

House Type 2

2 bed 3 person, 2 storey house

GIA 70m² (35m²/floor)

Applicable to plots:
22, 23, 24, 25, 29, 30, 31, 32, 33, 34

Planning Key:

No. Description

- 1.1 Red facing brickwork
- 1.2 Grey brick recess to front entrances
- 1.5 Projecting hit and miss half lap stretcher bond brick panel
- 1.15 Grey brick panel recessed by 5mm
- 1.17 Clay Bee brick, Colour: Red
- 1.18 Integrated clay bird & bat boxes, Colour: Red
- 1.19 Clay air brick, Colour: Red
- 1.26 Aluminium soffits to underside of lintels (applicable to all house types), Colour: Dark grey
- 2.1 Contemporary concrete tiling to roofing, Colour: Dark grey
- 2.2 UPVC fascia, Colour: Dark grey
- 2.4 Dry concrete verge, Colour: Dark grey
- 2.5 Dry concrete Ridge, Colour: Dark grey
- 3.1 Aluminium effed UPVC windows (with trickle vents), Colour: Dark grey
- 3.3 Restricted openable windows
- 3.6 Back painted glazed Lower fixed pane, Colour: Stone grey
- 3.12 Fixed pane window with obscured glazing
- 3.13 Restricted openable window with obscured glazing

No. Description

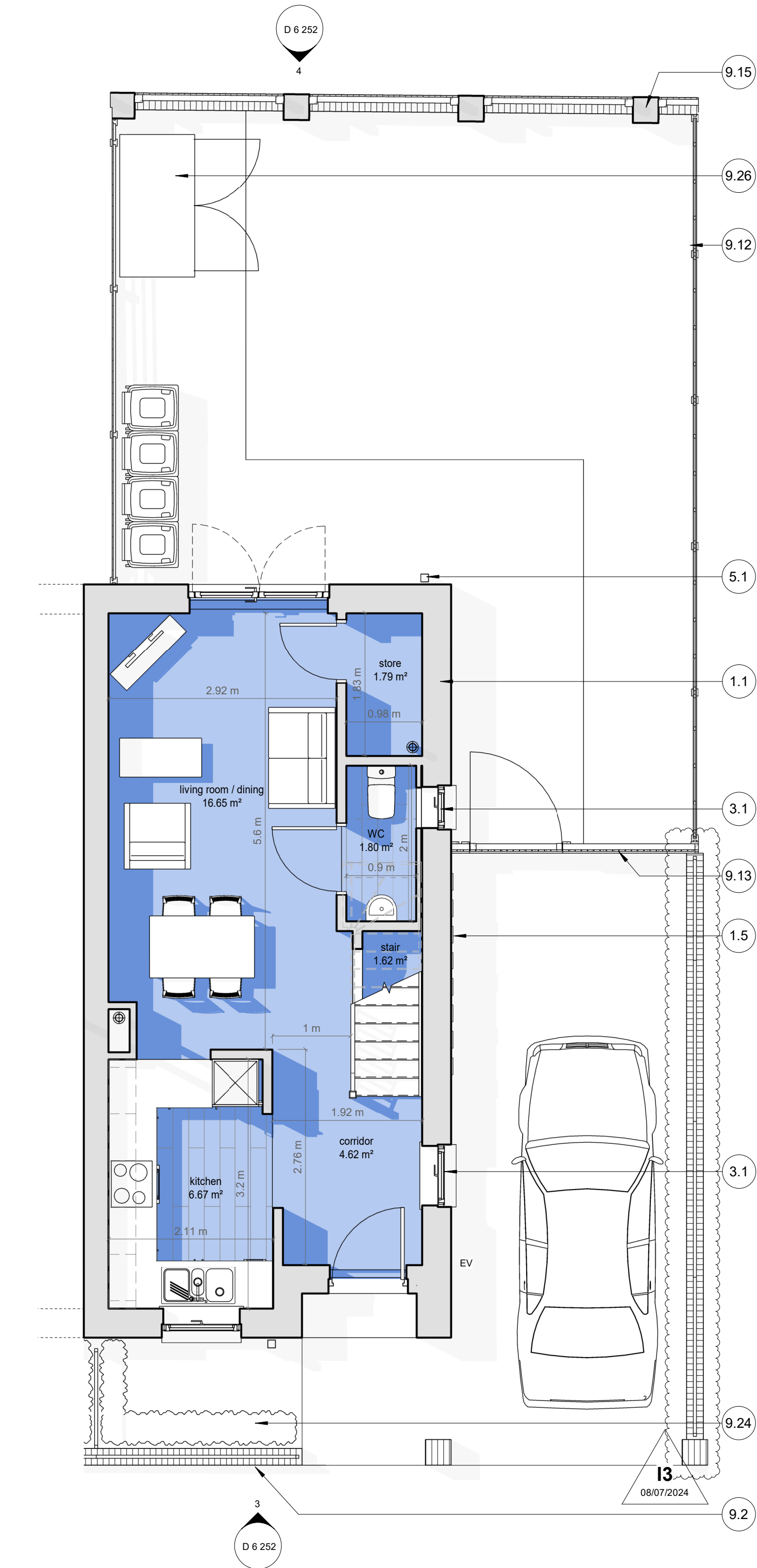
- 4.1 Composite timber doorsets to front entrances, Colour: Dark grey
- 4.2 Aluminium effect UPVC double doors (with trickle vents), Colour: Dark grey
- 5.1 UPVC rainwater pipe, Colour: Dark grey
- 5.2 UPVC gutter, Colour: Dark grey
- 9.2 0.55m metal railing on 0.45m brick wall, Total height: 1m, Colour: Dark grey
- 9.4 1.1m brick pier
- 9.12 0.3m trellis on 1.2m featheredge fence with 0.3m concrete gravel board between concrete posts, Total height: 1.8m
- 9.13 0.3m trellis on 1.5m closeboard fence with 0.3m concrete gravel board and timber posts to garden side, Total height: 2.1m
- 9.14 0.3m trellis on timber closeboard gate, Total height: 2.1m
- 9.15 0.3m trellis on 1.2m closeboard fence on 0.6m brick wall with 327.5mm x 327.5mm x 2.1m brick pier to panel intervals, Total height: 2.1m
- 9.17 1.5m metal railing on 0.6m brick wall, Total height: 2.1m, Colour: Dark grey
- 9.24 0.85m box hedge
- 9.26 1x1.8m Wooden Cycle / Garden Store

