



INVESTOR & LENDER PACK

Fourteen Apartments

North West England · Scheme summary

SCHEME SUMMARY

At a glance

14

ONE-BEDROOM APARTMENTS

3

STOREYS + PITCHED ROOF

661 m²

APARTMENT AREA

2

M4(2) ACCESSIBLE HOMES

Accommodation. 14 one-bedroom apartments over ground, first and second floors: two on the ground floor (both designed to M4(2) accessible and adaptable), six on each upper floor.

Support space. Communal room (13.4 m²), staff office (6.9 m²) and a communal shower room (6.0 m²) at ground floor, by the entrance.

Access & parking. Pedestrian entrance from the street; drive-through undercroft to a rear car park.

Energy. Solar PV on the south-facing roof slopes.



The scheme in its setting · building footprints and heights from open mapping and Environment Agency LiDAR survey data

Areas

APARTMENT	FLOOR	TYPE	M ²	FT ²
Apartment 01 · M4(2)	Ground	1 bed	56.34	606
Apartment 02 · M4(2)	Ground	1 bed	55.46	597
Apartment 03	First	1 bed	47.26	509
Apartment 04	First	1 bed	44.69	481
Apartment 05	First	1 bed	45.49	490
Apartment 06	First	1 bed	45.18	486
Apartment 07	First	1 bed	44.82	482
Apartment 08	First	1 bed	47.01	506
Apartment 09	Second	1 bed	47.26	509
Apartment 10	Second	1 bed	44.69	481
Apartment 11	Second	1 bed	45.47	489
Apartment 12	Second	1 bed	45.16	486
Apartment 13	Second	1 bed	44.69	481
Apartment 14	Second	1 bed	47.03	506
14 apartments			660.55	7110

SHARED & SUPPORT	FLOOR	M ²
Entrance & circulation	Ground	25.60
Communal room	Ground	13.37
Staff office	Ground	6.88
Communal shower room	Ground	5.95
Circulation	First	18.27
Circulation	Second	18.22
Shared & support space		88.29

661 m²
APARTMENT AREA

88%
APARTMENTS / TOTAL LISTED AREA

44.7–56.3
M² PER APARTMENT

14
ONE-BEDROOM HOMES

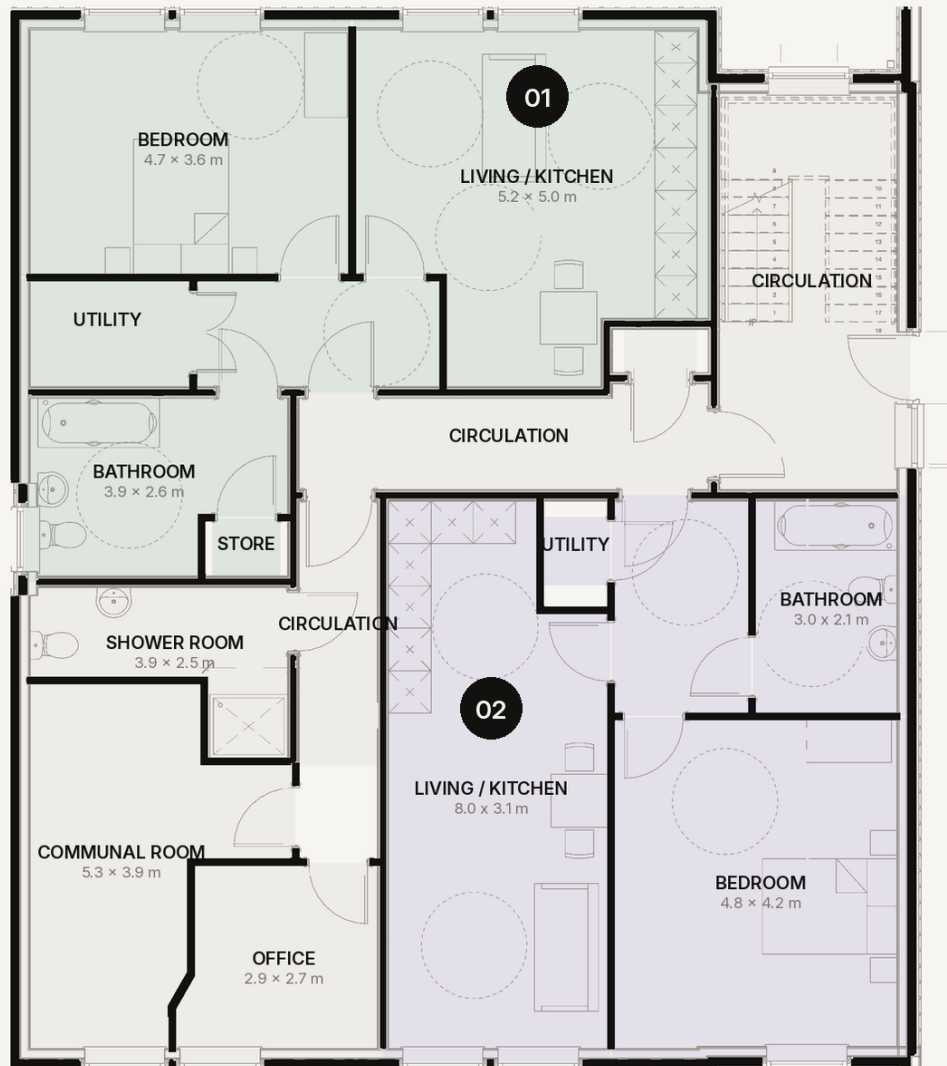
Areas as scheduled on the drawings (gross internal, per apartment). Every apartment exceeds the Nationally Described Space Standard for a one-bedroom, one-person home (39 m²); apartments 01 and 02 also exceed the one-bedroom, two-person standard (50 m²).

