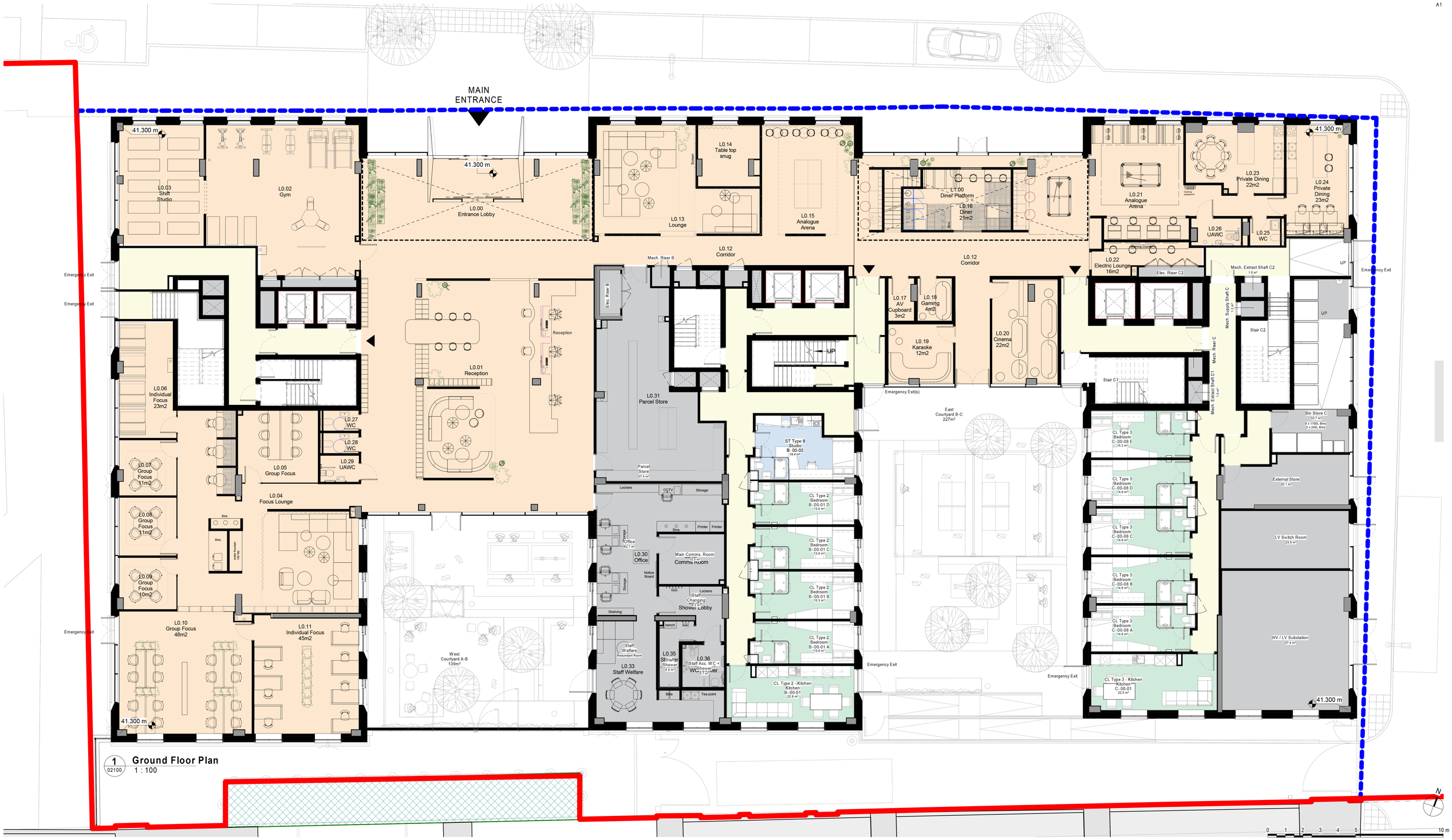

1 02100 **Ground Floor Plan**
1 : 100

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DO NOT SCALE FROM THIS DRAWING
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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 effect 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; IPMS 3, Gross External Area (GEA), Gross Internal Area (GIA) or Nett Internal Area (NIA) methods of measurement from the RICS Property Measurement 1st edition.

PLEASE NOTE:

1. 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.

2. Wall lining has been allowed for to solid core walls, shears walls and other strucutral items however depth of wall lining subject to change dependent on acoustic requirements. This may result in room sizes reducing.

3. Areas of ensuite bedrooms and studios include the area of the bathroom and the separating wall between bedroom and pod, but exclude the riser.

4. 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.

5. 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.

6. Ground Floor amenity space layout completed by Manalo + White Architects design intent only and follow Client's brief. Subject to further review and co-oridnation with SRA and specialist consultants (incl. MEP, structure and fire engineer)

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	KEYPLAN
P01	18/01/23	First Issue - Issued for Information	
P02	23/01/23	Cores updated following comments from fire engineer (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 tags updated.	
P06	24/03/23	Draft Issue for Planning (Incl. minor updates)	
P07	11/04/23	Proposed M+W amenity space layout updated	
P08	14/04/23	Planning Issue	
P09	26/04/23	Planning Issue (minor updates)	
P10	02/05/23	Stage 2 Issue	
P11	14/07/23	Updates to windows, metalwork and courtyards	

Plan Key

Site Boundaries

- Planning Application Boundary
- Applicant Ownership
- Network Rail Ownership

CLIENT

IQ Student Accommodation

Student Accommodation

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SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 100	14/07/23	LK	VC	RG

PROJECT
Echo Street

General Arrangement
Ground Floor Plan

Stage 3

SR NO. **7054**

STATUS	PURPOSE FOR ISSUE
S2	For Planning

DRAWING NO. **ECHO · SRA · ZZ · 00 · DR · A · 02100**

REV. **P11**