
BIRLEY RESIDENCES PHASE 2, MANCHESTER

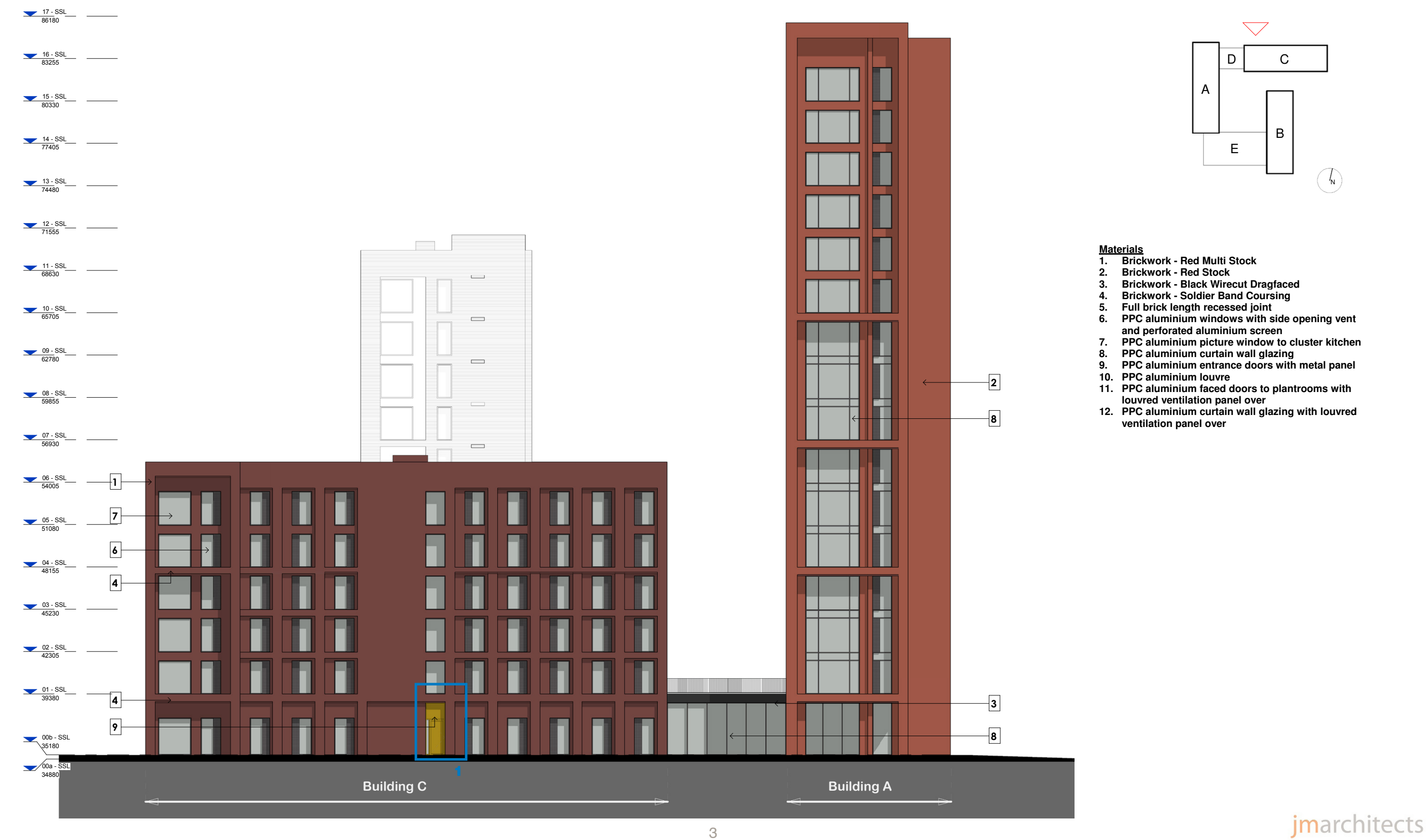
PLANNING AMENDMENTS | JUN 2021

1180B-JMA-XX-XX-RP-A-000002

Revision - P04

01- ELEVATIONS

1.1. Stretford Road - Approved Elevation



1.1. Stretford Road - Proposed Elevation



1.2. Stonelow Close - Approved Elevation



1.2. Stonelow Close - Proposed Elevation



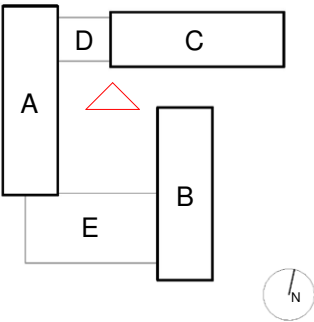
1.4. Birchall Way - Approved Elevation



1.4. Birchall Way - Proposed Elevation



1.5. Courtyard North - Approved Elevation



- Materials**
1. Brickwork - Red Multi Stock
 2. Brickwork - Red Stock
 3. Brickwork - Black Wirecut Dragfaced
 4. Brickwork - Soldier Band Coursing
