Appendix 5.2

Application 5 Detailed Planning Drawings

© Maccreanor Lavington Ltd.

Do not scale from this drawing. Verify all dimensions on site. Drawing should be read in conjunction with information from all other design consultants and contractors. All drawings in digital format are for reference only, paper copies are available on request.

0 25 75m

Legend

- Application boundary
- Land owned or controlled by the applicant

MACCREANOR LAVINGTON
Vijverhofstraat 47
3032 SB Rotterdam
The Netherlands
+31(0)10 443 90 60

Proj. No.	Project	Date
RDB	Red Bank NT02-04	19/04/2023

Sheet Name: Location Plan

Client: FEC

CDE ID	Scale	Size	Rev.
RDB-MLA-00-XX-DR-AR-00010001	1:1250	A1	P0



© Maccreanor Lavington Ltd.

Do not scale from this drawing. Verify all dimensions on site. Drawing should be read in conjunction with information from all other design consultants and contractors. All drawings in digital format are for reference only, paper copies are available on request.

0 10 30m

Legend

SITE AREA: 28,104m²

MACCREANOR LAVINGTON
Vijverhofstraat 47
3032 SB Rotterdam
The Netherlands
+31(0)10 443 90 60

Proj. No.	Project	Date
RDB	Red Bank NT02-04	13/04/2023

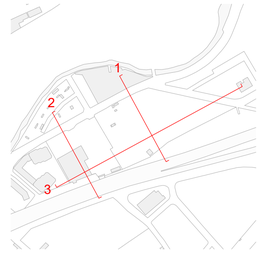
Sheet Name	Client
Existing Site Plan	FEC

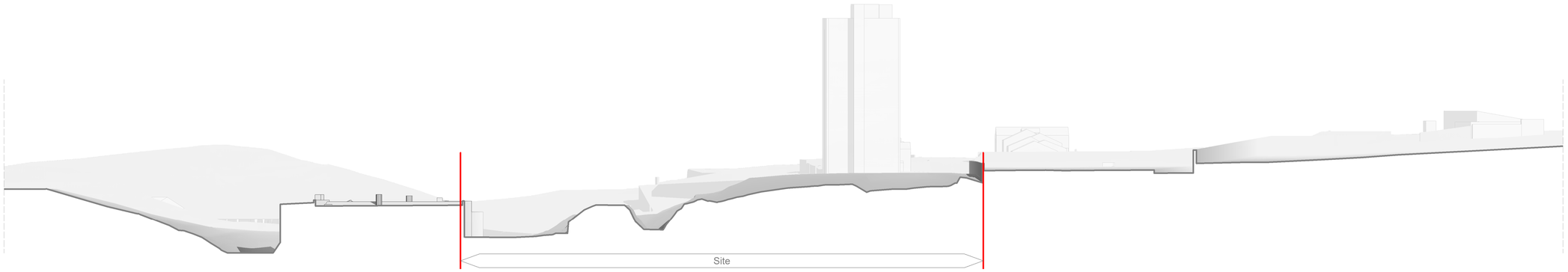
CDE ID	Scale	Size	Rev.
RDB-MLA-00-XX-DR-AR-00110001	1:500	A1	P0

© Maccreanor Lavington Ltd.

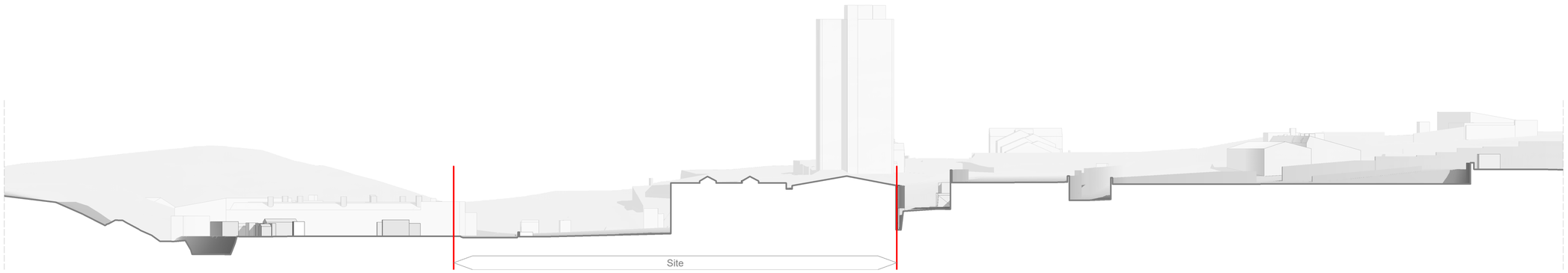
Do not scale from this drawing. Verify all dimensions on site. Drawing should be read in conjunction with information from all other design consultants and contractors. All drawings in digital format are for reference only, paper copies are available on request.

