

Chorlton Baths



Design & Access Statement
March 2023



Version history

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Client: MSV

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P02	05/04/23	Planning Issue	Steve Sullivan Architect	Updated to suit comments
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1.0

Introduction

1.0 Introduction

1.1 Key Information

Location	Manchester Road, Chorlton, Manchester
Size of Scheme	50 Residential Apartments
Use	Residential (Use Class C3) with ancillary facilities including space for the community
Planning application	
Agent	Barton Willmore Stantec
Developer	Mosscares St Vincents (MSV)
Project team	Buttress Architects (Architect)
	Rowlinson Construction (Contractor Partner)
	Simon Fenton Partnership (Project Management & Quantity Surveyor)
	Carley Daines (Civil & Structural Engineer)
	Stephen Martlew (Landscape Architect)
	SK Transport (Transport & Highways Consultant)
	Jenson Hughes (Fire Engineer)
	Energy Council (Sustainability)



1.2 Purpose of the Document

This document has been prepared in accordance with the requirements of Circular 01/06 and the CABE Guidance “Design and Access Statements – How to Read, Write and Use Them”.

It explains the design principles and concepts that have been applied to the amount, layout, scale and appearance of the proposal. It seeks to demonstrate how the proposal has been designed to take account of the relationship of the proposed development to its context. The statement also explains the proposed access arrangements.

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2.0

Project Background

2.0 Project Background

2.1 Introduction

Mosscafe St Vincent's Housing Group (MSV) are a registered social landlord who own and manage almost 9,000 properties in Greater Manchester, Lancashire and West Yorkshire. MSV aspire to assist the millennial generation struggling to find a decent home, the elderly, those on low incomes, those in need of specialist housing and people who are looking to 'rightsize'.

As such MSV have embraced HAPPI Living principles, and have, over the last 6 years, become recognised across Greater Manchester and beyond for our HAPPI Living schemes, sharing good practice with many local authority partners, fellow registered providers and health and social care commissioners. The re-development of Chorlton Baths will be our fifth HAPPI scheme.

MSV prides itself on being a Housing Association that retains its original values and mission and continues to deliver a range of housing solutions to the most vulnerable in society, with a particular focus on supported living, later living and young persons' housing.

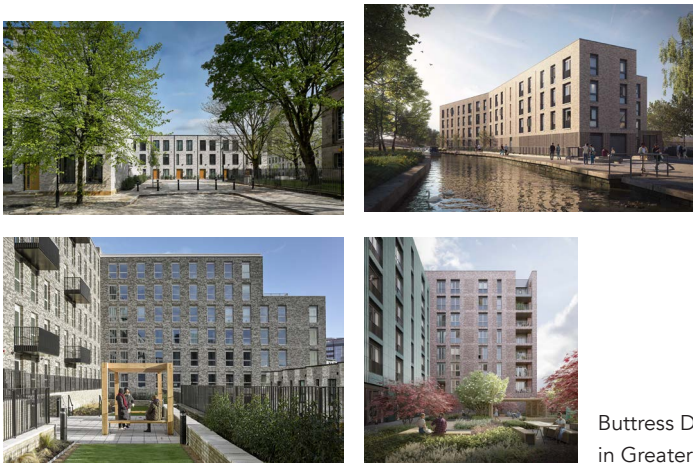
Buttress is a leading design studio providing architecture, urban design, interiors and conservation design services. We're thinkers as much as makers. Believe that architecture is as much about people as buildings, and that buildings should be shaped by their surroundings, their role and the people who will use them. A community of specialists, people are at the heart of our business. We work with a wide variety of clients from commercial businesses, to cultural organisations, to individuals; and add value by bringing expertise and understanding.

The site is situated on the former Chorlton Leisure Centre and the proposals seek to bring this site into active use as HAPPI housing for over 55s. Our approach is to collaboratively develop a response to the brief that delivers 50 new dwellings through a mix of 1-bedroom and 2-bedroom apartments.

As part of the iterative design process since 2021, we have considered several options that investigate an appropriate building form in terms of functionality, delivery, community transformation and ultimately the enhancement of place.



MSV Housing Developments
in Greater Manchester



Buttress Developments
in Greater Manchester



2.2 Planning Policy

Development Plan

The Local Plan is a collection of statutory Development Plan Documents (DPDs) that together set out the vision and spatial strategy for the future development of Manchester. Within this context, the adopted Local Plan comprises:

- Manchester Core Strategy 2012 (“the Core Strategy”);
- Manchester Proposals Map 2012;
- Saved Policies of the Manchester Unitary Development

Plan 2005 (“the UDP”);

The Core Strategy has replaced significant elements of the UDP as the document that sets out the long term strategic policies for the Manchester’s future development and forms the primary framework that planning applications will be assessed against.

Despite being largely superseded by the Core Strategy, a number of policies from the UDP have been “saved” and remain part of the adopted Local Plan.

Material Considerations

The following documents comprise further material considerations in the determination of the planning application:

National Planning Policy Framework (NPPF) (2021), which is supported by National Planning Practice Guidance (NPPG)

Publication Draft Places for Everyone (PfE)

Manchester City Council’s Supplementary Planning Guidance (SPD):

Guide to Development in Manchester SPD (2007)

Our Manchester Strategy – Forward to 2025.

Manchester’s Green and Blue Infrastructure Strategy.

Climate Change Emergency and Playing Our Full Part on

Climate Change (2018).

Manchester Climate Change Framework: 2020-2025 (2020).

City Centre Transport Strategy to 2040 (2021).

Design for Access 2 (2003).

Manchester’s Residential Quality Guidance

National Planning Policy and Guidance

National planning policy is contained within the National Planning Policy Framework (‘NPPF’). The document sets out the Government’s planning policies for England and how these are applied. It requires planning policies to meet objectively assessed needs, with sufficient flexibility to adapt to rapid change.

At the heart of the NPPF is a presumption in favour of sustainable development; the golden thread running through plan-making and decision taking. The NPPF notes that there are three dimensions to sustainable development:

Economic – the NPPF outlines the Government’s commitment to building a strong, responsive and competitive economy. Significant weight should be placed on the need to support economic growth through the planning system by ensuring that suitable development is available at the right time and location and identify and co-ordinate development requirements.

Social – the NPPF aims to support strong and healthy communities by creating a high-quality built environment with accessible local services that reflect the community’s needs and support its health, social and cultural well-being

Environmental – the NPPF outlines how the planning system will protect and enhance our natural, built and historic environment.

The Planning Statement submitted as part of this application set outs the proposed development against the parameters in the NPPF.

National Design Guide (2021)

The National Design Guide was published by the Ministry of Housing, Communities and Local Government in 2021. This document forms part of the governments planning practice guidance and was created to outline key characteristics that make well-designed places.

There are 10 characteristics of well-designed places within the National Design Guide and these are listed below:

Context – enhances the surroundings

Identity – attractive and distinctive

Built form – a coherent pattern of development

Movement – accessible and easy to move around

Nature – enhanced and optimised

Public Spaces – safe, social and inclusive

Uses – mixed and integrated

Homes and buildings – functional, healthy and sustainable

Resources – efficient and resilient

Lifespan – made to last

3.0

Context

3.0 Context

3.1 Site Location

The site in Chorlton fronts onto Manchester Road and is bounded by Unicorn supermarket to the south, Metrolink tram line to the east and Thirlmere Aqueduct to the north.

Key

Planning Application boundary



Location plan

3.2 Site Description

The site is currently occupied by the former Chorlton Leisure Centre which closed in 2015. Levels vary with an approximate fall from north to south of 1.5 metres. The width of the site at its widest point is 45 metres and length is 80 metres.

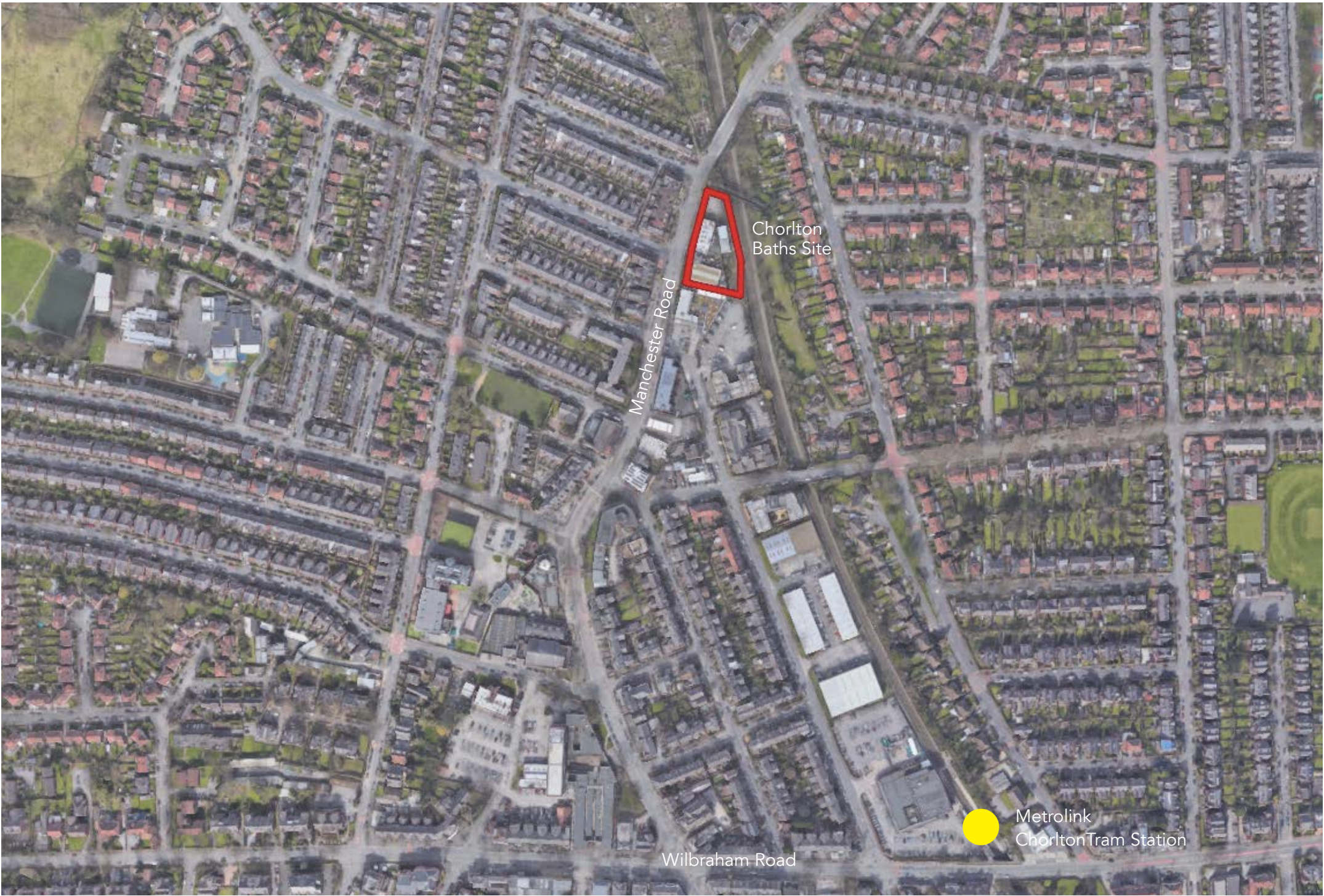
The site is bordered by a Metrolink tram line to the east, Thirlmere Aqueduct to the north and Unicorn supermarket to the south. Across Manchester Road are a mix of two to three storey gabled properties with commercial units fronting onto the street.

In terms of higher density and massing within the wider site context, a 4-storey residential building exists south of the site on Manchester Road between Unicorn and Tesco / Esso petrol station. This was originally a purpose built 3-storey office block but was converted to residential use in 2017 with an additional fourth storey added (116984/FO/2017).



Key

Planning Application boundary



3.3 Connections

The site is located approximately 500 metres from the junction of Barlow Moor Road and Wilbraham Road and which stands at the northern centre of Chorlton. The area is a district centre with numerous leisure, retail and assembly use amenities for the community.

The site is located on Manchester Road which is served by the 86 bus route between connecting the site to Manchester city centre and west Didsbury with an operating frequency of between 5 to 15 depending on the time of day. Wilbraham Road is an 8 minute walk and provides further bus connections including the 85. The area is linked to the Greater Manchester tram network with Metrolink a stop in Chorlton tram stop on Wilbraham Road adjacent to the Morrison's which is an approximate 8 minute walk from the site.

A dedicated 52 square metre scooter and bicycle store will be provided with 10 scooter spaces and 50 bicycle racks. This will tie in with the Beeline upgrade improvements in Chorlton which will provide a safe and segregated cycle route to encourage greater use cycling and active travel. The covered scooter and bicycle store will allow the space to be adapted over time to accommodate future needs such as electric bike charging points.

Chorlton provides a walk-able and cycle-able network that promotes a sustainable and active lifestyle with the daily needs of life including restaurants, cafes, supermarket, library, medical, banks and post office among other amenities for the intended over 55 age group that the development will serve.

