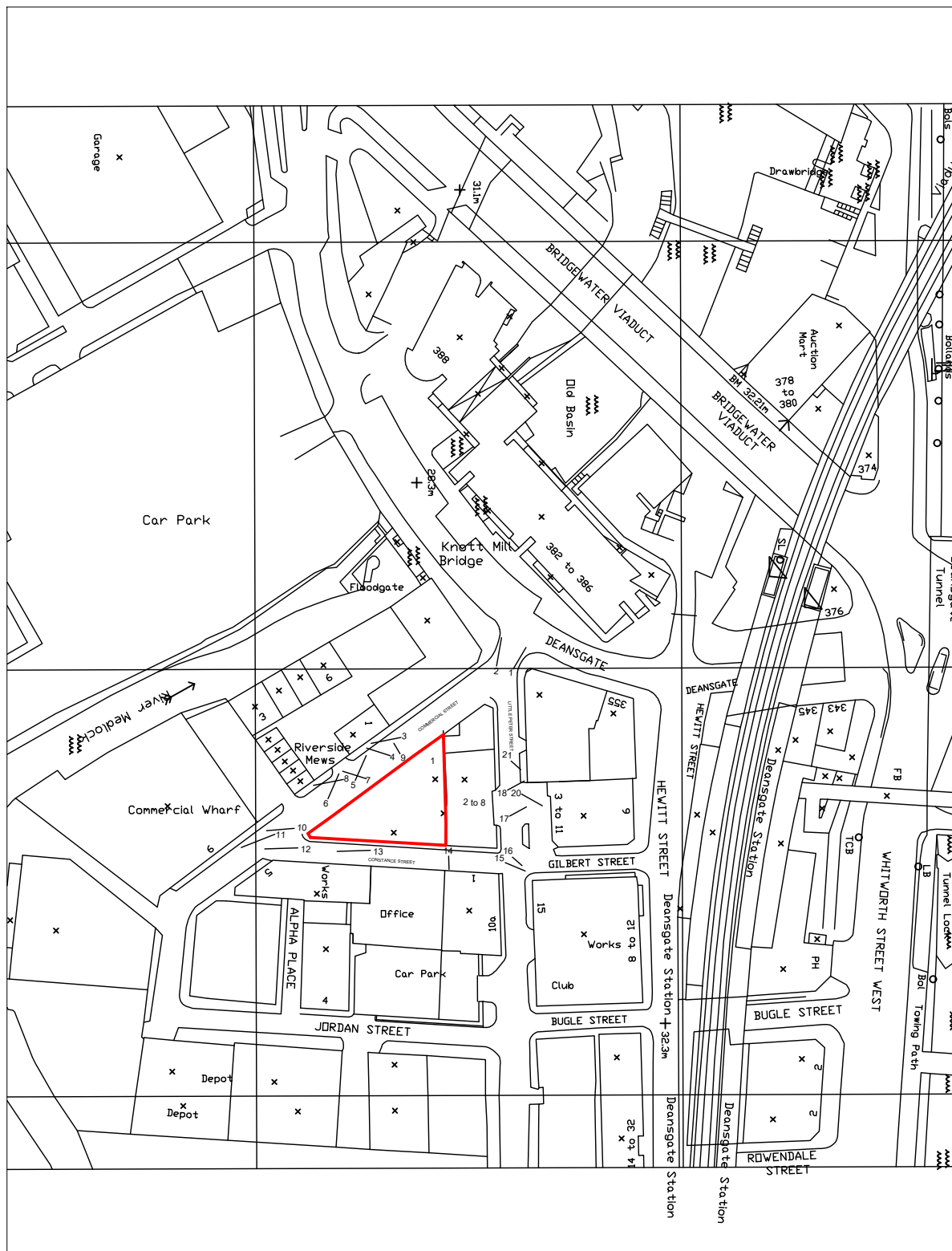
