north

REDROW HOMES

Redrow Homes (Lancashire) Limited

Redrow House, 14 Eaton Ave, Buckshaw Village, Chorley, Lancs PR7 7NA
Tel: 01772 643700 Fax: 01772 643701 Web: www.redrow.co.uk

- Fence detail 1
- Panelled wall detail 2
- Wall, fence and Trellis detail 3
- 1.2m high railing detail 4
- 1.2m high railing and vehicular gate detail 5
- 1.8m high vehicular gate detail 6
- Rear pedestrian gate Detail 7 (corner plots to have oversil trellis above gate)
- 1.8m plot division fence detail 8
- 1.2m high railing with front pedestrian gate

Baldwin Design Consultancy Ltd

Town Farm, 17 Orford Close, Gisborne, Warrington, Cheshire, WA3 3WP Tel: 01942 719913 e-mail: graham.baldwin@btoc.gb.com

Revision:

C - External treatment details amended	13.04.10
D - Garden footpaths reviewed	17.05.10
E - Pedestrian gate positions amended	14.07.10
F -Additional front gates added / boundary details amended	23.08.10
G -Updated inline with masterplan	26.10.10
H -Updated inline with masterplan	20.12.10
I -Updated inline with site layout.	23.08.11
J -Updated inline with site layout.	19.03.13
K -Substitution of house types to plots 62-65 & 82 Planning permission granted.	19.06.13
L -Substitution of house types to plots 62-76, 82 & 122 - 123 Subject to Planning Approval.	26.06.13

Project Title:

Residential Redevelopment

Address:

Site 5
Egbert Street,
Moston, Harpurhey
Manchester

Drawing:

Boundary Treatment Plan

Drawing No:

RED/ M/S5/02 L

Drawn:	Date:
SB	Date: 4/12/09
Scale: 1:500	Paper Size: A1

PLANNING AND BUILDING CONTROL
04 JUL 2013

north

REDROW HOMES

Redrow Homes (Lancashire) Limited
Redrow House, 14 Eaton Ave, Buckshaw Village, Chorley, Lancs PR7 7NA
Tel: 01772 643700 Fax: 01772 643701 Web: www.redrow.co.uk

Indicates dwellings with full height brick. Facing brick to be Ibstock New Sandhurst Stock

Indicates dwellings with full height brick. Facing brick to be Ibstock New Cavendish Stock

Indicates dwellings with full height brick. Facing brick to be Ibstock Weston Red Multi Stock

Indicates dwellings with part render. Facing brick to be Ibstock Weston red multi stock. Render to be of a Ivory white finish

ROOF TILES - All dwellings to use Redland Mockbond Mini Stonewold slate grey.

DETAIL BRICK - All dwellings to be Ibstock Leicester Red Stock

Door Colours

- Braemer
- Camouflage Beige
- Wine Red
- Deep Brunswick Green
- Desert Sand
- Viking Blue

Baldwin Design Consultancy Ltd

Revision:

C - Additional brick types applied.	13.04.10
D - Roof tile text in key amended	25.05.10
E - General amendments made	14.07.10
F - Additional front gates added / boundary details amended	23.08.10
G - Updated inline with masterplan	26.10.10
H - Updated inline with masterplan	20.12.10
I - Midnight Blue door colour omitted	01.03.11
J - Key amended	23.03.11
K - Updated inline with site layout	23.08.11
L - Updated inline with site layout	19.03.13
M -Substitution of house types to plots 62-65 & 82 Planning permission granted.	19.06.13
N -Substitution of house types to plots 62-76, 82 & 122 - 123 Subject to Planning Approval.	26.06.13

Project Title:
Residential Redevelopment

Address:
Site 5
Egbert Street,
Moston, Harpurhey
Manchester

Drawing:
Material Disposition Plan

Drawing No:
RED/ M/S5/03 N

Drawn:	Date:
SB	Date: 4/12/09
Scale: 1:500	Paper Size: A1

Town Farm, 17 Orford Close, Goborne, Warrington, Cheshire, WA3 3WP Tel: 01942 719513 e-mail: graham.baldwin@bdc.gb.com

PLANNING AND BUILDING CONTROL
04 JUL 2013



REDROW HOMES

Redrow Homes (Lancashire) Limited

Redrow House, 14 Eaton Ave, Buckshaw Village, Chorley, Lance PR7 7NA
Tel: 01772 643700 Fax: 01772 643701 Web: www.redrow.co.uk