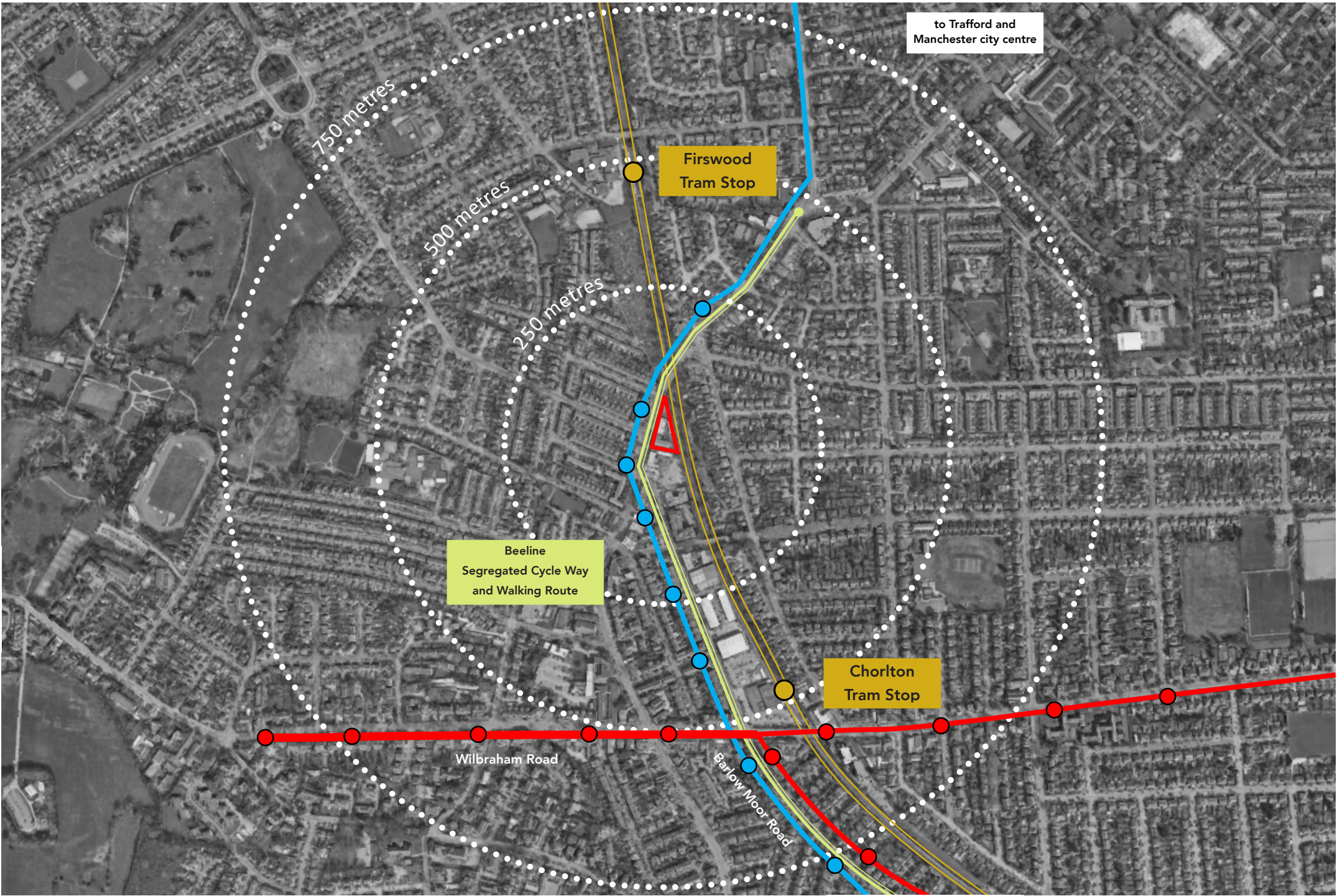
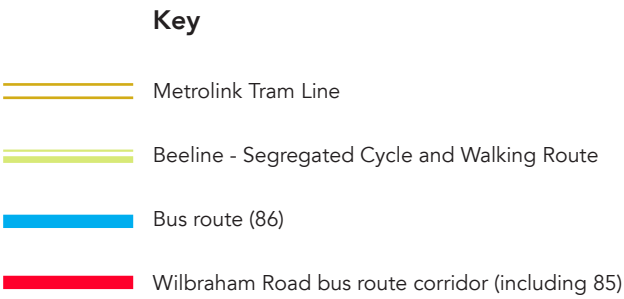


Diagram highlighting distances and transport links. The district centre of Chorlton is generally considered to be south of Wilbraham Road providing numerous amenities for local residents.

3.4 Former Chorlton Leisure Centre

The site is currently occupied by the former Chorlton Leisure Centre and which opened in the late 1920s. However, the leisure centre closed in 2015 and has been vacant since.

The building has undergone many changes since opening including the removal of the pitched roofs over the swimming pools and sports hall, addition of parapet roof to the south and accessibility improvements, notably the external ramp on Manchester Road.

These changes have eroded the building's original architectural quality and additionally the building has fallen in a state of disrepair since closure in 2015 and has been occupied by squatters.

A demolition statement is provided to support this planning application.



- 1 Manchester Road frontage, 1929
(Manchester Libraries, Information and Archives)
- 2 Swimming pool, 1929
(Manchester Libraries, Information and Archives)
- 3 Shower room, 1929
(Manchester Libraries, Information and Archives)
- 4 Turkish baths inspired room, 1929
(Manchester Libraries, Information and Archives)
- 5 Main frontage on Manchester Road, 2023
- 6 Main frontage on Manchester Road, 2023
- 7 Main frontage on Manchester Road, 2023

3.5 Site Characteristics

The site is currently occupied by the former Chorlton Leisure Centre which closed in 2015. Levels vary with an approximate fall from north to south of 1.5 metres. The width of the site at its widest point is 45 metres and length is 80 metres.

The existing car park for the former Leisure Centre is located to the north of the site. The existing safety of vehicle access and egress is impacted by the poor visibility splay to the north due to the road being on blind bend and the crest of a hill. As part of pre-application consultation, we have proposed moving proposed that car parking is located to the south of the site which will provide safer access with clearer visibility splays for vehicle access and egress.

Denser trees and foliage exist to the east of the site between the tram line and existing former Leisure Centre. This area has been cleared of Japanese Knotweed to allow for development. A private communal garden will be situated to the north of the site, taking advantage of the larger tree canopies in this area and screening off the Aqueduct to provide a visually attractive external space. A south facing courtyard which will act as an outdoor meeting space and double up as a circulation route to and from apartments and the main entrance lobby.

A diverse mix of use classes including commercial, retail and residential exists in the immediate context. There is a mix of low-level 2 to 3 storey gable houses, as well as a 4 storey apartment blocks to the south located between Unicorn and the Tesco / Esso garage.

Key

Site Boundary

Thirlmere Aqueduct

Tram Line

Existing Vehicular Access

Existing Baths Entrance

Manchester Road

Existing Baths Parking

Bus Stop

Existing Baths Building

Supermarket (Unicorn)

Office Building

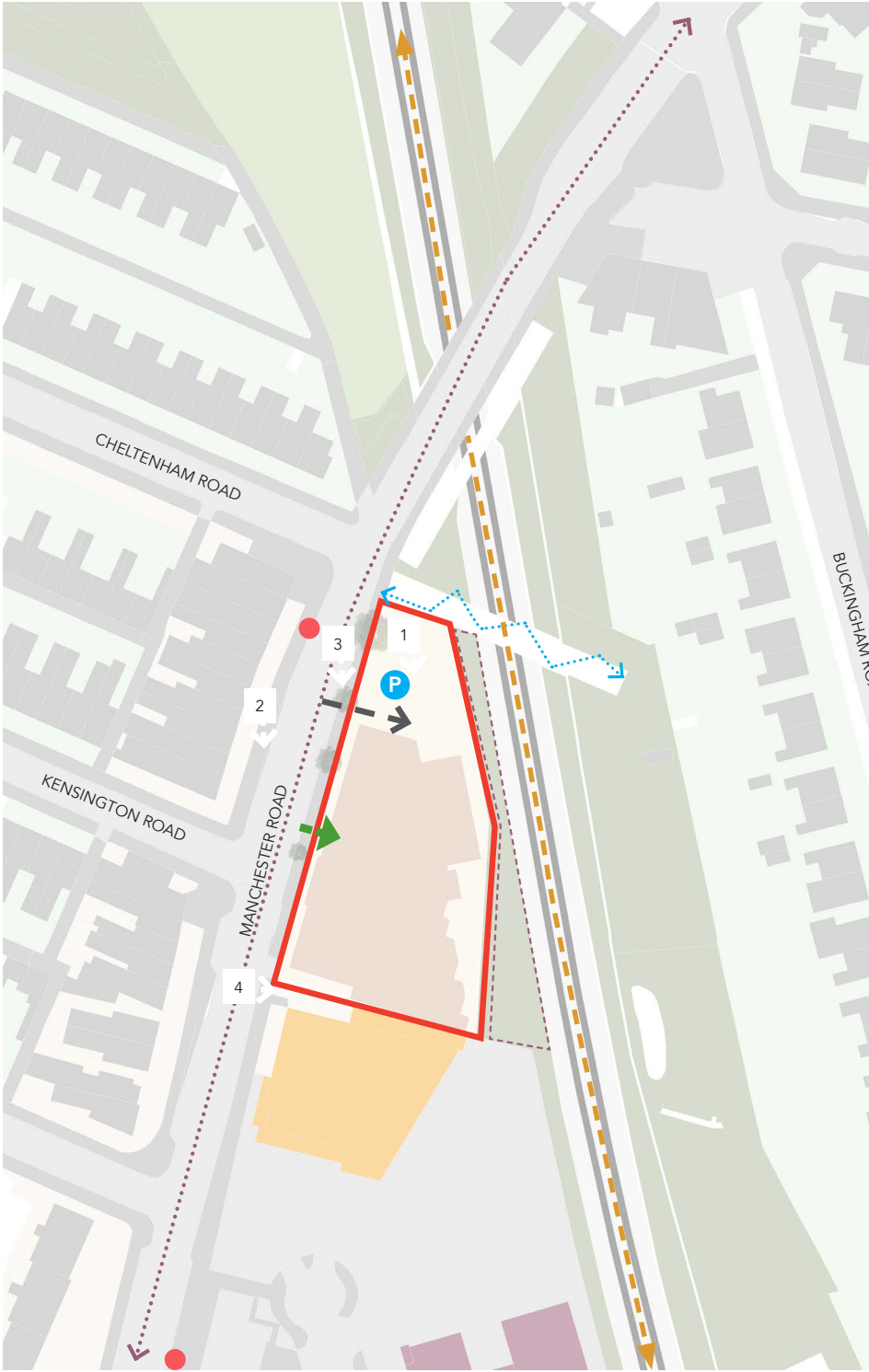
Existing Residential

Allotments

Existing Medical Centre

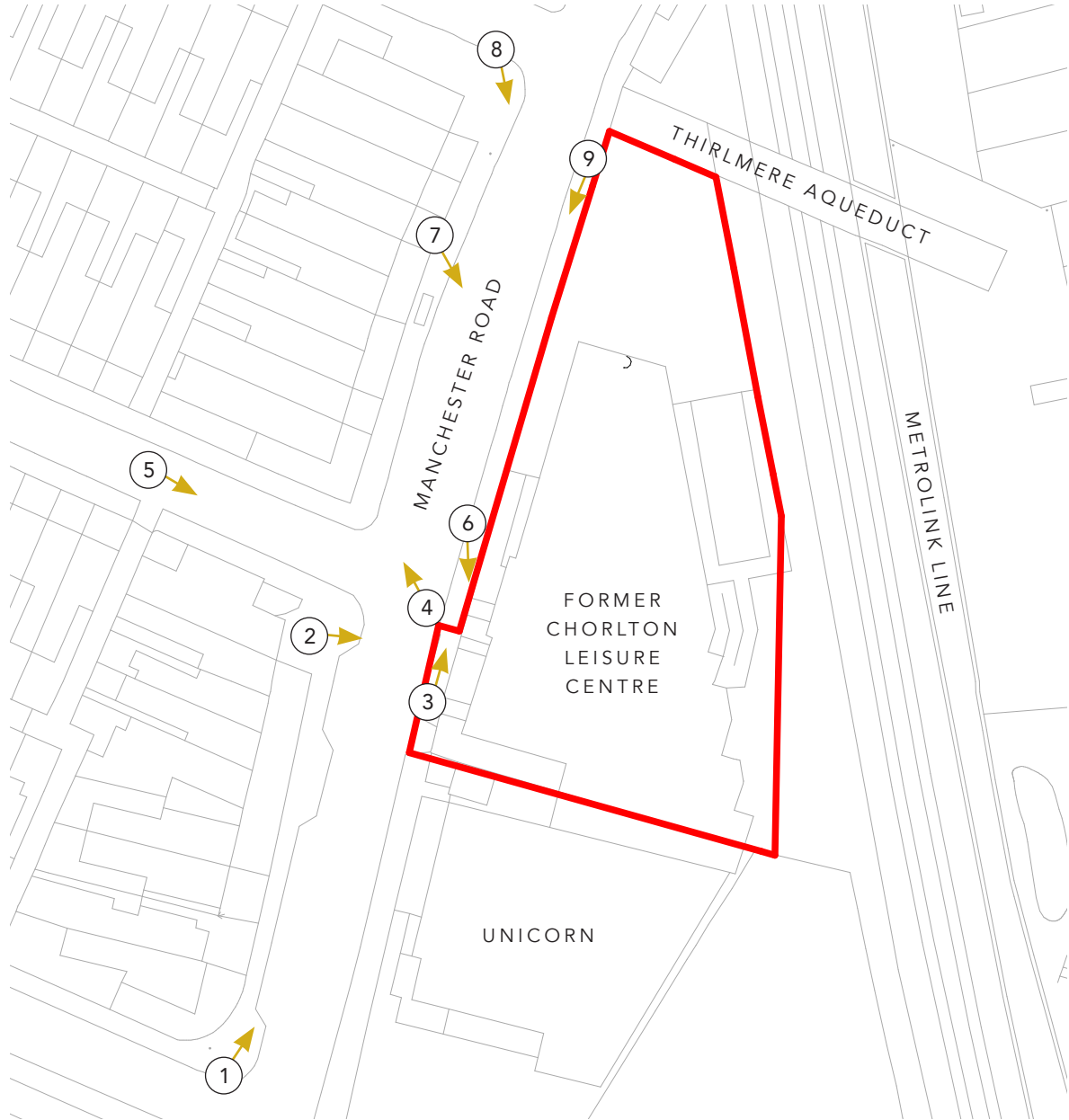
Nearby School

Japanese Knot weed



Location plan highlighting existing site characteristics

3.6 Site and Surroundings



Location plan with numbered key showing position of photograph taken from

4.0

Design

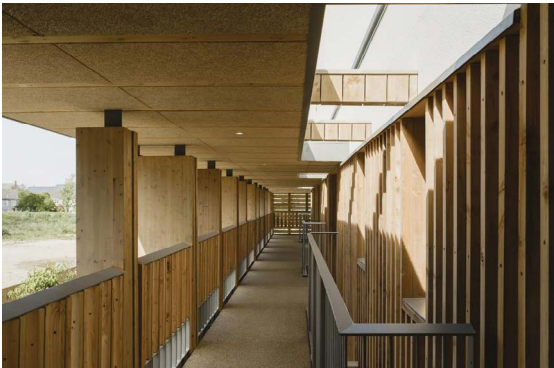
4.0 Design

4.1 HAPPI Principles

The HAPPI principles (Housing our Ageing Population Panel for Innovation) are based on 10 key design criteria. Many are recognisable from good design generally - good light, ventilation, room to move around and good storage - but they have particular relevance to the spectrum of older persons’ housing which needs to both offer an attractive alternative to the family home, and be able to adapt over time to meet changing needs. The proposal for Chorlton Baths incorporates many of these principles including open deck access, residents garden and courtyard, balcony or private outdoor space for each apartment, dual-aspect layouts and space standards in excess of NDSS.