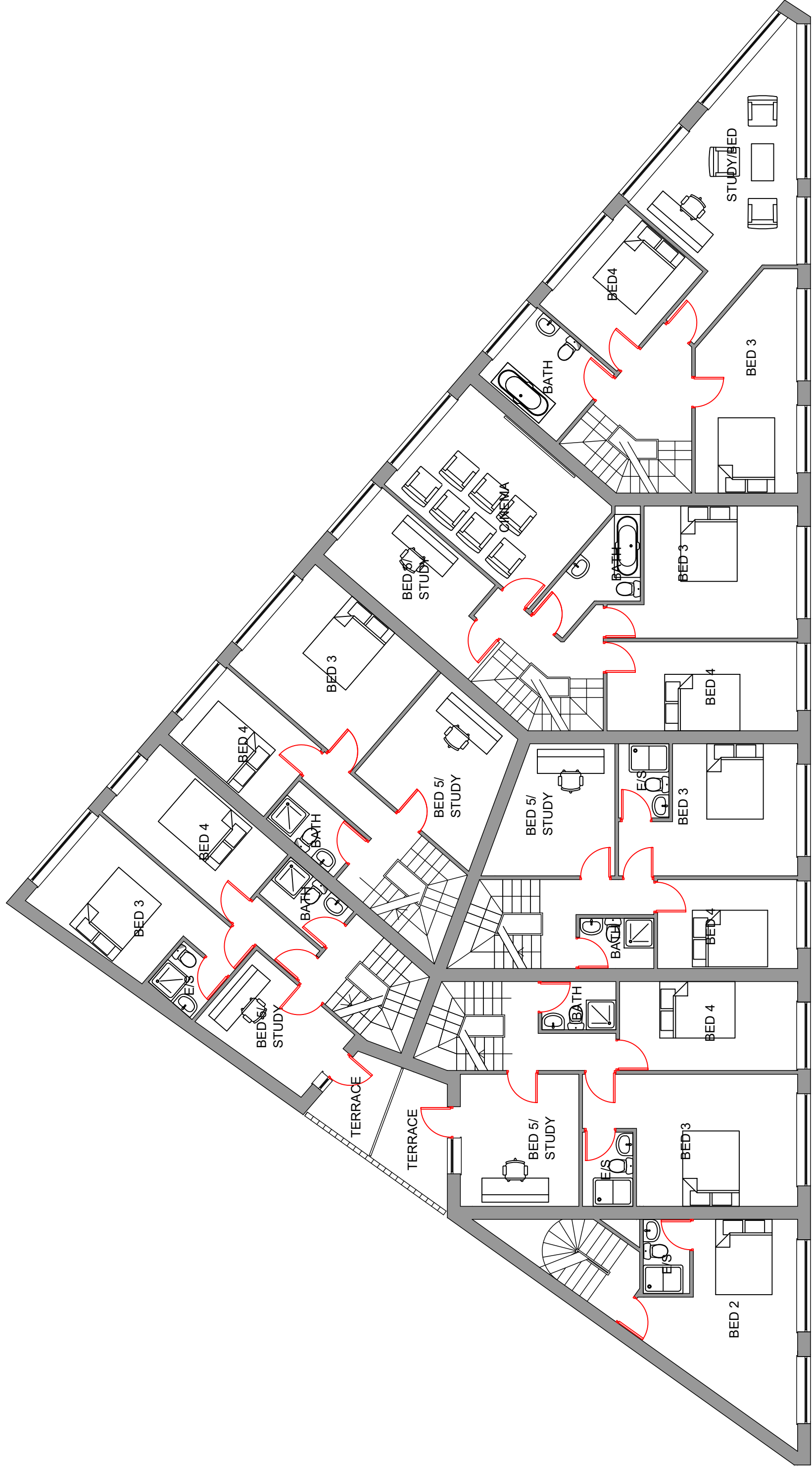
