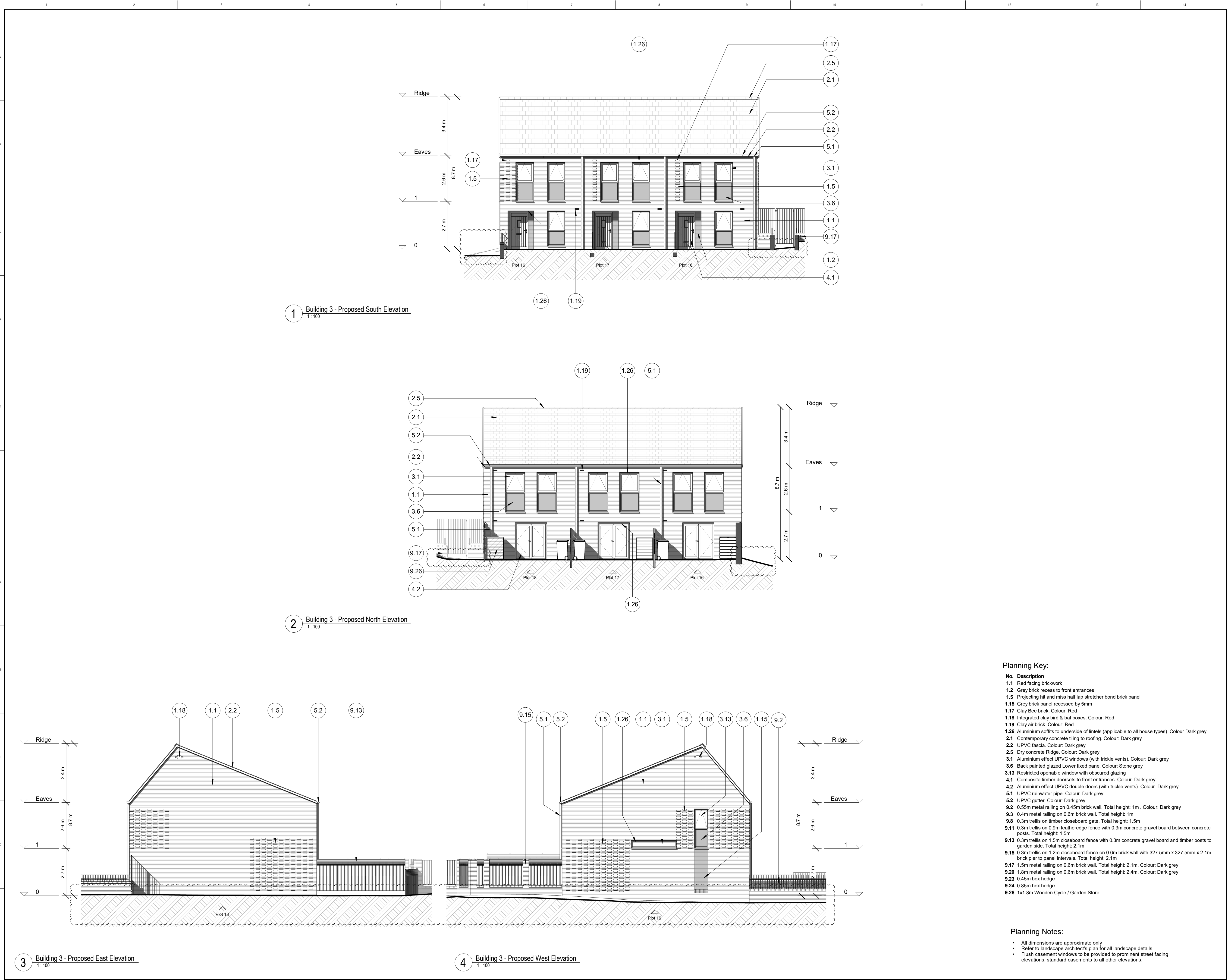




CLIENT

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.

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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.

13	08-07-2024	Updated for planning. Building and site levels updated to integrate with existing road. 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 black 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

No.	Date	Comments	Drawn	Checked
Revisions				

Issue Status

Information

tp bennett

architecture interiors planning

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Project

Residential Development

Newton Heath

Manchester

Drawing Title

Building 3

Proposed Elevations

Drawn	Date	Scale @ A1	Alt Ref.
DJW	07/12/2022	1:100	
tp bennett Project No.	Status	Zone	Drawing Number
T8170	D	3	151
			I3

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

2.5 Dry concrete Ridge. Colour: Dark grey

3.1 Aluminium effect UPVC windows (with trickle vents). Colour: Dark grey

3.6 Back painted glazed Lower fixed pane. Colour: Stone grey

3.13 Restricted openable window with obscured glazing

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

9.3 0.4m metal railing on 0.6m brick wall. Total height: 1m

9.8 0.3m trellis on timber closeboard gate. Total height: 1.5m

9.11 0.3m trellis on 0.9m featheredge fence with 0.3m concrete gravel board between concrete posts. Total height: 1.5m

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

9.15 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

9.20 1.8m metal railing on 0.6m brick wall. Total height: 2.4m. Colour: Dark grey

9.23 0.45m box hedge

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.