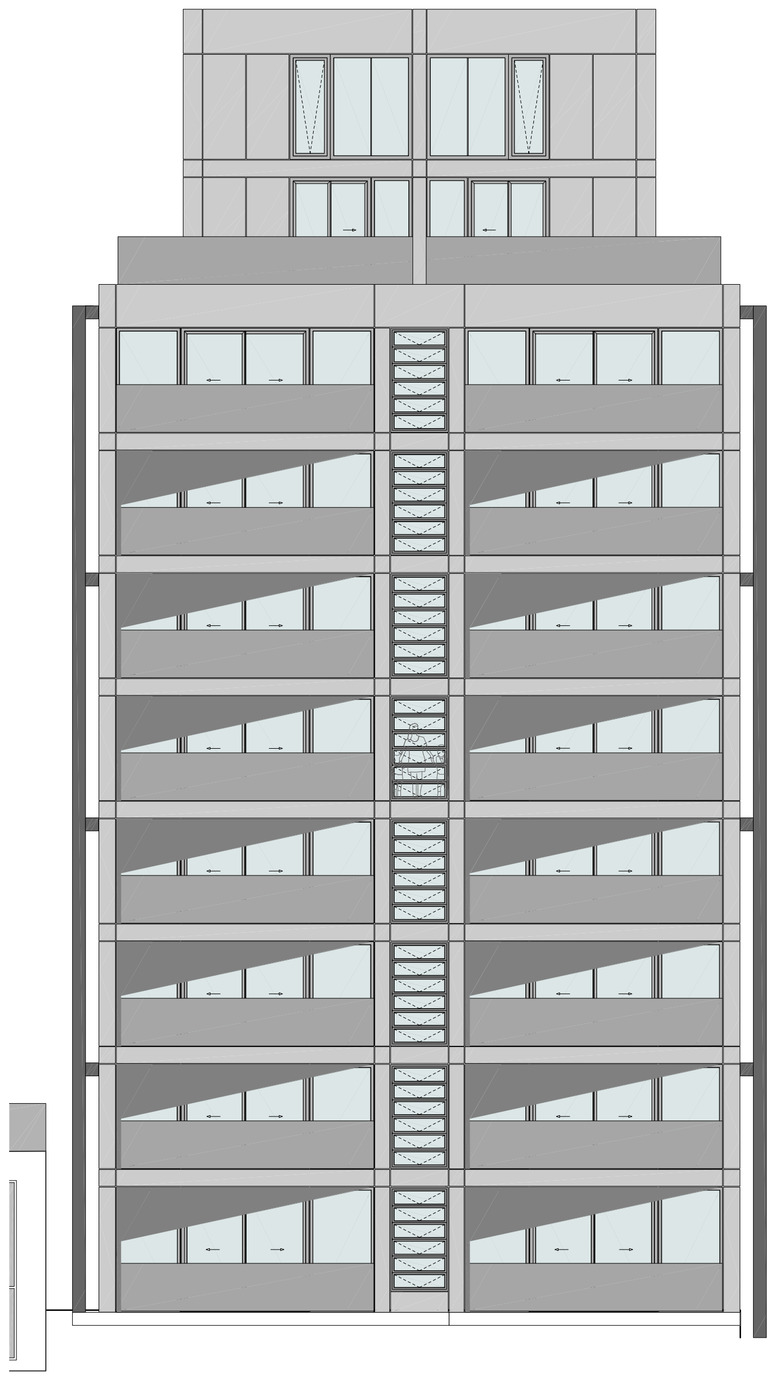






NEW BUILD

01 existing brickwork
02 existing aperture already infilled with brick
03 existing opening - to be infilled with brick
04 existing staircase retained - treads removed up to level 00
05 existing cast iron features to be retained
06 parapet raised
- to accommodate structural frame for single storey extension
07 new coping stones to match existing
08 glazed communal doors with concrete lintel and cill
09 new windows with concrete lintel + cills
10 new external apartment entrance door
- with glazed over panel and infill panel to side.
11 new aluminium slimline window
- openings subject to purge ventilation requirement* (see note)
- subject to privacy requirement obscure film to be applied to glazing
12 painted steel plate bridgelink + landing
13 new painted steel pedestrian entrance portal
14 retained iron portal and gates to be repaired and painted
15 new timber panel fixed door
16 new aluminium hopper and rainwater pipes
17 painted metal balustrade
18 glazed balustrade
20 new side hung window with glazed juliette
- w/ fixed glazing between windows to some living spaces
21 flat aluminium panel cladding
22 flat aluminium panel cladding signage
23 signage zone
24 lift overrun
- set back from facade

MILL 02

25 smoke vent
- set back from facade
26 dry riser inlet
27 vertical glazed oriel (with solid sides)
28 glazed oriel (glazing to three sides)
29 new fixed glazing within existing openings

references
refer to TM SKM (31) 200-209 for window reference elevations
refer to TM SKM (31) 210-226 for window details
refer to TM SKM (26) 400 series for retained core
refer to TM SKM (31) 510 - 515 for oriel details

notes
* opening light configuration (i.e. single/double or fixed) is subject to further detailed design development to ensure the opening free area achieves the required purge ventilation ratio for the room it serves e.g. free area = 1/20th floor area (AD F).

TOWNHOUSE
(not part of application)

ELLESMERE STREET

Rev	Description	Date	Drawn	Chk.
C02	RWP setting out added. Shadows removed. Notes updated to reflect design updates.Window Tags added Window types updated.	10/10/2024 11/06/2024	EM ME	JD JD
C01	Annotations for opening-up/fill works added.	20/05/2024	ME	JD
02	Elevation updated to reflect latest design changes: second lift overrun omitted; windows updated.	31/01/2024	EM	JD
01	Rainwater pipe lifted bellow sill to discharge at courtyard FFL	18/09/2023	ME	JD
00	First Issue - Balconies to Courtyard level removed, External doors changed to windows	18/08/2023	ET	JD

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open-up existing building fabric

fill-in an existing opening

60 minute fire rated window

Client:
Capital & Centric

Project:
Talbot Mill, Manchester

Drawing Title
Mill 2 Proposed Plan
West Elevation

Drawing Status
CONSTRUCTION

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Drawing No. TM-MBA-MX-XX-DR-A-00-203
Revision C02

Drawn	Checked	Paper Size	Scale	Date
MD	JD	A1	1:100	16/08/23