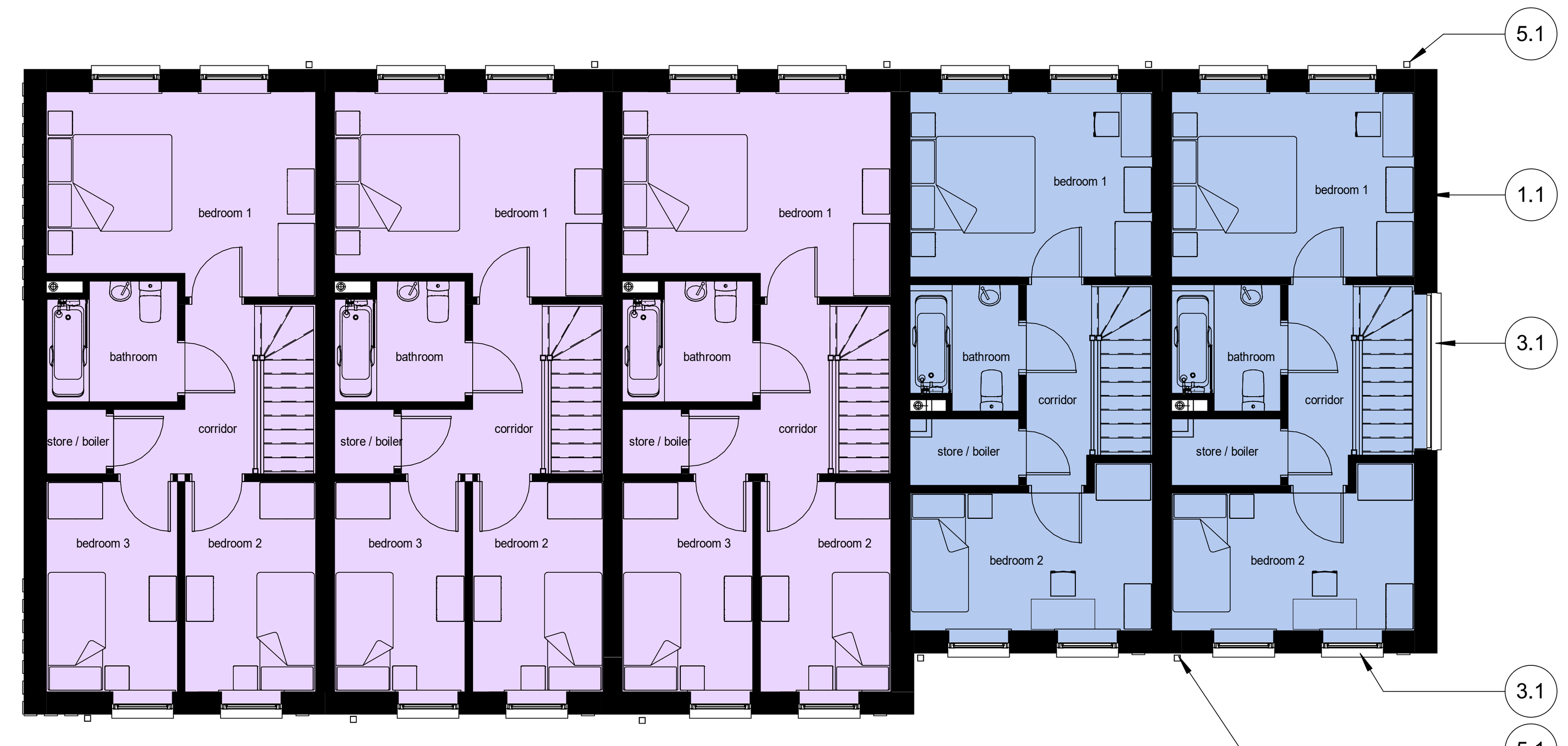