Baldwin Design

Consultancy Ltd

Revision:

D - FFL's amended in accordance with Redrow's Proposed Floor Level Plan. 25.05.10
E - Slab levels amended 14.07.10
F -Additional front gates added / boundary details & external works amended 23.08.10
G - Plots 76, 82 & 90 Amended. 24.08.11
H - Plots 62 - 65 & 82 substituted. 20.03.13
I -Substitution of house types to plots 62-65 & 82 Planning permission granted. 19.06.13
J -Substitution of house types to plots 62-76, 82 & 122 - 123 Subject to Planning Approval. 26.06.13

Project Title:

Residential Redevelopment

Address:

Site 5
Egbert Street,
Moston, Harpurhey
Manchester

Drawing:

Proposed Slab Levels

Drawing No:

RED/ M/S5/09 J

Drawn:	Date:
SB	Date: 4/12/09
Scale: 1:500	Paper Size: A1

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PLANNING AND BUILDING CONTROL
04 JUL 2013



REDROW HOMES

Redrow Homes (Lancashire) Limited

Redrow House, 14 Eaton Ave, Buckshaw Village, Chorley, Lancs PR7 7NA
Tel: 01772 643700 Fax: 01772 643701 Web: www.redrow.co.uk

Indicates vehicular route

Indicates pedestrian route

Indicates rear service access

Indicates application site boundary

Baldwin Design
Consultancy Ltd

Revision:
C - General amendments made 14.07.10
D -Additional front gates added / boundary details amended 23.08.10
E - Amended to correspond with Site Plan. 23.08.11
F - Amended to correspond with Site Plan. 19.03.13
G -Substitution of house types to plots 62-65 & 82 Planning permission granted. 19.06.13
H -Substitution of house types to plots 62-76, 82 & 122 - 123 Subject to Planning Approval. 26.06.13

