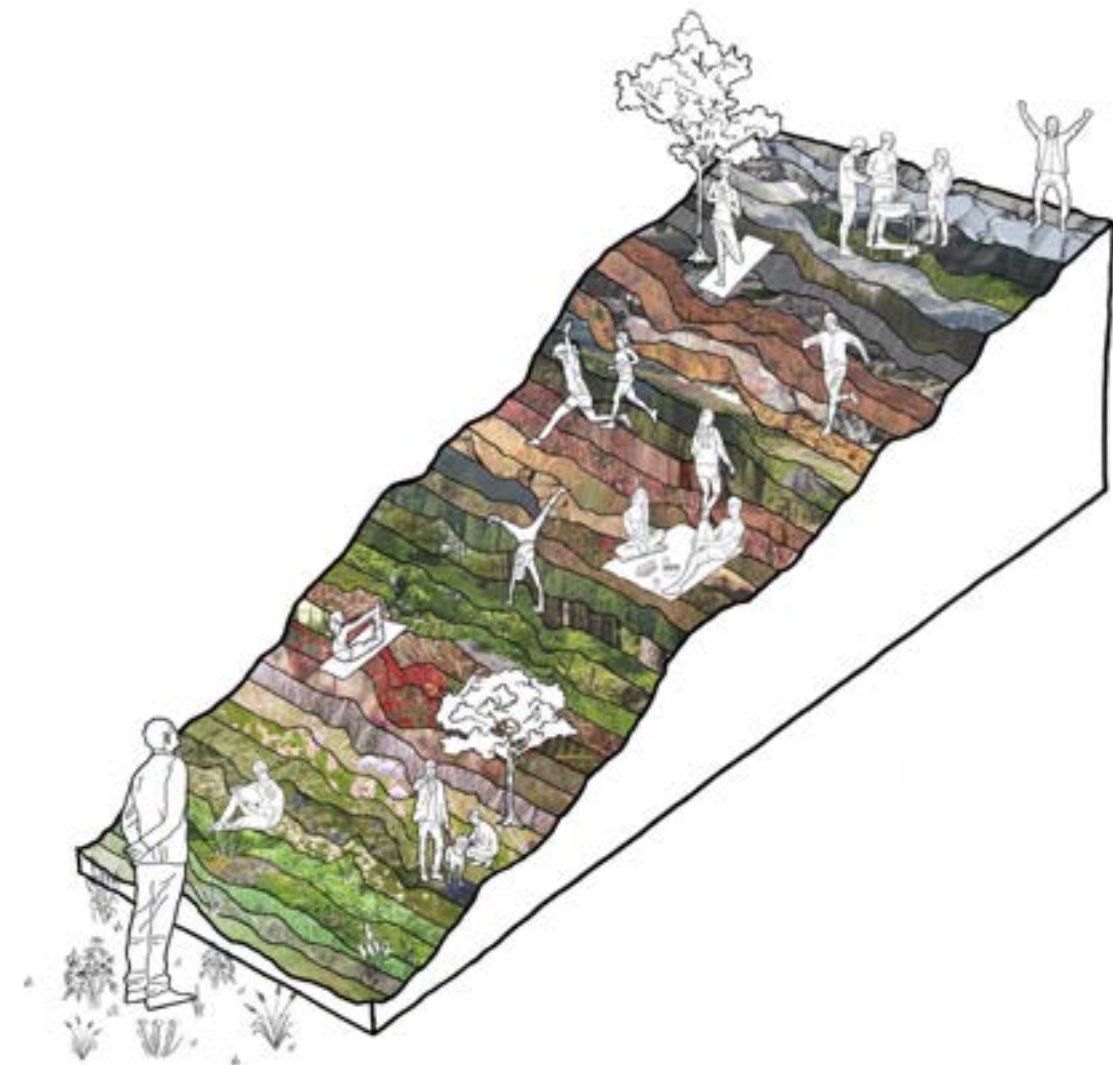




simpsonhaugh

First Street South - Manchester

10266-SHP-RP-PA-012 | Planning Amendment NMA 04 | November 2022



The drawings are produced to document the changes to the typical upper most levels (level 41-44) are to be redesigned to improve on the range of apartment types available within the development. Changes to the floorplans do not effect the external facade design.