0 10 30m

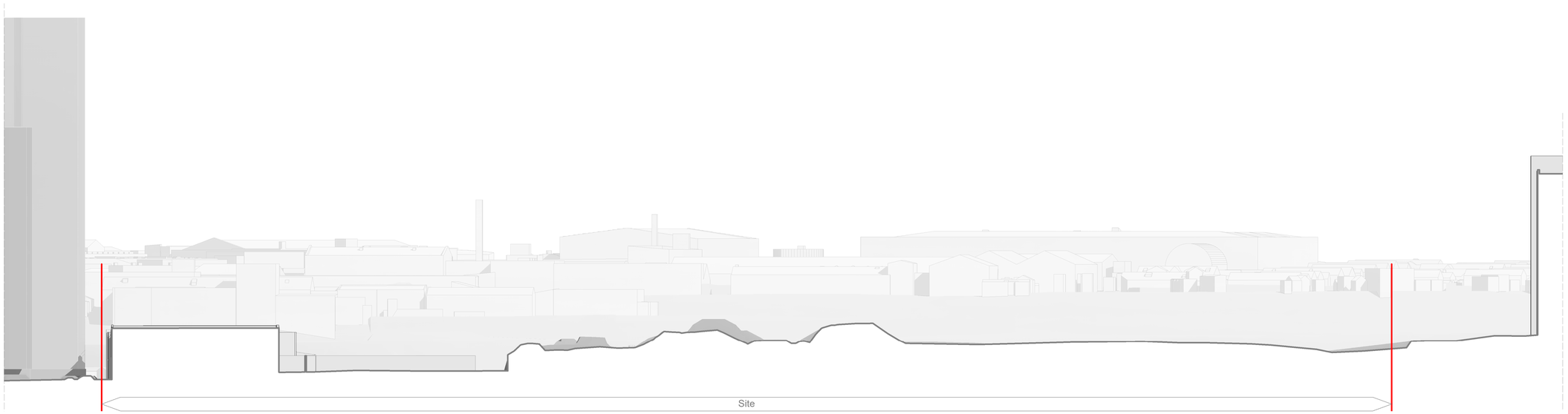




Existing Site Section 1



Existing Site Section 2



Existing Site Section 3

MACCREANOR LAVINGTON
Vijverhofstraat 47
3032 SB Rotterdam
The Netherlands
+31(0)10 443 90 60

Proj. No.	Project	Date
RDB	Red Bank NT02-04	13/04/2023

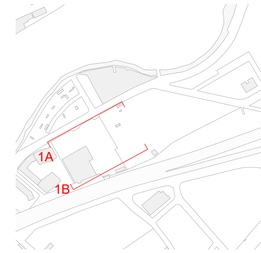
Sheet Name	Client
Existing Site Sections	FEC

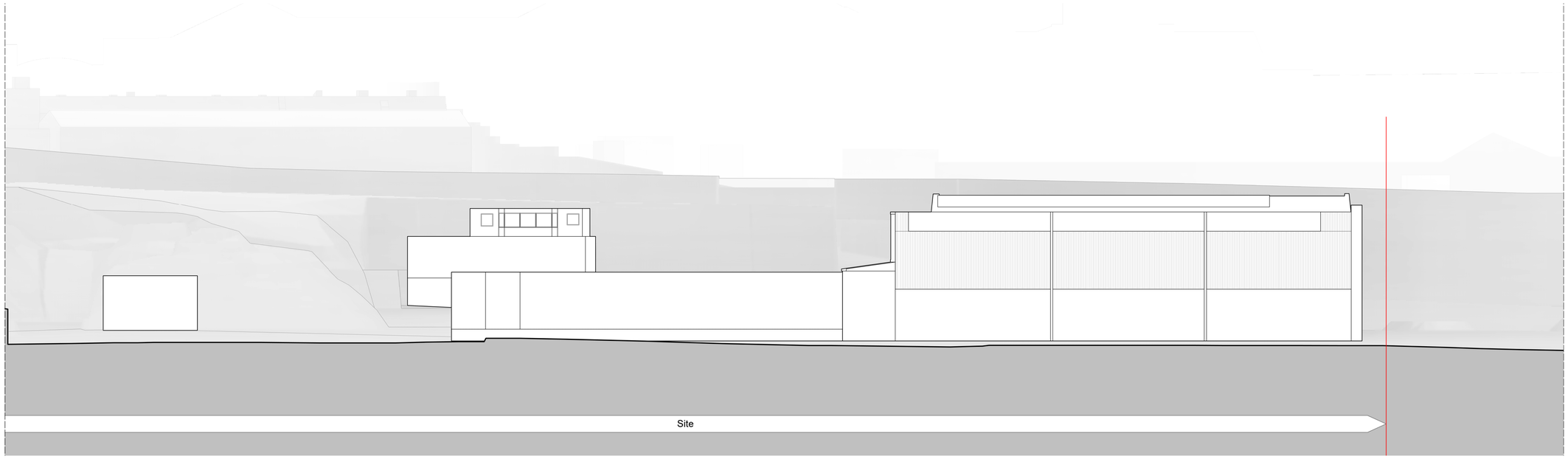
CDE ID	Scale	Size	Rev.
RDB-MLA-00-XX-DR-AR-00120001	1:500	A1	P0

© Maccreanor Lavington Ltd.

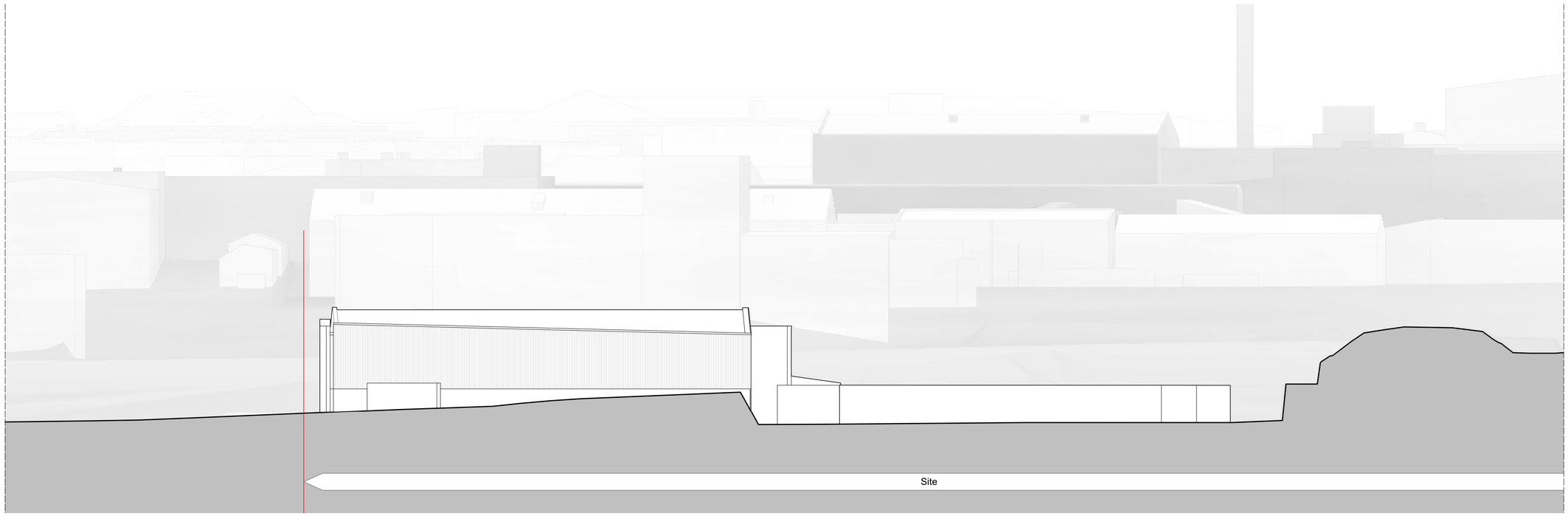
Do not scale from this drawing. Verify all dimensions on site. Drawing should be read in conjunction with information from all other design consultants and contractors. All drawings in digital format are for reference only, paper copies are available on request.