1. Generous / Flexible Space Standards
In excess of NDSS standards and to Part M Cat 2 or Cat 3. New homes for older generations should have generous internal space standards.



2. Natural light - including to circulation spaces
Care is taken in the design of homes and shared spaces, with the placement, size and detail of windows, and to ensure plenty of natural light, and to allow daylight into circulation spaces.



3. Avoidance of sterile, internal corridor spaces and single aspect homes
Building layouts maximise natural light and ventilation by avoiding internal corridors and single aspect flats, and apartments have balconies, patios, or terraces with enough space for tables and chairs as well as plants.



4. 'Care ready' homes to accommodate the adapting needs of residents
In the implementation of measures to ensure adaptability, homes are designed to be 'care ready' so that new and emerging technologies, such as telecare and community equipment, can be readily installed.



4. Circulation that avoids institutionalisation and encourages social interaction
Building layouts promote circulation areas as shared spaces that offer connections to the wider context, encouraging interaction, supporting inter-dependence and avoiding an 'institutional feel', including the imaginative use of shared balcony access to front doors and thresholds, promoting natural surveillance and providing for 'defensible space'.



6. Lively multi-purpose social spaces. Opportunity for residents to interact and be part of a community
In all but the smallest developments (for those very close to existing community facilities), multi-purpose space is available for residents to meet, with facilities designed to support an appropriate range of activities - perhaps serving the wider neighbourhood as a community 'hub'.



7. Engagement with the street
In giving through to the public realm, design measures ensure that homes engage positively with the street, and that the natural environment is nurtured throughout new trees and hedges and the preservation of mature planting, and providing wildlife habitats as well as colour, shade and shelter.



8. Energy efficient buildings
Homes are energy-efficient and well insulated, but also well ventilated and able to avoid overheating by, for example, passive solar design, the use of native deciduous planting supplemented by external blinds or shutters, easily operated awnings over balconies, green roofs and cooling chimneys.



9. Adequate storage inside and outside of home
Adequate storage is available outside the home together with provision for cycles and mobility aids, and that storage inside the home meets the needs of the occupier.



10. Shared external surfaces, pedestrians given priority rather than vehicles
Shared external surfaces which give priority to pedestrians rather than cars, which give due regard to the kinds of navigation difficulties that some visually impaired people may experience in such environments.

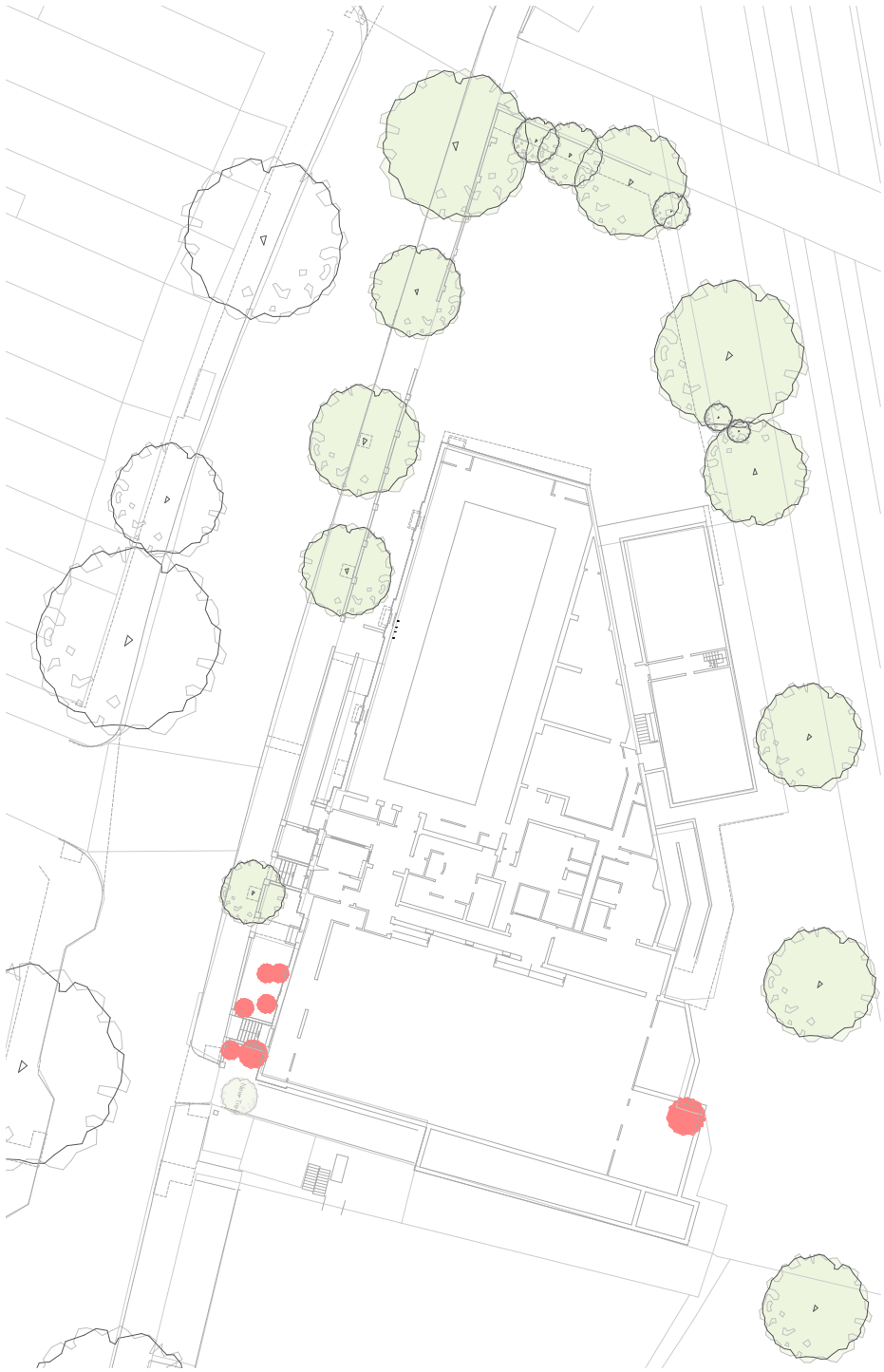
4.2 Existing Trees

As part of the proposals we have sought to safeguard and retain the existing mature trees, recognising their importance to the character of Chorlton. The vast majority of existing trees will be retained and the addition of green space, including a growing area, in the resident's garden will improve biodiversity.

The new access entrance to the car park will require the removal of a small tree and shrubs located at the southern end of the site. The three apartments fronting onto Manchester Road, located to the south of the west block, will incorporate planter beds behind the boundary wall and a new tree sapling will be planted to the right hand side of the adjacent to Unicorn Groceries.

Tree Legend

-  Existing tree retained
-  Existing tree removed
-  New tree planting



The site as existing with the former leisure centre and existing trees on, or adjacent to the site boundary highlighted in green.



The proposed site with existing trees retained in green, removed trees/bushes in red and new tree plantings in blue.

4.3 Exploring Re-use

The site is currently occupied by the former Chorlton Leisure Centre. The original proposal in 2021 to Manchester City Council was for predominantly a residential development for later living and which has subsequently proceeded on this basis.

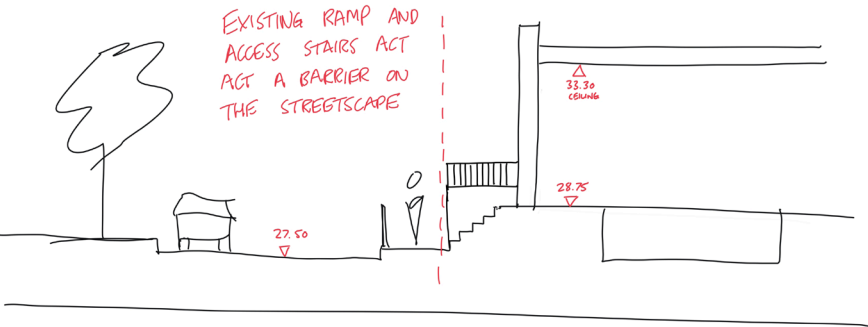
We reviewed responses as part of the consultation in spring 2021 with members of the public on the future use of the site. A number of responses asked for the possibility of continued civic use and re-use of the existing building to be reviewed. Consequently, we have considered, adaptive re-use or partial re-use, such as facade retention.

Buttress has a long and established track record in preserving and re-using buildings and we have come to the conclusion this cannot be achieved and viability of the scheme maintained for the reasons, although not exhaustive, as set out on this page.

1

Raised Access Level and Streetscape

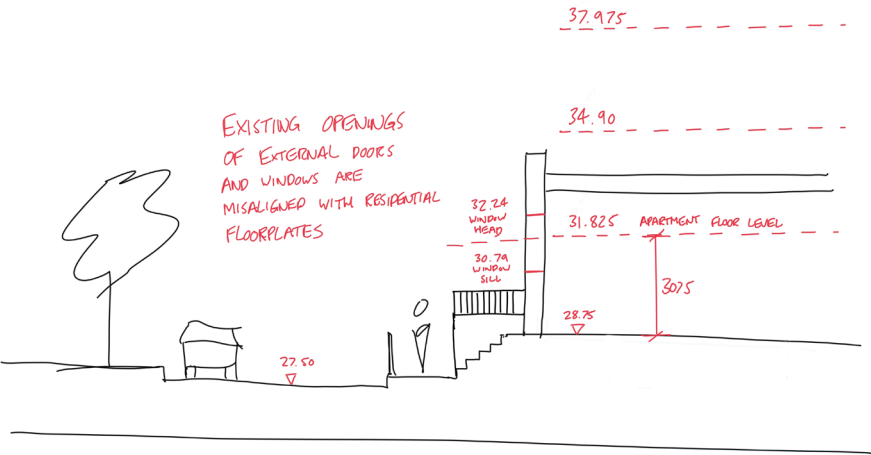
The existing finished floor level of the leisure is approximately 1.2 metres higher than the street level, partly due to the swimming pool. The building facade and access is adjusted to suit, notably by the existing access ramp and steps. Retaining the facade would prohibit level access thresholds suitable for later living on ground floor units. Our proposal is to remove the existing ramp which acts as a barrier to the street and introduce a mix of low and raised planter beds along Manchester Road and which will complement the green character of the streetscape with the existing trees.



2

Floorplate Levels

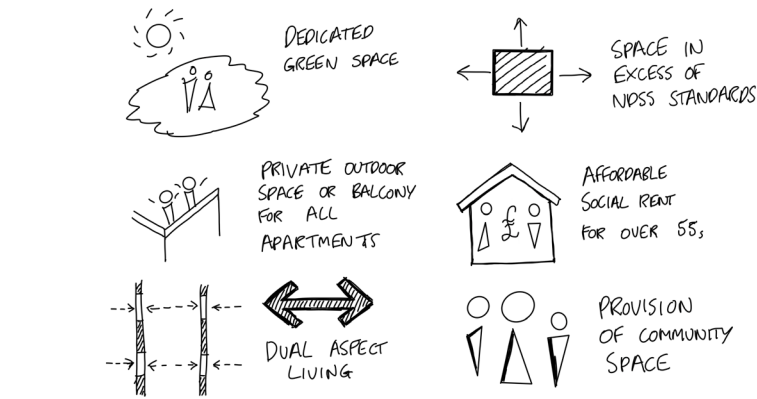
As an assembly use building, the facade does not align with the floorplate height typically associated with residential apartments. Furthermore, the residential development will consist of five storeys whereas the existing front facade is two storeys necessitating a protracted design process to evaluate suitable elevational options above the existing building line and that would be sympathetic to the streetscape and area.



3

Prioritising Quality HAPPI Homes for Affordable Rent

The viability of the project has been challenging since the project commenced in early 2021 due to inflationary pressures arising from Covid and war in Ukraine. Adaptive re-use or facade retention would be more expensive and financial resources would be better spent on providing a high quality scheme for residents that maximises the HAPPI principles.



4

Heritage Value

The building, although considered a locally non-designated heritage asset, is not listed and protected from alteration or demolition. A heritage statement to support demolition statement is provided as part of the planning application. It should be noted that the building has undergone much change since 1929, including the removal of the glass roofs over the pool and sports hall, new parapet at roof level and the addition of an external ramp. These changes have eroded the heritage value of the building. In keeping with the historic civic use of the site, it is proposed a Community Space bookable to local residents will be included as part of the scheme.



4.4 Consultation

Pre-application consultation with the planning departments, councillors and members of the public has been focused upon providing an explanation of the Development, in which the detailed design of the proposals have responded to site conditions, surrounding area, relevant Frameworks and the Site's economic, planning and regeneration context.

This process has sought to address specific site considerations, questions and comments that have been raised during the consultation process.

MSV have had regular dialogue with Manchester City Council as a result of the land purchase process as well as local stakeholders such as local councillors.

In terms of design, a pre-application meeting with senior planning officers at Manchester City Council took place on 31 January 2023.

The following topics were discussed:

- Principle of five storeys
- Affordable units
- Continued community/civic use at ground through Community Space
- Existing Leisure Centre building
- Bee line works to be co-ordinated with proposed scheme
- Type of balcony (projecting / inset / Juliette)
- More planting and shared amenity space for residents
- In-curtilage / on-site refuse collection rather than on-street
- Parking provision strategy, transport links and active travel

A public consultation was held on 28th February at Chorlton Library. The following topics were raised and additional interventions as stated below:

- Car parking provision
Some felt the proposed parking provision of 20 spaces for 50 over 55 later living apartments was not sufficient. Conversely some feedback was in favour of minimising parking spaces to decrease congestion in the area and encourage use of public transport and active travel such as walking and cycling. Chorlton is a well connected district centre with existing bus routes, tram link and walking distance to multiple local amenities as set out in the transport statement. MSV are exploring a car pool to efficiently manage car parking bays and ensure all vehicles (and bays) are being used regularly by residents.
- HAPPI Principles
Positive feedback for HAPPI design principles including dual-aspect apartments, shared garden/courtyard space, outdoor balcony or private space (to ground floor) for each apartment and internal space in excess of NDSS space standards.
- Tenure Type
43 of the 50 apartments will be for affordable rent and managed by MSV which this was welcomed by members of the public.
- Wheelchair Accessible Apartments
Manchester City Council do not require a minimum provision for Category 3 apartments, however since the public consultation two Part M Category 3 (Wheelchair Accessible) apartments have been incorporated into the scheme following feedback received.
- Green space and landscaping
Additional green space to the front of Manchester Road and a green wall adjacent to the community space entrance area have been added.
- Height
The proposed building is to be five storeys. Steps have been taken to soften the height such as the proposed use of a light buff brick. Additionally the mature deciduous trees along Manchester Road will provide shading for much of the year and it is proposed these will be retained as set out in the Arboricultural Assessment.