The list below summaries the changes to drawings sort of the approved planning permission

New Drawing

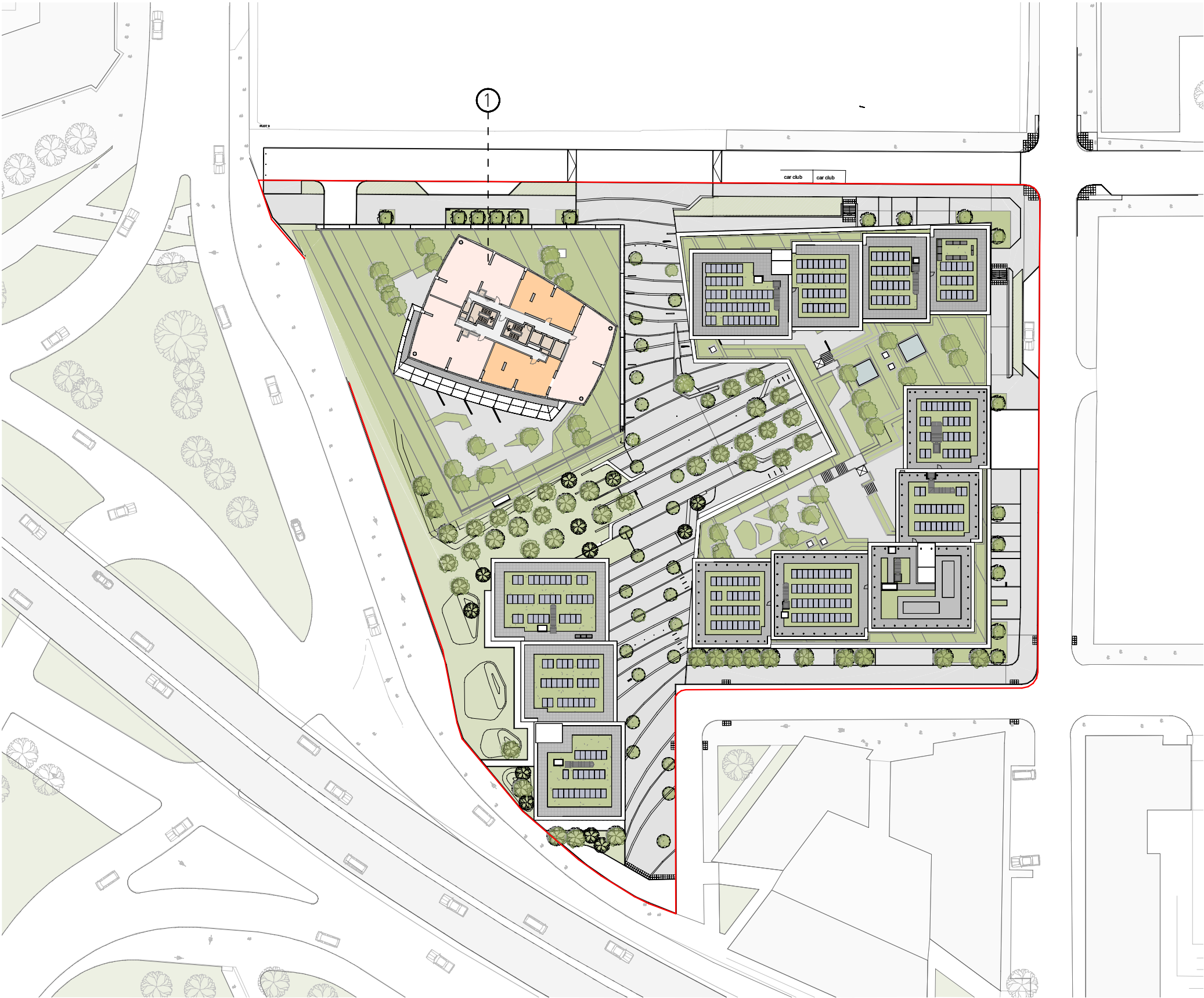
- 10266-Z0-A-G100-PL-41-99001
- 10266-Z0-A-G100-PL-43-99001