Planning Notes:

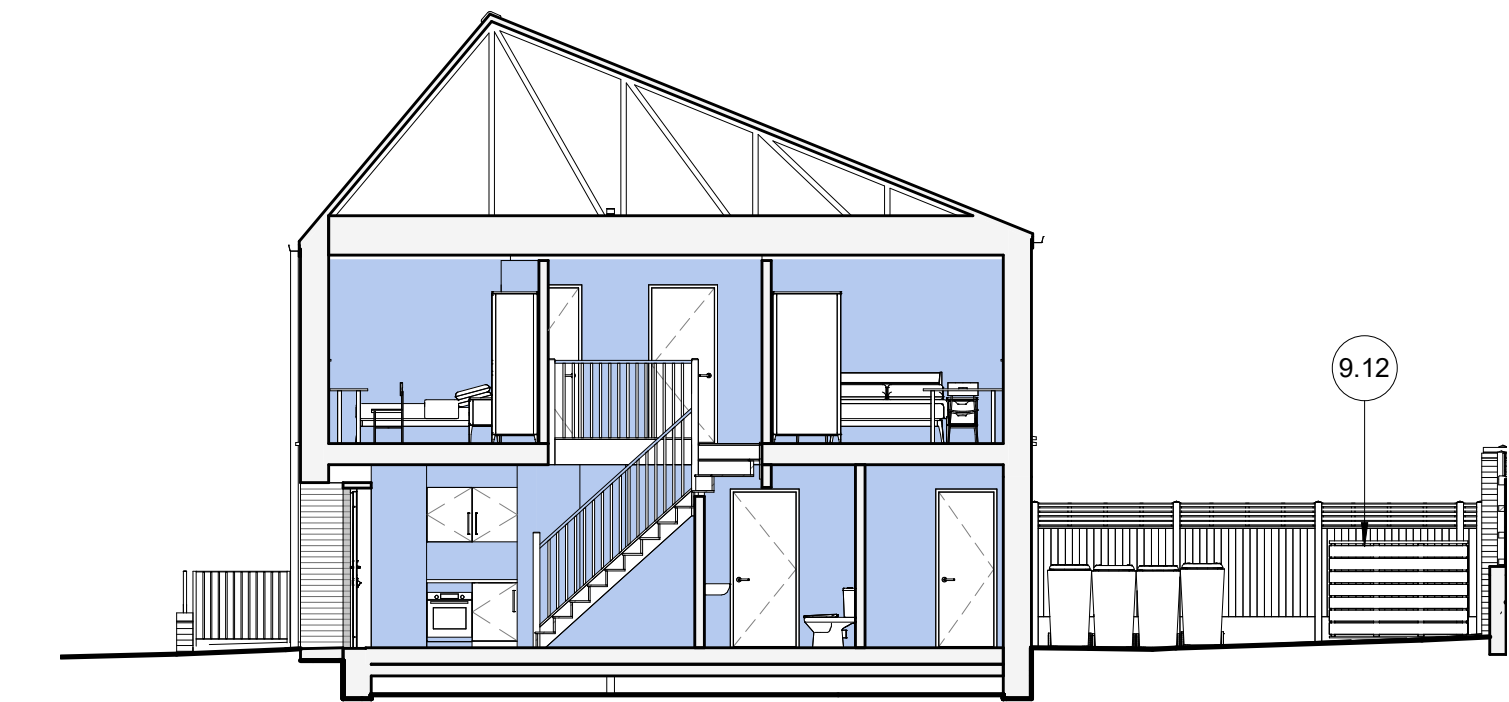
- All dimensions are approximate only
- Refer to landscape architect's plan for all landscape details
- Flush casement windows to be provided to prominent street facing elevations, standard casements to all other elevations.
- Building 7 & 8 are duplicates of Building 6