Case study

GROUND FLOOR · MARKETING FLOOR PLAN

01 56.3 m²
606 ft² 02 55.5 m²
597 ft²

APARTMENT · GROSS INTERNAL AREA · 01 & 02 DESIGNED TO M4(2) ACCESSIBLE & ADAPTABLE



DRIVE-THROUGH UNDERCROFT
open to car park

0 5 m

Plans for illustration. Dimensions are approximate, measured from the drawings.

Case study

FIRST FLOOR · MARKETING FLOOR PLAN

03 47.3 m² 509 ft²
04 44.7 m² 481 ft²
05 45.5 m² 490 ft²
06 45.2 m² 486 ft²
07 44.8 m² 482 ft²
08 47.0 m² 506 ft²

APARTMENT · GROSS INTERNAL AREA



0 5 m

Plans for illustration. Dimensions are approximate, measured from the drawings.

Case study

SECOND FLOOR · MARKETING FLOOR PLAN

09 47.3 m²
509 ft²

10 44.7 m²
481 ft²

11 45.5 m²
489 ft²

12 45.2 m²
486 ft²

13 44.7 m²
481 ft²

14 47.0 m²
506 ft²

APARTMENT · GROSS INTERNAL AREA



0 5 m

Plans for illustration. Dimensions are approximate, measured from the drawings.



STREET ELEVATION



REAR ELEVATION AND CAR PARK

INTERIORS

Apartments and shared space



Living and kitchen · typical apartment



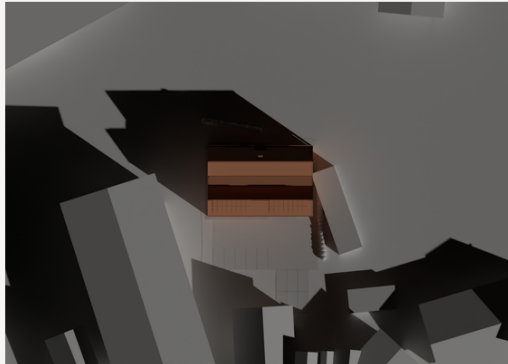
Communal lounge

Sun & shadow study

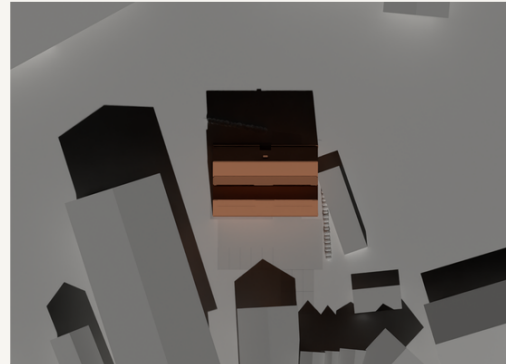
CASE STUDY · REAL SUN POSITIONS FOR THE SITE