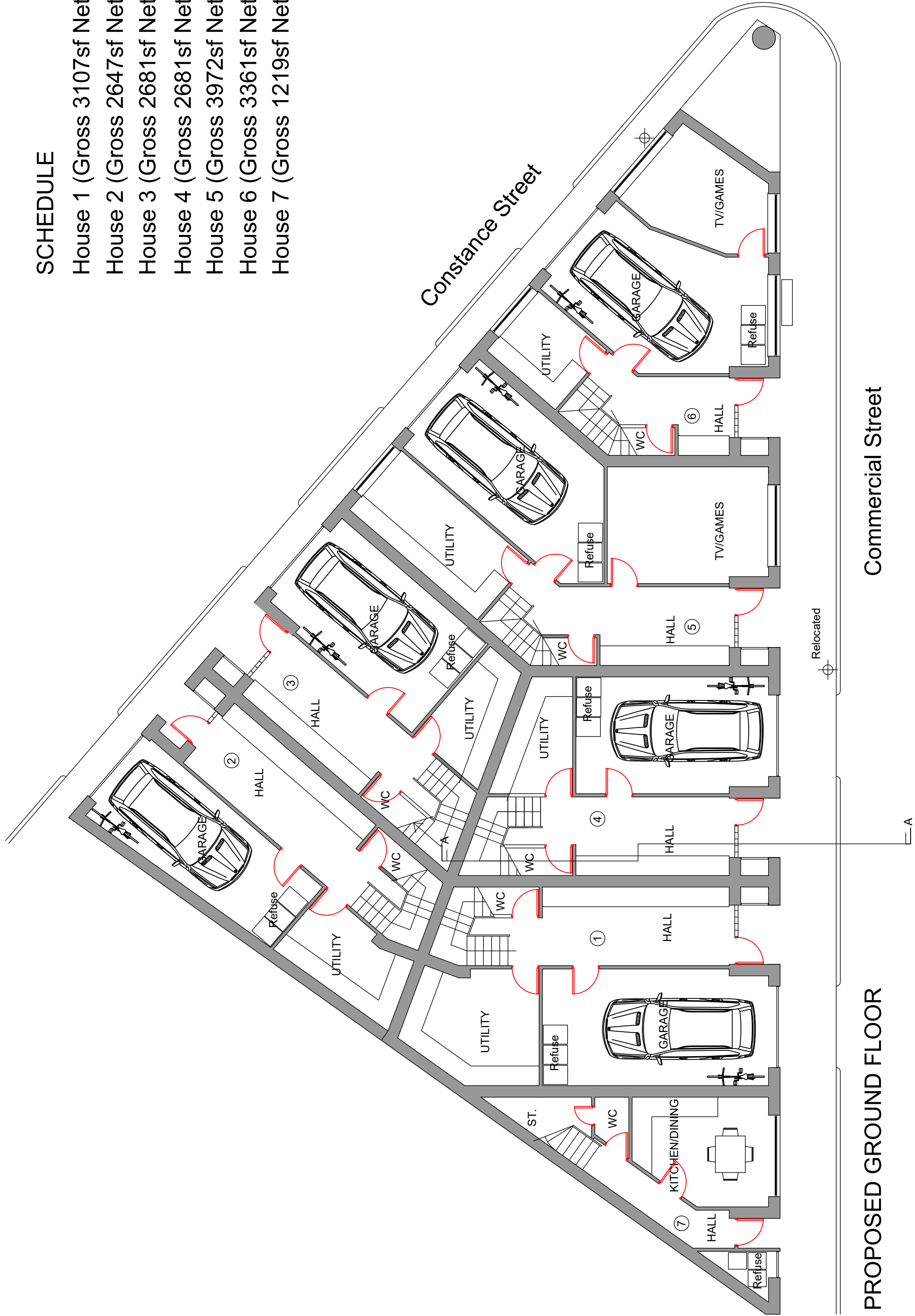




