

Notes

© This drawing is copyright of Condyllo Lofthouse Ltd and may not be reproduced in any way without their specific permission.
All dimensions are to be checked on site. Do not scale from this drawing, work to figure dimensions only. Any queries please contact Condyllo Lofthouse architects.

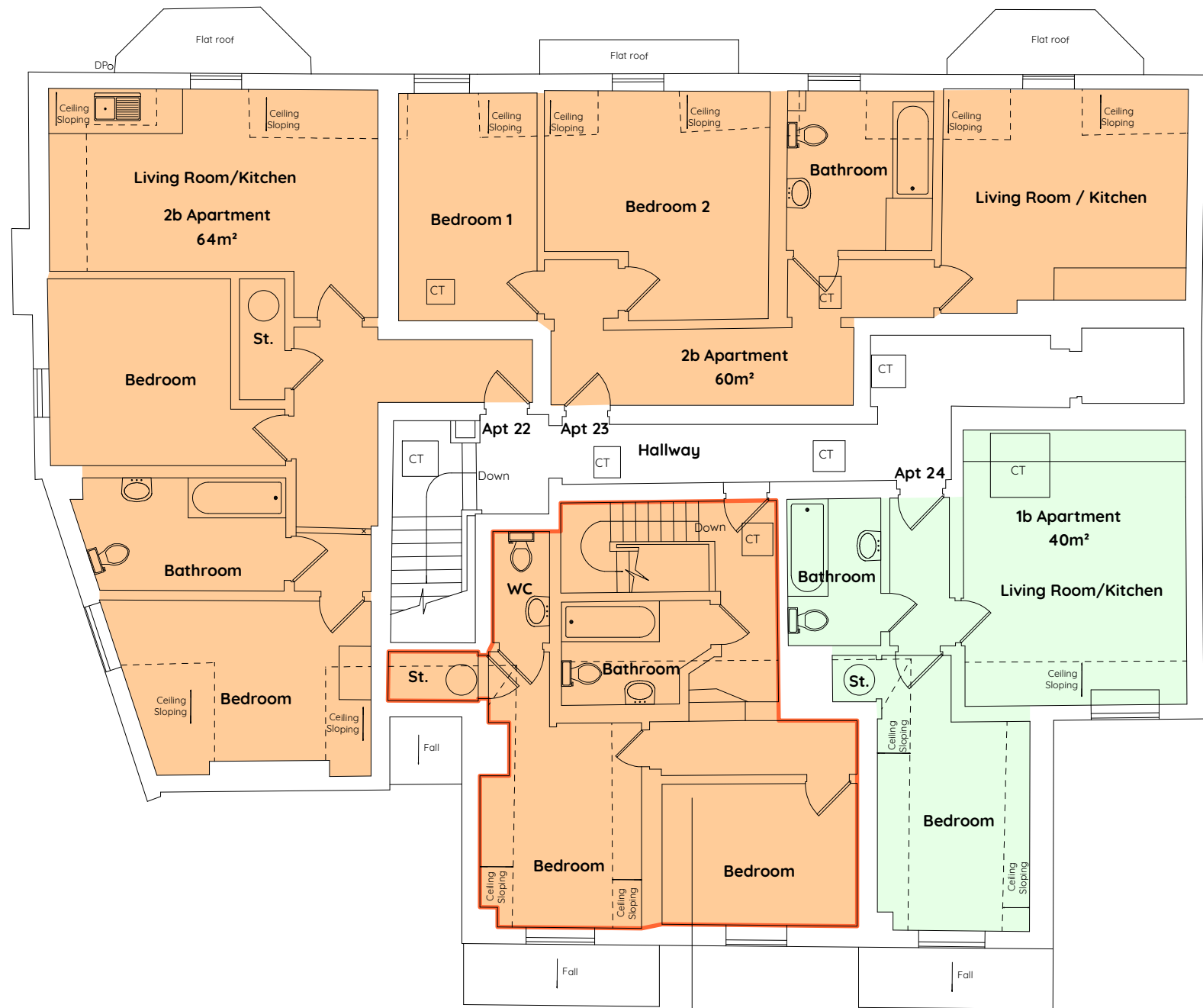
Materials Prohibited

Materials prohibited from use, except where stated otherwise, in accordance with Good Practice in the Selection of Construction Materials (March 2007) or unless required by the Contract:

