											663	61%	66%	741
6	403	436											663	61%	66%	741
7	403	439											663	61%	66%	741
8	403	439											663	61%	66%	741
9	403	439											663	61%	66%	741
10	403	439											663	61%	66%	741
11	403	439											663	61%	66%	741
12	276	300					181					181	645	43%	47%	741
13	276	300											473	58%	63%	534
14	276	300											473	58%	63%	534
15	276	300											473	58%	63%	534
16	276	300											473	58%	63%	534
17	276	300											473	58%	63%	534
18	276	300											473	58%	63%	534
19	276	300											473	58%	63%	534
20	276	300											473	58%	63%	534
21	276	300											473	58%	63%	534
22	276	300											473	58%	63%	534
23	276	300											473	58%	63%	534
24	276	300											473	58%	63%	534
25	276	300											473	58%	63%	534
26	276	300											473	58%	63%	534
27	276	308											473	58%	65%	534
28	203	234					76					76	473	43%	49%	534
29	276	308											473	58%	65%	534
30	276	308											473	58%	65%	534
31	276	308											473	58%	65%	534
32	276	308											473	58%	65%	534
33	276	308											473	58%	65%	534
34	276	308											473	58%	65%	534
35	276	308											473	58%	65%	534
36	276	308											473	58%	65%	534
37	276	308											473	58%	65%	534
38	276	308											473	58%	65%	534
39	276	308											473	58%	65%	534
40	276	308											473	58%	65%	534
41	276	308											473	58%	65%	534
42	276	308											473	58%	65%	534
43	276	308											473	58%	65%	534
44	276	308											473	58%	65%	534
45	276	308											473	58%	65%	534
46	276	308											473	58%	65%	534
47	276	308											473	58%	65%	534
48	276	308											473	58%	65%	534
49	276	308											473	58%	65%	534
50	276	308											473	58%	65%	534
51	276	308											473	58%	65%	534
52	276	308											473	58%	65%	534
53	276	308											473	58%	65%	534
54	0	0	295					311					473	0%	0%	534
55	0	0					378					378	473	0%	0%	534
	14,756 sqm	16,253 sqm	1,109 sqm	115 sqm	134 sqm	674 sqm	983 sqm	1,126 sqm	115 sqm	140 sqm	674 sqm	1,001 sqm	29,235 sqm	50% %	56% %	33,302 sqm
	Updated	Consented	Updated					Consented						Upd	Con	

ACCOMMODATION SCHEDULE

Rooms

Floor	Type 1 Regular Studio 18.2 sqm 15.2 sqm	Type 2 Regular Studio 16.3 sqm 13.6 sqm	Type 3 Regular Studio 16.3 sqm 13.6 sqm	Type 5 Regular Studio 15.9 sqm 12.5 sqm	Type 6 Regular Studio 18.7 sqm 15.7 sqm	Type 7 Large Studio 25.7 sqm 22.1 sqm	Type 8 Regular Studio 17.0 sqm 13.8 sqm	Type 11 Regular Studio 16.0 sqm 12.9 sqm		Type 1 Regular Studio 18.5 sqm 16.9 sqm	Type 2 Regular Studio 18.0 sqm 16.4 sqm	Type 3 Regular Studio 18.6 sqm 17.0 sqm	Type 4 2bed Studio 24.4 sqm 22.8 sqm	Type 4B 2bed Studio 26.1 sqm 24.4 sqm	Type 5 Regular Studio 15.7 sqm 14.0 sqm	Type 6 Regular Studio 18.7 sqm 17.0 sqm	Type 7 Regular Studio 21.7 sqm 20.0 sqm	Type 8 Regular Studio 17.2 sqm 15.5 sqm	Type 9 Regular Studio 17.0 sqm 15.3 sqm	Type 10 Regular Studio 16.7 sqm 15.0 sqm	Type 11 Regular Studio 28.6 sqm 27.0 sqm	Type 12 2bed Studio 32.3 sqm 30.6 sqm		
-1									0																0
0									0																0
1									0																0
2	4	2	2						8	4	2	2													8
3	4	2	2						8	4	2	2													8
4	4	2	2						8	4	2	2													8
5	8	4	4	1	1	1	3	1	23	8	4	3	1		1	1	1	1	1	1	1				23
6	8	4	4	1	1	1	3	1	23	8	4	3	1		1	1	1	1	1	1	1				23
7	8	4	4	1	1	1	3	1	23	8	4	3	1		1	1	1	1	1	1			1		23
8	8	4	4	1	1	1	3	1	23	8	4	3	1		1	1	1	1	1	1			1		23
9	8	4	4	1	1	1	3	1	23	8	4	3	1		1	1	1	1	1	1			1		23
10	8	4	4	1	1	1	3	1	23	8	4	3	1		1	1	1	1	1	1			1		23
11	8	4	4	1	1	1	3	1	23	8	4	3	1		1	1	1	1	1	1			1		23
12	8	4	4						16	8	4	3	1												16
13	8	4	4						16	8	4	3	1												16
14	8	4	4						16	8	4	3	1												16
15	8	4	4						16	8	4	3	1												16
16	8	4	4						16	8	4	3	1												16
17	8	4	4						16	8	4	3	1												16
18	8	4	4						16	8	4	3	1												16
19	8	4	4						16	8	4	3	1												16
20	8	4	4						16	8	4	3	1												16
21	8	4	4						16	8	4	3	1												16
22	8	4	4						16	8	4	3	1												16
23	8	4	4						16	8	4	3	1												16
24	8	4	4						16	8	4	3	1												16
25	8	4	4						16	8	4	3	1												16
26	8	4	4						16	8	4	3	1												16
27	8	4	4						16	8	4	2	1	1											16
28	4	4	4						12	4	4	2	1	1											12
29	8	4	4						16	8	4	2	1	1											16
30	8	4	4						16	8	4	2	1	1											16
31	8	4	4						16	8	4	2	1	1											16
32	8	4	4						16	8	4	2	1	1											16
33	8	4	4						16	8	4	2	1	1											16
34	8	4	4						16	8	4	2	1	1											16
35	8	4	4						16	8	4	2	1	1											16
36	8	4	4						16	8	4	2	1	1											16
37	8	4	4						16	8	4	2	1	1											16
38	8	4	4						16	8	4	2	1	1											16
39	8	4	4						16	8	4	2	1	1											16
40	8	4	4						16	8	4	2	1	1											16
41	8	4	4						16	8	4	2	1	1											16
42	8	4	4						16	8	4	2	1	1											16
43	8	4	4						16	8	4	2	1	1											16
44	8	4	4						16	8	4	2	1	1											16
45	8	4	4						16	8	4	2	1	1											16
46	8	4	4						16	8	4	2	1	1											16
47	8	4	4						16	8	4	2	1	1											16
48	8	4	4						16	8	4	2	1	1											16
49	8	4	4						16	8	4	2	1	1											16
50	8	4	4						16	8	4	2	1	1											16
51	8	4	4						16	8	4	2	1	1											16
52	8	4	4						16	8	4	2	1	1											16
53	8	4	4						16	8	4	2	1	1											16
54									0																0
55									0																0
	400 47%	202 24%	202 24%	7 1%	7 1%	7 1%	21 2%	7 1%	853 Units	400 47%	202 24%	126 15%	49 6%	27 3%	7 1%	7 1%	7 1%	7 1%	7 1%	7 1%	2 0%	5 1%			853 Units
	Updated									Consented															

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