Do not scale off this drawing. All dimensions to be checked on site prior to manufacture and construction. This drawing is the property of Harrison Ince Partnership and should not be reproduced without permission. All discrepancies to be brought to the attention of the architect immediately. This drawing is to be used in conjunction with the specification / bill of quantities and related drawings.

REVISIONS	DATE	DESCRIPTION
—	DD/MM/YY	XX

- SCHEDULE**
- House 1 (Gross 3107sf Net 2391sf - inc 258sf garage plus 452sf terrace)
 - House 2 (Gross 2647sf Net 1987sf - inc 205sf garage plus 398sf terrace)
 - House 3 (Gross 2681sf Net 2035sf - inc 226sf garage plus 387sf terrace)
 - House 4 (Gross 2681sf Net 2035f - ionc 226sf garage plus 387sf terrace)
 - House 5 (Gross 3972sf Net 3100sf - inc 248sf garage plus 612sf terrace)
 - House 6 (Gross 3361sf Net 2528sf - inc 248sf garage plus 549sf terrace)
 - House 7 (Gross 1219sf Net 1162sf inc terrace)



HARRISON INCE	ARCHITECTS' INTERIOR DESIGNERS
client	IN FILL DEVELOPMENTS LTD
project	COMMUNITY ST
date	SEPT 20
scale	1:100 @ A1
job no.	IFD 01
drawn	AL
checked	

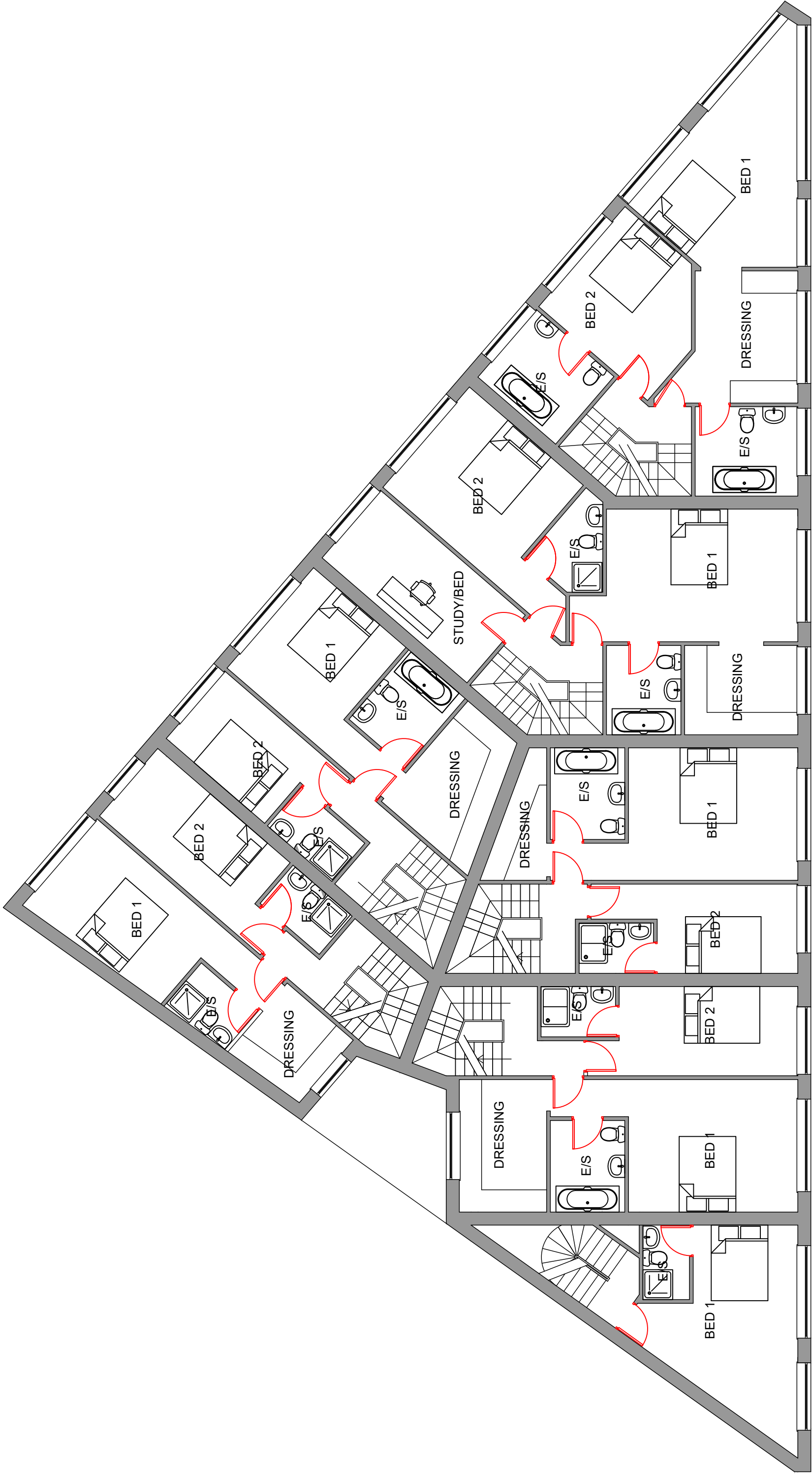
2, Arden Street, Leeds LS1 4AR
HARRISON INCE
Tel: 0113 275 2200
Fax: 0113 275 2201
Email: hince@harrisonince.co.uk