Chorlton - we want to hear from you...

Low Carbon **HAPPI** living scheme

Join us for a consultation event on **Tuesday 28th February** - share your views on our proposed development of the former Chorlton Baths site

Drop in between:
4.00pm - 7.00pm
Tuesday 28th February 2023
Chorlton Library
Manchester Road
Chorlton
Manchester
M21 9PN

- 50 x 1 and 2 bedroom apartments for affordable rent and shared ownership - for the over 55s
- Sustainable apartments - highly energy efficient
- HAPPI principles - light, spacious and adaptable homes
- 20 car parking spaces including 2 accessible spaces
- Cycle parking area and electric vehicle charging points
- Landscaping and sympathetic design to enhance the area

Low Carbon HAPPI Living Scheme
Community Space
BREEAM living
Communal Gardens
Electric Vehicle Charging Points
Integrated Cycle Storage

Email comments in advance to comment@msvhousing.co.uk
Find out more on the Facebook page at:
www.facebook.com/groups/189984166245088



SCAN ME

Buttress

msv
mosscare st vincent's

MANCHESTER
CITY COUNCIL



Public consultation held at Chorlton Library on 28th February 2023



4.5 Layout

4.5.1 Proposed Site Plan

The site is elongated in plan and the resultant floor planform mirrors this with external deck access walkways to generate dual-aspect apartments as part of the HAPPI principles. Both blocks fan out to form a south-facing courtyard space which will double up as a welcoming entrance space for residents and an incidental meeting space.

The plan layout for Block A (fronting onto Manchester Road) is symmetrical with the resident's entrance centered on this block. Residents will pass through a dedicated lobby with stairs to the courtyard where there will be an external grade lift to all floors. Three step-down neighbourhood units will be located to the south of Block A, allowing for drop-off/pick-up (such as ambulances) on the nearby turning head.

Block B contains a 57m² Resident's Lounge which will link with the Resident's Garden to form an extended space for events. 57m² for 50 apartments is a suitable size and minimises the service charge costs to residents to maintain this space. Two Part M Category 3 apartments will be located in Block B and adjacent to the two accessible bays. The floors on the first to fourth floors of both blocks are repeating and consist entirely of residential apartments.

The Community Space will be located to the north of Block A with a separate dedicated entrance. This space will be glazed so as to be visible from Manchester Road, as well as partially to the resident's garden to allow more natural light in, whilst ensuring sufficient privacy.

Clear space to the north and south will allow for a resident's garden and sufficient car parking spaces once complete. The space will also allow for buildability due to the site constraints of the Metrolink tram line to the east as well as Manchester Road to the west.

Existing mature trees on Manchester Road will be retained and protection will be in place throughout the construction work. Greenery on the frontage improved with a green wall and planter beds as set out in Section 5 of this statement.



4.5.2 Ground Floor Plan



4.5.3 First Floor Plan



The second floor residential accommodation is replicated from the first floor.



4.5.5 Third Floor Plan

The third floor residential accommodation is replicated from the second floor.



4.5.6 Fourth Floor Plan

The fourth floor residential accommodation is replicated from the third floor.



4.5.7 Roof Plan

Block A (west) fronting onto Manchester Road will be accessed via a drop-down ladder on the landing off the stairs on the fourth floor. Block B (east) will have external ladders and a secure access hatch to the roof. The brick parapet will be 1100mm high from the top of the roof layers to provide permanent protection from falling from height. The loading permitted on the roof structure will be future-proofed to support additional M&E equipment in the future if required.



4.6 Apartment Types

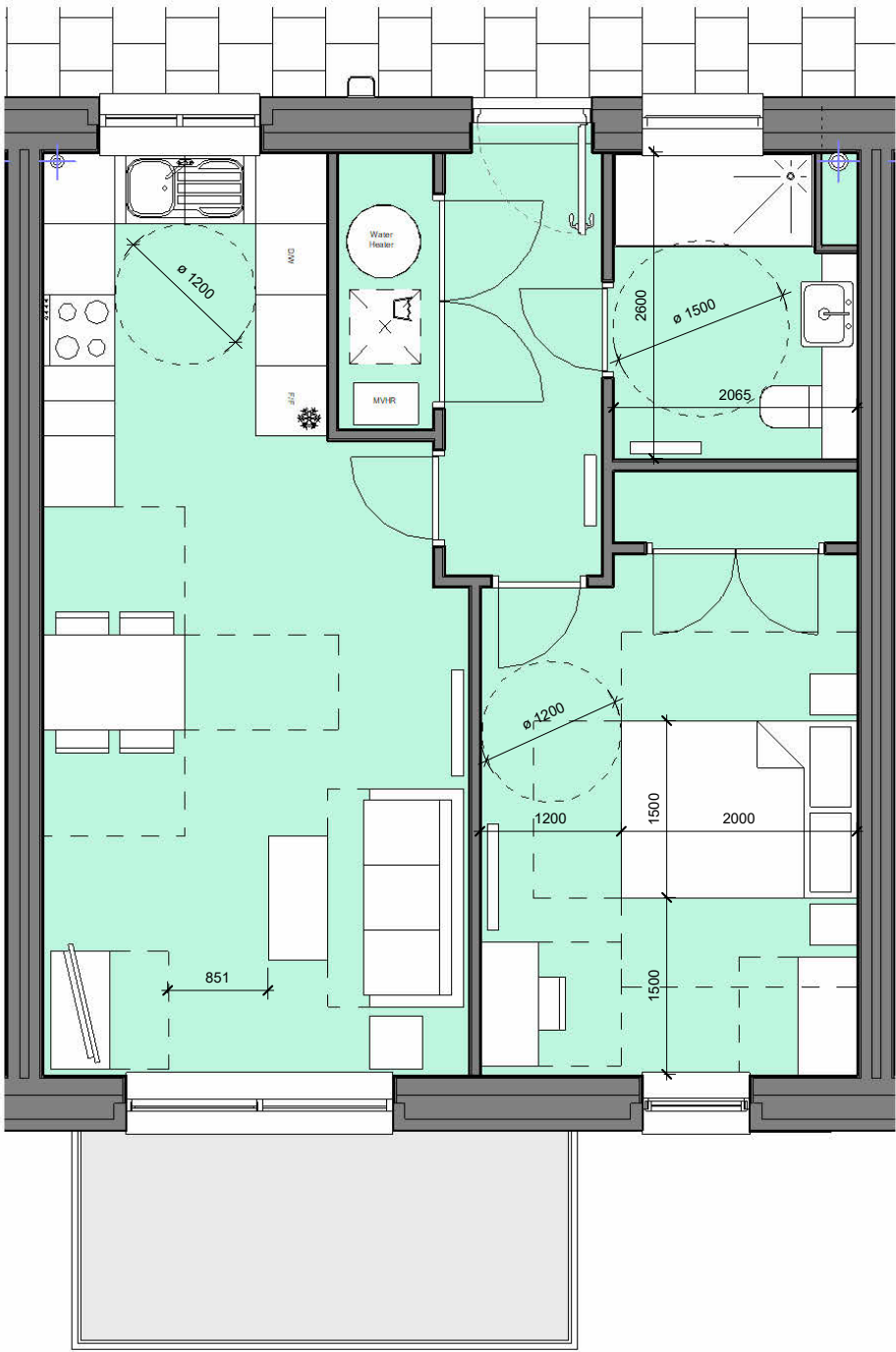
4.6.1 1B2P Type

The scheme delivers a mix of 1B2p and 2B3p apartments. All units are in excess of NDSS space standards and to Part M4 Category 2 (Accessible Dwelling) principles.

All apartments are lobbied, improving acoustic and thermal comfort to living spaces. A large open plan kitchen, dining and living space is provided and kitchen countertop space exceeds recommended standards as set out in National Housing Standards.

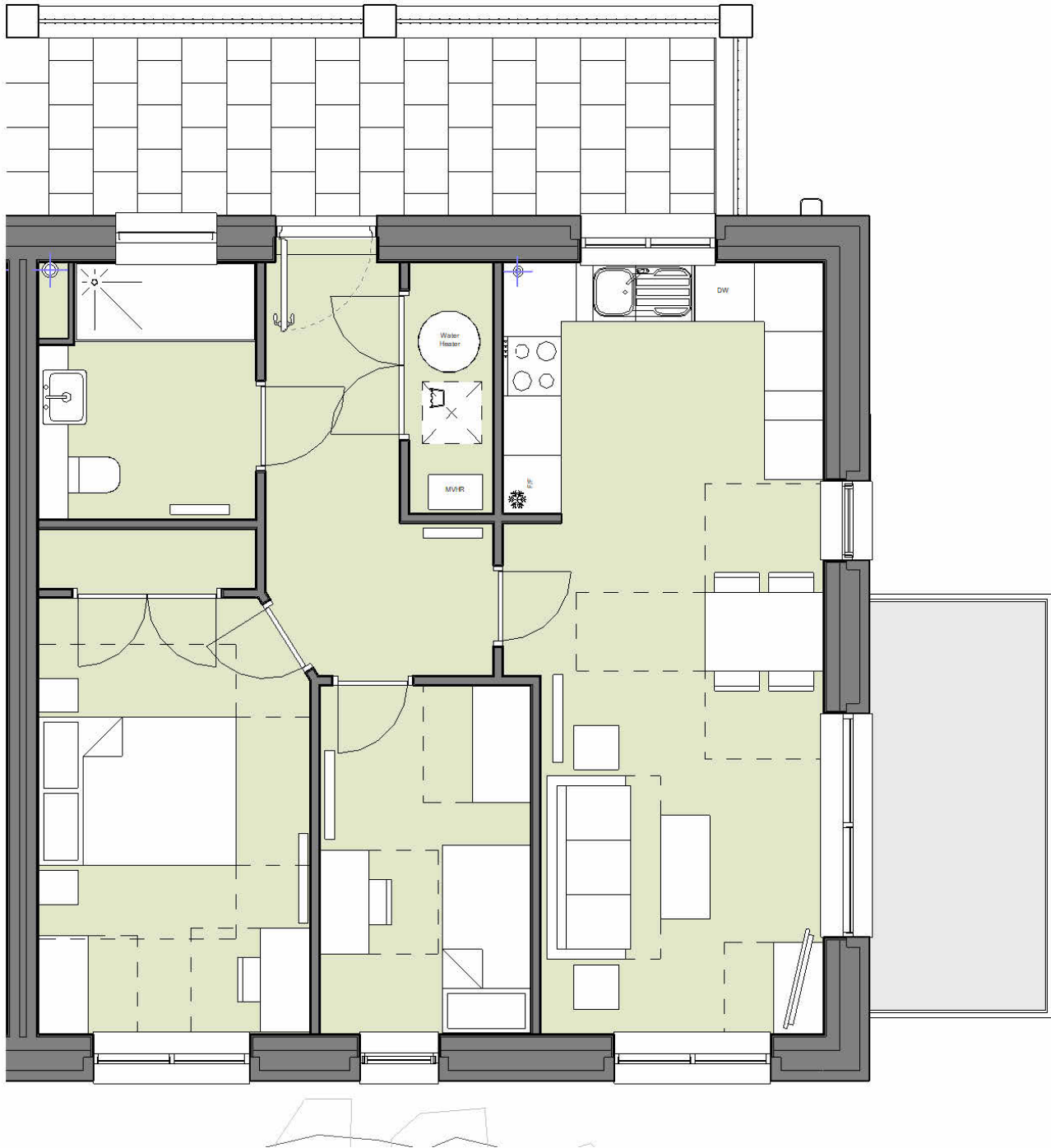
Level threshold shower is provided to all bathrooms and dedicated space for a washing machine is located within utility.

All apartments have a generous external projecting balcony which is in addition to the dedicated internal courtyard and residents garden space.



Part M Cat 2 - Apartment Type A - 1b2p			
Description	M4(1)	M4(2)	Type B Apartment
Doors			
Private external entrance clear width	775mm	850mm	850mm
Internal door clear width	750mm	750mm	826mm
Nib to leading edge of every door within the entrance storey	-	300mm	300mm+
Circulation			
Corridor (minimum excluding projections)	900mm	900mm	1350mm
Clear space provided in front of & between all kitchen units & appliances	-	1200mm	1200mm
Master Bedroom			
Width	-	2750mm	3200mm
Length	-	3000mm	4150mm
Clearance to foot of the bed	-	750mm	1250mm
Clearance to both sides of the bed	-	750mm	750mm+
Clear access route from the doorway to the window	-	750mm	1000mm
Sanitary Facilities			
Dimensions	-	1950 x 2150mm	2065 x 2600mm

