All These drawings are for the purpose of achieving local authority planning and building regulations plans approval only and should not be used as a working drawings for building construction. These design drawings must be read in conjunction with structural engineers design, drawings and calculations.
All rights reserved. © Crown copyright 2019. These plans & specifications are the property of P4B Architecture Ltd, and shall not be re-printed, reproduced, modified in whole or part without written consent, nor shall any building or structure be constructed in accordance with such plans or specifications thereof without written consent.

58.5m

Level access to dwelling - to have 1:12 maximum gradient with brickwork projection min 100mm from finished surface

-50

New timber gate

Stepped DPC to follow site level

0

Soakaway - Size to beconfirmed followinng permeability test by engineer

-220

-1390

LANDSCAPE SUBJECT TO LANDSCAPE ARCHITECT DESIGN

Stepped retaining wall

EXISTING DRAINAGE RUN

Existing drainage run in road

New timber gate

Foul drainage to connect to main drain in road

LANDSCAPE SUBJECT TO LANDSCAPE ARCHITECT DESIGN

1

3

OSE

02/01 | Proposed Site Plan

19003

1 : 150 @ A3

New Build Dwelling

Old Market Street, Manchester, M9 8DX

P4BA

P4B ARCHITECTURE
P4BA.COM
INFO@P4BA.COM
0800 731 4707

15 MEMORIAL ROAD
WORSLEY
MANCHESTER
M28 3AQ

All These drawings are for the purpose of achieving local authority planning and building regulations plans approval only and should not be used as a working drawings for building construction. These design drawings must be read in conjunction with structural engineers design, drawings and calculations.
All rights reserved. © Crown copyright 2019. These plans & specifications are the property of P4B Architecture Ltd, and shall not be re-printed, reproduced, modified in whole or part without written consent, nor shall any building or structure be constructed in accordance with such plans or specifications thereof without written consent.

Bedroom
Bedroom
Lounge
Bathroom
Store
Utility
BOILER
Living Room
Master Bedroom
En-suite
Kitchen
Dining
A
04/01

03/01 | Proposed Ground Floor Plan

19003

1 : 50 @ A3

New Build Dwelling

Old Market Street, Manchester, M9 8DX

P4BA
P4B ARCHITECTURE
P4BA.COM
INFO@P4BA.COM
0800 731 4707
15 MEMORIAL ROAD
WORSLEY
MANCHESTER
M28 3AQ

All These drawings are for the purpose of achieving local authority planning and building regulations plans approval only and should not be used as a working drawings for building construction. These design drawings must be read in conjunction with structural engineers design, drawings and calculations.
All rights reserved. © Crown copyright 2019. These plans & specifications are the property of P4B Architecture Ltd, and shall not be re-printed, reproduced, modified in whole or part without written consent, nor shall any building or structure be constructed in accordance with such plans or specifications thereof without written consent.

A
04/01

03/02 | Proposed Roof Plan

19003

1 : 50 @ A3

New Build Dwelling

Old Market Street, Manchester, M9 8DX

P4BA
P4B ARCHITECTURE
P4BA.COM
INFO@P4BA.COM
0800 731 4707
15 MEMORIAL ROAD
WORSLEY
MANCHESTER
M28 3AQ

All These drawings are for the purpose of achieving local authority planning and building regulations plans approval only and should not be used as a working drawings for building construction. These design drawings must be read in conjunction with structural engineers design, drawings and calculations.
All rights reserved. © Crown copyright 2019. These plans & specifications are the property of P4B Architecture Ltd, and shall not be re-printed, reproduced, modified in whole or part without written consent, nor shall any building or structure be constructed in accordance with such plans or specifications thereof without written consent.

04/01 | **Section - AA**
19003

0m 0.5 1 1.5 2 2.5m

1 : 50 @ A3

New Build Dwelling
Old Market Street, Manchester, M9 8DX

P4BA
P4B ARCHITECTURE
P4BA.COM
INFO@**P4BA**.COM
0800 731 4707
15 MEMORIAL ROAD
WORSLEY
MANCHESTER
M28 3AQ

All These drawings are for the purpose of achieving local authority planning and building regulations plans approval only and should not be used as a working drawings for building construction. These design drawings must be read in conjunction with structural engineers design, drawings and calculations.
All rights reserved. © Crown copyright 2019. These plans & specifications are the property of P4B Architecture Ltd, and shall not be re-printed, reproduced, modified in whole or part without written consent, nor shall any building or structure be constructed in accordance with such plans or specifications thereof without written consent.

05/01 | **Elevation - Front**
19003

1 : 50 @ A3

New Build Dwelling
Old Market Street, Manchester, M9 8DX

P4BA
P4B ARCHITECTURE
P4BA.COM
INFO@**P4BA**.COM
0800 731 4707
15 MEMORIAL ROAD
WORSLEY
MANCHESTER
M28 3AQ

All These drawings are for the purpose of achieving local authority planning and building regulations plans approval only and should not be used as a working drawings for building construction. These design drawings must be read in conjunction with structural engineers design, drawings and calculations.
All rights reserved. © Crown copyright 2019. These plans & specifications are the property of P4B Architecture Ltd, and shall not be re-printed, reproduced, modified in whole or part without written consent, nor shall any building or structure be constructed in accordance with such plans or specifications thereof without written consent.

05/02 | **Elevation - Rear**
19003

1 : 50 @ A3

New Build Dwelling
Old Market Street, Manchester, M9 8DX

P4BA
P4B ARCHITECTURE
P4BA.COM
INFO@**P4BA**.COM
0800 731 4707
15 MEMORIAL ROAD
WORSLEY
MANCHESTER
M28 3AQ

All These drawings are for the purpose of achieving local authority planning and building regulations plans approval only and should not be used as a working drawings for building construction. These design drawings must be read in conjunction with structural engineers design, drawings and calculations.
All rights reserved. © Crown copyright 2019. These plans & specifications are the property of P4B Architecture Ltd, and shall not be re-printed, reproduced, modified in whole or part without written consent, nor shall any building or structure be constructed in accordance with such plans or specifications thereof without written consent.

05/03
19003

Elevation - Side

1 : 50 @ A3

New Build Dwelling

Old Market Street, Manchester, M9 8DX

P4BA
P4B ARCHITECTURE
P4BA.COM
INFO@P4BA.COM
0800 731 4707
15 MEMORIAL ROAD
WORSLEY
MANCHESTER
M28 3AQ

All These drawings are for the purpose of achieving local authority planning and building regulations plans approval only and should not be used as a working drawings for building construction. These design drawings must be read in conjunction with structural engineers design, drawings and calculations.
All rights reserved. © Crown copyright 2019. These plans & specifications are the property of P4B Architecture Ltd, and shall not be re-printed, reproduced, modified in whole or part without written consent, nor shall any building or structure be constructed in accordance with such plans or specifications thereof without written consent.

05/04 | Elevation - Side

19003

1 : 50 @ A3

New Build Dwelling

Old Market Street, Manchester, M9 8DX

P4BA
P4B ARCHITECTURE
P4BA.COM
INFO@P4BA.COM
0800 731 4707
15 MEMORIAL ROAD
WORSLEY
MANCHESTER
M28 3AQ