Do not scale off this drawing. All dimensions to be checked on site prior to manufacture and construction. This drawing is the property of Harrison Ince Partnership and should not be reproduced without permission. All discrepancies to be brought to the attention of the architect immediately. This drawing is to be used in conjunction with the specification / bill of quantities and related drawings.

REVISIONS

FIRST ISSUE

DD/MM/YY XX



PROPOSED SECOND FLOOR



PROPOSED THIRD FLOOR



HARRISON INCE

ARCHITECTS INTERIOR DESIGNERS

client

IN FILL DEVELOPMENTS LTD

project

COMMERCIAL DEVELOPMENT

scale

1:100 @ A1

date

SEPT 20

job no.

IFD 01

drawn

AI

checked

scale

1:100 @ A1

job no.

AL02

drawn

checked

PROPOSED SECOND AND THIRD FLOOR PLANS

PRELIMINARY

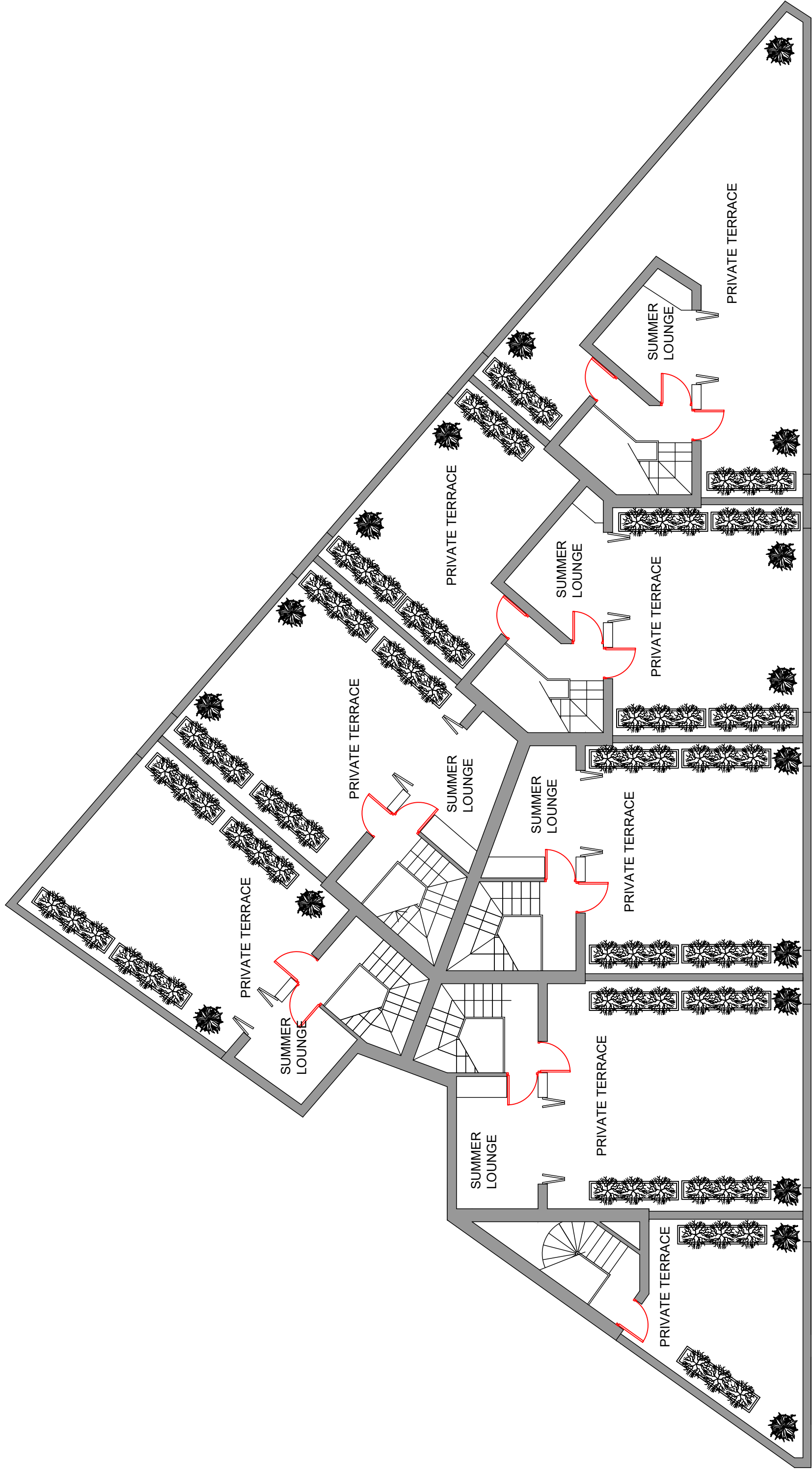
2, Arden Street, Leeds LS1 4AR
HARRISON INCE LTD
Tel: 0113 275 2000
Fax: 0113 275 2001
E: hinc@hinc.co.uk