Project Title:
Residential Redevelopment

Address:
Site 5
Egbert Street,
Moston, Harpurhey
Manchester

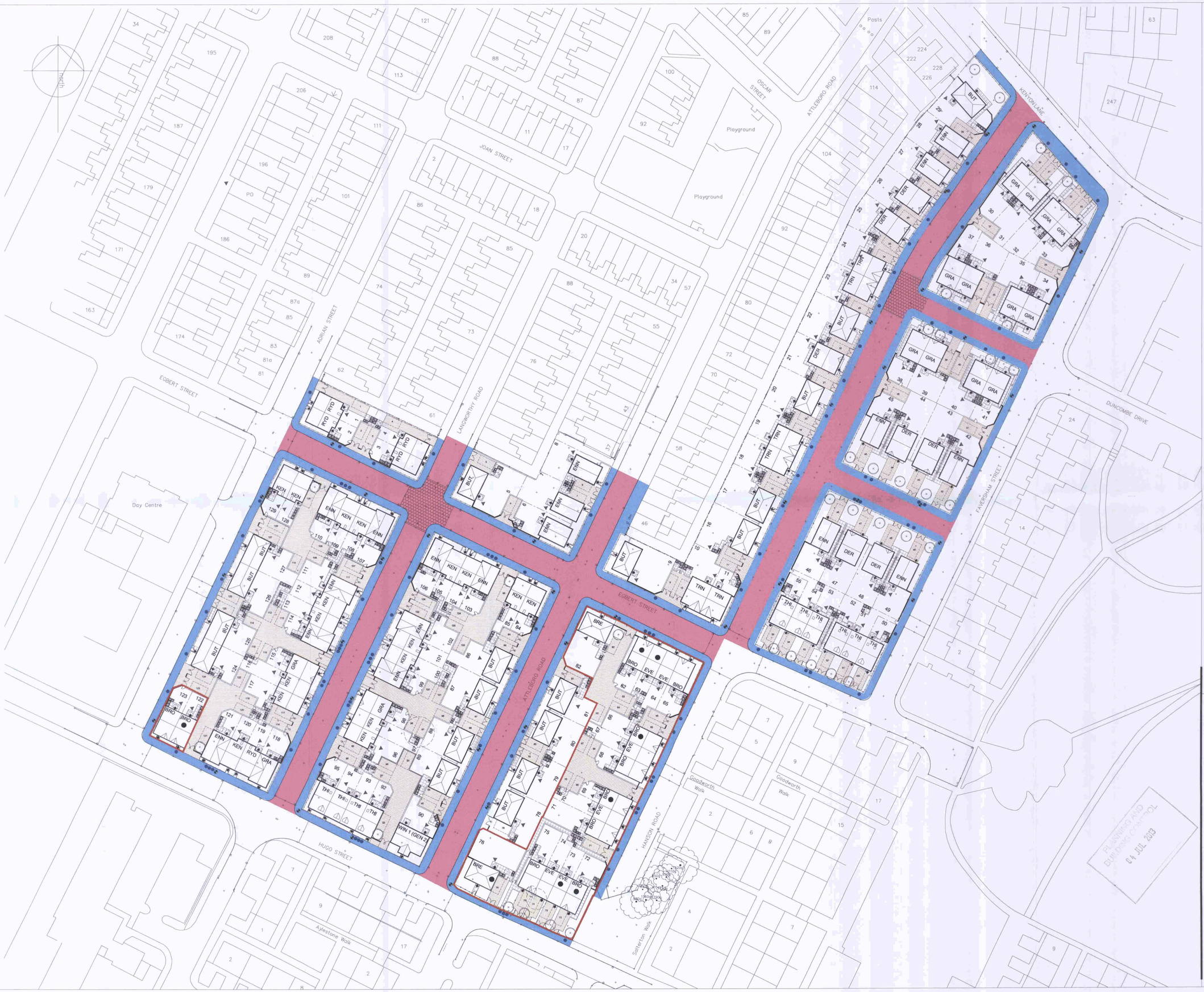
Drawing:
Circulation Plan

Drawing No:
RED/ M/S5/06 H

Drawn: JL
Date: Date: 13/01/10

Scale: 1:500
Paper Size: A1

Town Farm, 17 Oxford Close, Gobborne, Warrington, Cheshire, WA3 3WP Tel: 01942 719513 e-mail: graham.baldwin@btoc.gb.com



REDROW HOMES

Redrow Homes (Lancashire) Limited

Redrow House, 14 Eaton Ave, Buckshaw Village, Chorley, Lancs PR7 7NA.
Tel: 01772 643700 Fax: 01772 643701 Web: www.redrow.co.uk

- Indicates bin collection point on kerbside
- Indicates location of proposed whellie bins within private plot curtilage. To comply with Lifetime Homes ensure that a 1500mmØ turning circle is allowed
- Tarmac parking bay
- 600 x 900 concrete paving flag
- Proposed rasied speed tables using existing cobbles
- Retained lamp post
- New lamp post to match existing
- 278 Agreement works
- Pavement works
- Sunken post for provision of rotary washing line position

All rear gardens to have purpose built concrete footing with fixings capable of holding future rotary washing line pole.
To satisfy code level 3 the position of all fixings must be positioned so that 1-2 beds achieve an overall length of 4m and 3-4 bed equate to 6 metres.

Baldwin Design
Consultancy Ltd

Revision:
- F - Further garden footpaths amended 25.05.10
- G - Further garden footpaths amended to plots 33,40,55,43 & 46 as instructed by Redrow 26.05.10
- H - Patio positions amended 14.07.10
- J -Additional front gates added / boundary details & external works amended 23.08.10
- K - Updated in line with masterplan 26.10.10
- L - Updated in line with masterplan 20.12.10
- M - Updated in line with the site layout. 23.08.11
- N - Updated in line with the site layout. 19.03.13
- O -Substitution of house types to plots 62-65 & 82 Planning permission granted. 19.06.13
- P -Substitution of house types to plots 62-76, 82 & 122 - 123 Subject to Planning Approval. 26.06.13