0 4 12m





Existing Site Elevation 1A



Existing Site Elevation 1B

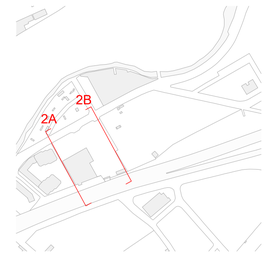
MACCREANOR LAVINGTON
Vijverhofstraat 47
3032 SB Rotterdam
The Netherlands
+31(0)10 443 90 60

Proj. No. RDB
Project Red Bank NT02-04
Date 19/04/2023
Sheet Name Existing Site Elevations 1
Client FEC
CDE ID RDB-MLA-00-XX-DR-AR-00130001
Scale 1:200
Size A1
Rev. P0

© Maccreanor Lavington Ltd.

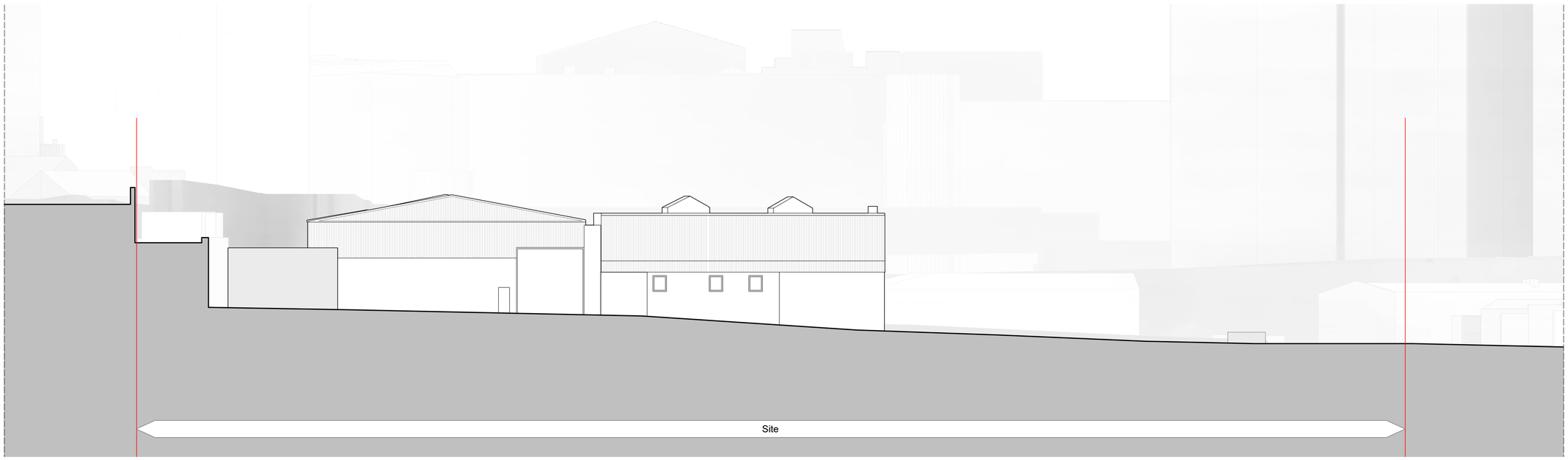
Do not scale from this drawing. Verify all dimensions on site. Drawing should be read in conjunction with information from all other design consultants and contractors. All drawings in digital format are for reference only, paper copies are available on request.

0 4 12m





Existing Site Elevation 2A



Existing Site Elevation 2B

MACCREANOR LAVINGTON
Vijverhofstraat 47
3032 SB Rotterdam
The Netherlands
+31(0)10 443 90 60

Proj. No.	Project	Date
RDB	Red Bank NT02-04	19/04/2023

Sheet Name	Client
Existing Site Elevations 2	FEC

CDE ID	Scale	Size	Rev.
RDB-MLA-00-XX-DR-AR-00130002	1:200	A1	P0



© Maccreanor Lavington Ltd.

Do not scale from this drawing. Verify all dimensions on site. Drawing should be read in conjunction with information from all other design consultants and contractors. All drawings in digital format are for reference only, paper copies are available on request.

