16-12-2025 Phase A (50 Storeys - 1,296Beds)

UCW - Tower

Level	Studio Bedroom	Accessible Studio	Cluster Kitchen	Cluster Bedroom	Accessible Cluster	Twodio Kitchen	Twodio Bedroom	Beds per floor	Amenity/FOH	Management Suite	Refuse Approx. No. Bins	Refuse sqm	Plant	GIA sqm	GIA sqft	GIA/Bed per floor	GEA sqm
B1								0					328	357	3,838		403
GF								0	225			25 122	177	795	8,552		847
1								0	136					138	1,485		405
2	9	2	2	14				25						790	8,499	31.6	847
3	9	2	2	14				25						790	8,501	31.6	847
4	9	2	2	14				25						790	8,501	31.6	847
5	9	2	2	14				25						790	8,501	31.6	847
4	9	2	2	14				25						790	8,501	31.6	847
7	9	2	2	14				25						790	8,501	31.6	847
8	7	1	2	14				22						681	7,326	30.9	747
9	7	1	2	14				22						681	7,326	30.9	747
10	7	1	2	14				22						681	7,326	30.9	747
11	5	1	2	14				20	39					681	7,326	34.0	747
12	7	1	2	14				22						681	7,326	30.9	747
13	7	1	2	14				22						681	7,326	30.9	747
14	7	1	2	14				22						681	7,326	30.9	747
15	7	1	2	14				22						681	7,326	30.9	747
16	7	1	2	14				22						681	7,326	30.9	747
17	7	1	2	14				22						681	7,326	30.9	747
18	7	1	2	14				22						681	7,326	30.9	747
19	7	1	2	14				22						681	7,326	30.9	747
20	7	1	2	14				22						681	7,326	30.9	747
21	5	1	2	14				20	39					681	7,326	34.0	747
22	7	1	2	14				22						681	7,326	30.9	747
23	7	1	2	14				22						681	7,326	30.9	747
24	7	1	2	14				22						681	7,326	30.9	747
25	7	1	2	14				22						681	7,326	30.9	747
26	7	1	2	14				22						681	7,326	30.9	747
27	7	1	2	14				22						681	7,326	30.9	747
28	7	1	2	14				22						681	7,326	30.9	747
29	7	1	2	14				22						681	7,326	30.9	747
30	7	1	2	14				22						681	7,326	30.9	747
31	5	1	2	14				20	39					681	7,326	34.0	747
32	7	1	2	14				22						681	7,326	30.9	747
33	7	1	2	14				22						681	7,326	30.9	747
34	7	1	2	14				22						681	7,326	30.9	747
35	7	1	2	14				22						681	7,326	30.9	747
36	7	1	2	14				22						681	7,326	30.9	747
37	7	1	2	14				22						681	7,326	30.9	747
38	7	1	2	14				22						681	7,326	30.9	747
39	7	1	2	14				22						681	7,326	30.9	747
40	7	1	2	14				22						681	7,326	30.9	747
41	7	1	2	14				22						681	7,326	30.9	747
42	7	1	2	14				22						681	7,326	30.9	747
43	7	1	2	14				22						681	7,326	30.9	747
44	7	1	2	14				22						681	7,326	30.9	747
45	7	1	2	14				22						681	7,326	30.9	747
46	7	1	2	14				22						681	7,326	30.9	747
47	7	1	2	14				22						681	7,326	30.9	747
48	7	1	2	14				22						681	7,326	30.9	747
49	7	1	2	14				22						681	7,326	30.9	747
Roof													63	62	667		171
Sub-total	342	54	96	672	0	0	0	1068	479 sqm								
		5.1%			0.0%												

Pre-Cast Low-Level Building

Level	Studio Bedroom	Accessible Studio	Cluster Kitchen	Cluster Bedroom	Accessible Cluster	Twodio Kitchen	Twodio Bedroom	Beds per floor	Amenity/FOH	Management Suite	Refuse Approx. No. Bins	Refuse sqm	Plant	GIA sqm	GIA sqft	GIA/Bed per floor	GEA sqm
B1								0									
GF								0	288	95	11	49	6.6	636	6,849		714
1								0	255	86				492	5,301		601
2	4	1						5	384					670	7,211	134	749
3	8	2				2	4	14						498	5,358	36	558
4	9	2				6	12	23						670	7,210	29.1	749
5	9	2				6	12	23						670	7,210	29.1	749
4	9	2				6	12	23						670	7,210	29.1	749
7	9	2				6	12	23						670	7,210	29.1	749
8	1					6	12	13						431	4,638	33.1	489
9	1					6	12	13						431	4,638	33.1	489
10	1					6	12	13						431	4,638	33.1	489
11	1					6	12	13						431	4,638	33.1	489
12	1					6	12	13						431	4,638	33.1	489
13	1					6	12	13						431	4,638	33.1	489
14	1					6	12	13						431	4,638	33.1	489
15	1					6	12	13						431	4,638	33.1	489
16	1					6	12	13						431	4,638	33.1	489
Roof								0					49	38	413		123
Sub-total	57	11	0	0	0	80	160	228	926 sqm								
		4.8%			0.0%												