Revised Drawing

- 10266-Z0-A-G100-PL-TY1-03-09-99001 (P02)
- 10266-Z0-A-G100-PL-TY2-11-13-99001 (P02)
- 10266-Z0-A-G100-PL-TY3-14-16-99001 (P02)
- 10266-Z0-A-G100-PL-TY4-18-20-99001 (P02)
- 10266-Z0-A-G100-PL-TY5-22-24-99001 (P02)
- 10266-Z0-A-G100-PL-44-99001 (P02)
- 10266-Z0-A-G100-SC-XX-99001 (P02)

Drawing Number Change

- 10266-Z0-A-G100-PL-TY6-26-43-99001 to 10266-Z0-A-G100-PL-TY6-26-40-99001

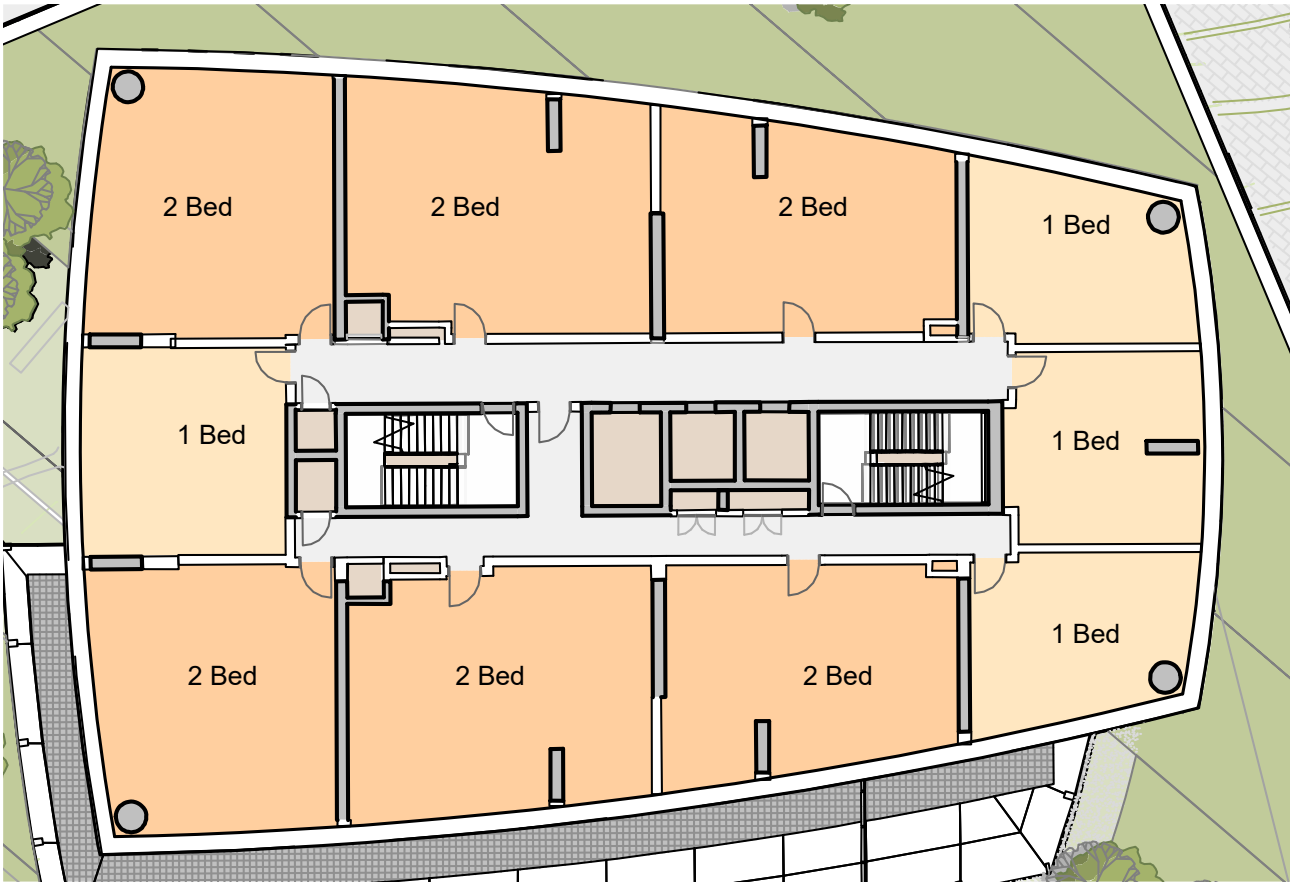


1. Level 41-42 Reduced Apartment Numbers
(5 Apartments - 13 Beds)

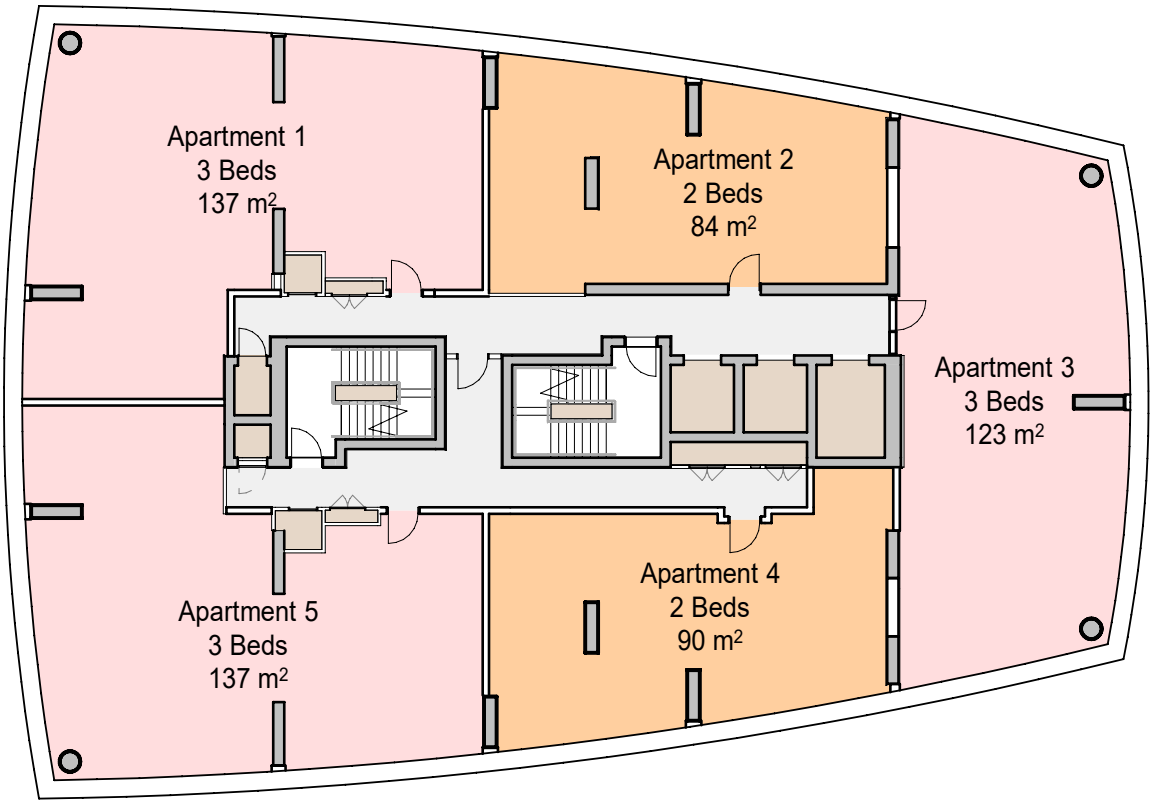
Amendments:

- 1. Typical floor are to be redesigned to improve on the range of apartment types available within the development.