 5. Full brick length recessed joint
 6. PPC aluminium windows with side opening vent and perforated aluminium screen
 7. PPC aluminium picture window to cluster kitchen
 8. PPC aluminium curtain wall glazing
 9. PPC aluminium entrance doors with metal panel
 10. PPC aluminium louvre
 11. PPC aluminium faced doors to plantrooms with louvred ventilation panel over
 12. PPC aluminium curtain wall glazing with louvred ventilation panel over

1.5. Courtyard North - Proposed Elevation



1.6. Courtyard East - Approved Elevation



1.6. Courtyard East - Proposed Elevation



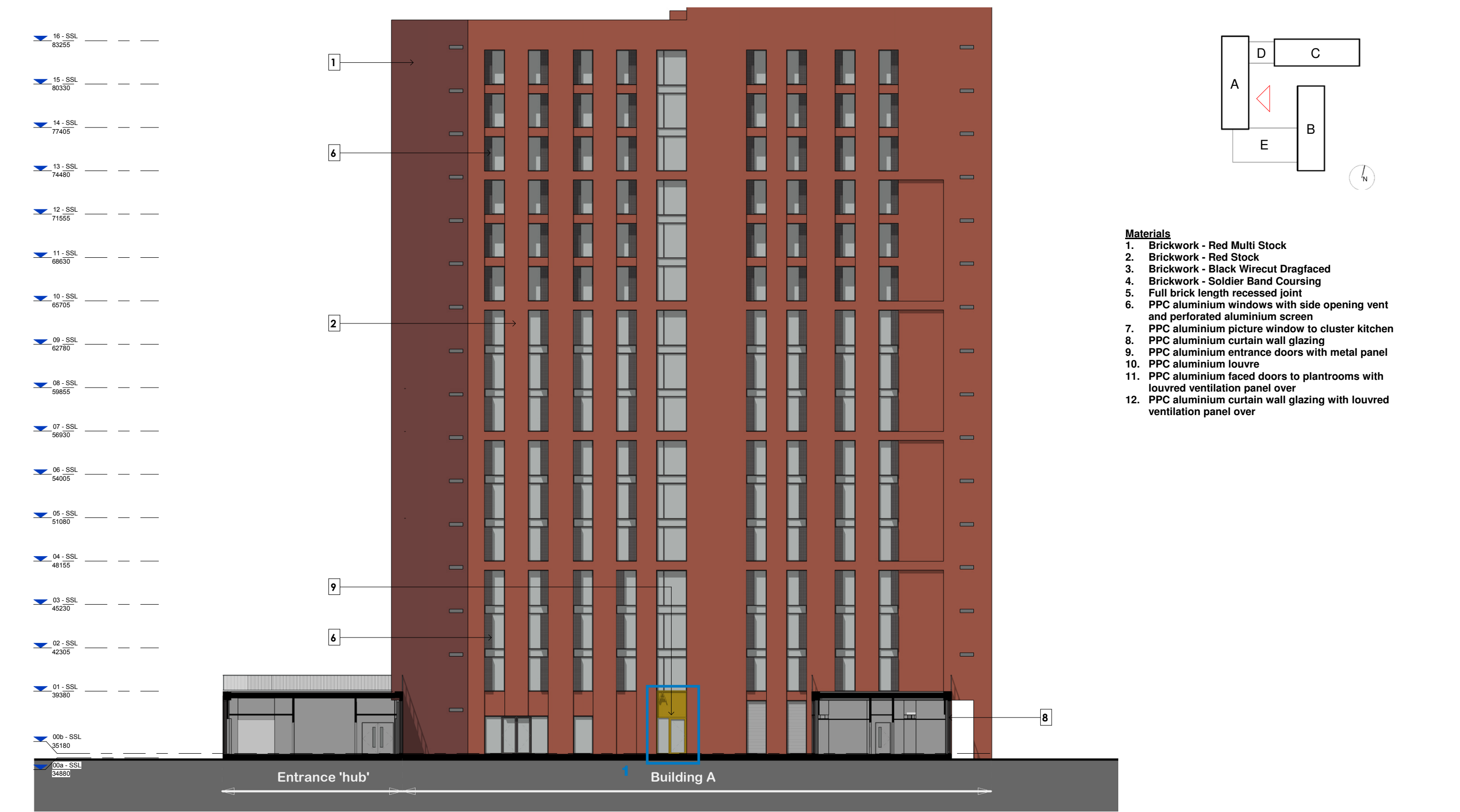
1.7. Courtyard South - Approved Elevation