5 House Type 2 Semi-Detached Typical Section
1:100

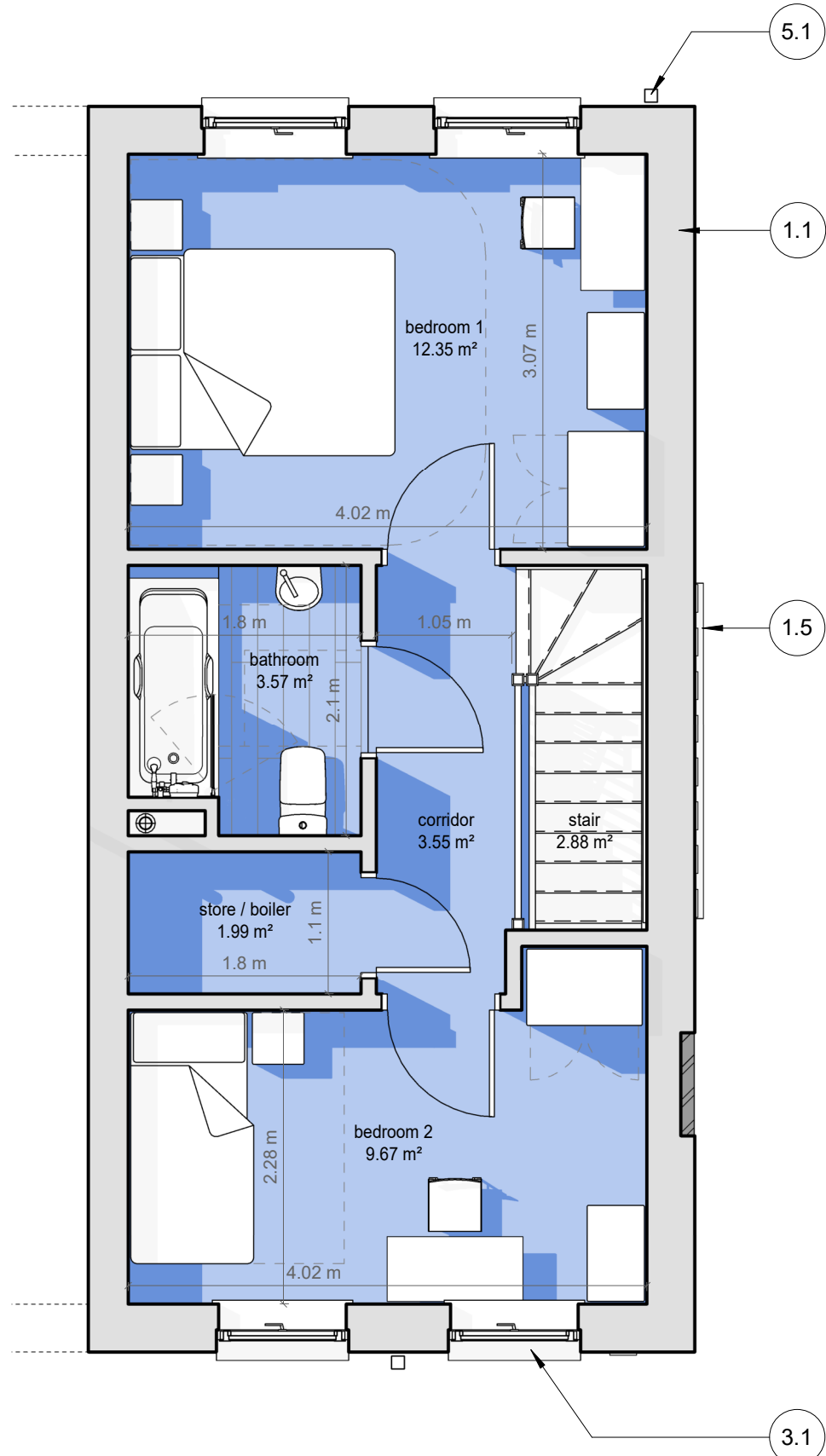
6 House Type 2 Semi-Detached Typical Isometric
1:100