5 Apartments - 13 Beds - Indicative layout



Building D - Level 41-42 Consented plan - 16 Beds 10 Apartments

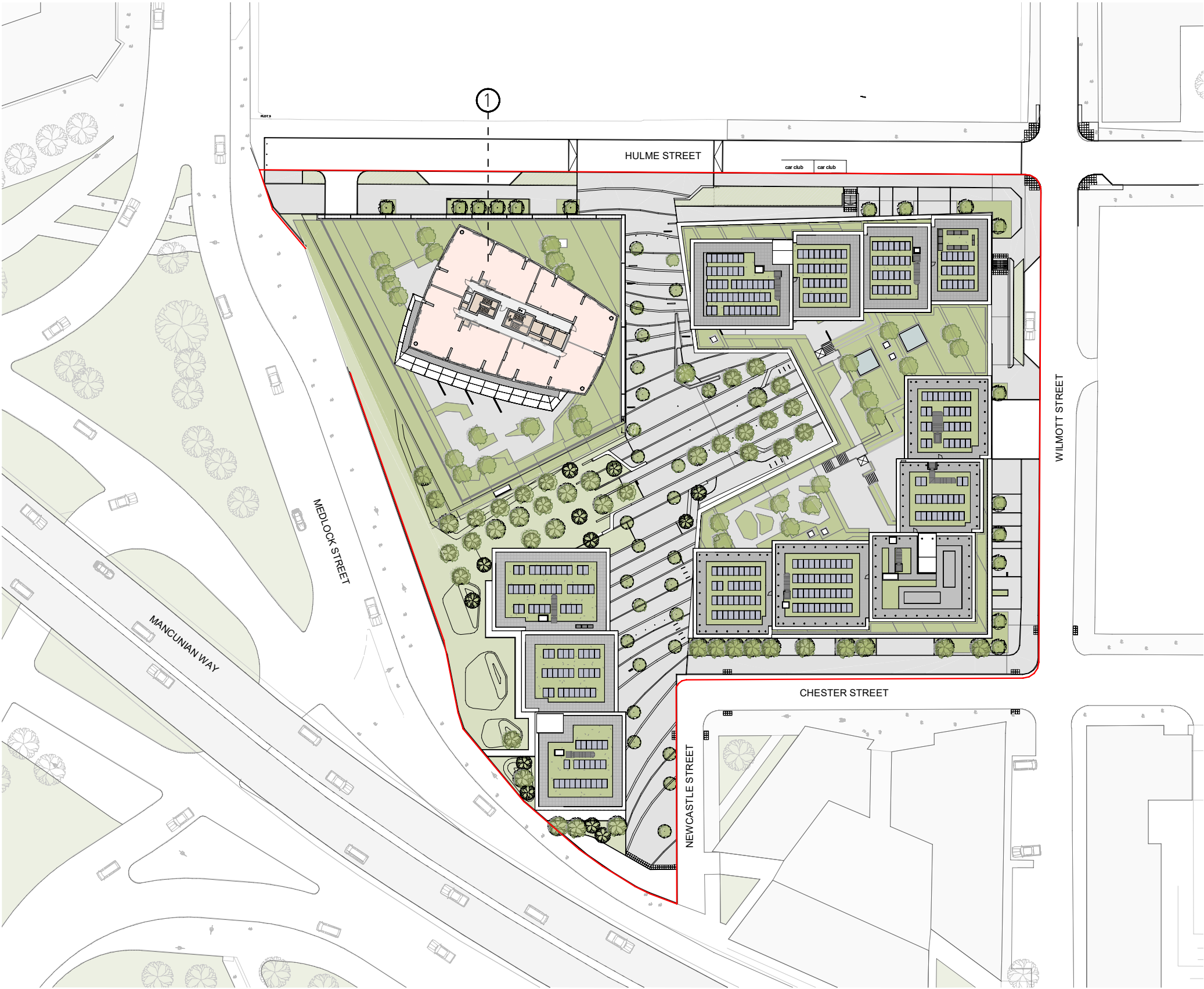


5 Apartments - 13 Beds - Indicative layout

Level 41-42 Reduced Apartment Numbers
(5 Apartments - 13 Beds)

