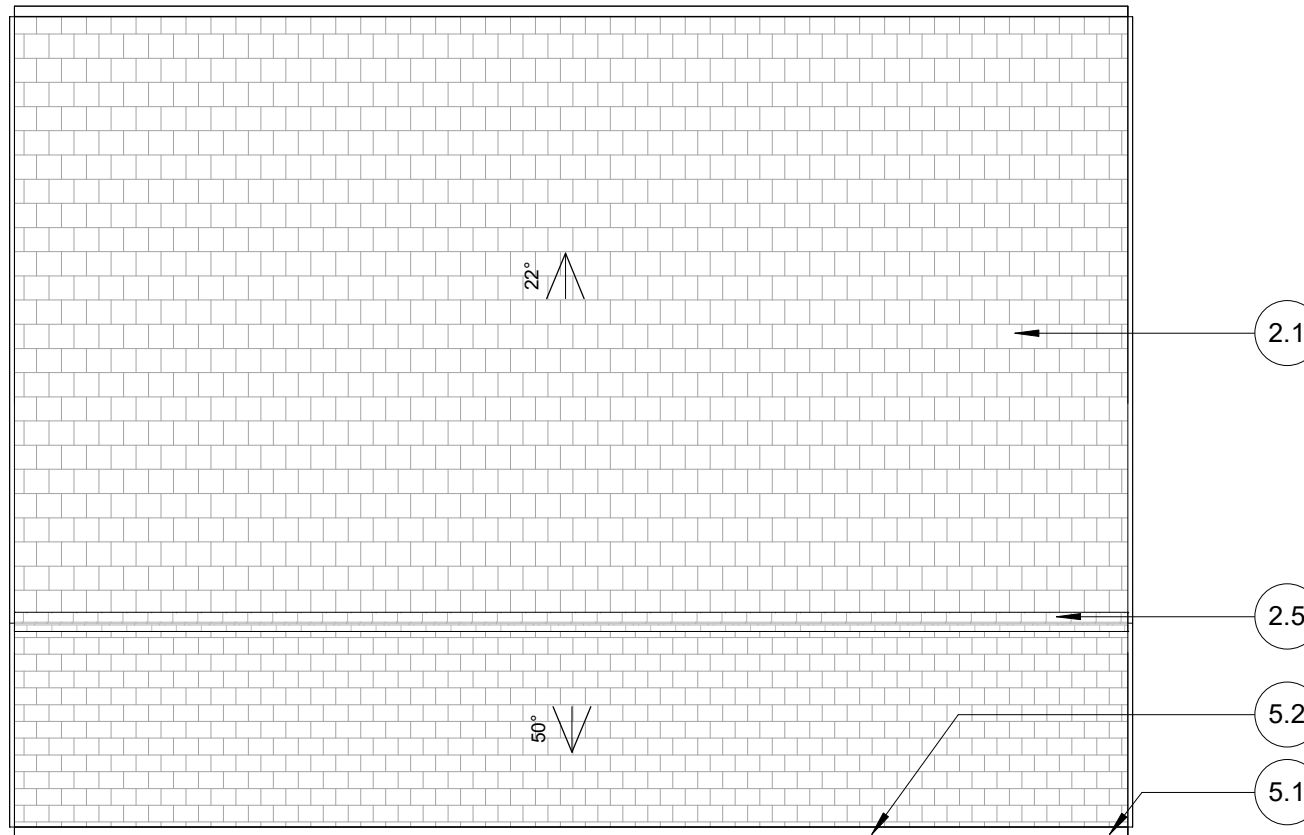




1 Building 3 Ground Floor Plan
1:100



2 Building 3 First Floor Plan
1:100



3 Building 3 Second Floor Plan
1:100

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 soffit 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 operable window with obscured glazing
 - 4.1 Composite timber doorsets to front entrance. 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.

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 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 m² (35m²/floor)

Type 4 3b4p - 2 Storey
87m² (43.5m²/floor)

Corner Plot Apartment
1b2p 50m²

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. JGE ADV

11 28-07-2023 Issued for Planning DJW A.J.L.

P2 07-07-2023 General updates. Issue for comment and approval. JMG A.J.L.

P1 02-06-2023 First Issue - Draft Issue for Consultant JMG A.J.L.

Revisions

Issue Status

Information

tp bennett

architecture
interiors
planning

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Project

Residential Development
Newton Heath
Manchester

Drawing Title

Building 3
Proposed Floor Plans

Drawn

DJW

Date

07/12/2022

Scale @ A1

1:100

Alt. Ref.

tp-bennett Project No.

T8170

Series

D 3

Zone

251

Drawing Number

I2

Rev.

02/02/2024 15:59:33

58m Model Ref: 19113179-8122-465-4001-43041