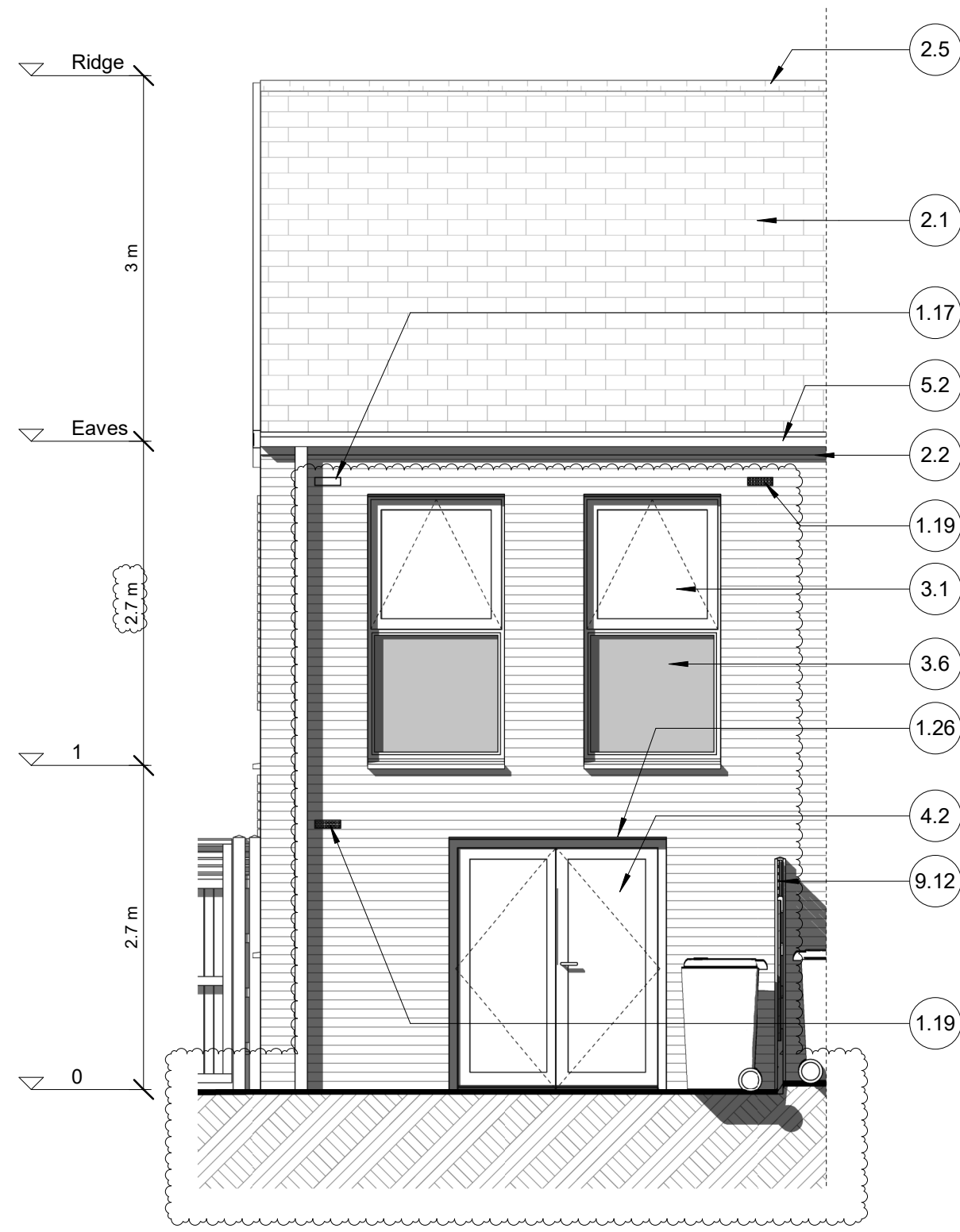
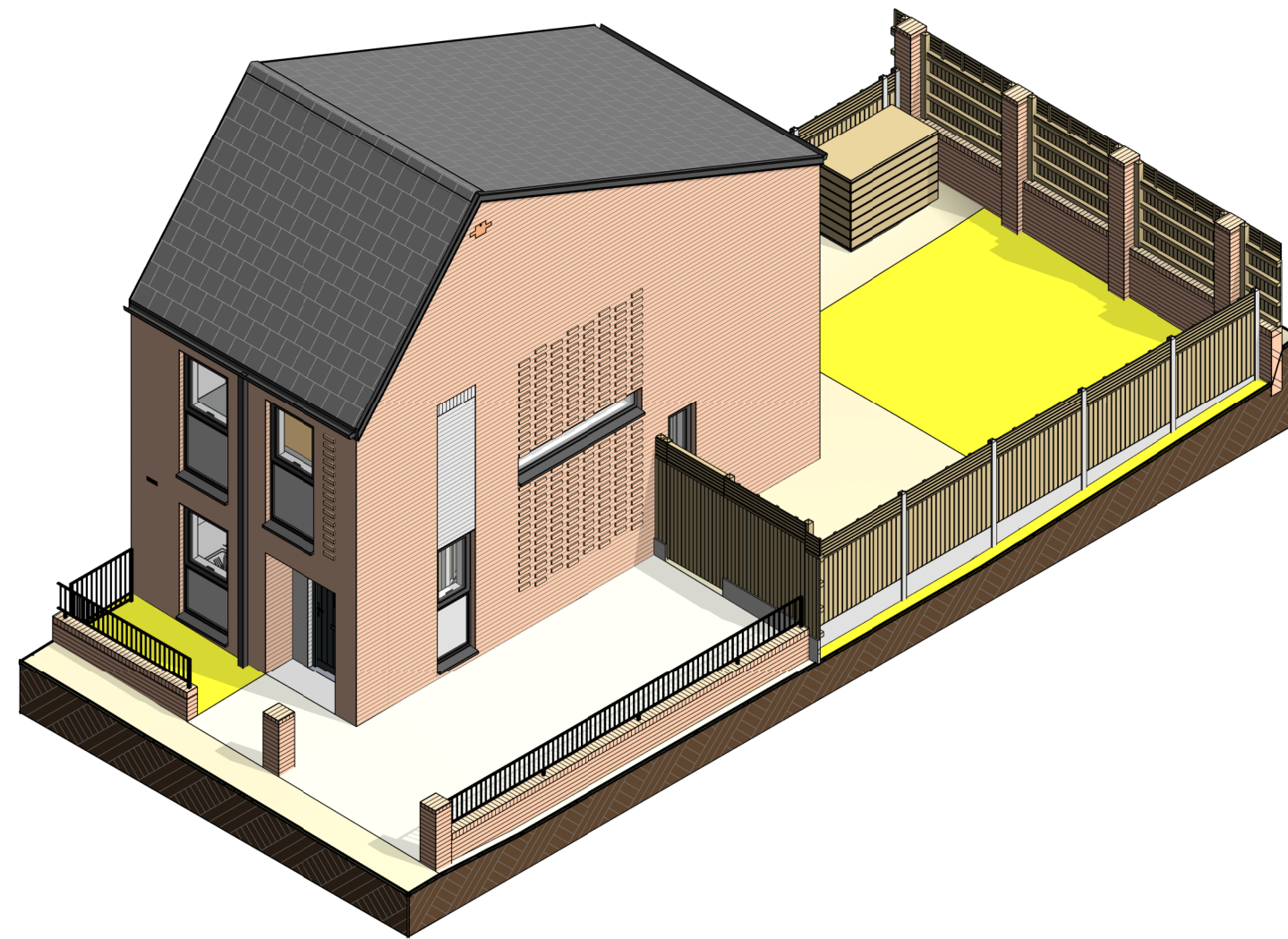
1 House Type 2 Semi-Detached Typical Ground Floor Plan
1:50