Amendments:
Building D - Alternative apartment Types

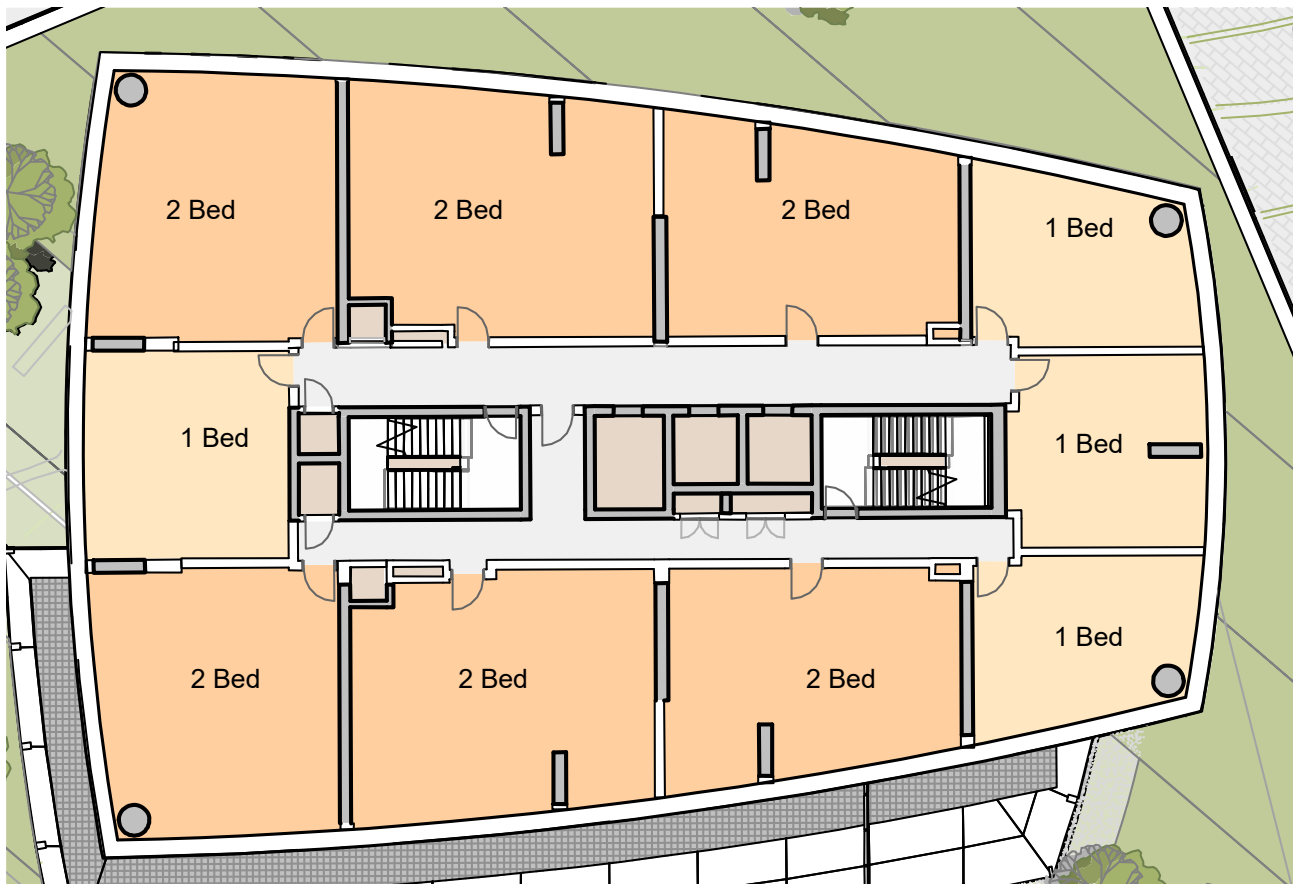
Typical floor plan on the upper most levels are to be redesigned to improve on the range of apartment types available within the development. The full extent of the change is still in discussion with the client but it is the intention to provide a number of apartments that are larger than NDSS. The overall apartment and bedroom provision will not be greater than the approved scheme.