- (i) high alumina cement in the structural elements;
- (ii) wood used in situ in permanent formwork to concrete;
- (iii) calcium chloride admixtures for use in reinforced concrete;
- (iv) asbestos or asbestos containing products, as defined in the 'Control of Asbestos at Work Regulations, as amended 2002' or any other asbestos modification or an asbestos board;
- (v) any naturally occurring or man made mineral fibres (for example rock wool or slag wool) with a thickness of fibrous in situ and weight of 200 mg/m² or less, unless they are appropriately sealed to prevent migration of fibres;
- (vi) aggregates for use in reinforced concrete, which do not comply with:
BS EN 12620:2002 Properties of aggregates used in concrete
BS EN 12620:2002 (Part 1 & 2) Properties of lightweight aggregates.
Guidance on loading shall also include restriction on the use of class concrete in BRE Digest 383 (2004) & Concrete Society Technical Report 30 (1999);
- (vii) lead, lead paint or any other materials containing lead which may be exposed, released or absorbed except where copper alloy fittings also containing lead are specifically required in writing under planning by any relevant authority, implemented as an area that falling or other lead roof coverage are specifically provided for in the Contract;
- (viii) any form of lead paint or materials which may release formaldehyde in quantities which may be hazardous with reference to the limits set by the health and safety Executive;
- (ix) calcium chloride bricks or tiles;
- (x) vermiculite unless it is guaranteed as being free from asbestos (asbestos bricks or tiles);
- (xi) any products containing cadmium referred to in Statutory Instrument 'SI 2006/3291 Controls on dangerous substances and preparations Regulations 2006'. Reference should also be made to 'HSE COSHH Guidance and sign';
- (xii) any new timber treated with pentachlorophenol;
- (xiii) any gas generated and/or used in place of gas for building elements particularly susceptible to erosion;
- (xiv) concrete used in circumstances where it is susceptible to alkali/silica reaction;
- (xv) materials containing chlorofluorocarbons (CFCs);
- (xvi) solvent based paints except where water based paints are unsuitable for use on site;
- (xvii) any new materials not in accordance with statutory requirements, British Standards, Code of Practice and good building practice current at the date of incorporation of the relevant materials into the works or the specifications thereof;
- (xviii) any new materials not in accordance with statutory requirements, British Standards, Code of Practice and good building practice current at the date of incorporation of the relevant materials into the works or the specifications thereof.

Additional Notes

This drawing is based on 2022 topographical survey information by Maltcom Hughes Chartered Land Surveyors.
Drawing is subject to site survey information. All dimensions to be checked on site prior to any works commencing.



Upper level of 2storey
2bed apartment.



Upper level of 2storey
1bed apartment.