0 10 30m

Legend

Application boundary

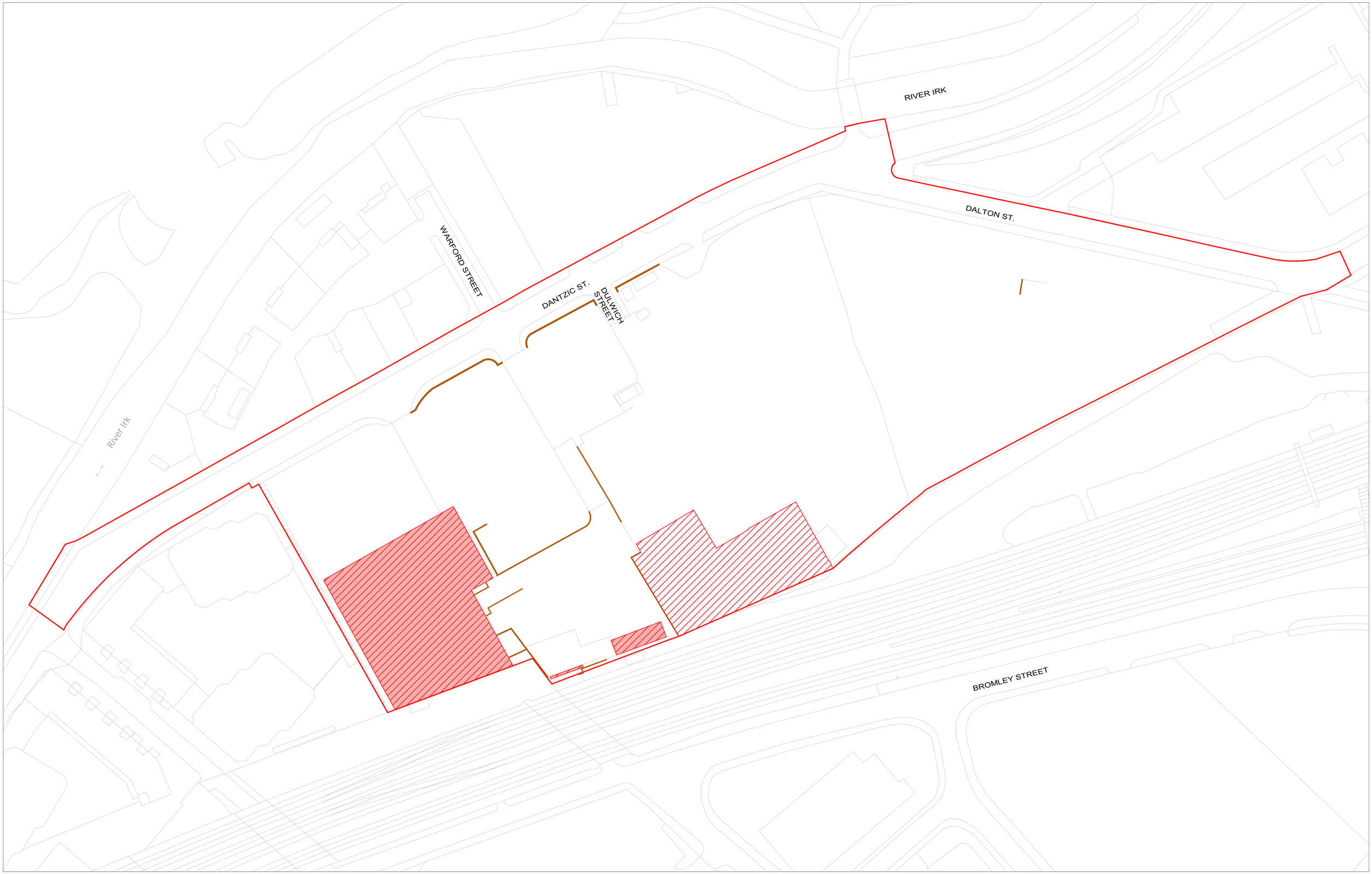
MACCREANOR LAVINGTON
Vijverhofstraat 47
3032 SB Rotterdam
The Netherlands
+31(0)10 443 90 60

Proj. No.	Project	Date
RDB	Red Bank NT02-04	13/04/2023

Sheet Name: Proposed Site Plan

Client: FEC

CDE ID	Scale	Size	Rev.
RDB-MLA-00-XX-DR-AR-01110000	1:500	A1	P0



© Maccreanor Lavington Ltd.

Do not scale from this drawing. Verify all dimensions on site. Drawing should be read in conjunction with information from all other design consultants and contractors. All drawings in digital format are for reference only, paper copies are available on request.

0 10 30m

Legend

- Demolition of buildings / structures
- Removal of earth mound
- Demolition of walls
- Application boundary

MACCREANOR LAVINGTON
Vijverhofstraat 47
3032 SB Rotterdam
The Netherlands
+31(0)10 443 90 60