Do not scale off this drawing. All dimensions to be checked on site prior to manufacture and construction. This drawing is the property of Harrison Ince Partnership and should not be reproduced without permission. All discrepancies to be brought to the attention of the architect immediately. This drawing is to be used in conjunction with the specification / bill of quantities and related drawings.

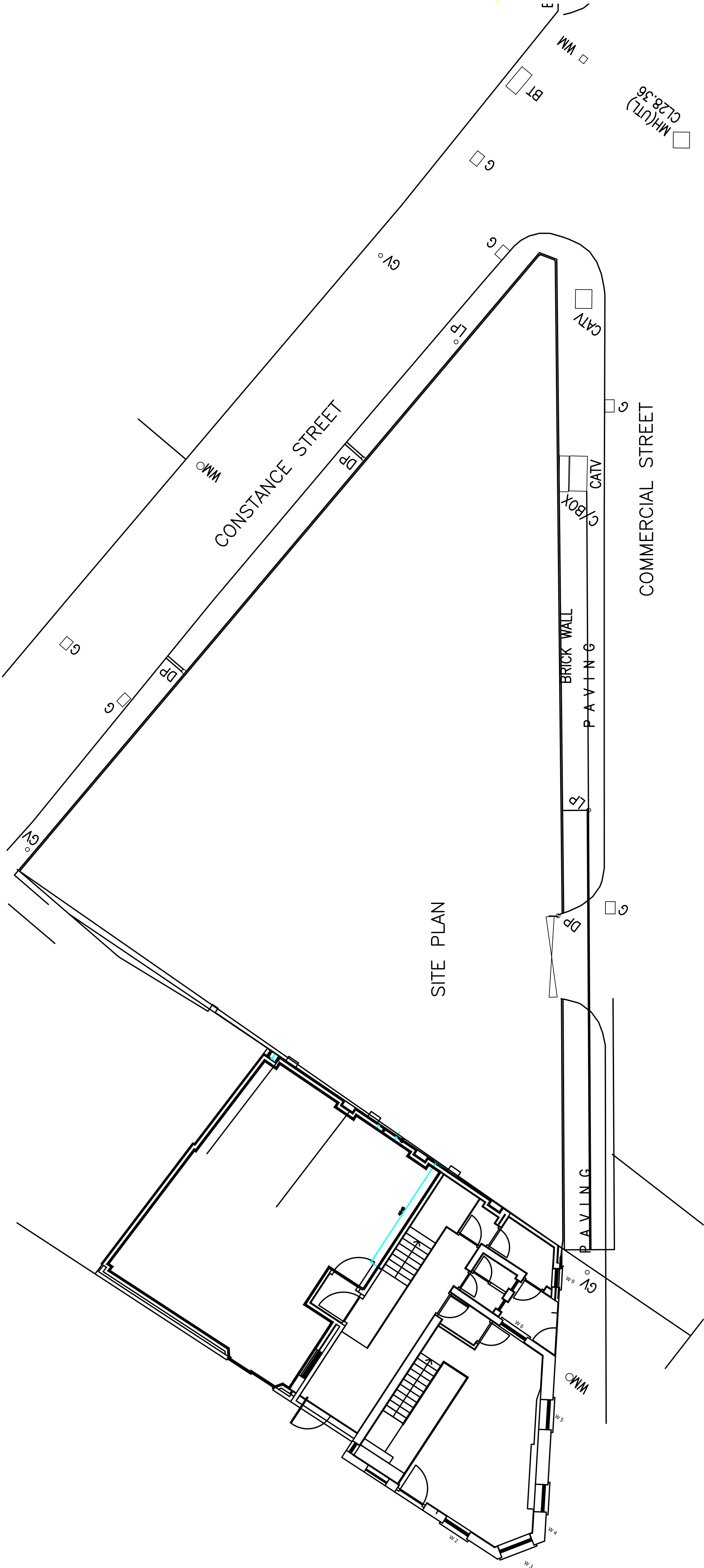
REVISIONS

FIRST ISSUE

DD/MM/YY XX

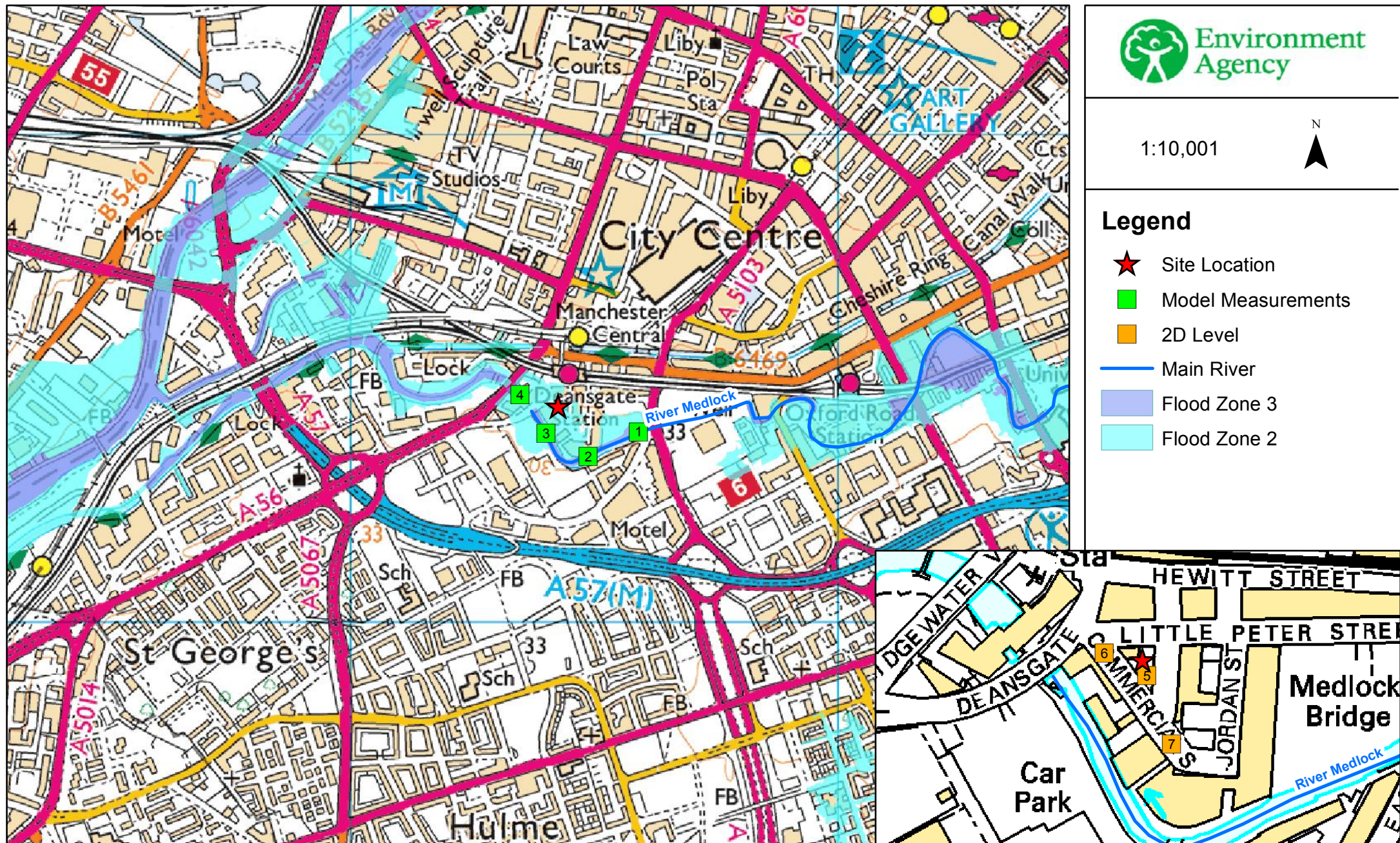


PROPOSED FOURTH FLOOR



	HARRISON INCE	ARCHITECTS' INTERIOR DESIGNERS
client	IN FILL DEVELOPMENT LIMITED	
project	COMMERCIAL	
title	PROPOSED FOURTH FLOOR AND LIFT PLAN	
date	SEPT 20	scale 1:100 @ A1
job no.	IFD 01	dwg. no. AL03
drawn	AI	checked
2, Arundel Street, London W1C 2AF HARRISON INCE LTD Tel: 020 7493 2000 Fax: 020 7493 2001 E: hinc@hinc.co.uk		