21 March



09:00



12:00

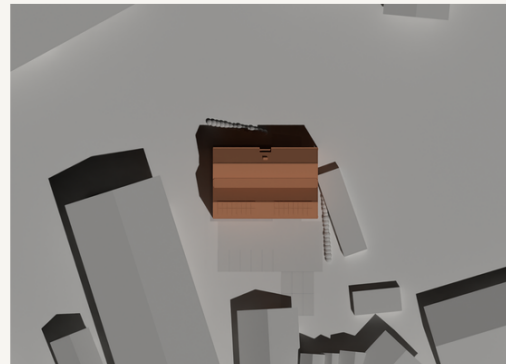


15:00

21 June



09:00



12:00

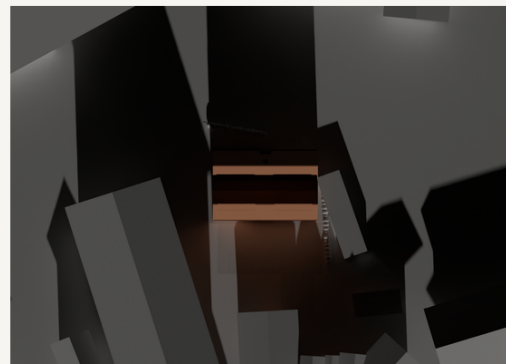


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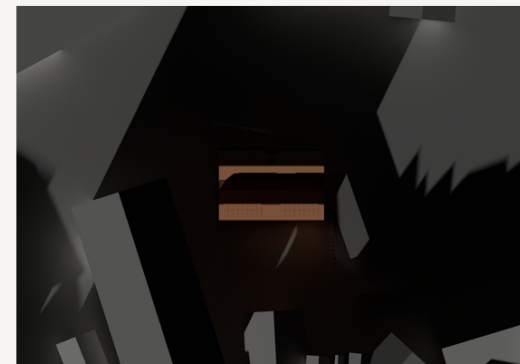
21 December



10:00



12:00



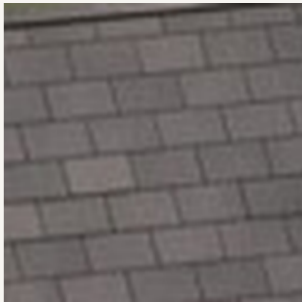
14:00

Plan view, north up. Scheme in brick red. Times are clock time (BST in June). Illustrative study from the 3D model; not a BRE daylight and sunlight assessment.

Materials & finishes

CASE STUDY · 14-APARTMENT SCHEME · PALETTE AS RENDERED

EXTERIOR



Composite slate

Pitched roof



Facing brick

Walls, piers & feature projecting brick



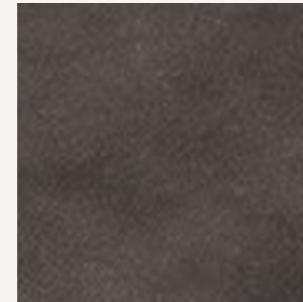
Double-glazed windows

Windows & doors, dark grey frames shown



Solar PV

South-facing roof slopes



Tarmac & paving

Car park, drive-through and paths

INTERIOR



Oak-effect LVT

Apartments & communal lounge



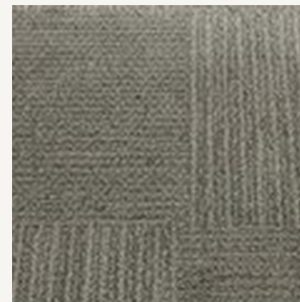
Shaker kitchen

Sage fronts, dark worktop



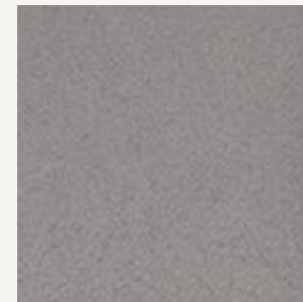
Oak-effect doors

Contrasting sage frames



Carpet tiles

Corridors



Slip-resistant flooring

Wet rooms & shower room

ABOUT THIS PACK

How it was made

Every image and plan in this pack was produced from the scheme drawings: the building was modelled to scale from the plans and elevations, and the areas are as scheduled on the drawings.

Surroundings use open building footprints with heights from Environment Agency LiDAR survey data. Interior finishes and furniture are illustrative. Nothing in this pack is a survey, valuation or measured survey.