Proj. No.	Project	Date
RDB	Red Bank NT02-04	13/04/2023

Sheet Name: Proposed Demolition Plan

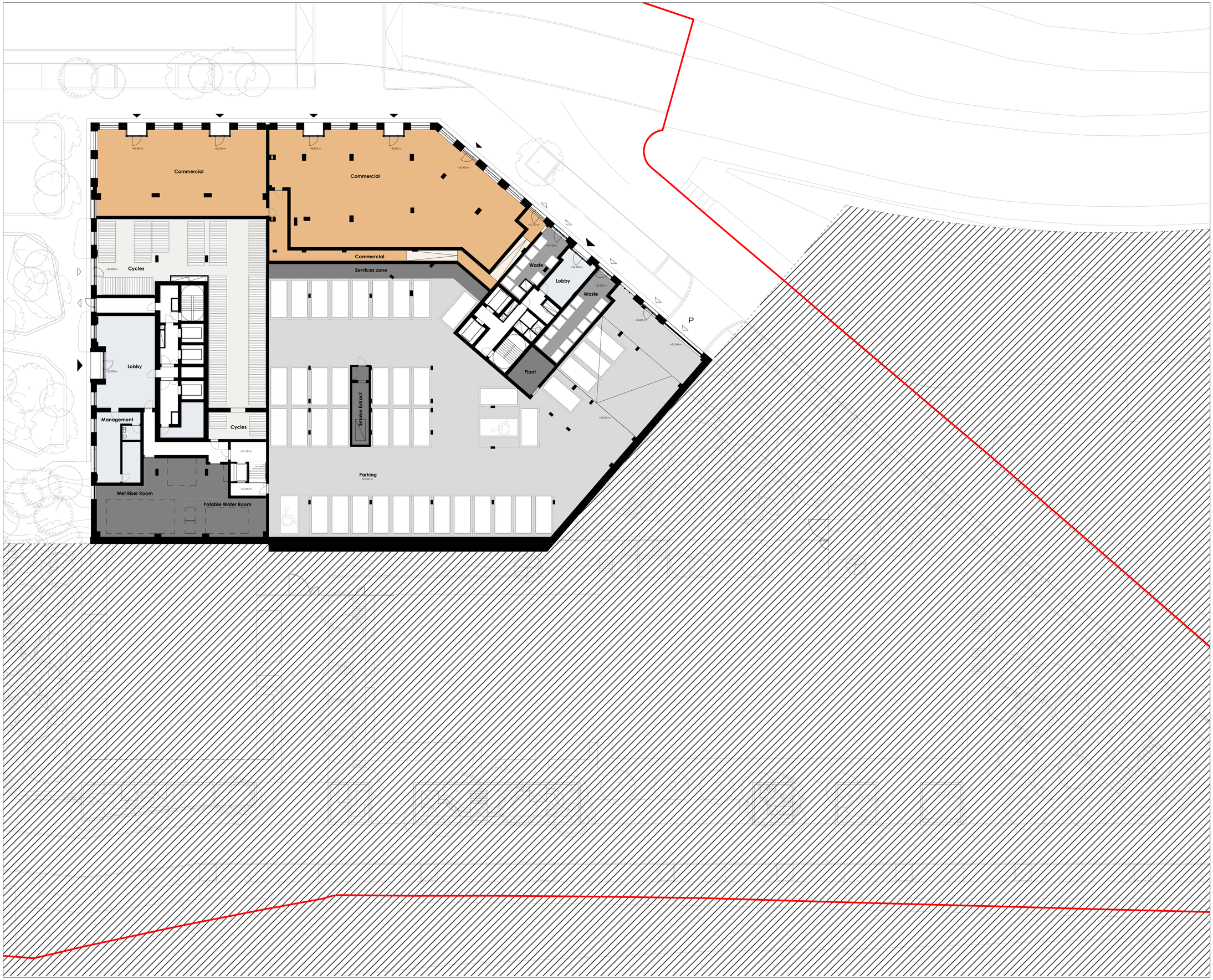
Client: FEC

CDE ID	Scale	Size	Rev.
RDB-MLA-00-XX-DR-AR-01140000	1:500	A1	P0

© Maccreanor Lavington Ltd.

Do not scale from this drawing. Verify all dimensions on site. Drawing should be read in conjunction with information from all other design consultants and contractors. All drawings in digital format are for reference only, paper copies are available on request.

0 4 12m



Legend

- Application boundary
- 1B-1P-1S
- 1B-2P-1S
- 2B-4P-1S
- 2B-4P-2S
- 3B-6P-1S
- 3B-6P-2S
- Amenity
- Commercial
- Cycles
- Lobby
- MEP
- Parking
- Private Amenity
- Waste

MACCREANOR LAVINGTON
Vijverhofstraat 47
3032 SB Rotterdam
The Netherlands
+31(0)10 443 90 60

Proj. No.	Project	Date
RDB	Red Bank NT04	13/04/2023

Sheet Name: NT04 Proposed GA Plan - Level 00L (Lower Ground)
Client: FEC

CDE ID	Scale	Size	Rev.
RDB-MLA-2D-00-DR-AR-01310000	1:200	A1	P0

© Maccreanor Lavington Ltd.

Do not scale from this drawing. Verify all dimensions on site. Drawing should be read in conjunction with information from all other design consultants and contractors. All drawings in digital format are for reference only, paper copies are available on request.

0 4 12m

Legend

- Application boundary
- 1B-1P-1S
- 1B-2P-1S
- 2B-4P-1S
- 2B-4P-2S
- 3B-6P-1S
- 3B-6P-2S
- Amenity
- Commercial
- Cycles
- Lobby
- MEP
- Parking
- Private Amenity
- Waste

Green Roof
66.3 m²

Private Amenity
36.7 m²

Private Amenity
36.7 m²

2B-4P-1S
70.8 m²

2B-4P-1S
70.8 m²

1B-2P-1S
50.2 m²

1B-2P-1S
50.2 m²

2B-4P-1S
70.7 m²

1B-2P-1S
56.4 m²

Stair escape route / Courtyard entrance
+34.580 m

1B-2P-1S
50.2 m²

2B-4P-2S
60.1 m²

2B-4P-2S
61.0 m²

1B-2P-1S
56.7 m²

MEP
11.9 m²

2B-4P-1S
70.1 m²

1B-2P-1S
50.2 m²

2B-4P-1S
72.9 m²

1B-2P-1S
50.0 m²

1B-2P-1S
53.0 m²

2B-4P-1S
70.1 m²

1B-2P-1S
50.3 m²

1B-2P-1S
50.5 m²

1B-2P-1S
50.3 m²

2B-4P-1S
70.9 m²

1B-2P-1S
50.3 m²

2B-4P-1S
70.8 m²

Cycles
99.5 m²
+34.300 m

Cycles
96.9 m²
+34.300 m

Lobby
69.2 m²
+34.300 m

Managment

Commercial Sprinkler Room
137.7 m²

Water sto., Boosters & Sprinkler Room

Wet Riser Room

LV Switchroom

Primary Controls Room

MACCREANOR LAVINGTON
Vijverhofstraat 47
3032 SB Rotterdam
The Netherlands
+31(0)10 443 90 60

Proj. No.	Project	Date
RDB	Red Bank NT04	13/04/2023

Sheet Name	Client
NT04 Proposed GA Plan - Level 00M (Lower Ground_Mezz.)	FEC

CDE ID	Scale	Size	Rev
RDB-MLA-2D-00-DR-AR-01310001	1:200	A1	P0

© Maccreanor Lavington Ltd.