Project Title:
Residential Redevelopment

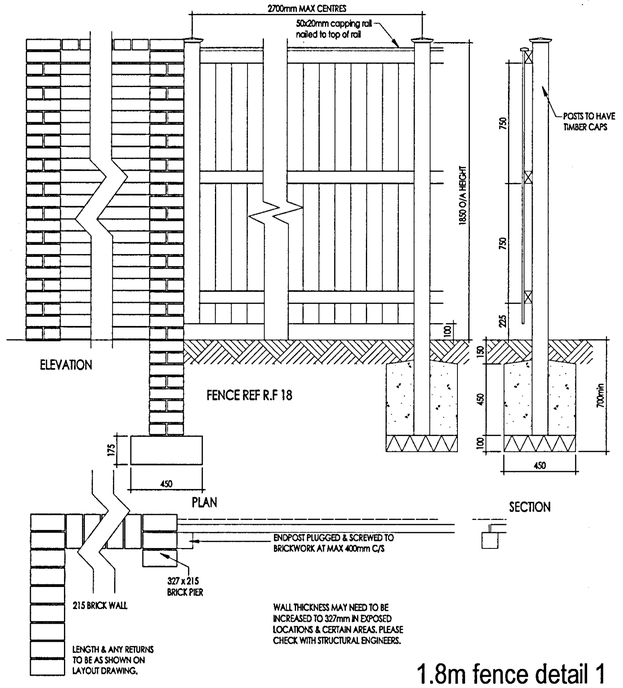
Address:
Site 5
Egbert Street,
Moston, Harpurhey
Manchester

Drawing:
External Works Plan

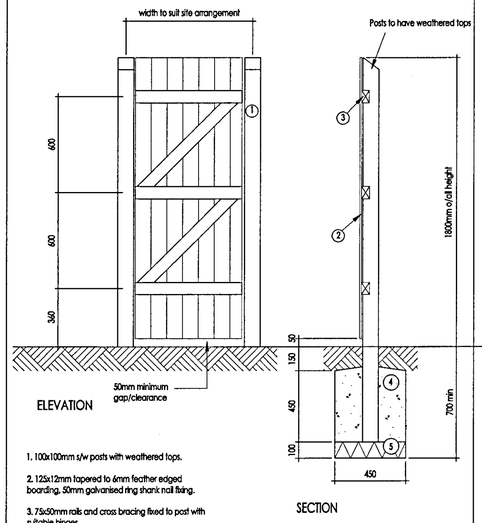
Drawing No:
RED/ M/S5/05 P

Drawn:	Date:
JL	Date: 13/01/10
Scale: 1:500	Paper Size: A1

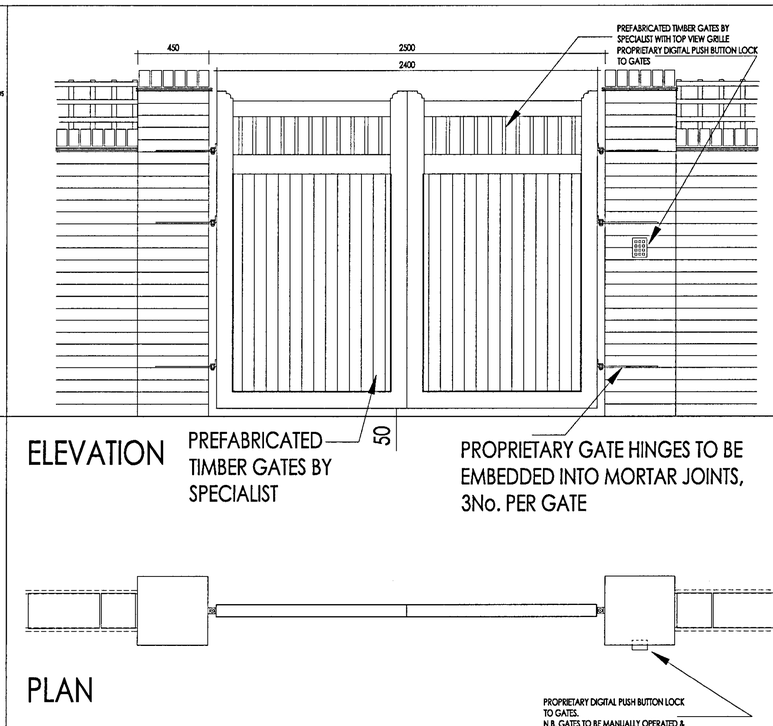
Town Farm, 17 Oxford Close, Golborne, Warrington, Cheshire, WA3 3WF. Tel: 01942 719613 e-mail: graham.baldwin@tbdc.gb.com