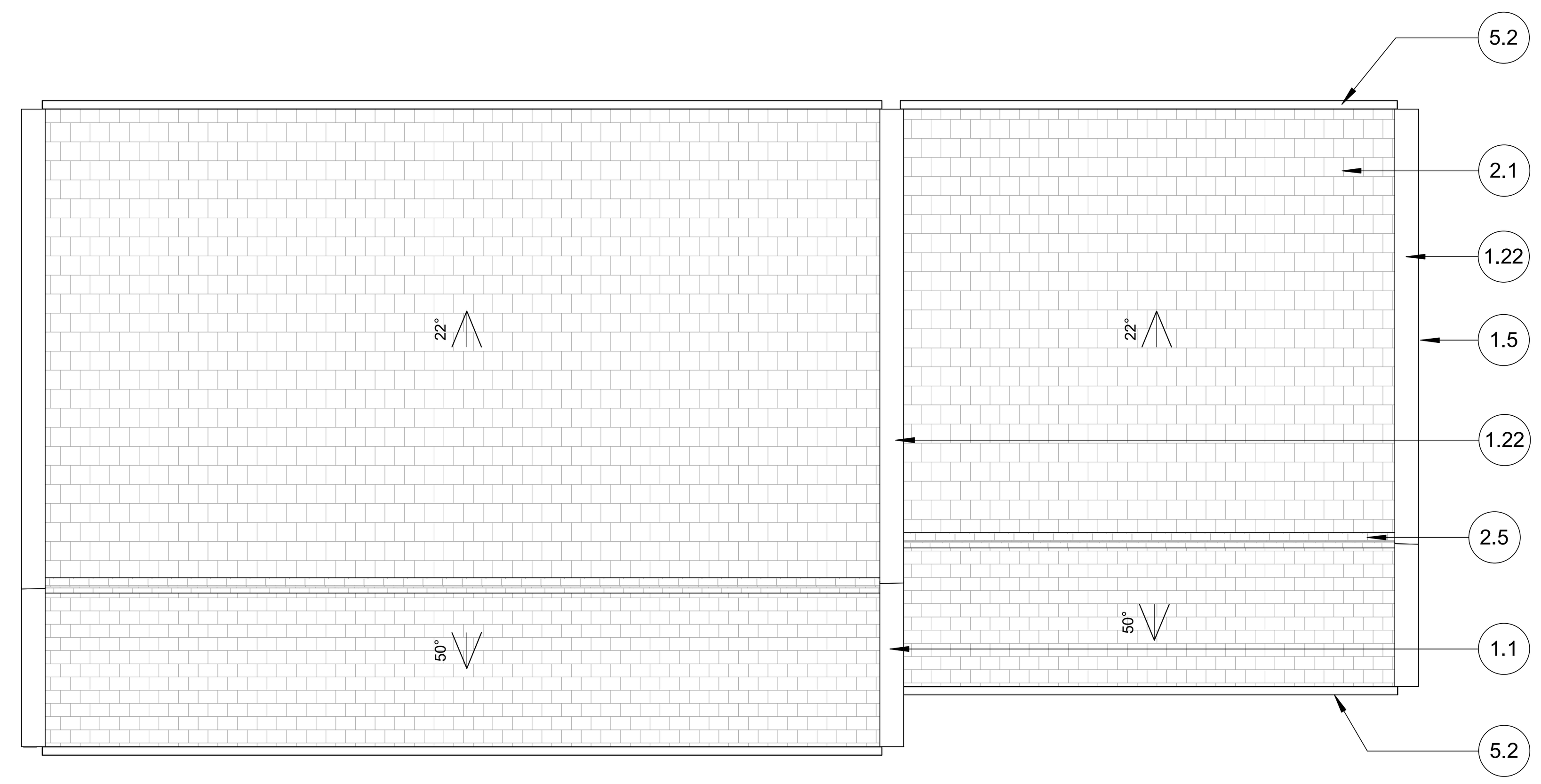