Do not scale from this drawing. Verify all dimensions on site. Drawing should be read in conjunction with information from all other design consultants and contractors. All drawings in digital format are for reference only, paper copies are available on request.

0 4 12m

Legend

- Application boundary
- 1B-1P-1S
- 1B-2P-1S
- 2B-4P-1S
- 2B-4P-2S
- 3B-6P-1S
- 3B-6P-2S
- Amenity
- Commercial
- Cycles
- Lobby
- MEP
- Parking
- Private Amenity
- Waste

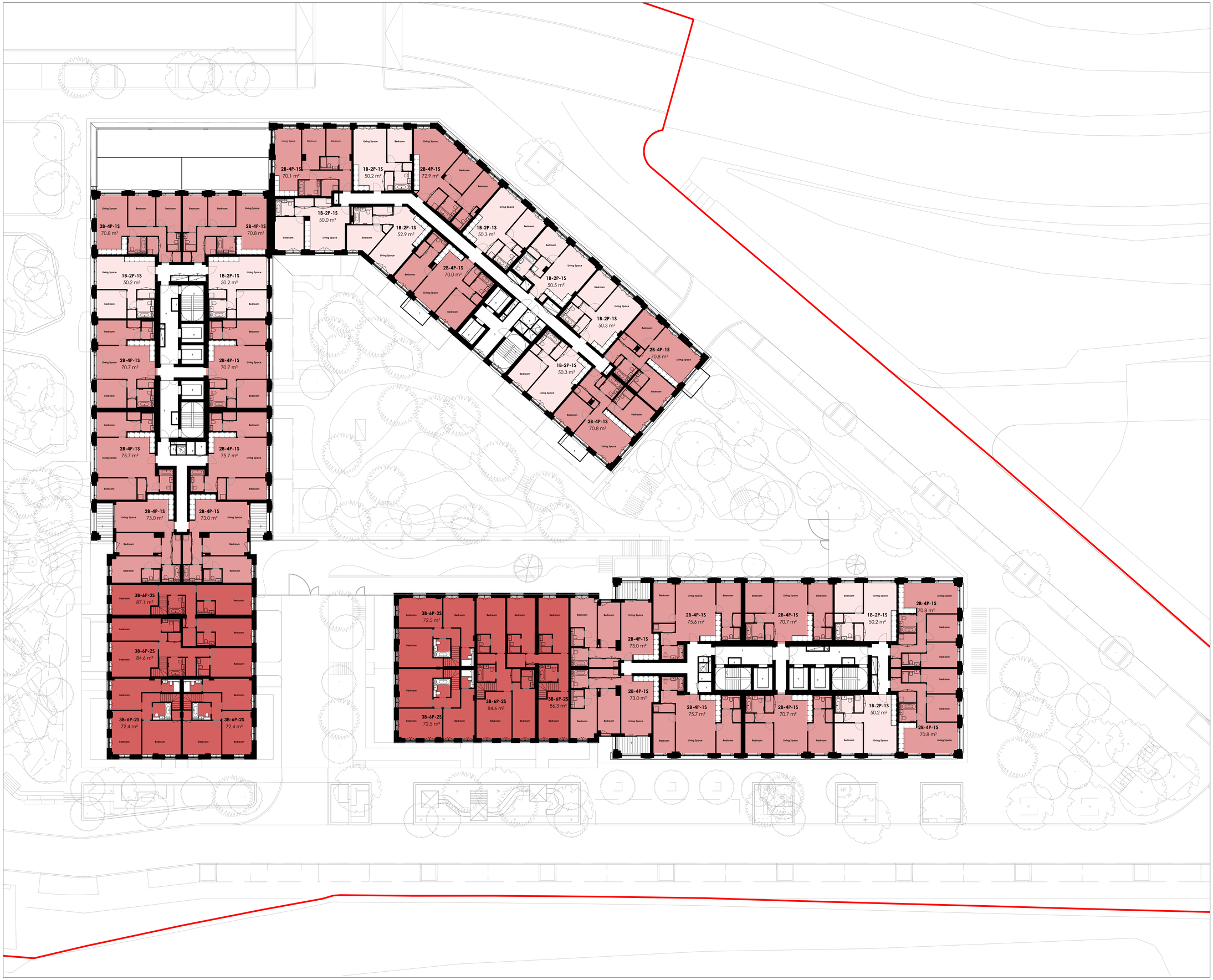
MACCREANOR LAVINGTON
Vijverhofstraat 47
3032 SB Rotterdam
The Netherlands
+31(0)10 443 90 60

Proj. No.	Project	Date
RDB	Red Bank NT04	13/04/2023

Sheet Name: NT04 Proposed GA Plan - Level 00U (Upper Ground)

Client: FEC

CDE ID	Scale	Size	Rev.
RDB-MLA-2D-00-DR-AR-01310002	1:200	A1	P0



© Maccreanor Lavington Ltd.

Do not scale from this drawing. Verify all dimensions on site. Drawing should be read in conjunction with information from all other design consultants and contractors. All drawings in digital format are for reference only, paper copies are available on request.

