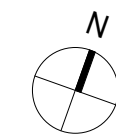




1 Level 01 Floor Plan
02101 1 : 100



0 1 2 3 4 5 10 m

© COPYRIGHT
The copyright in this drawing is vested in Sheppard Robson and no license or assignment of any kind has been, or is, granted to any third party whether by provision of copies or originals or otherwise unless agreed in writing.

DO NOT SCALE FROM THIS DRAWING
The contractor shall check and verify all dimensions on site and report any discrepancies in writing to Sheppard Robson before proceeding work

FOR ELECTRONIC DATA ISSUE
Electronic Data / drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should read, not from those values stated in text on the drawing.

AREA MEASUREMENT
The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or otherwise, should include due allowance for the increases and decreases inherent in the design development and building processes. Existing buildings may present anomalies in relation to surveyed/drawn plans that may also affect the stated areas. All areas are subject to Town Planning and Conservation Area Consent and detailed Rights to Light analysis. Figures relate to the likely areas of the building at the current stage of the design and are calculated using one of the following (as stated in the accompanying areas schedule): IPMS1, IPMS2, IPMS3, Gross External Area (GEA), Gross Internal Area (GIA) or Net Internal Area (NIA) methods of measurement from the RICS Property Measurement 1st edition.

PLEASE NOTE:

- The measured areas shown for all en-suite clusters, studios and kitchens do not yet account for any protruding columns and will therefore reduce accordingly to account for these once locations and sizes are fully known.
- Wall lining has been allowed for to solid core walls, shears walls and other structural items however depth of wall lining subject to change dependent on acoustic requirements. This may result in room sizes reducing.
- Areas of ensuite bedrooms and studios include the area of the bathroom and the separating wall between bedroom and pod, but exclude the riser.
- Cluster kitchens will require a riser to provide drainage etc and will reduce the area stated accordingly. The location of this is as yet unknown until full fit outs have been progressed.
- Studio layouts shown are design intent only and follow Client's brief. Escape routes' distance from hobs to be tested and validated by Fire Strategy with fire suppression measures as necessary. Studio layouts in abeyance until signed-off by Building Safety Regulator (HSE), Building Control Officer, and Building Insurer.

Department Legend

- Amenity Space
- Studios
- 5 Bedroom Cluster (incl Kitchen / Living)
- 6 Bedroom Cluster (incl Kitchen / Living)
- BOH Areas (incl Plant, Services, Stores etc)
- Circulation
- Preferred Structural Column Locations (WIP / Indicative only and subject to change)

REV.	DATE	AMENDMENT
P01	18/01/23	First Issue - Issued for Information
P02	23/01/23	Layout updated - Studios relocated + mezzanine amended (as clouded)
P03	03/02/23	Layouts amended following client + design team comments
P04	27/02/23	Layouts updated following client + design team comments. Preliminary internal fitout layouts included
P05	10/03/23	Minor amendments to layouts to suit DT comments. Bedroom + Studio room legs updated.
P06	24/03/23	Draft Issue for Planning (Incl. minor updates)
P07	14/04/23	Planning Issue
P08	02/05/23	Stage 2 Issue
P09	14/07/23	Updates to windows, metalwork and courtyards

KEYPLAN

CLIENT

IQ Student Accommodation



STATUS **S2** **PURPOSE FOR ISSUE** **For Planning**

SHEPPARD ROBSON

27th Floor City Tower Piccadilly Plaza Manchester M1 4BT
T: +44 (0)161 233 8900 E: enquiries@sheppardrobson.com

SCALE@A1 DATE 14/07/23 ORIGINATOR LK CHECKED VC AUTHORISED RG

PROJECT **Echo Street**
General Arrangement
Level 01 Floor Plan

SR NO. **7054**
REV. **P09**
DRAWING NO. **ECHO-SRA-ZZ-01-DR-A-02101**