2 House Type 2 Semi-Detached Typical First Floor Plan
1:50



3 House Type 2 Semi-Detached Typical Front Elevation
1:50



4 House Type 2 Semi-Detached Typical Rear Elevation
1:50

CLIENT

One Manchester

STRUCTURAL ENGINEER

Curtins Consulting

SERVICES ENGINEER

Not yet appointed

CONSULTANT

Wilkinson Cowan Partnership

KEY PLAN



NOTES:

DO NOT SCALE. FIGURED DIMENSIONS ONLY TO BE TAKEN FROM THIS DRAWING. CHECK DIMENSIONS ON SITE AND REPORT DISCREPANCIES TO THE ARCHITECT.

THIS DRAWING IS PROTECTED BY COPYRIGHT.

ALL AREAS HAVE BEEN MEASURED FROM CURRENT DRAWINGS. THEY MAY VARY BECAUSE OF (EG) SURVEY, DESIGN DEVELOPMENT, CONSTRUCTION TOLERANCES, STATUTORY REQUIREMENTS OR RE-DEFINITION OF THE AREAS TO BE MEASURED.

No.	Date	Comments	Drawn	Checked
13	08-07-2024	Updated for planning: Building and site levels updated to integrate with existing road. Stepped level change included between dwellings. Boundary treatments updated to accommodate level changes.	JGE	ADV
12	02-02-2024	Updates following planning comments including: Brick reveal depths updated at windows and doors. Brick air vents added to houses. Grey brick panel below house windows omitted and replaced with back painted fixed lower window pane. Planning Key updated. Annotation updated.	JGE	ADV
11	28-07-2023	Issued for Planning	DJW	AJL
P2	07-07-2023	General updates. Issue for comment and approval.	JMG	AJL
P1	02-06-2023	First Issue - Draft Issue for Consultant Coordination	JMG	AJL

Revisions

Information

tp bennett
architecture
interiors
planning

Royal Mills Unit 2B 17 Redhill Street Manchester M4 5BA | UK +44 (0) 161 694 7700
www.tp-bennett.com

Project
Residential Development
Newton Heath
Manchester

Drawing Title
Building 6
House Type 2
Typical Plans & Elevations

Drawn	Date	Scale @ A1	Alt. Ref.
DJW	07/12/2022	As Indicated	

tp bennett Project No.	Series	Zone	Drawing Number	Rev.
T8170	D	6	252	I3