0 4 12m

Legend

- Application boundary
- 1B-1P-1S
- 1B-2P-1S
- 2B-4P-1S
- 2B-4P-2S
- 3B-6P-1S
- 3B-6P-2S
- Amenity
- Commercial
- Cycles
- Lobby
- MEP
- Parking
- Private Amenity
- Waste

MACCREANOR LAVINGTON
Vijverhofstraat 47
3032 SB Rotterdam
The Netherlands
+31(0)10 443 90 60

Proj. No.	Project	Date
RDB	Red Bank NT04	13/04/2023

Sheet Name: NT04 Proposed GA Plan - Level 01

Client: FEC

CDE ID	Scale	Size	Rev.
RDB-MLA-2D-01-DR-AR-01310010	1:200	A1	P0



© Maccreanor Lavington Ltd.

Do not scale from this drawing. Verify all dimensions on site. Drawing should be read in conjunction with information from all other design consultants and contractors. All drawings in digital format are for reference only, paper copies are available on request.

0 4 12m

Legend

- Application boundary
- 1B-1P-1S
- 1B-2P-1S
- 2B-4P-1S
- 2B-4P-2S
- 3B-6P-1S
- 3B-6P-2S
- Amenity
- Commercial
- Cycles
- Lobby
- MEP
- Parking
- Private Amenity
- Waste

MACCREANOR LAVINGTON
Vijverhofstraat 47
3032 SB Rotterdam
The Netherlands
+31(0)10 443 90 60

Proj. No.	Project	Date
RDB	Red Bank NT04	13/04/2023

Sheet Name: NT04 Proposed GA Plan - Level 02-05 - Typical Lower

Client: FEC

CDE ID	Scale	Size	Rev.
RDB-MLA-2D-02-DR-AR-01310020	1:200	A1	P0



© Maccreanor Lavington Ltd.

Do not scale from this drawing. Verify all dimensions on site. Drawing should be read in conjunction with information from all other design consultants and contractors. All drawings in digital format are for reference only, paper copies are available on request.

0 4 12m

Legend

- Application boundary
- 1B-1P-1S
- 1B-2P-1S
- 2B-4P-1S
- 2B-4P-2S
- 3B-6P-1S
- 3B-6P-2S
- Amenity
- Commercial
- Cycles
- Lobby
- MEP
- Parking
- Private Amenity
- Waste

MACCREANOR LAVINGTON
Vijverhofstraat 47
3032 SB Rotterdam
The Netherlands
+31(0)10 443 90 60

Proj. No.	Project	Date
RDB	Red Bank NT04	13/04/2023

Sheet Name: NT04 Proposed GA Plan - Level 06

Client: FEC

CDE ID	Scale	Size	Rev.
RDB-MLA-2D-06-DR-AR-01310060	1:200	A1	P0

© Maccreanor Lavington Ltd.

Do not scale from this drawing. Verify all dimensions on site. Drawing should be read in conjunction with information from all other design consultants and contractors. All drawings in digital format are for reference only, paper copies are available on request.

0 4 12m

Legend

- Application boundary
- 1B-1P-1S
- 1B-2P-1S
- 2B-4P-1S
- 2B-4P-2S
- 3B-6P-1S
- 3B-6P-2S
- Amenity
- Commercial
- Cycles
- Lobby
- MEP
- Parking
- Private Amenity
- Waste

MACCREANOR LAVINGTON
Vijverhofstraat 47
3032 SB Rotterdam
The Netherlands
+31(0)10 443 90 60

Proj. No.	Project	Date
RDB	Red Bank NT04	13/04/2023

Sheet Name: NT04 Proposed GA Plan - Level 07-08

Client: FEC

CDE ID	Scale	Size	Rev.
RDB-MLA-2D-07-DR-AR-01310070	1:200	A1	P0



© Maccreanor Lavington Ltd.

Do not scale from this drawing. Verify all dimensions on site. Drawing should be read in conjunction with information from all other design consultants and contractors. All drawings in digital format are for reference only, paper copies are available on request.

0 4 12m

Legend

- Application boundary
- 1B-1P-1S
- 1B-2P-1S
- 2B-4P-1S
- 2B-4P-2S
- 3B-6P-1S
- 3B-6P-2S
- Amenity
- Commercial
- Cycles
- Lobby
- MEP
- Parking
- Private Amenity
- Waste

MACCREANOR LAVINGTON
Vijverhofstraat 47
3032 SB Rotterdam
The Netherlands
+31(0)10 443 90 60

Proj. No.	Project	Date
RDB	Red Bank NT04	13/04/2023

Sheet Name: NT04 Proposed GA Plan - Level 09
Client: FEC

CDE ID	Scale	Size	Rev.
RDB-MLA-2D-09-DR-AR-01310090	1:200	A1	P0

© Maccreanor Lavington Ltd.

Do not scale from this drawing. Verify all dimensions on site. Drawing should be read in conjunction with information from all other design consultants and contractors. All drawings in digital format are for reference only, paper copies are available on request.

0 4 12m

Legend

- Application boundary
- 1B-1P-1S
- 1B-2P-1S
- 2B-4P-1S
- 2B-4P-2S
- 3B-6P-1S
- 3B-6P-2S
- Amenity
- Commercial
- Cycles
- Lobby
- MEP
- Parking
- Private Amenity
- Waste

MACCREANOR LAVINGTON

Vijverhofstraat 47
3032 SB Rotterdam
The Netherlands
+31(0)10 443 90 60

Proj. No.	Project	Date
RDB	Red Bank NT04	13/04/2023

Sheet Name: NT04 Proposed GA Plan - Level 10

Client: FEC

CDE ID	Scale	Size	Rev.
RDB-MLA-2D-10-DR-AR-01310100	1:200	A1	P0

© Maccreanor Lavington Ltd.

Do not scale from this drawing. Verify all dimensions on site. Drawing should be read in conjunction with information from all other design consultants and contractors. All drawings in digital format are for reference only, paper copies are available on request.

