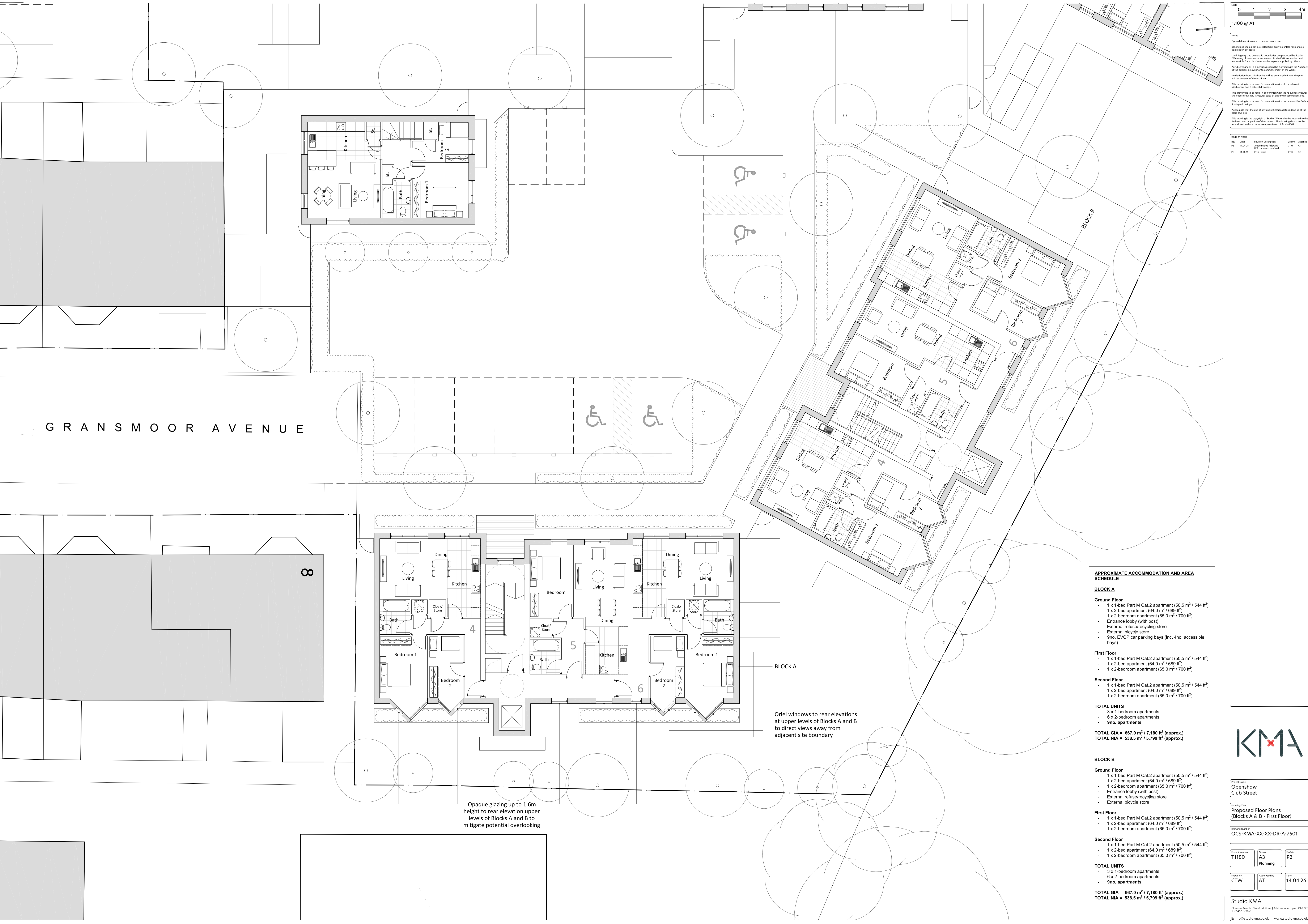




GRANS MOOR AVENUE

8

APPROXIMATE ACCOMMODATION AND AREA SCHEDULE

BLOCK A

- Ground Floor**
- 1 x 1-bed Part M Cat.2 apartment (50.5 m² / 544 ft²)
 - 1 x 2-bed apartment (64.0 m² / 689 ft²)
 - 1 x 2-bedroom apartment (65.0 m² / 700 ft²)
 - Entrance lobby (with post)
 - External refuse/recycling store
 - External bicycle store
 - 9no. EVCP car parking bays (Inc. 4no. accessible bays)

- First Floor**
- 1 x 1-bed Part M Cat.2 apartment (50.5 m² / 544 ft²)
 - 1 x 2-bed apartment (64.0 m² / 689 ft²)
 - 1 x 2-bedroom apartment (65.0 m² / 700 ft²)

- Second Floor**
- 1 x 1-bed Part M Cat.2 apartment (50.5 m² / 544 ft²)
 - 1 x 2-bed apartment (64.0 m² / 689 ft²)
 - 1 x 2-bedroom apartment (65.0 m² / 700 ft²)

TOTAL UNITS

- 3 x 1-bedroom apartments
- 6 x 2-bedroom apartments
- 9no. apartments

TOTAL GIA = 667.0 m² / 7,180 ft² (approx.)
TOTAL NIA = 538.5 m² / 5,799 ft² (approx.)

BLOCK B

- Ground Floor**
- 1 x 1-bed Part M Cat.2 apartment (50.5 m² / 544 ft²)
 - 1 x 2-bed apartment (64.0 m² / 689 ft²)
 - 1 x 2-bedroom apartment (65.0 m² / 700 ft²)
 - Entrance lobby (with post)
 - External refuse/recycling store
 - External bicycle store

- First Floor**
- 1 x 1-bed Part M Cat.2 apartment (50.5 m² / 544 ft²)
 - 1 x 2-bed apartment (64.0 m² / 689 ft²)
 - 1 x 2-bedroom apartment (65.0 m² / 700 ft²)

- Second Floor**
- 1 x 1-bed Part M Cat.2 apartment (50.5 m² / 544 ft²)
 - 1 x 2-bed apartment (64.0 m² / 689 ft²)
 - 1 x 2-bedroom apartment (65.0 m² / 700 ft²)

TOTAL UNITS

- 3 x 1-bedroom apartments
- 6 x 2-bedroom apartments
- 9no. apartments

TOTAL GIA = 667.0 m² / 7,180 ft² (approx.)
TOTAL NIA = 538.5 m² / 5,799 ft² (approx.)

Opaque glazing up to 1.6m height to rear elevation upper levels of Blocks A and B to mitigate potential overlooking

BLOCK A

Oriel windows to rear elevations at upper levels of Blocks A and B to direct views away from adjacent site boundary

Scale: 0 1 2 3 4m
1:100 @ A1

Notes:
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Revision Notes				
Rev	Date	Revisions / Comments	Drawn	Checked
P2	14.04.26	Approved for planning	CTW	AT
P1	21.01.26	Initial issue	CTW	AT

KMA

Project Name
Openshaw Club Street

Drawing Title
Proposed Floor Plans (Blocks A & B - First Floor)

Drawing Number
OCS-KMA-XX-XX-DR-A-7501

Project Number T1180	Status A3 Planning	Revision P2
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Drawn by CTW	Authorised by AT	Date 14.04.26
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