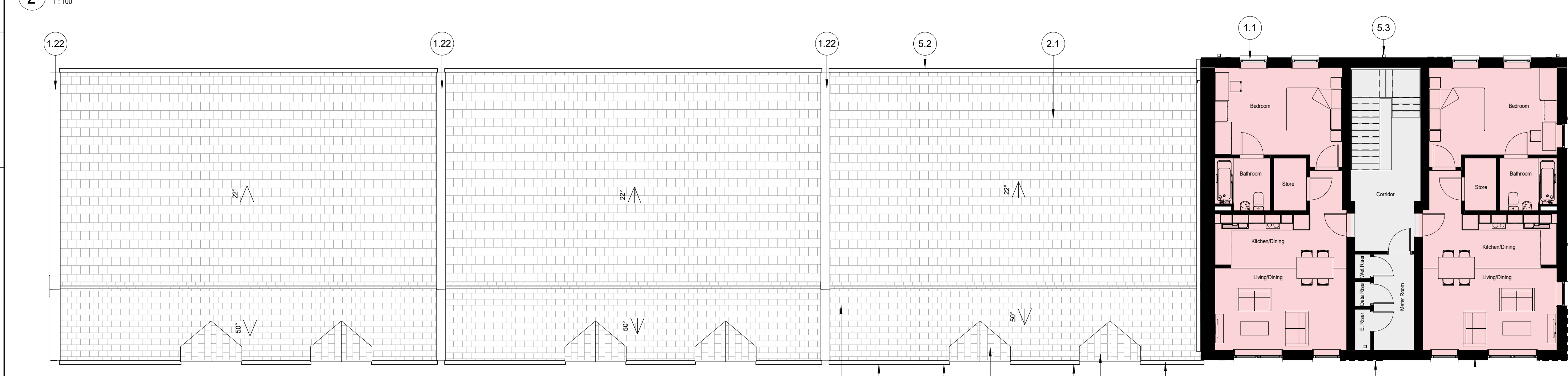




1 Building 2 Ground Floor Plan
1 : 100



2 Building 2 First Floor Plan
1 : 100



3 Building 2 Second Floor Plan
1 : 100

- Planning Key:**
- | No. | Description |
|------|--|
| 1.1 | Red facing brickwork |
| 1.2 | Grey brick recess to front entrances |
| 1.3 | Brickwork dormer gable |
| 1.5 | Projecting hit and miss half lap stretcher bond brick panel |
| 1.9 | Upright row brickwork band in line with recessed panel |
| 1.15 | Grey brick panel recessed by 5mm |
| 1.16 | Aluminium parapet capping. Colour: Stone Grey |
| 1.17 | Clay Bee brick. Colour: Red |
| 1.18 | Integrated clay bird & bat boxes. Colour: Red |
| 1.19 | Clay air brick. Colour: Red |
| 1.22 | Aluminium parapet capping. Colour: Dark grey |
| 1.23 | Red brick soffits to lintels (applicable to specific apartment elevations) |
| 1.25 | Aluminium soffits to underside of lintels (applicable to specific apartment elevations). Colour Stone Grey |
| 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 |
| 2.3 | Aluminium fascia. Colour: Stone grey |
| 2.5 | Dry concrete Ridge. Colour: Dark grey |
| 3.1 | Aluminium effect UPVC windows (with trickle vents). Colour: Dark grey |
| 3.2 | Aluminium effect UPVC windows (with trickle vents). Colour: Stone grey |
| 3.3 | Restricted openable windows |
| 3.5 | Back painted glazed lower fixed pane. Colour: Mid grey |
| 3.12 | Fixed pane window with obscured glazing |
| 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 |
| 5.3 | Aluminium rainwater pipe. Colour: Stone grey |
| 5.4 | Aluminium gutter. Colour: Stone grey |
| 9.2 | 0.55m metal railing on 0.45m brick wall. Total height: 1m. Colour: Dark grey |
| 9.7 | 0.3m trellis on 1.2m closeboard fence with timber posts to garden side. Total height: 1.5m |
| 9.12 | 0.3m trellis on 1.2m featheredge fence with 0.3m concrete gravel board between concrete posts. Total height: 1.8m |
| 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 |
| 9.20 | 1.8m metal railing on 0.6m brick wall. Total height: 2.4m. 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.

CLIENT

One Manchester

STRUCTURAL ENGINEER

Curtins Consulting

SERVICES ENGINEER

TBC

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.

	Type 2 2b3p - 2 Storey 70 m ² (35m ² /floor)
	Type 4 3b4p - 2 Storey 87m ² (43.5m ² /floor)
	Corner Plot Apartment 1b2p 50m ²

No.	Date	Comments	Issue Status	Drawn	Checked
14	02-02-2024	Updates following planning comments including: Brick soffits added to prominent apartment elevations. 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	
13	16-11-2023	Updates for Planning. Revision clouds omitted for presentation clarity.	JMG	AUL	
12	15-11-2023	Issue for client review.	JMG	AUL	
11	28-07-2023	Issued for Planning.	DJW	AUL	
P3	07-07-2023	General updates. Issue for comment and approval.	JMG	AUL	
P2	16-06-2023	Updates to brickwork detailing and 6 number apartment arrangements.	JMG	AUL	
P1	02-06-2023	First Issue. Draft Issue for Consultant Coordination.	JMG	AUL	

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 2
Proposed Floor Plans

Drawn	Date	Scale @ A1	Alt. Ref.
DJW	07/12/2022	1:100	

Ip bennett Project No.	Series	Zone	Drawing Number	Rev.
T8170	D	2	251	I4

02/02/2024 15:14:10

500 Model Ref: 101017948-22-460-A0001-000491