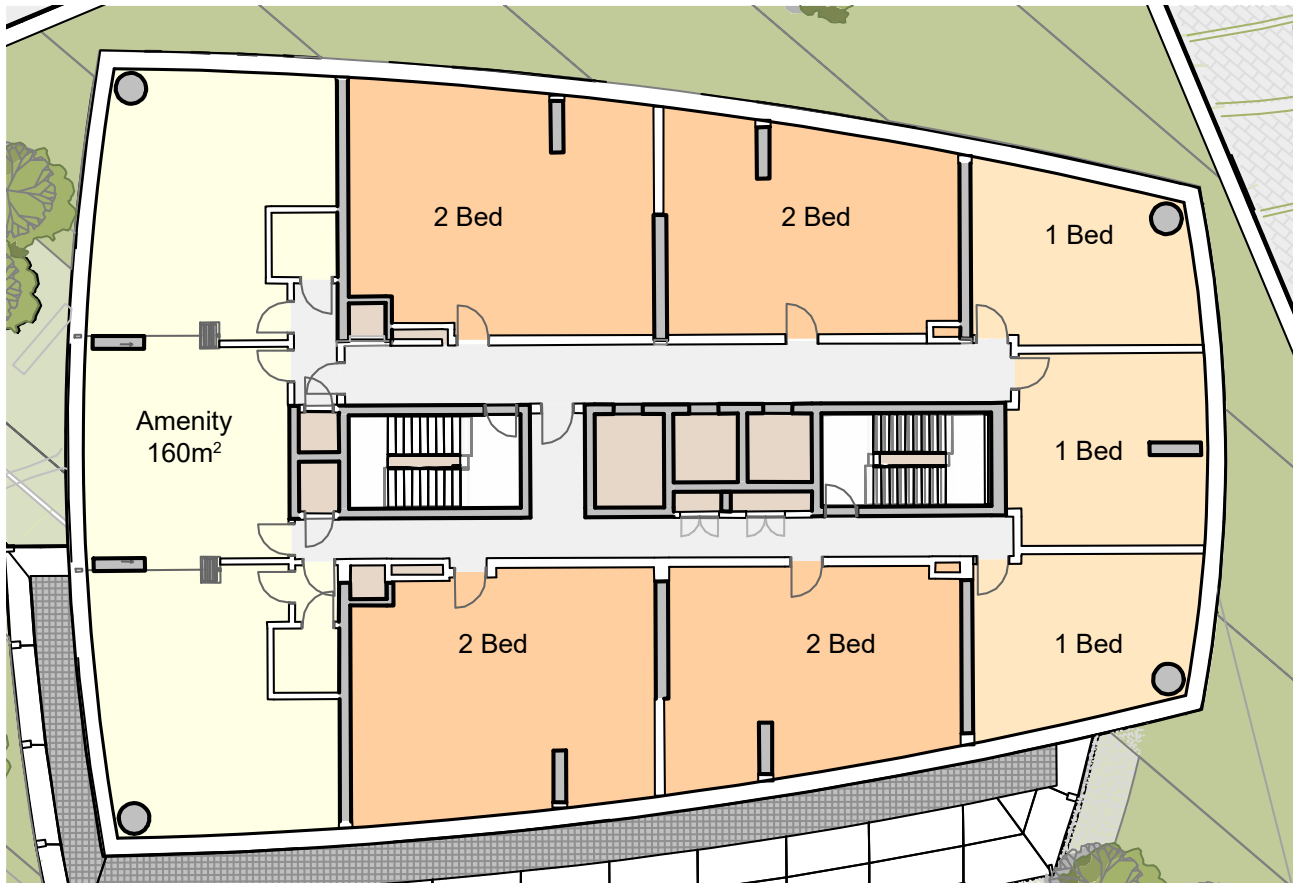
1. Level 43-44 Reduced Apartment Numbers
(4 Apartments - 12 Beds)

Amendments:
Typical floor plan on the upper most levels are to be redesigned to improve on the range of apartment types available within the development. The full extent of the change is still in discussion with the client but it is the intention to provide a number of apartments that are larger than NDSS. The overall apartment and bedroom provision will not be greater than the approved scheme.