Detailed Flood Map centred on Commercial Street, Manchester, M15 4PZ. Created on 06/11/2020 [GMMC190426CC]



					Undefended				
Map Reference	Model Node Reference	Easting	Northing	Data	4 % AEP (1 in 25 year)	1 % AEP (1 in 100 year)	1 % AEP (1 in 100 year) + 35% increase in flow	1 % AEP (1 in 100 year) + 70% increase in flow	0.1 % AEP (1 in 1000 year)
1	ea013_Model_MEDL01_00008	383594	397391	Modelled Water Level (m aodN)	28.22	28.53	29.12	29.34	29.54
				Modelled Flow (cumecs)	51.46	59.54	69.39	77.12	89.52
2	ea013_Model_MEDL01_00004	383491	397338	Modelled Water Level (m aodN)	27.81	28.12	28.79	29.02	29.18
				Modelled Flow (cumecs)	51.45	59.54	69.18	77.09	89.50
3	ea013_Model_MEDL01_00002	383405	397388	Modelled Water Level (m aodN)	27.75	28.06	28.75	28.98	29.14
				Modelled Flow (cumecs)	51.44	59.54	69.14	76.91	89.62
4	ea013_Model_BRGW01_00033	383351	397469	Modelled Water Level (m aodN)	25.55	25.71	25.97	26.41	27.05
				Modelled Flow (cumecs)	38.45	46.15	54.82	57.07	58.78

				Undefended	
Map Reference	Model Node Reference	Easting	Northing	1 % AEP (1 in 100 year) + 70% increase in flow	0.1 % AEP (1 in 1000 year)
5	2D Level	383433	397434	28.96	29.17
6		383406	397448	28.77	29.03
7		383448	397391	28.98	29.18

Model data taken from Medlock SFRA 2011 Study

AEP - Annual Exceedence Probability

m aodN - metres above ordnance datum Newlyn

cumecs - cubic metres per second

Notes:

*Climate Change Scenario - 35% and 70% increases in flow calculated for the 2080's (2070 - 2115). Please see <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances> for more information regarding the new climate change guidance. The location of the site and the type (vulnerability) of development determine the climate change allowances to consider in any flood risk assessment.