Existing Schedule of Accommodation

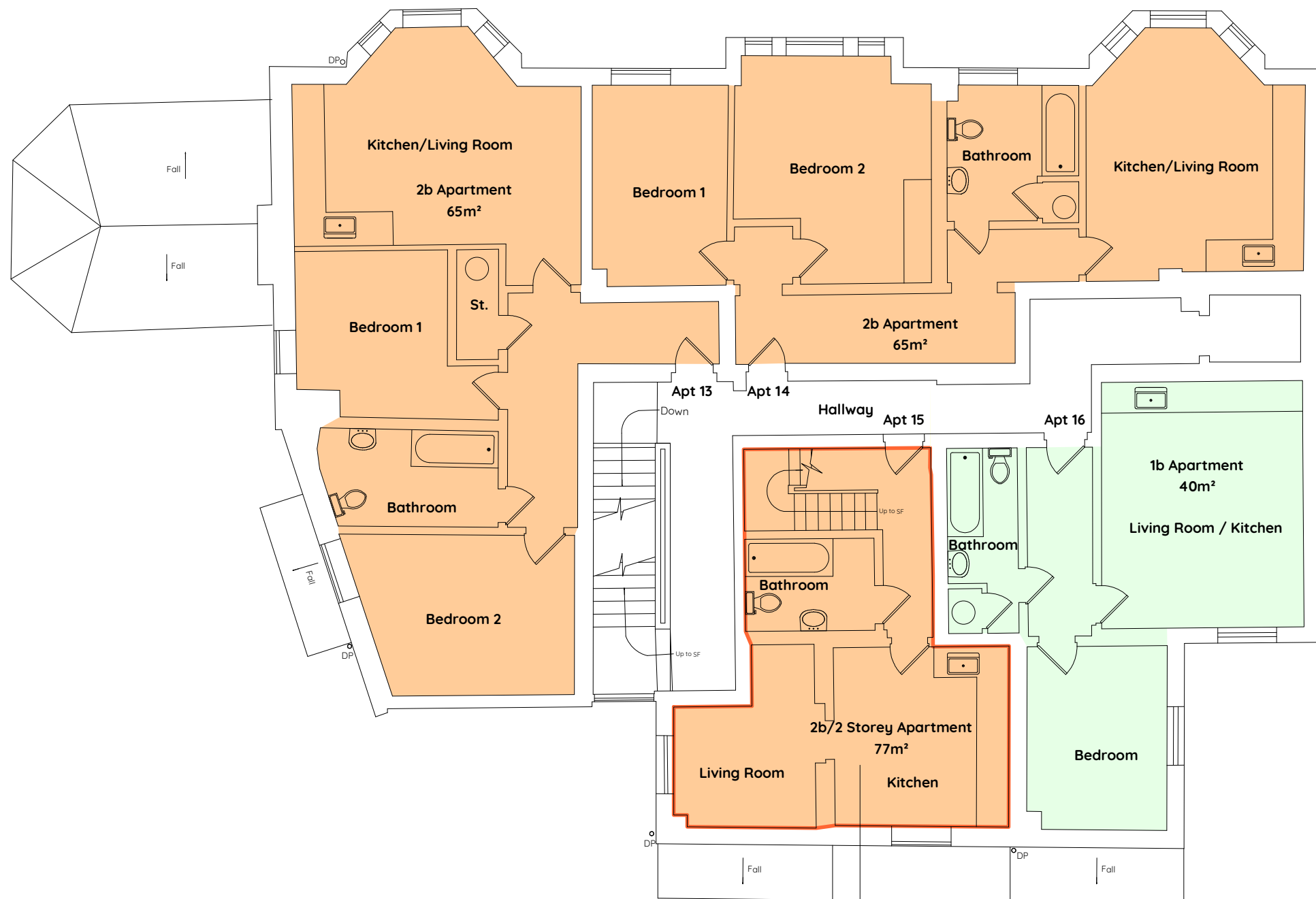
- 9no. 1 bedroom Studio Apartments
- 5no. 1 bedroom Apartments
- 12no. 2 bedroom Apartments
- 1no. 3 bedroom Apartment
- 1no. 4 bedroom Apartment

Total 28no. Apartments

Existing Accommodation Split

- 1 bedrooms 50%
- 2 bedrooms 42.8%
- 3 bedrooms 3.5%
- 4 bedrooms 3.5%

Existing Second Floor Plan
1:100@A1



Lower level of 2storey
2bed apartment.



Lower level of 2storey
1bed apartment.

No 13	Single	2beds	65m²
No 14	Single	2beds	65m²
No 15	Duplex	2beds	77m²
No 16	Single	1bed	40m²
No 17	Duplex	1bed	40m²
No 18	Single	2beds	65m²
No 19	Single	1bed S	21m²
No 20	Single	1bed S	29m²
No 21	Single	1bed S	41m²
No 22	Single	2beds	64m²
No 23	Single	2beds	60m²
No 24	Single	1bed	40m²
No 25	Single	2beds	65m²
No 26	Single	1bed S	22m²
No 27	Single	1bed S	29m²
No 28	Single	1bed S	39m²

Existing First Floor Plan
1:100@A1

B Schedule updated and plan colour revised DB 17.11.2022
A Schedule updated DB 14.11.2022
* First Issue DB 04.07.2021



Client

Tatton House Investments 2 Ltd

Project

79-85 Hathernage Road,
Victoria Park, Manchester, M15 0EW

Title

Existing First & Second Floor Plans

Scale

1:100@A1

Date

June 2021

Drawn By

DB

Drawing No

21-064-201

Revision

B

PLANNING ISSUE

Unit 17 Connect Business Village
24 Derby Road
Liverpool L5 9PT
0151 207 4371
info@condyllolofthouse.co.uk
www.condyllolofthouse.co.uk