4.6.2 2B3P Type

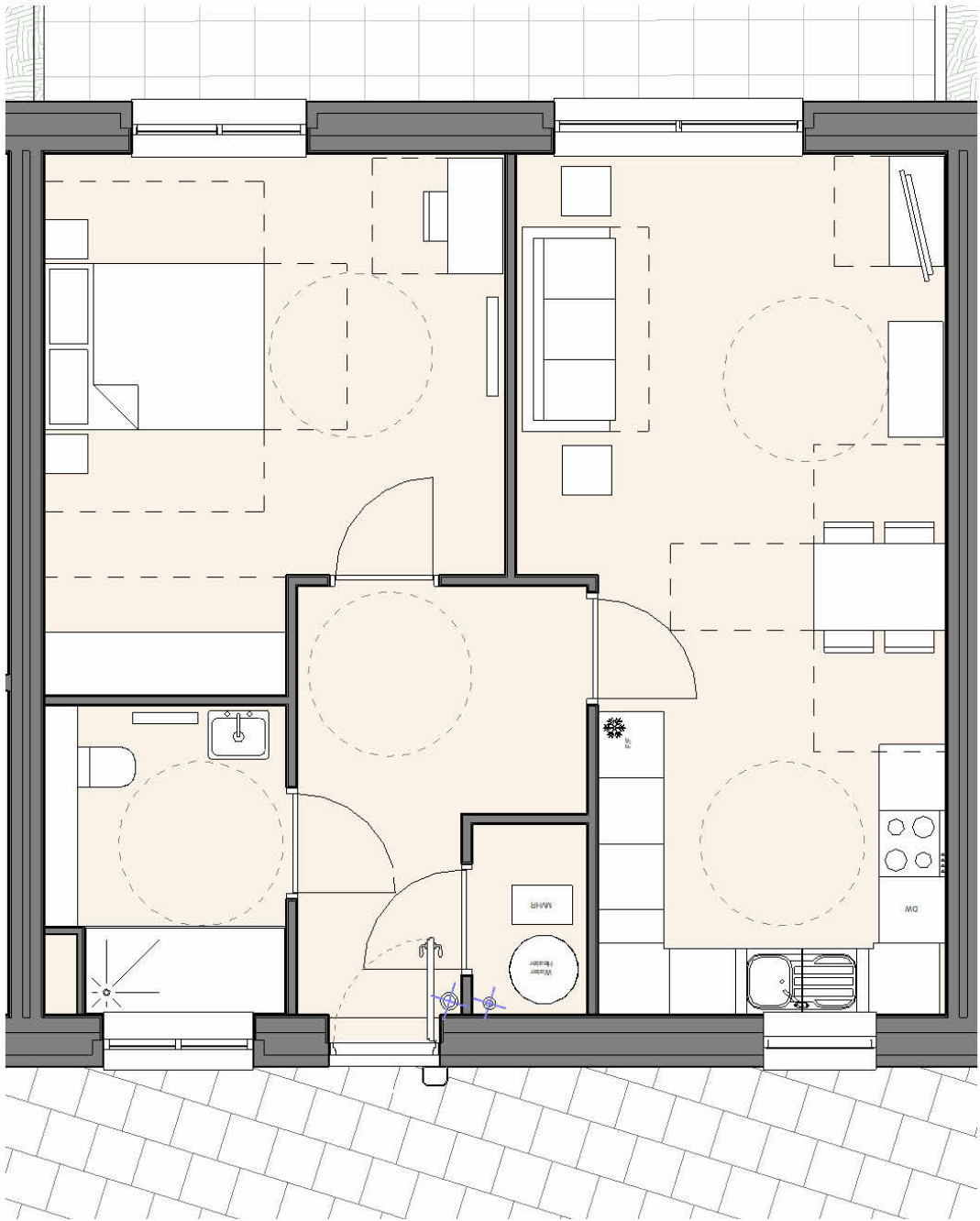


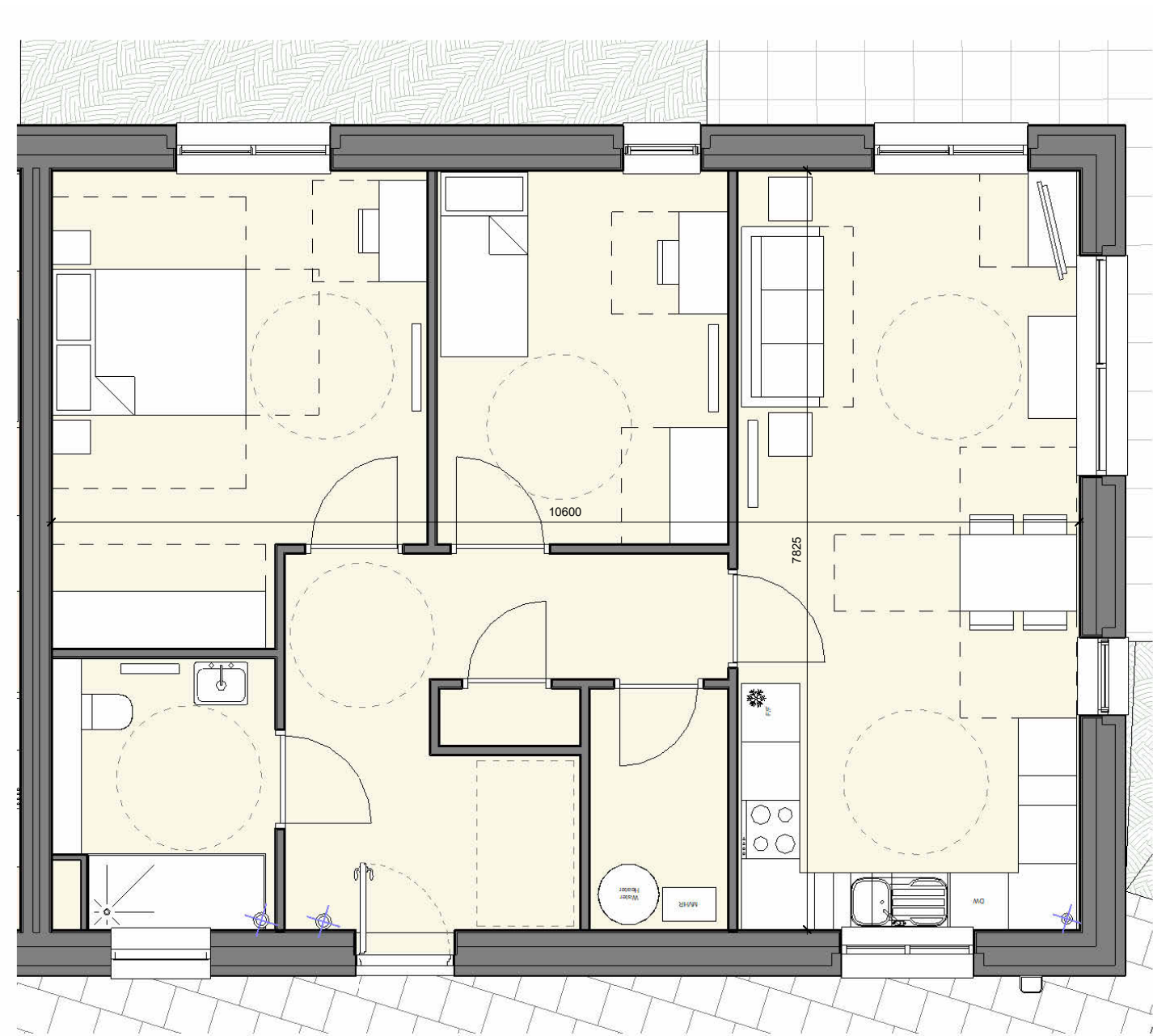
Part M Cat 2 - Apartment Type B - 2b3p			
Description	M4(1)	M4(2)	Type B Apartment
Doors			
Private external entrance clear width	775mm	850mm	850mm
Internal door clear width	750mm	750mm	826mm
Nib to leading edge of every door within the entrance storey	-	300mm	300mm+
Circulation			
Corridor (minimum excluding projections)	900mm	900mm	1350mm
Clear space provided in front of & between all kitchen units & appliances	-	1200mm	1200mm+
Master Bedroom			
Width	-	2750mm	2750mm
Length	-	3000mm	5275mm
Clearance to foot of the bed	-	750mm	750mm
Clearance to both sides of the bed	-	750mm	750mm
Clear access route from the doorway to the window	-	750mm	750mm
Sanitary Facilities			
Dimensions	-	1950 x 2150mm	2200 x 2450mm

4.7 Accessible Apartment Types

4.7.1 1B2P (Part M - Category 3) Type

Two apartments will be Part M(4) Category 3 Wheelchair Accessible.
These will be located on the ground of the eastern block B adjacent to the accessible parking bays.





4.8 NDSS Compliance

All apartments in the proposal have been designed to meet or exceed the requirements set out in the Nationally Described Space Standard (NDSS).

The standard requires that:

1. the dwelling provides at least the gross internal floor area set out in Table 1
2. a dwelling with two or more bed spaces has at least one double (or twin) bedroom
3. in order to provide one bed space, a single bedroom has a floor area of at least 7.5m2 and is at least 2.15m wide
4. in order to provide two bed spaces, a double (or twin bedroom) has a floor area of at least 11.5m2
5. one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide
6. any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m2 within the Gross Internal Area)
7. any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all
8. a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m2 in a double bedroom and 0.36m2 in a single bedroom counts towards the built-in storage requirement
9. the minimum floor to ceiling height is 2.3m for at least 75% of the internal floor area

Gross Internal Area
Notes

- Built-in storage areas are included within the overall GIAs and include an allowance of 0.5m2 for fixed services or equipment such as a hot water cylinder, boiler or heat exchanger.
- GIAs for one storey dwellings include enough space for one bathroom and one additional WC (or shower room) in dwellings with 5 or more bed spaces. GIAs for two and three storey dwellings include enough space for one bathroom and one additional WC (or shower room). Additional sanitary facilities may be included without increasing the GIA provided that all aspects of the space standard have been met.

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings
1b	1p	39(37)*		
	2p	50	58	
2b	3p	61	70	
	4p	70	79	
3b	4p	74	84	90
	5p	86	93	99
	6p	95	102	108
4b	5p	90	97	103
	6p	99	106	112
	7p	108	115	121
	8p	117	124	130
5b	6p	103	110	116
	7p	112	119	125
	8p	121	128	134
6b	7p	116	123	129
	8p	125	132	138

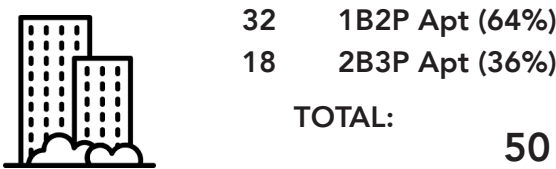
Table 1

4.9 Use

Residential (C3 Class use) above. The accommodation will consists of 40 apartments for affordable rent and 7 apartments for shared ownership and 3 for neighbourhood apartments.

4.10 Amount

The scheme delivers 50 Apartments in total with the following split:

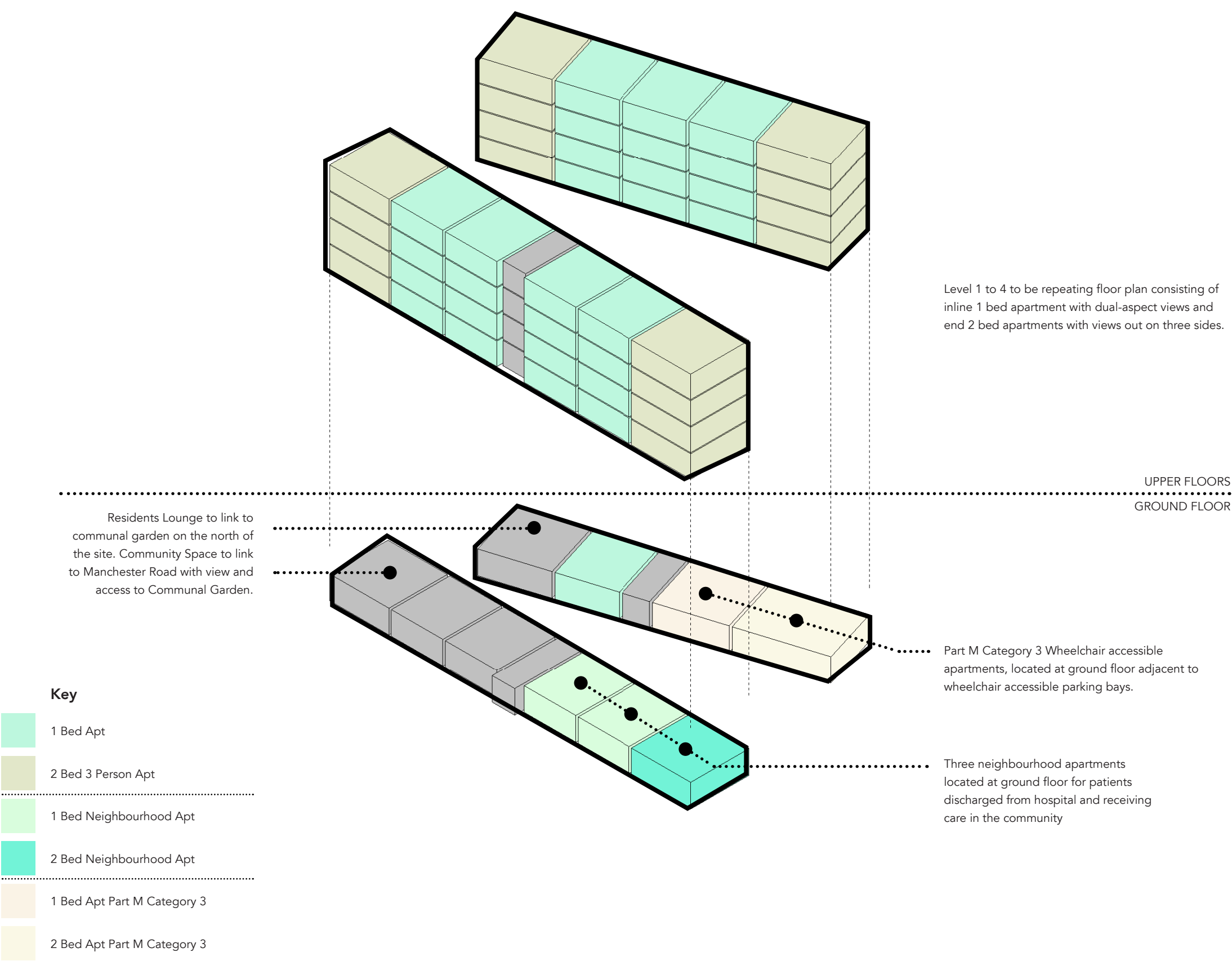


A detailed accommodation schedule with gross internal areas is included in the Appendix. All apartments are in excess of NDSS space standards.

4.11 Neighbourhood Apartments & Part M(3)

Of the 50 apartments, 3 will be designated 'neighbourhood' apartments for short-term use by patients discharged from hospital and receiving a community care package.

2 apartments will be Part M Category 3 Wheelchair accessible apartments, located at ground floor adjacent to wheelchair accessible parking bays.



4.12 Relationship with and impact upon adjacent properties

The development is bounded to the north by the Thirlmere Aqueduct. An access easement is required to be retained for future maintenance and repairs to the structure and it is proposed this area will be used as a communal garden for residents.

To the east lies the Metrolink tram line to Manchester Airport and which sits in a lowered cutting. Acoustic and vibration impacts have been considered and are addressed in the acoustic report submitted as part of this application.

Across the tram line are the rear of the residential properties on Buckingham Road. These are located approximately 42 metres to the rear garden fence line and 65 metres to the rear of the property. Furthermore the eastern boundary is aided by dense line of existing trees which will further negate any visual impact.

To the south lies the Unicorn Grocery supermarket. Planning proposals were submitted in summer 2022 (planning application reference: 134387/FO/2022) to extend the supermarket out to the boundary and were subsequently approved. As part of the residential scheme the area immediately adjacent to the supermarket will be used as parking bays.