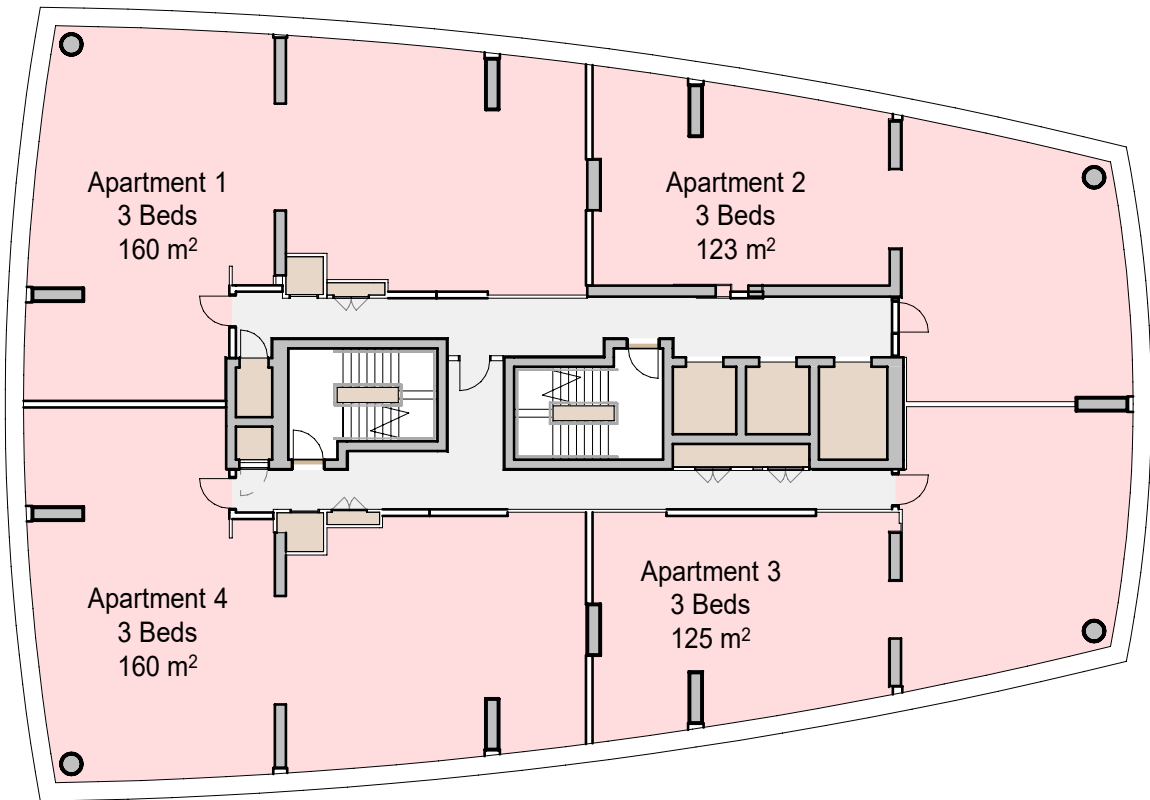
4 Apartments - 12 Beds Indicative layout



Building D - Level 43 Consented plan - 16 Beds 10 Apartments



Building D - Level 44 Consented plan- 11 Beds 7 Apartments



4 Apartments - 12 Beds - Indicative layout

Level 43-44 Reduced Apartment Numbers
(4 Apartments - 12 Beds)

Amendments:
Building D - Alternative apartment Types

Typical floor plan on the upper most levels are to be redesigned to improve on the range of apartment types available within the development. The full extent of the change is still in discussion with the client but it is the intention to provide a number of apartments that are larger than NDSS. The overall apartment and bedroom provision will not be greater than the approved scheme.

Level 44 - Relocate Amenity Space

Based on the client's experience of how amenity spaces are used in their other schemes, they have determined that separating the amenity space between levels will not be as successful as concentrating all the amenity within close proximity of one another.

With this in mind, amendments to the ground floor level have been made to increase the provision at ground as well as reconfiguring the first floor amenity functions, creating a focal point for the amenity and make up for relocating the amenity currently provided on level 44.

	BUILDING D
Number of Bedrooms	715

Consented number of rooms - Level 25

	Beds	GEA	
		m2	sqft
Level 25	12	778	8,374

Consented number of rooms - Level 41-44

	Beds	GIA	
		m2	sqft
Level 41	16	717	7,718
Level 42	16	717	7,718
Level 43	16	717	7,718
Level 44	11	552	5,942

Consented Amenity area - Level 00-44

Amenity Allocation

Indoor		m2	sqft
	Entrance/Lounge	109	1173
	General Amenity*	735	7912
	Secure Storage	94	1012
	Laundry	16	172
Indoor Sub-total		954	10269

	BUILDING D
Number of Bedrooms	707

Reduction of 8 Bedrooms

Revised number of rooms - Level 25

	Beds	GIA	
		m2	sqft
Level 25	13	740	7,966

Level 25 floor plate has been amended to maximise efficiency.
(No implication to the External Facade)

Revised number of rooms - Level 41-44

	Beds	GIA	
		m2	sqft
Level 41	13	740	7,966
Level 42	13	742	7,984
Level 43	12	740	7,966
Level 44	12	742	7,984

Revised Amenity Area - Level 00-44

Amenity Allocation

Indoor		m2	sqft
	Entrance/Lounge	324	3488
	General Amenity*	555	5974
	Secure Storage	63	678
	Laundry	16	172
Indoor Sub-total		958	10312