1.7. Courtyard South - Proposed Elevation



1.8. Courtyard West - Approved Elevation



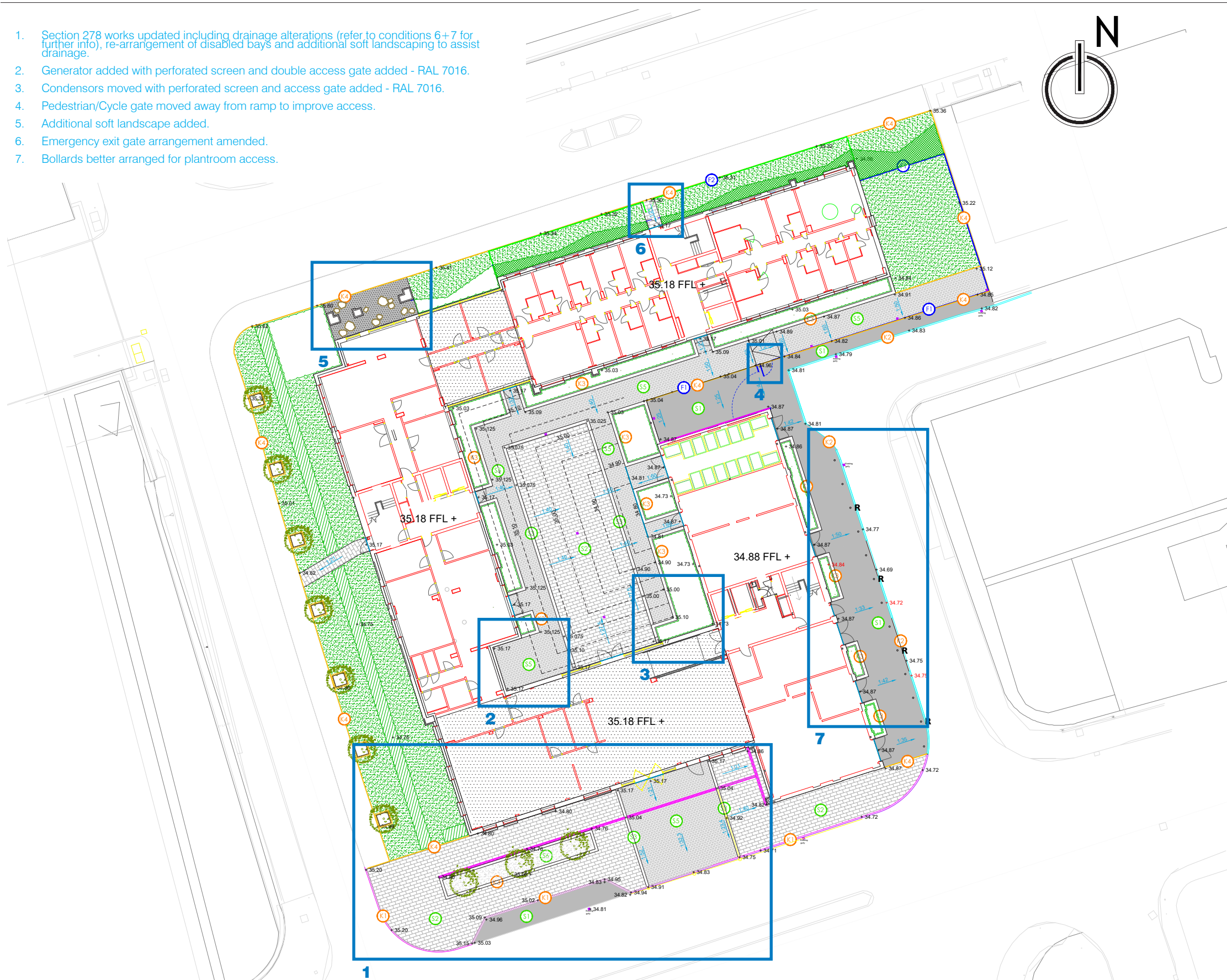
1.8. Courtyard West - Proposed Elevation