To the west of the site lies a mixture of gable fronted two to three storey properties are located to the west across Manchester Road. A light impact assessment for these properties has been submitted as part of this planning application to ensure the proposals meet BRE guidance. Existing trees will be retained where possible. This will help to screen the development visually and acoustically and maintain the character of the street.



North elevation and section view through Manchester Road showing properties opposite



West elevation showing Unicorn Groceries to the south of the site. Unicorn plan to extend northwards towards the site boundary (planning ref: 134387/FO/2022)

4.13 Relationship with and impact upon neighbouring properties

4.13.1 Acoustics

An acoustic assessment has been submitted as part of the planning application. An acoustic boundary treatment is proposed to the Resident's Garden to the north of the site. This will also provide privacy for residents using the garden. The dB ratings of windows will be to suit the acoustic levels accordingly and a MVHR system as opposed to trickle vents will be used.

4.13.2 Vibration

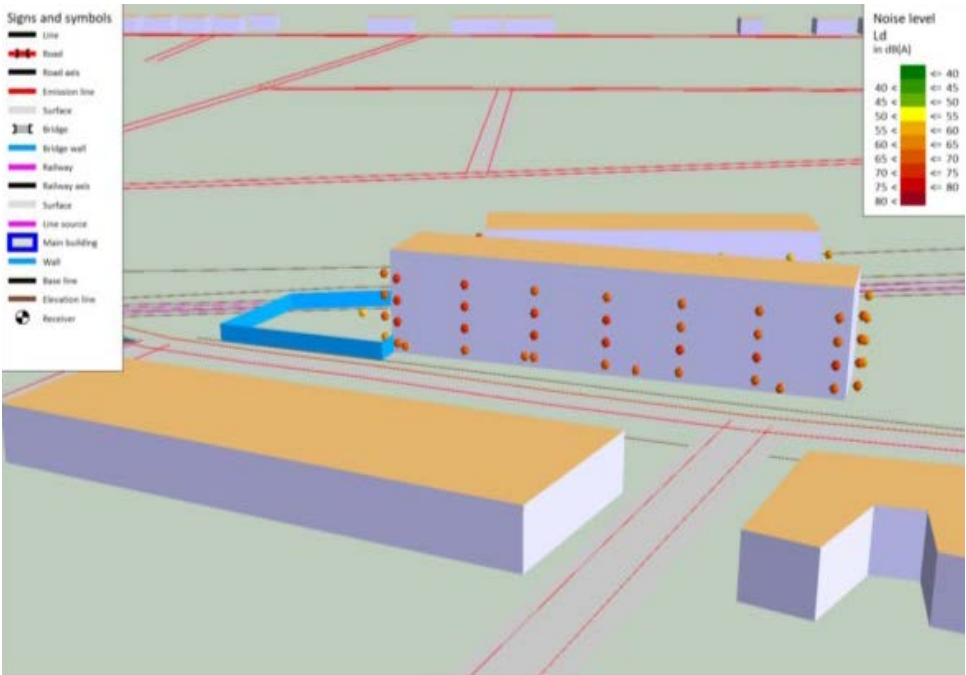
To the east of the site lies the Metrolink tram line to East Didsbury and Manchester Airport. A survey was undertaken and little to no mitigation is required for vibration as set out in 5.3 of the Acoustic Report.

4.13.3 Daylight and Sunlight Assessment

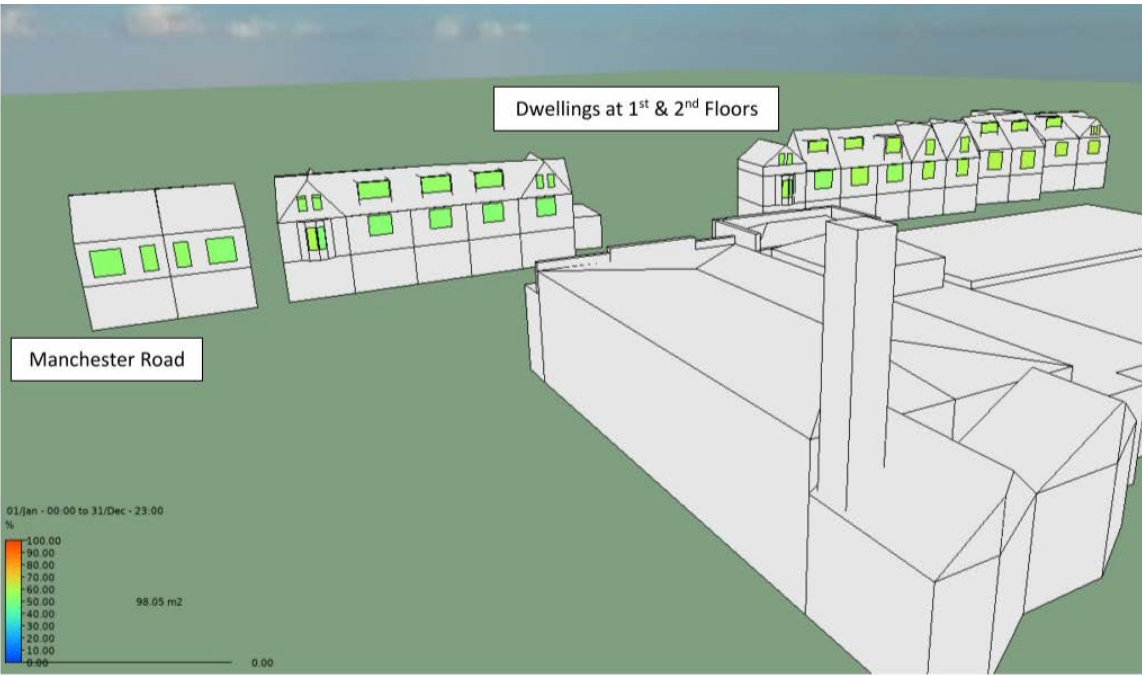
A daylight and sunlight assessment has been provided for the residential flats contained within 95 to 129 Manchester Road opposite the site. The daylight and sunlight amenity to the existing dwellings are in accordance with BRE BR209 guidance.



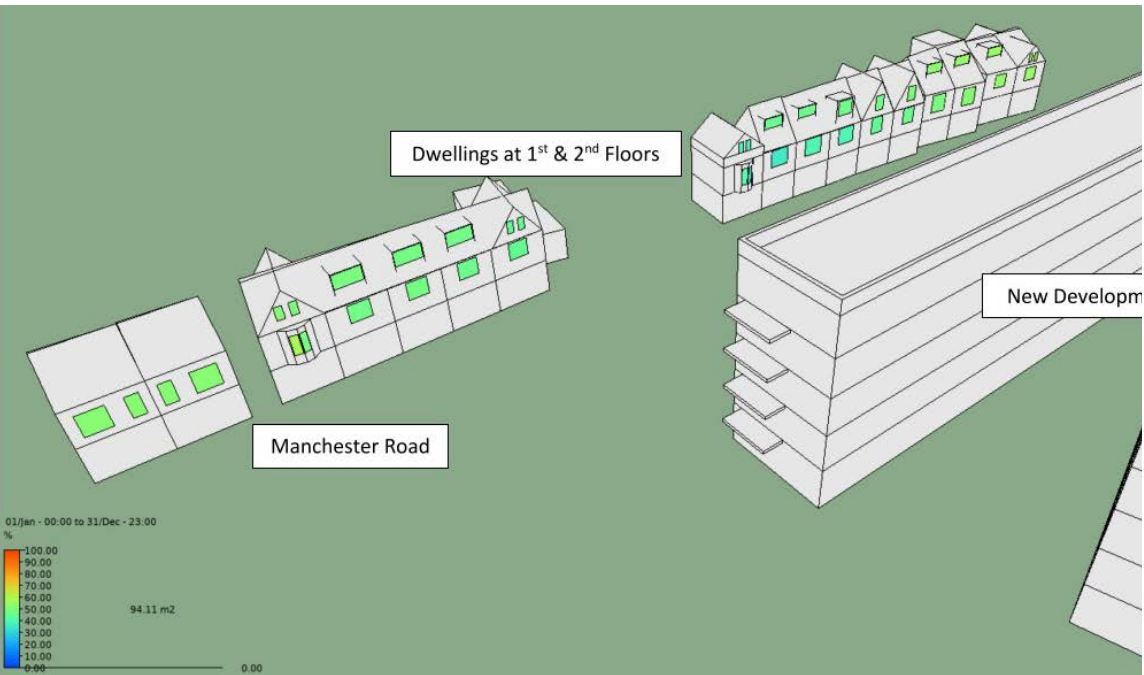
Site plan view of acoustic noise levels (taken from Acoustic Assessment)



3D view of acoustic noise levels (taken from Acoustic Assessment)



Existing daylighting impact on properties west of Manchester Road (taken from Daylight and Sunlight Assessment)



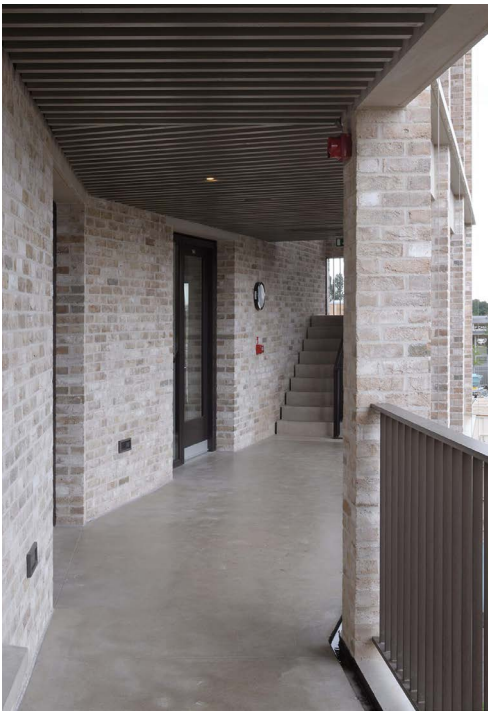
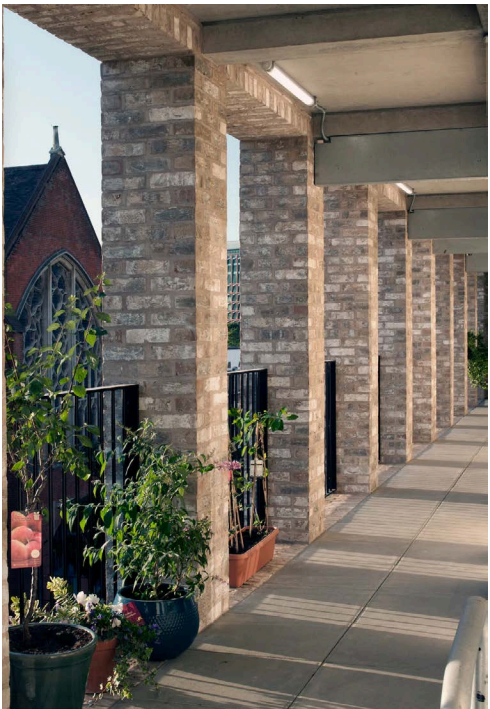
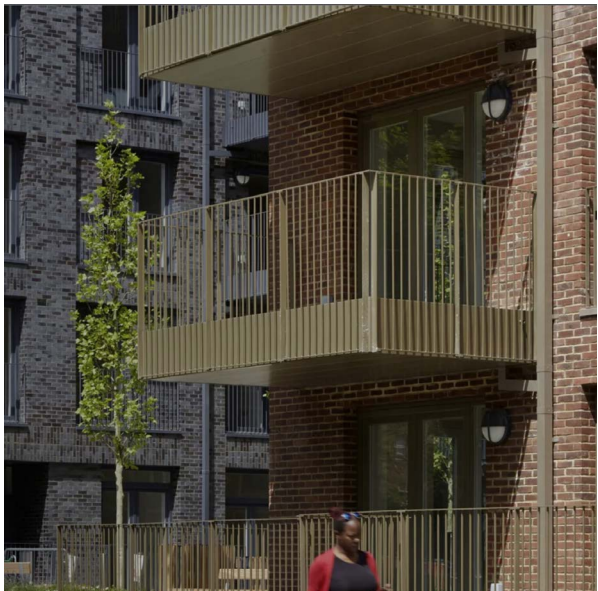
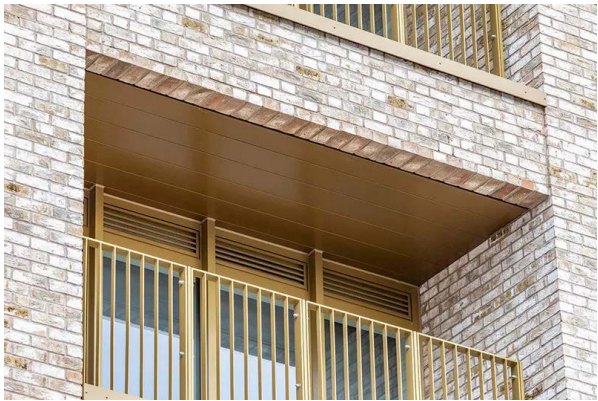
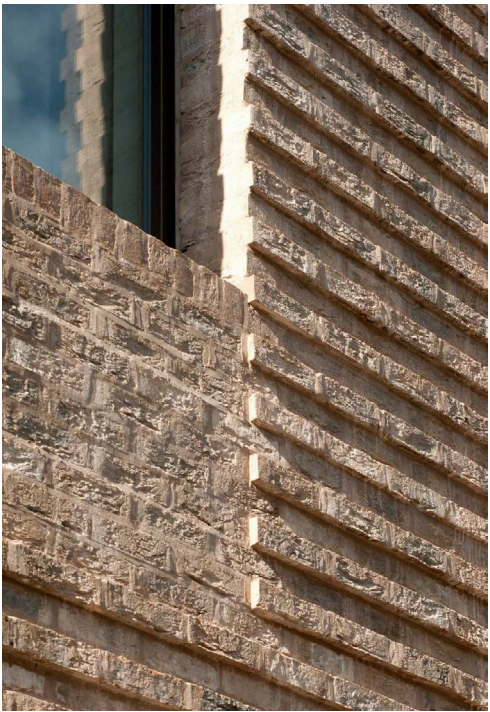
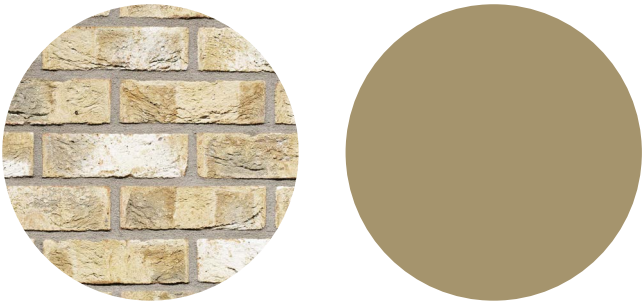
3D view of daylighting impact on properties west of Manchester Road with proposed block (taken from Daylight and Sunlight Assessment)

4.14 Materiality

In order to soften the mass of the building we have chosen a very restrained palette of buff brickwork and bronze anodised or PPC aluminium.