1 Building 4 Ground Floor Plan
1 : 100



2 Building 4 First Floor Plan
1 : 100



3 Building 4 Second Floor Plan
1 : 100

Planning Key:

No.	Description
1.1	Red facing brickwork
1.5	Projecting hit and miss half lap stretcher bond brick panel
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
1.26	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
3.3	Restricted openable windows
3.6	Back painted glazed Lower fixed pane. Colour: Stone grey
3.12	Fixed pane 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

No.	Description
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
9.7	0.3m trellis on 1.2m closeboard fence with timber posts to garden side. 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
9.12	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
9.17	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.

02/02/2024 16:03:15

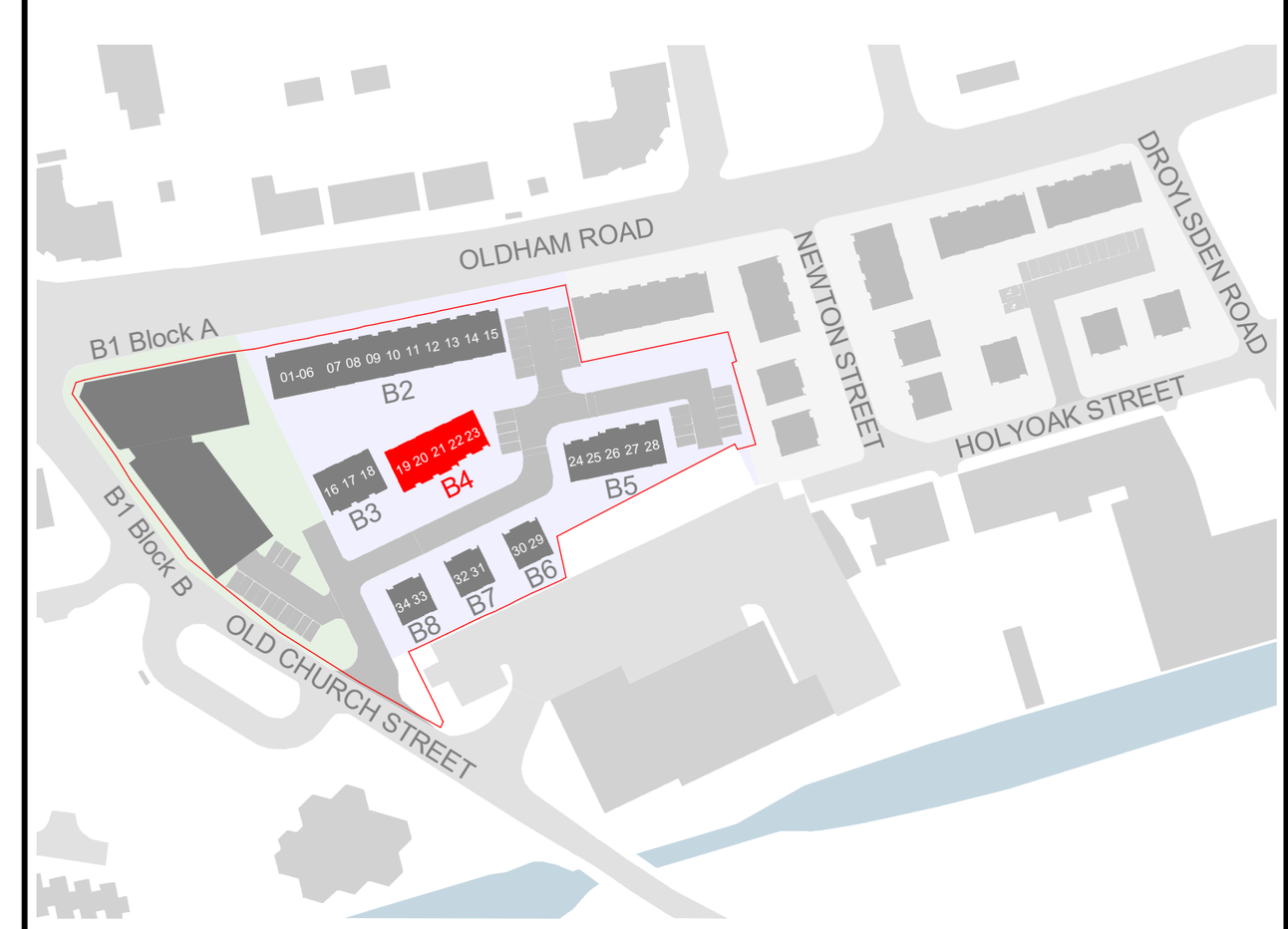
CLIENT
One Manchester

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.

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

- Type 2 2b3p - 2 Storey 70 m² (35m²/floor)
- Type 4 3b4p - 2 Storey 87m² (43.5m²/floor)
- Corner Plot Apartment 1b2p 50m²

No.	Date	Comments	Drawn	Checked
I4	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.	JGE	ADV
I3	16-11-2023	Updates for Planning. Revision clouds omitted for presentation clarity.	JMG	AJL
I2	15-11-2023	Issue for client review.	JMG	AJL
I1	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

Issue Status
Information

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

Project
Residential Development Newton Heath Manchester

Drawing Title
Building 4 Proposed Floor Plans

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

tp bennett Project No.	Series	Zone	Drawing Number	Rev.
T8170	D	4	251	I4

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