02- LANDSCAPE

2.1. Landscape - Approved Plan

- 1. Section 278 works updated including drainage alterations (refer to conditions 6+7 for further info), re-arrangement of disabled bays and additional soft landscaping to assist drainage.
- 2. Generator added with perforated screen and double access gate added - RAL 7016.
- 3. Condensors moved with perforated screen and access gate added - RAL 7016.
- 4. Pedestrian/Cycle gate moved away from ramp to improve access.
- 5. Additional soft landscape added.
- 6. Emergency exit gate arrangement amended.
- 7. Bollards better arranged for plantroom access.



LEGEND

HARD LANDSCAPE - Surfacing

Tarmac Surface (to Engineer's Specification)
To car parking/road area

Central Courtyard & Street Pavement Paving
EcoPave textured paving units by Charcon or equal and approved. 600x200x80mm. Laid as stretcher bond. Colour: Grey Fleck

Feature Paving Bands
Kellen Lavers paving units by Hardscape or equal and approved. Series 300 - 300x300x100mm. Laid as stretcher bond. Colour: Grip

Central Courtyard Small Unit Paving
Kellen Lavers paving units by Hardscape or equal and approved. Series 100 - 100x300x100mm. Laid as stretcher bond. Colour: Wit, Zwart & Grijs random mix

Gravel Surfacing
Surrounding generator handstanding & condenser compound. Specification to be confirmed

HARD LANDSCAPE - Edging & Walls

Standard Concrete Road Kurb
Standard Concrete Kurb - 125x255x14mm. 125mm kurb upstand.

Standard Concrete Drop Kurb
125x150mmx14mm bulboused drop kurb units. 15mm maximum upstand

Textured Aggregate Upstand Planter Edging
Eco Countrywide Kurb - Classic Wide Top by Charcon or equal and approved. 200x205x14mm. 125mm upstand. Colour: Black Fleck

Pin Kurb Edging
50x150x14mm square edged/flat top edging. Laid flush with adjacent surfacing

Pin Kurb Moving Trim (& trim to planters below full length windows)
50x150x14mm edging laid flat. Laid flush with adjacent surface, with mortar bed and consolidated stone base

Deterring Paving with Boulders to Undercroft
Elite Paving Format 3 by Charcon or equal and approved. 600x300x74mm. Colour: white. 600-1200mm glacial boulders

HARD LANDSCAPE - Fencing & Railings

2.5m High Secure Fence
Paladin galvanised weldmesh fencing with powder coated finish. Colour: Black

Vehicular Double Gates
To Contractor's design and verified by Engineer

1.3m High Railings
Vertical bar galvanised steel decorative railings with powder coated finish. Colour: Black

Pedestrian Gate
Vertical bar galvanised steel decorative railings with powder coated finish. Colour: Black

2.1m Timber Vertical Hit & Miss Fence
All timber to be toronised
Colour: to be approved