The massing will be broken up by a horizontal brick banding at ground floor formed of a dark contrast brick at alternating courses. Additionally the elevation fronting onto Manchester Road will be divided by a vertical aperture of glazing.

It is intended window frame and balcony colour will be the same to unify and maintain the consistency of the proposed blocks.



4.15 Typical Bay Elevation

The elevations follow the symmetrical plan with balconies centrally located each side of the recessed glazing to the lobby stair. The balconies on the 2-bed end units to the upper floors are located on the gable north or south end of the building rather than the Manchester Road elevation.

A contrast brick is used at ground floor to separate the ground floor spaces, such as the public-facing Community Space, from the residential apartments on upper floor. Additionally, contrast bricks at alternating courses are used adjacent to upper floor windows to harmonise the grid of the glazed windows.

Soldier course banding in the buff brick is carried around the each elevation with an aluminium capping to match the balcony railing colour.

Material Key

- 01 Buff facing brick
- 02 Black contrast facing brick banding (alternating course)
- 03 Soldier coursing banding (3no in total)
- 04 Columns and beams to deck access walkways
- 05 Aluminium windows (RAL TBC)
- 06 Curtain walling (RAL TBC)
- 07 Projecting balcony with flat bar railings (RAL TBC)
- 08 Aluminium panel with horizontal joint (RAL TBC)
- 09 Living Wall Panel
- 10 Composite Entrance Doors - PAS 24
- 11 Aluminium panels to entrance (RAL TBC)
- 12 Glazed entrance door (RAL TBC)



Typical Bay Elevation Study



Typical Bay Axonometric Study

4.16 Entrance Details

The main entrance will consist of glazing above

This will be set back approximately 600mm to break up the massing along Manchester Road.

A spandrel panel or cladding panel (such as aluminium) will be used at the head of the glazing to conceal the edge of the roof.

The main entrance will consist of an aluminium panel cladding surrounding and will project from the recessed curtain walling element above.

- Material Key
- 01 Buff facing brick
 - 02 Black contrast facing brick banding (alternating course)
 - 03 Soldier coursing banding (3no in total)
 - 04 Columns and beams to deck access walkways
 - 05 Aluminium windows (RAL TBC)
 - 06 Curtain walling (RAL TBC)
 - 07 Projecting balcony with flat bar railings (RAL TBC)
 - 08 Aluminium panel with horizontal joint (RAL TBC)
 - 09 Living Wall Panel
 - 10 Composite Entrance Doors - PAS 24
 - 11 Aluminium panels to entrance (RAL TBC)
 - 12 Glazed entrance door (RAL TBC)



Entrance Elevation Study



Entrance Axonometric Study

4.17 External Deck Walkways

The external deck walkways will act as the circulation route between apartments and the lift and stair lobby.

Most of the deck walkways will be private areas looking onto the south-facing courtyard or residents garden, although some parts of the walkways will be seen from Manchester Road. It is proposed that the piers and beams are to consist of facing brick, GRC or concrete finish.

- Material Key
- 01 Buff facing brick
 - 02 Black contrast facing brick banding (alternating course)
 - 03 Soldier coursing banding (3no in total)
 - 04 Columns and beams to deck access walkways
 - 05 Aluminium windows (RAL TBC)
 - 06 Curtain walling (RAL TBC)
 - 07 Projecting balcony with flat bar railings (RAL TBC)
 - 08 Aluminium panel with horizontal joint (RAL TBC)
 - 09 Living Wall Panel
 - 10 Composite Entrance Doors - PAS 24
 - 11 Aluminium panels to entrance (RAL TBC)
 - 12 Glazed entrance door (RAL TBC)



External Deck Elevation Study



External Deck Axonometric Study

4.18 Sustainability

The aim is to create a sustainable building and community. The following measures have been adopted to do so. More detail is provided in the sustainability statement.

Consideration will be given to minimising the embodied carbon of new materials used within the scheme, including potentially the use of Ground Granulated Blast-furnace Slab (GGBS) cement replacement.

The contractors will seek to manage and reduce carbon emissions associated with the construction of the development wherever possible. For example, through monitoring and setting targets to minimise CO2 emissions from site energy and transport and the use of locally sourced materials wherever possible.



 Health and happiness

- 1. Buildings made from healthy materials
- 2. Place making

 Equity and local economy

- 1. Affordable Homes.
- 2. Energy efficient to reduce fuel poverty and provide health spaces.

 Culture and community

- 1. Affordable Homes
- 2. Energy efficient to reduce fuel poverty and provide health spaces.
- 3. Design to space standards.

 Land use and wildlife

- 1. Encourage biodiversity- (bird boxes)

 Sustainable water

- 1. Suds systems
- 2. Rainwater management

 Local and sustainable food

- 1. Proximity to Co-Op cafés, food hall , community set up facilities.

 Sustainable transport

- 1. Cycling storage.
- 2. Location is sustainable with tram and bus routes within walking distance.
- 3. Challenge parking ratios.

 Sustainable materials

- 1. Sustainably sourced materials (eg FSC timber)
- 2. Materials locally sourced where possible.
- 3. Understand embodied energy.
- 4. Consider construction methods in design.

 Zero waste

- 1. Minimise construction waste.
- 2. Recycle materials in homes.

 Zero carbon

- 1. Rooftop photovoltaic panels will be provided on level 6 to generate zero carbon electricity.
- 2. MVHR.
- 3. U-values and air leakage rates exceed Building Regulations Standards.

5.0

Landscape

5.0 Landscape

5.1 Approach

The provision of generous outdoor space, a sense of place and avoidance of sterile corridor space that are required as part of HAPPI principles have driven the landscaping strategy.

We have sought to incorporate the following elements:

- Provision of communal garden to the north of the site and which will link to the Residents Lounge.
- A welcoming courtyard space with landscaping and seating spaces.
- Enhanced streetscape with buffer planting to the building frontage, including a green wall on ground floor adjacent to the Community Space.

We have sought to retain and improve on the existing trees wherever possible. A number of smaller trees to the south of the site will be removed to allow for vehicle access and the car park, however these will be replaced by new tree plantings in the courtyard and adjacent to the vehicle gate entrance on the street.

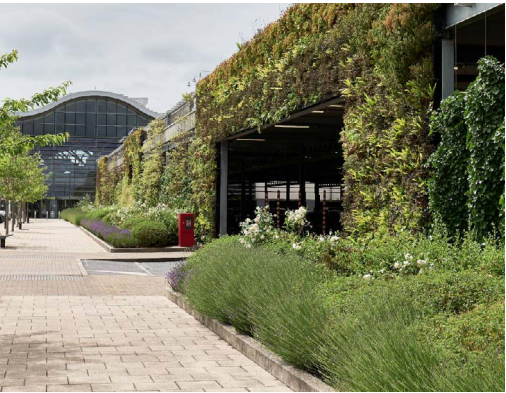


Proposed site plan with areas of external communal and green space highlighted

5.2 Key Principles

The following principles for landscaping and siteworks have been driven by the need to bed in with the established character the existing trees and greenery provide to the area, as well as providing meaningful spaces for residents to use and enjoy.

Biodiversity & Space for Nature



Vertical greening - green wall to streetscape adjacent to Community Space



Retain existing mature trees



New birch tree plantings in courtyard

Visual Amenity & Quality



Seasonal planting palette



High quality paving to courtyard and garden areas



Space for planters to grow veg

Social Interaction



Communal Garden linked to Resident's Lounge. Space for outdoor events and interaction.



Sheltered courtyard space for contemplation and interaction

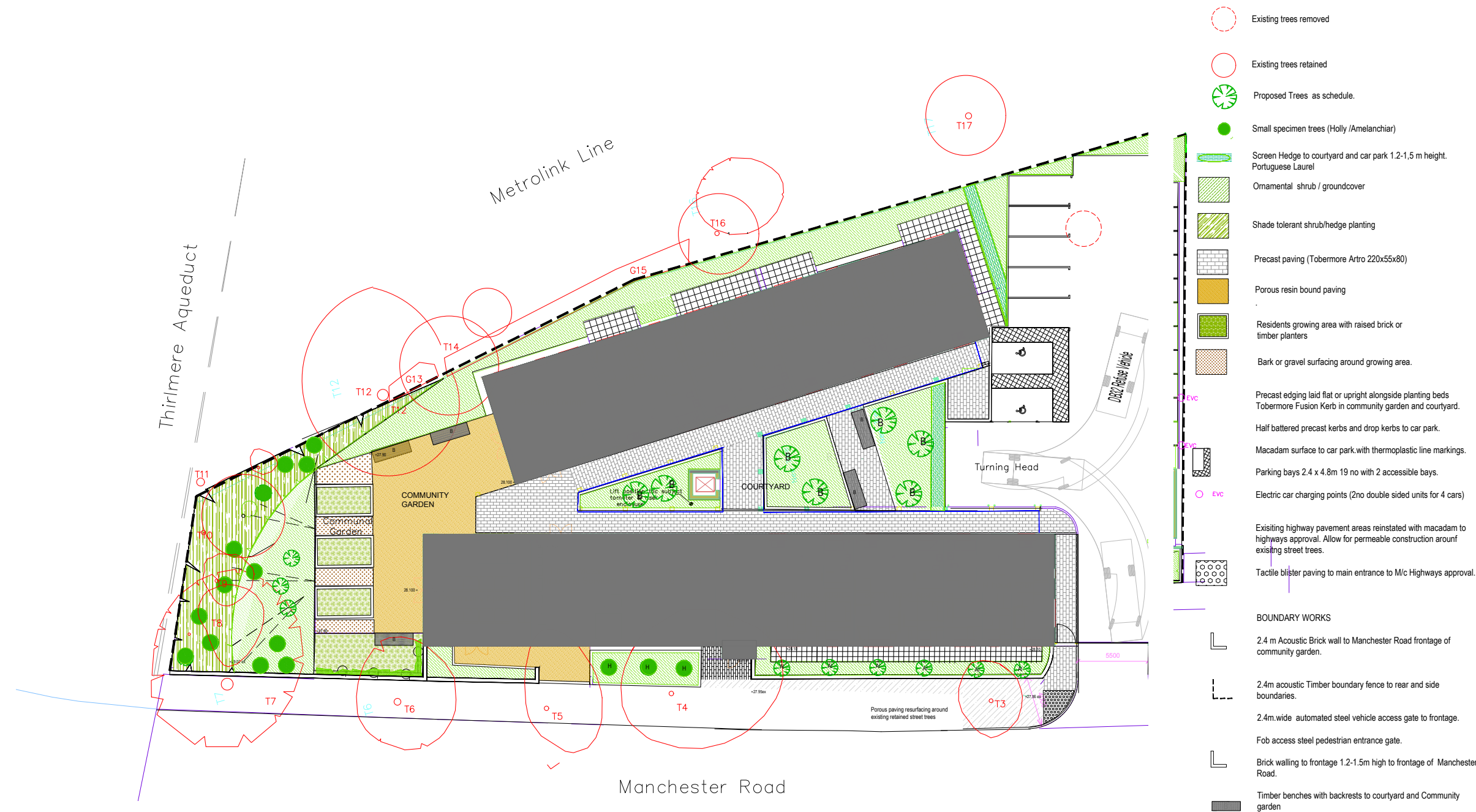


Sympathetic seating with back-rests



Low level screening in specific areas for privacy and acoustics

5.3 Landscaping Plan

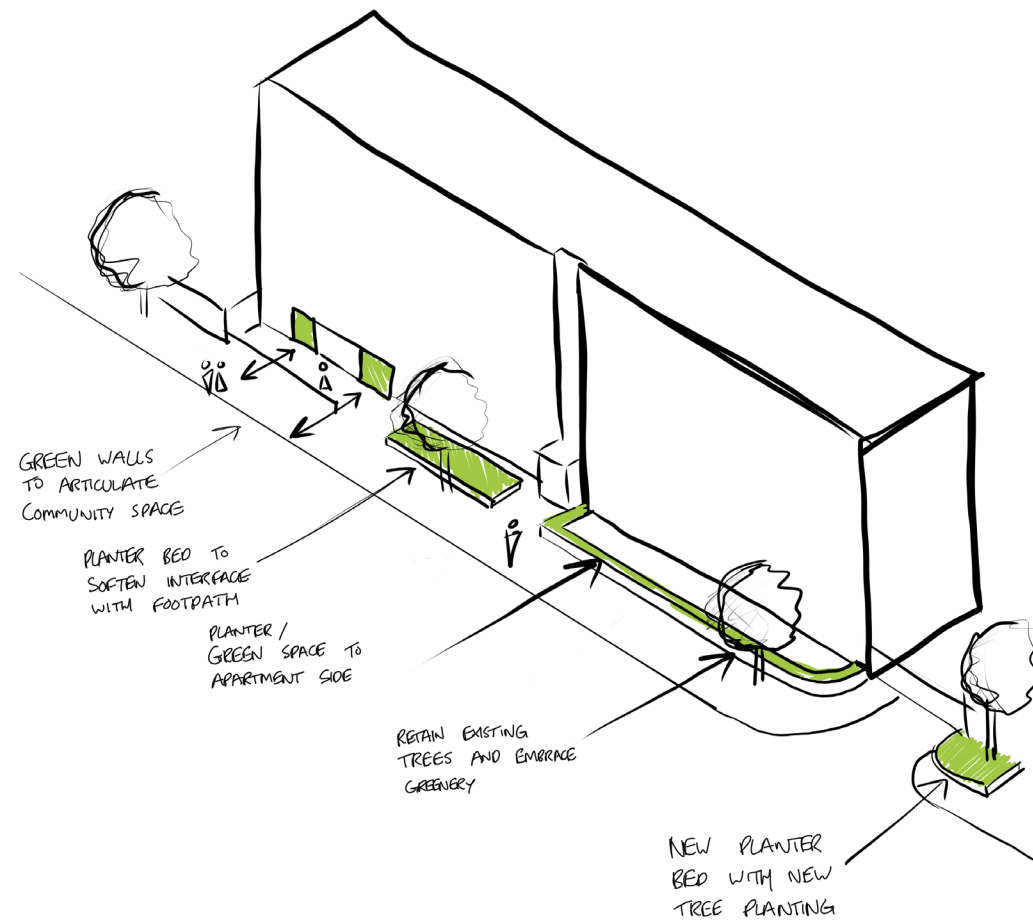


Landscape Architect's proposed site plan

5.4 Green Walls

As part of the proposal to soften the landscaping to Manchester Road and embracing the existing trees, a green wall be incorporated adjacent to the Community Space. This will help to visually articulate the space externally as a focal point for the community.

