

Area Schedule - Fraser House, Manchester			
Description / Type		Area	Floor
	Unit 14 Loft Apartment (1 bed 2 Person)	57.3m2	4
	Unit 13 Loft Apartment (2Bed 4 Person)	80.7m2	4
	Unit 12 Loft Apartment (2Bed 4 Person)	82.6m2	4
	Common Area - 4th Floor Stair (12.0) Lift (3.0) AOV (1.5) Lobby, Store (14.8)	31.3m2	4
	Unit 11 (2Bed 3 Person) Standard Type 4	62.7m2 *	3
	Unit 10 (2Bed 3 Person) Standard Type 3	68.4m2 *	3
	Unit 9 (1Bed 2 Person) Standard Type 2	50.7m2 *	3
	Unit 8 (1 bed 2 Person) Standard Type 1	56.7m2 *	3
	Common Area - 3rd Floor Stair (12.1) Lift (3.0) Lobby inc St, Riser, AOV (16.9)	32m2	3
	Unit 7 (2Bed 3 Person) Standard Type 4	62.7m2 *	2
	Unit 6 (2Bed 3 Person) Standard Type 3	68.4m2 *	2
	Unit 5 (1Bed 2 Person) Standard Type 2	50.7m2 *	2
	Unit 4 (1 bed 2 Person) Standard Type 1	56.7m2 *	2
	Common Area - 2nd Floor Stair (12.1) Lift (3.0) Lobby inc St, Riser, AOV (16.9)	32m2	2
	Unit 3 (1 bed 2 Person)	69.2m2 *	1
	Unit 2 (1 bed 2 Person)	57.2m2 *	1
	Unit 1 (1 bed 2 Person)	57.9m2 *	1
	Residential Reception Space (Incl Concierge Office) Stair (12.1) Lift (3.0) Lobby inc St , Riser, AOV (69.8)	84.9m2	1
	Residential Reception Space (Entry level)	27.3m2	Upper Ground Floor
	Residential Stair (12.8) + Lift (3.0) + Lobbys (4.8+5.4)	26.0m2	Upper Ground Floor
	Cycle Store (Residential)	12.9m2	Upper Ground Floor
	Refuse Store	16.0m2	Upper Ground Floor

RESIDENTIAL

	Restaurant Entry Lobby (Inc Access WC 4.4)	29.9m2	Upper Ground Floor	RESTAURANT
	Restaurant Upper Dining Area	153.3m2	Upper Ground Floor	
	Restaurant Lower inc Cold Store (153.6) + Kitchen (35.3) + WCs (4.5) + Remainder (20.1)	213.5m2	Lower Ground Floor	
	Plant Room Usable Area (100m2) Stairs + Lobby (12.7) + Stairs LGF (4.5)	117.2m2	Basement	

GIFA
Basement 100 + LGF 249.7 + UGF 281.8 + 1st Fl 281.8 + 2nd Fl 281.8 + 3rd Fl 281.8 + 4th Fl 260.5 = 1,769.5m2 Total

- * Note
- Exact areas may marginally vary between 1st, 2nd & 3rd residential floors due to variations in existing external wall profile.
 - No area reduction allowance for internal thermal insulation build-up

the spacestudio[™]

architects & designers

36 Charlotte Street,
Manchester M1 4FD

0161 232 8842
0161 232 8843

the spacestudio[™]

architects & designers

revisions

A - Minor changes to area

19-12-2022

B - Minor revisions to areas affected with planning comments

28-04-2023

C - Minor changes to area

05-05-2023

project and code

Fraser House

36 Charlotte Street,
Manchester M1 4FD

2022-1008M

drawing title

Accommodation Schedule

PLANNING ISSUE

drawing number / revision

2022-1008M - 010 C

scale

1:50 @ A1

date

05.05.2023

drawn / checked

CT KS