Fixed Bollard
Semi-Domed Sheffield Stainless Steel Bollard BX47/Semi-Domed by Brouap or equal and approved. 316 grade s/s satin finish, roofed, 1000mm height, 140mm dia. Recessed with single white reflective band

Removable Bollard
Semi-Domed Sheffield Stainless Steel Bollard BX47/Semi-Domed Removable by Brouap or equal and approved. 316 grade s/s satin finish, lift-out/removable. 1000mm height, 140mm dia. Recessed with single white reflective band

Anti-Trap Bollard/Cane Guard
Door Barrier BX14DB by Brouap or equal and approved. Height: 1320mm (including root for submerged fitting), width: 460mm, diameter tube: 42mm. Galvanised and polyester powder coated. Colour black

Access Control Post
Post mounted 'push to open' pad and electronic card reader. With concealed base plate bolt-mounted to planter edging. Design to be approved. Galvanised and polyester powder coated. Colour black. Edging to be drilled to route wiring through, into concealed ducting.

HARD LANDSCAPE - Drainage

Drainage Gully
Indicative location of drainage gully/surface water outlet. Locations and details of surface water drainage system to be verified by Engineer

Surface Water Drainage Channel
Indicative location of channelised drain. Locations and details of surface water drainage system to be verified by Engineer

NOTE: Drainage layout is indicative only - please refer to Engineer's drainage proposals

SOFT LANDSCAPE

Proposed Medium Street Trees in Containers
To be planted in containers on Birchall Way and Borsall Street as 18-20cm girth Extra-Heavy Standard deciduous specimens. On Birchall Way, set on tarmac base with pin kurb edgings. On Borsall Street site frontage, set on paving.

Proposed Shrub Planting
To be planted as SL containerised plant stock at 3-5 plants per sq.m with 30L specimen shrubs and bulb planting

Proposed Defensive Shrub Planting
To be planted as SL containerised thorny species plant stock at 3 plants per sq.m

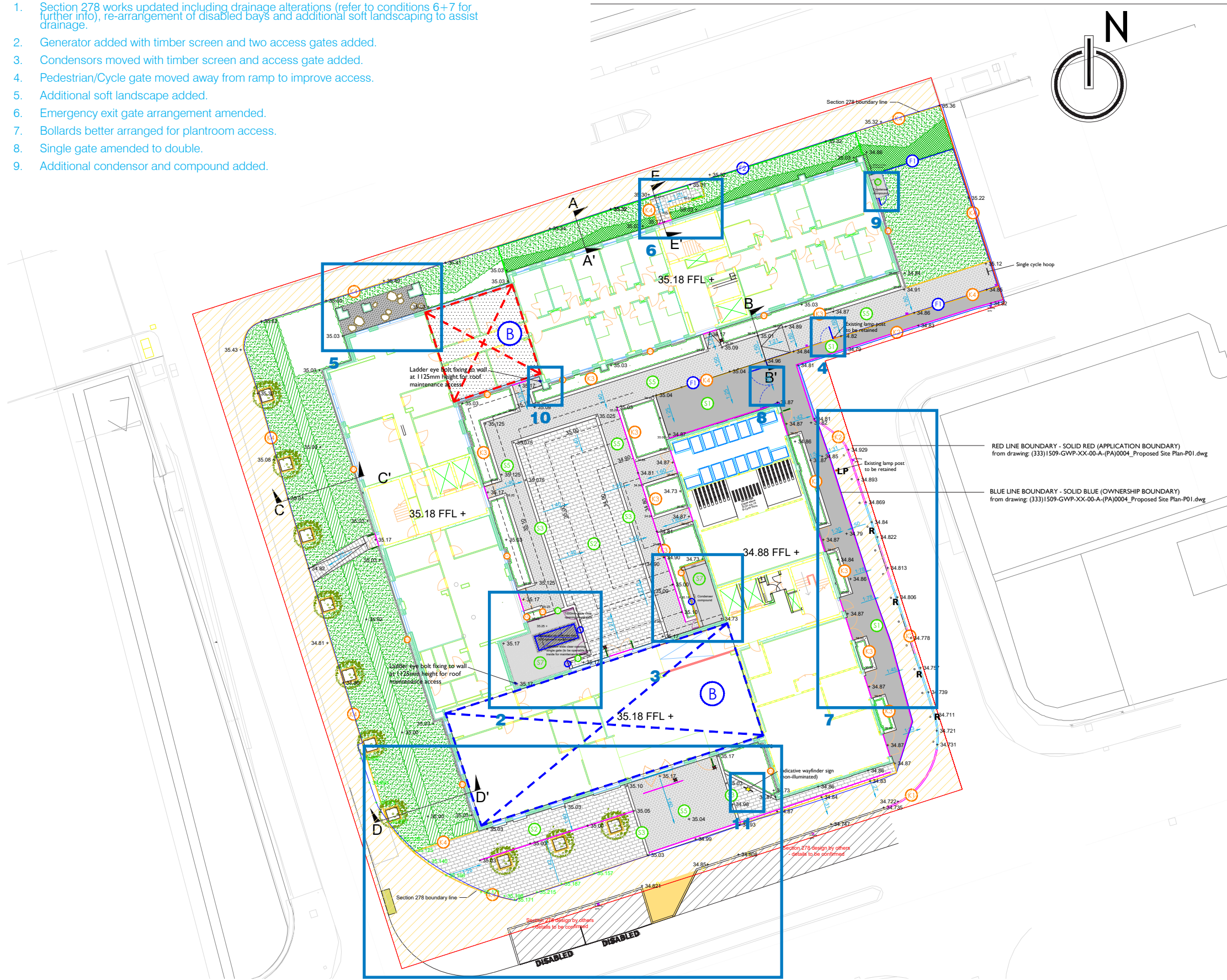
Proposed Native Species Hedge
To be planted as bare root native species plant stock along Birchall Way site frontage.