UCW - Tower

Total Studio Bedrooms	Total Cluster Kitchen	Total Cluster Bedrooms	Total Accessible Bedrooms	Total Twodio Kitchen	Total Twodio Bedrooms	Total Bedooms	Amenity/Beds	Management Suite	Refuse	Plant	Total GIA sqm	Total GIA sqft	GIA/Bed	Total GEA
396	96	672	54	0	0	**1068**	0.45	0	122	567	34,675	373,240	32.5	38,290
37.1%		62.9%	5.1%		0.0%									

Pre-Cast Low-Level Building

Total Studio Bedrooms	Total Cluster Kitchen	Total Cluster Bedrooms	Total Accessible Bedrooms	Total Twodio Kitchen	Total Twodio Bedrooms	Total Bedooms	Amenity/Beds	Management Suite	Refuse	Plant	Total GIA sqm	Total GIA sqft	GIA/Bed	Total GEA
68	0	0	11	80	160	**228**	4.06	181	49	56	8,892	95,715	39.0	10147
29.8%		0.0%	4.8%		70.2%									

Overall Phase A

Total Studio Bedrooms	Total Cluster Kitchen	Total Cluster Bedrooms	Total Accessible Bedrooms	Total Twodio Kitchen	Total Twodio Bedrooms	Total Bedooms	Amenity/Beds	Management Suite	Refuse	Plant	Total GIA sqm	Total GIA sqft	GIA/Bed	Total GEA
464	96	672	65	80	160	**1,296**	1.08	181	171	623	43,567	468,955	33.6	48,436
35.8%		51.9%	5.0%	6.2%	12.3%									

The areas noted are indicative only and subject to change as proposals are developed and co-ordinated with other consultants.

The areas should therefore not be relied upon for the basis of a development appraisal

Phase A Existing Building

Student Bedrooms

Level	Existing Overall Bedrooms	Proposed Demolition and Remodel: Retained Bedrooms	Retained GEA sqm	Demolished Bedrooms	Demolished GEA sqm	Unusable Bedrooms due to daylighting	Compromised rooms	Potential new Bedrooms
Lower Ground(B1)	0	0	2220	0	0	0	0	37
Ground (00)	75	40	2211	32	680	3	0	40
Level 01	120	80	2082	33	680	3	4	0
Level 02	126	88	2082	31	680	3	4	0
Level 03	128	88	2082	33	680	3	4	0
Level 04	64	57	1541	0	0	3	4	0
Level 05	15	15	406	0	0	0	0	0
	528	368	12624	129	2720	15	16	77

Existing Bedroom Accommodation	
PBSA Bedrooms	528
Conference Centre Bedrooms	118
Total	646

Demolition			
Bedrooms		GEA - sqm	
PBSA	Hotel	PBSA	Hotel
129	60	2720	2690
189		5410	

Hotel Bedrooms

Existing Overall Bedrooms	Proposed Demolition and Remodel: Converted to PBSA Cluster Bedroom	Converted to PBSA Studio	Demolished Bedrooms	Demolished GEA sqm	Retained GEA sqm
0	0	0	0	0	773
0	0	0	0	715	765
45	22	1	21	576	509
38	15	1	21	576	509
35	15	1	18	576	509
0	0	0	0	247	0
0	0	0	0	0	0
118	52	3	60	2690	3063
	55				

Maximum potential New/Retained/Remodelled Bedrooms	
Retained PBSA Bedrooms	368
Potential new bedrooms with WH	77
Compromised rooms	16
Converted Conference Rooms	55
Potential Total Bedrooms	516

Unusable rooms within existing envelope	15

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Do not scale off dimensions.
All dimensions to be checked on site by contractor.
Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

Rev	Date	Description
P01	2025-12-16	Planning Submission

Project Title: iQ Student Accommodation
Weston Halls and Pendulum Hotel
Manchester

Drawing Title: Phase A Accommodation Schedule

Project No: 10346
Scale: NTS @ A3

Status: PLANNING

SHP Drawing Code: 10346-SHA-ZA-A-B5D8-F900-SC-XX-001
Revision: P01

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