Planter beds will soften edges and reduce the use of hard paving treatment. Defensible space provided behind the boundary walls to the ground floor apartments will include zones for planting and which will be visible from the street.



Concept sketch highlighting the green wall to the Community Space and interventions to soften spaces along Manchester Road



Visual impression (as part of design development) showing the green walls adjacent to the Community Space entrance



CGI view from the north showing the proposed green wall adjacent to the Community Space. Planter beds will be included between the Community Space and main Residential entrance to soften the external space.

5.5 Internal Landscaping Views



Visual impression of courtyard space (as part of design development)



Visual impression of communal resident's garden to the north of the site (as part of design development)

6.0

Scheme Visuals





7.0

Access & Maintenance



7.0 Access & Maintenance

7.1 Pedestrian and Vehicle Access

The primary residential entrance is from Manchester Road and a secondary means of access is provided adjacent to the car park gate.

Two accessible parking bays will be provided, ensuring a minimum of 5%. These will be the bays located closest to the Part M Category 3 units in the eastern block.

A secure, combined bike and scooter will provide space for one bike per apartment (double stacked) and space for 10 scooters for use by residents with charging points. A double door will provide access to the lobby and the door to the main entrance will be a minimum 1000mm clear opening width to provide suitable access and egress.



- Key**
-  Primary Resident's Entrance
 -  Secondary / External Resident's Access
 -  Vehicle Access

7.2 Security

To achieve a safe and secure development, key factors have been considered as an integral part of the overall design concept:

- Natural surveillance/street ownership
- Community
- Quality of design and materials
- Coherent well Lit public realm

Movement and surveillance across the site is vital in promoting activity and life within the development. Careful street design and lighting to the approach of the building and the avoidance of concealed areas will promote a thriving community that feels free to enjoy the public and private domain safely.

Aspects incorporated into the scheme include:

- A sliding vehicular gate will be activated by a remote fob and which will prevent mis-use of the car park by non-residents and deter trespassers.
- The adjacent pedestrian gate will act as a secondary entrance/exit and a fob used for the main entrance door will enable access/egress.
- All apartments will be dual aspect with windows above kitchen sinks to provide a level of natural/passive surveillance to the deck access walkways.
- A secure boundary treatment to the residents communal garden will be provided to deter trespassers.
- All doors and windows at ground floor and accessible from a balcony or deck access walkway will be PAS24 compliant as required in Part Q of the Building Regulations.

A Crime Impact Assessment has been completed to support the application.



SECURED BY DESIGN HOMES 2019

Version 2, March 2019

7.3 Waste management

An external, secure bin store for is located to the south of the building and can be accessed by residents to dispose of waste.

The bin store is located separately from the two residential blocks, ensuring adequate ventilation, prevention of foul smells and reducing fire risk to residents.

The secure bin store will be accessible by residents with a fob and refuse collectors will have access to a fob allowing for collection. Waste bin management will not be required to manoeuvre the bins to a collection point, ensuring bins are not left unattended.

All refuse collection will take place on-site as opposed to the street. A turning head, compliant with Manchester City Council’s vehicle requirements, is provided to allow refuse vehicles to safely enter and leave the site in forward gear, and without being a hazard to motorists or cyclists on the Beeline lane. The bin store will have a central drain allowing to be cleaned as and when necessary.

A waste management pro-forma sheet is provide in the Waste Management Strategy submitted as part of the planning application.

Key

Refuse Store

Residential Refuse Route

Residential Refuse Collection Point



7.4 Cleaning

A detailed cleaning and maintenance access strategy will be developed at RIBA Stage 3 in liaison with the CDM Principal Designer and it shall be subject to consultation with MSV and their operations team.

We understand that the development will be cleaned, maintained, and accessed adopting the following strategies explained in this report which cover the different areas of the building, i.e. low and high, internal, and external. Maintenance and cleaning is to be undertaken by trained staff only to approved methods.

Both blocks are 5 storeys with the head of highest window approximately 15 metres from external ground level. It is intended that windows can be cleaned from external perimeter via water fed pole.



8.0

Conclusion

8.0 Conclusion

The proposals:

- Accord with planning guidance as detailed in the Planning Statement
- Provide much needed affordable housing
- Provide physical and visual variety in terms massing and tonal variation and architectural expression, whilst respecting the scale and height of its neighbours.
- Consolidate the urban environment and strengthen the street pattern and adjacent public spaces.
- Provide active street frontages at ground level to physically and visually reactivate the street scene in this locality and to energise a positive sense of place which will engender dynamic pedestrian use of the streets and provide amenities for the local community.
- Promote a greater sense of security through natural passive surveillance and overlooking to provide a safer atmosphere for the public and a sense of neighbourhood for the residents.

9.0

Appendix

9.0 Appendix

9.1 Accommodation Schedule

Residential Apartment Schedule			
Floor	Name	GIA	Sqft
00 Ground Floor Plan	1B2P Apart.	54.07 m²	582.01 ft²
00 Ground Floor Plan	1B2P M4(3)Apart.	64.17 m²	690.67 ft²
00 Ground Floor Plan	1B2P N.hood Apart	54.07 m²	582.01 ft²
00 Ground Floor Plan	1B2P N.hood Apart	54.07 m²	582.01 ft²
00 Ground Floor Plan	2B3P M4(3)Apart.	82.95 m²	892.81 ft²
00 Ground Floor Plan	2B3P N.hood Apart	62.28 m²	670.33 ft²
00 Ground Floor Plan: 6		371.6 m²	3999.84 ft²
01 First Floor Plan	1B2P Apart.	54.07 m²	582.01 ft²
01 First Floor Plan	1B2P Apart.	54.07 m²	582.01 ft²
01 First Floor Plan	1B2P Apart.	54.07 m²	582.01 ft²
01 First Floor Plan	1B2P Apart.	54.07 m²	582.01 ft²
01 First Floor Plan	1B2P Apart.	54.08 m²	582.13 ft²
01 First Floor Plan	1B2P Apart.	54.08 m²	582.13 ft²
01 First Floor Plan	1B2P Apart.	54.07 m²	582.01 ft²
01 First Floor Plan	2B3P Apart.	62.28 m²	670.33 ft²
01 First Floor Plan	2B3P Apart.	62.28 m²	670.33 ft²
01 First Floor Plan	2B3P Apart.	62.28 m²	670.33 ft²
01 First Floor Plan	2B3P Apart.	62.47 m²	672.43 ft²
01 First Floor Plan: 11		627.81 m²	6757.73 ft²
02 Second Floor Plan	1B2P Apart.	54.07 m²	582.01 ft²
02 Second Floor Plan	1B2P Apart.	54.07 m²	582.01 ft²
02 Second Floor Plan	1B2P Apart.	54.07 m²	582.01 ft²
02 Second Floor Plan	1B2P Apart.	54.08 m²	582.13 ft²
02 Second Floor Plan	1B2P Apart.	54.07 m²	582.01 ft²
02 Second Floor Plan	1B2P Apart.	54.08 m²	582.13 ft²
02 Second Floor Plan	1B2P Apart.	54.07 m²	582.01 ft²
02 Second Floor Plan	2B3P Apart.	62.28 m²	670.33 ft²
02 Second Floor Plan	2B3P Apart.	62.28 m²	670.33 ft²
02 Second Floor Plan	2B3P Apart.	62.28 m²	670.33 ft²
02 Second Floor Plan	2B3P Apart.	62.47 m²	672.43 ft²
02 Second Floor Plan: 11		627.81 m²	6757.73 ft²
03 Third Floor Plan	1B2P Apart.	54.17 m²	583.09 ft²
03 Third Floor Plan	1B2P Apart.	54.08 m²	582.13 ft²
03 Third Floor Plan	1B2P Apart.	54.07 m²	582.01 ft²
03 Third Floor Plan	1B2P Apart.	54.06 m²	581.84 ft²
03 Third Floor Plan	1B2P Apart.	54.06 m²	581.93 ft²
03 Third Floor Plan	1B2P Apart.	54.07 m²	582.01 ft²
03 Third Floor Plan	1B2P Apart.	54.08 m²	582.13 ft²
03 Third Floor Plan	2B3P Apart.	62.37 m²	671.4 ft²
03 Third Floor Plan	2B3P Apart.	62.28 m²	670.33 ft²
03 Third Floor Plan	2B3P Apart.	62.28 m²	670.33 ft²
03 Third Floor Plan	2B3P Apart.	62.47 m²	672.43 ft²
03 Third Floor Plan: 11		627.99 m²	6759.62 ft²
04 Fourth Floor Plan	1B2P Apart.	54.09 m²	582.18 ft²
04 Fourth Floor Plan	1B2P Apart.	54.06 m²	581.93 ft²
04 Fourth Floor Plan	1B2P Apart.	54.06 m²	581.93 ft²
04 Fourth Floor Plan	1B2P Apart.	54.07 m²	582.01 ft²
04 Fourth Floor Plan	1B2P Apart.	54.08 m²	582.13 ft²
04 Fourth Floor Plan	1B2P Apart.	54.07 m²	582.01 ft²
04 Fourth Floor Plan	1B2P Apart.	54.08 m²	582.13 ft²
04 Fourth Floor Plan	2B3P Apart.	62.28 m²	670.33 ft²
04 Fourth Floor Plan	2B3P Apart.	62.28 m²	670.33 ft²
04 Fourth Floor Plan	2B3P Apart.	62.47 m²	672.43 ft²
04 Fourth Floor Plan	2B3P Apart.	62.28 m²	670.33 ft²
04 Fourth Floor Plan: 11		627.81 m²	6757.73 ft²
Grand total: 50		2883.03 m²	31032.65 ft²

Non-Residential Schedule			
Floor	Name	GIA	Sqft
00 Ground Floor Plan	Acc WC	3.75 m²	40.36 ft²
00 Ground Floor Plan	Acc WC	3.75 m²	40.36 ft²
00 Ground Floor Plan	Bin Store	28.63 m²	308.18 ft²
00 Ground Floor Plan	Brew	4.73 m²	50.96 ft²
00 Ground Floor Plan	Brew	5.6 m²	60.26 ft²
00 Ground Floor Plan	Combined Bike & Scooter Store	54.07 m²	582.01 ft²
00 Ground Floor Plan	Community Space	52.36 m²	563.56 ft²
00 Ground Floor Plan	Entrance Lobby	25.91 m²	278.91 ft²
00 Ground Floor Plan	Landlord	23.31 m²	250.87 ft²
00 Ground Floor Plan	Lift	3.15 m²	33.91 ft²
00 Ground Floor Plan	Plant / Meters / Incoming Services	54.07 m²	582.01 ft²
00 Ground Floor Plan	Residents Lounge	53.42 m²	574.97 ft²
00 Ground Floor Plan: 12		312.75 m²	3366.38 ft²
01 First Floor Plan	Lift	3.15 m²	33.91 ft²
01 First Floor Plan	Stairs	22.78 m²	245.17 ft²
01 First Floor Plan: 2		25.93 m²	279.07 ft²
02 Second Floor Plan	Lift	3.15 m²	33.91 ft²
02 Second Floor Plan	Stairs	22.78 m²	245.17 ft²
02 Second Floor Plan: 2		25.93 m²	279.07 ft²
03 Third Floor Plan	Lift	3.15 m²	33.91 ft²
03 Third Floor Plan	Stairs	22.78 m²	245.17 ft²
03 Third Floor Plan: 2		25.93 m²	279.07 ft²
04 Fourth Floor Plan	Lift	4.5 m²	48.42 ft²
04 Fourth Floor Plan	Stairs	22.78 m²	245.17 ft²
04 Fourth Floor Plan: 2		27.28 m²	293.59 ft²
Grand total: 20		417.8 m²	4497.19 ft²

Gross Internal Area Schedule (GIA)			
Level	Name	Area	Sqft
00 Ground Floor Plan			
00 Ground Floor Plan	East Block GF GIA	297.13 m²	3198.29 ft²
00 Ground Floor Plan	West Block GF GIA	382.3 m²	4115.05 ft²
00 Ground Floor Plan	Bin Store	30.73 m²	330.73 ft²
00 Ground Floor Plan	GF Lift	3.15 m²	33.91 ft²
00 Ground Floor Plan: 4		713.31 m²	7677.97 ft²
01 First Floor Plan			
01 First Floor Plan	East Block 1F GIA	297.13 m²	3198.29 ft²
01 First Floor Plan	West Block 1F GIA	377.97 m²	4068.48 ft²
01 First Floor Plan	1F Lift	3.15 m²	33.91 ft²
01 First Floor Plan: 3		678.26 m²	7300.68 ft²
02 Second Floor Plan			
02 Second Floor Plan	West Block 2F GIA	377.97 m²	4068.48 ft²
02 Second Floor Plan	East Block 2F GIA	297.13 m²	3198.29 ft²
02 Second Floor Plan	2F Lift	3.15 m²	33.91 ft²
02 Second Floor Plan: 3		678.26 m²	7300.68 ft²
03 Third Floor Plan			
03 Third Floor Plan	East Block 3F GIA	297.13 m²	3198.29 ft²
03 Third Floor Plan	West Block 3F GIA	377.97 m²	4068.48 ft²
03 Third Floor Plan	3F Lift	3.15 m²	33.91 ft²
03 Third Floor Plan: 3		678.26 m²	7300.68 ft²
04 Fourth Floor Plan			
04 Fourth Floor Plan	West Block 4F GIA	377.97 m²	4068.48 ft²
04 Fourth Floor Plan	East Block 4F GIA	297.13 m²	3198.29 ft²
04 Fourth Floor Plan	4F Lift	3.15 m²	33.91 ft²
04 Fourth Floor Plan: 3		678.26 m²	7300.68 ft²
Grand total: 16		3426.33 m²	36880.69 ft²

Buttress

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