Proposed Grassed Areas
To be laid as turf

Proposed Green Roof
To be Sedum Green Roof

2.1. Landscape - Proposed Plan

- 1. Section 278 works updated including drainage alterations (refer to conditions 6+7 for further info), re-arrangement of disabled bays and additional soft landscaping to assist drainage.
- 2. Generator added with timber screen and two access gates added.
- 3. Condensors moved with timber screen and access gate added.
- 4. Pedestrian/Cycle gate moved away from ramp to improve access.
- 5. Additional soft landscape added.
- 6. Emergency exit gate arrangement amended.
- 7. Bollards better arranged for plantroom access.
- 8. Single gate amended to double.
- 9. Additional condensor and compound added.



LEGEND

HARD LANDSCAPE - Surfacing

Tarmac Surface (to Engineer's Specification)
To car parking/roadway area

Central Courtyard & Street Pavement Paving
EcoPave textured paving units by Charnon or equal and approved. 600x200x80mm. Laid as stretcher bond. Colour: Grey Fleck

Feature Paving Bands
Kellen Lavers paving units by Hardscape or equal and approved. Series 300 - 300x600x100mm. Laid as stretcher bond. Colour: Grip

Central Courtyard Small Unit Paving
Kellen Lavers paving units by Hardscape or equal and approved. Series 100 - 100x300x100mm. Laid as stretcher bond. Colour: Wt, Zwart & Gij's random mix

Gravel Surfacing
Surrounding generator handstanding & condenser compound. Specification to be confirmed

HARD LANDSCAPE - Edging & Walls

Standard Concrete Road Kerb
Standard Concrete Kerb - 125x25x50x14mm. 125mm kerb upstand.

Standard Concrete Drop Kerb
125x150mmx14mm bullnosed drop kerb units. 15mm maximum upstand

Textured Aggregate Upstand Planter Edging
EcoPave textured paving units by Charnon or equal and approved. 290x205x914mm. 125mm upstand. Colour: Black Fleck

Pin Kerb Edging
50x150x14mm square edged/flat top edging. Laid flush with adjacent surfacing

Pin Kerb Moving Trim (& trim to planters below full length windows)
50x150x14mm edging laid flat. Laid flush with adjacent surface, with mortar bed and consolidated stone base

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Elite Paving Format 3 by Charnon or equal and approved. 600x600x76mm. Colour: white. 600x1200mm glacial boulders

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