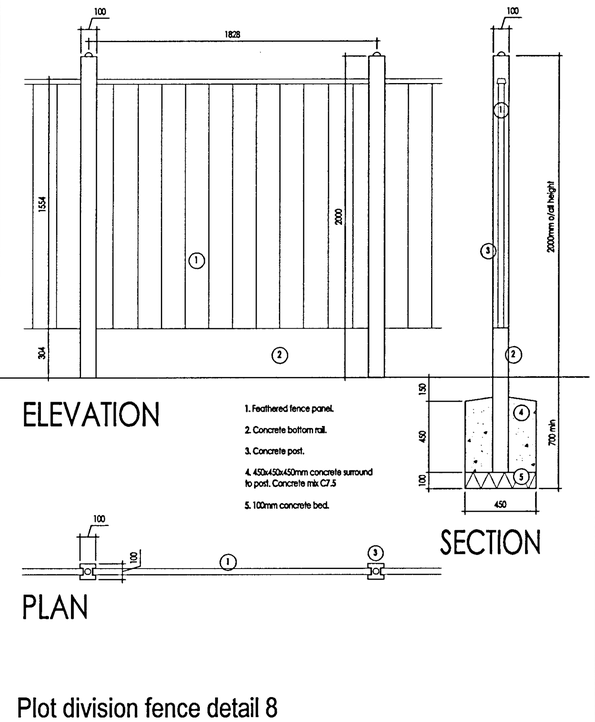
1.8m fence detail 1



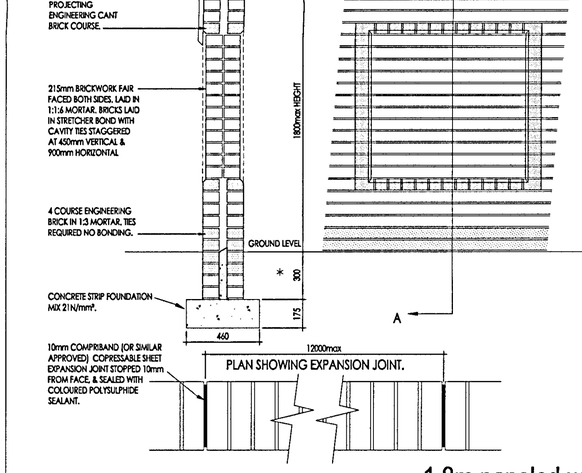
Rear timber gate Detail 7



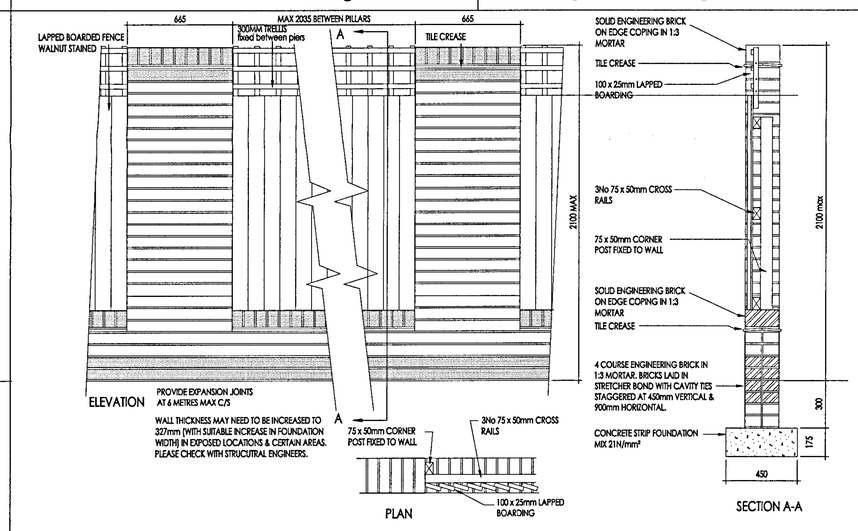
1.8m high vehicular gate detail 6



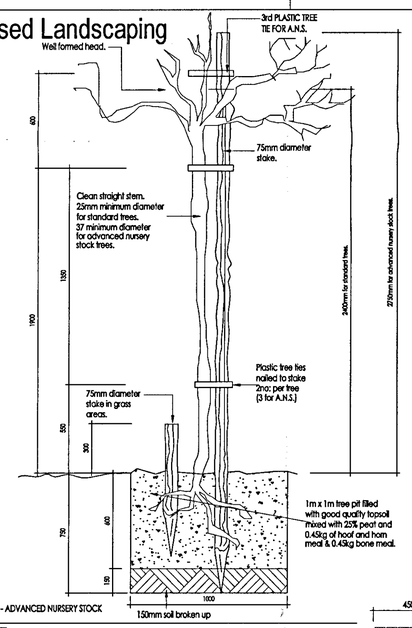
Plot division fence detail 8



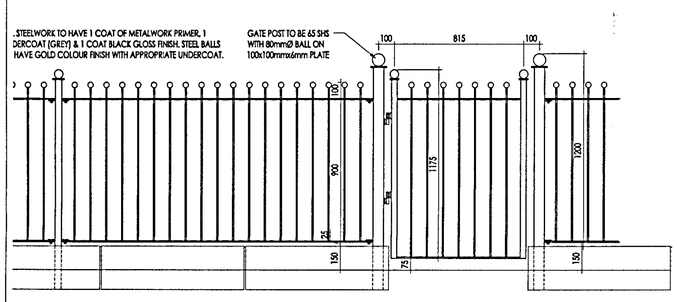
1.8m paneled wall detail 2



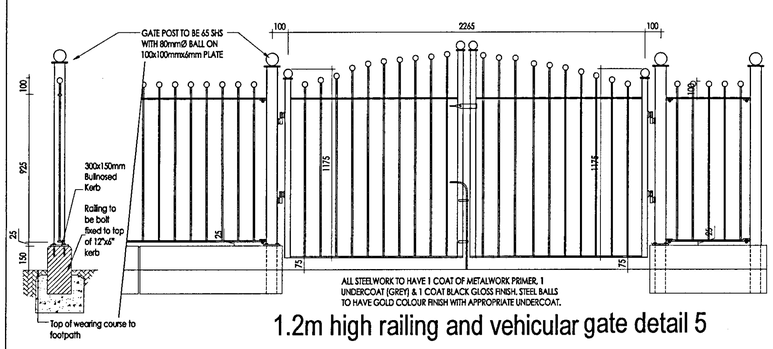
1.8m wall and fence detail 3



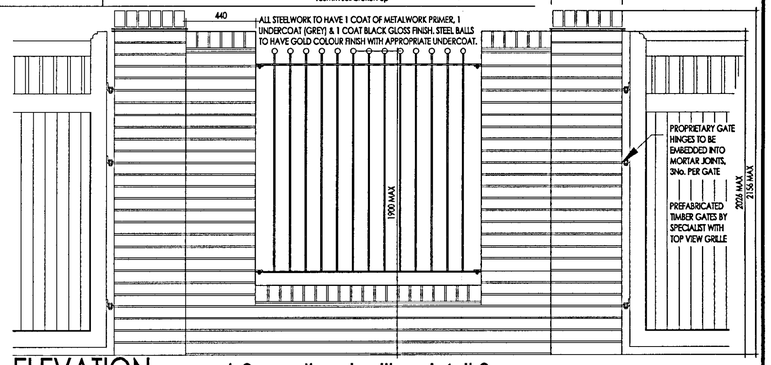




1.2m high railing detail 4



1.2m high railing and vehicular gate detail 5



1.8m wall and railing detail 9

Baldwin Design Consultancy Ltd

Revision:

A: Gate details amended	10 Dec 2009
B: Gate details amended	20 Dec 2009
C: Detail 8 added	08 Jan 2010
D: Detail 2,3,6 and 9 amended to show 2.1m high trellis	07 April 2010
E: Detail 6 amended to show digital push button lock to vehicular gates	25 Aug 2010
F: Detail 5 amended to show revised base kerb detail	13 Sept2010
G: Detail 5 amended to show revised railing detail	15 Sept 2010
H: Detail 5 amended to show revised railing detail	17 Sept 2010
I: Detail 4 amended to show revised plinth	05 Oct 2010

Project Title:

Proposed Boundary Treatment Details

(see site layouts for locations)

Address:

Various sites in Moston and Harpurhey, Manchester

Drawing:

Details

Drawing No: RED/ M/BD/01 | I

Drawn: GB | Date: Date: 4/12/09

Scale: 1:20 | Paper Size: A1

Town Farm, 17 Orford Close, Golborne, Warrington, Cheshire, WA3 3WP Tel: 01942 719513 e-mail: graham.baldwin@tiscali.co.uk