0 4 12m

Legend

- Application boundary
- 1B-1P-1S
- 1B-2P-1S
- 2B-4P-1S
- 2B-4P-2S
- 3B-6P-1S
- 3B-6P-2S
- Amenity
- Commercial
- Cycles
- Lobby
- MEP
- Parking
- Private Amenity
- Waste

MEP

MEP

PV Panels

PV Panels

MACCREANOR LAVINGTON

Vijverhofstraat 47
3032 SB Rotterdam
The Netherlands
+31(0)10 443 90 60

Proj. No.	Project	Date
RDB	Red Bank NT04	13/04/2023

Sheet Name: NT04 Proposed GA Plan - Level 11

Client: FEC

CDE ID	Scale	Size	Rev.
RDB-MLA-2D-11-DR-AR-01310110	1:200	A1	P0

© Maccreanor Lavington Ltd.

Do not scale from this drawing. Verify all dimensions on site. Drawing should be read in conjunction with information from all other design consultants and contractors. All drawings in digital format are for reference only, paper copies are available on request.

0 4 12m

Legend

- Application boundary
- 1B-1P-1S
- 1B-2P-1S
- 2B-4P-1S
- 2B-4P-2S
- 3B-6P-1S
- 3B-6P-2S
- Amenity
- Commercial
- Cycles
- Lobby
- MEP
- Parking
- Private Amenity
- Waste

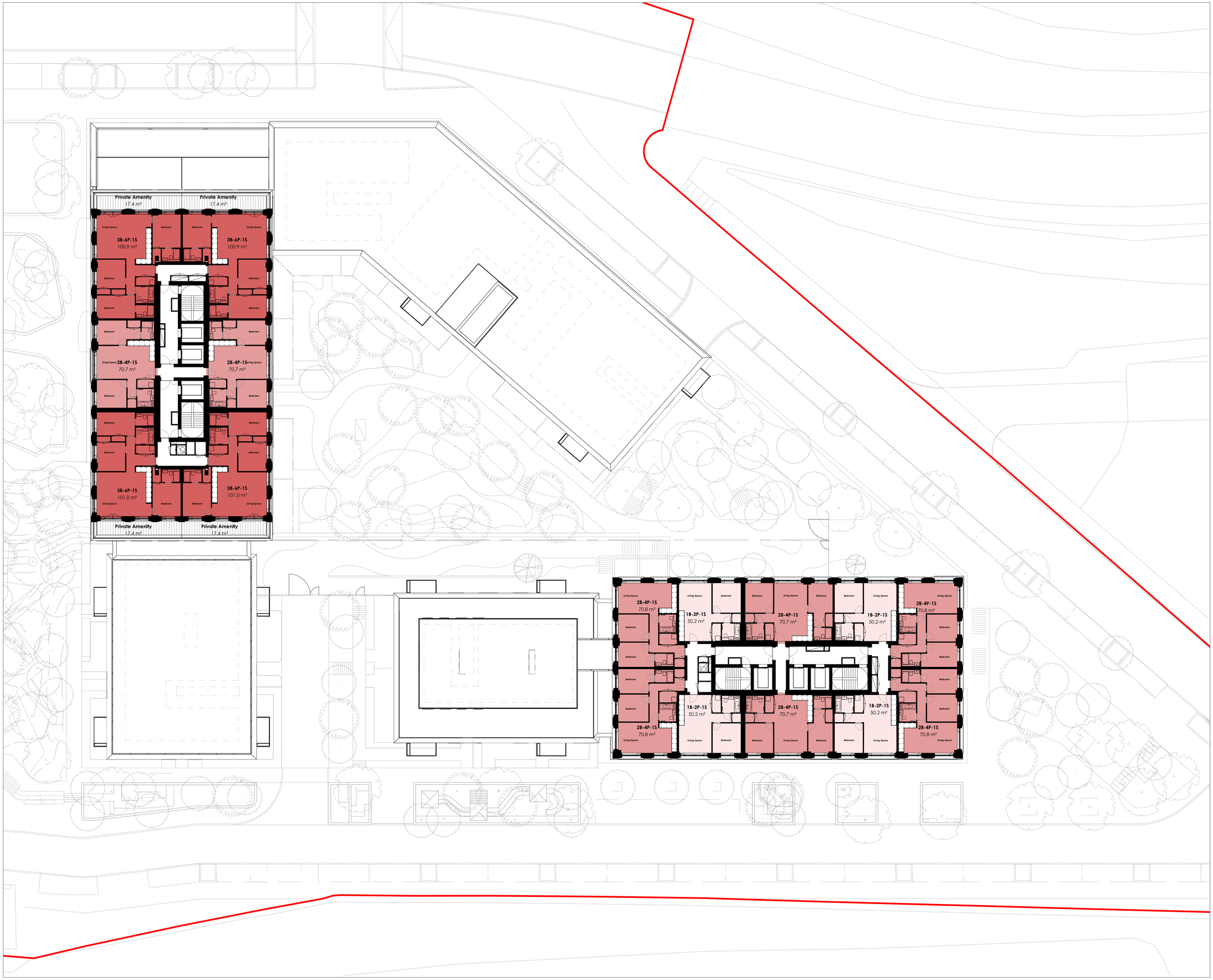
MACCREANOR LAVINGTON
Vijverhofstraat 47
3032 SB Rotterdam
The Netherlands
+31(0)10 443 90 60

Proj. No.	Project	Date
RDB	Red Bank NT04	13/04/2023

Sheet Name: NT04 Proposed GA Plan - Level 12-18 - Typical Upper

Client: FEC

CDE ID	Scale	Size	Rev.
RDB-MLA-2D-12-DR-AR-01310120	1:200	A1	P0



© Maccreanor Lavington Ltd.

Do not scale from this drawing. Verify all dimensions on site. Drawing should be read in conjunction with information from all other design consultants and contractors. All drawings in digital format are for reference only, paper copies are available on request.

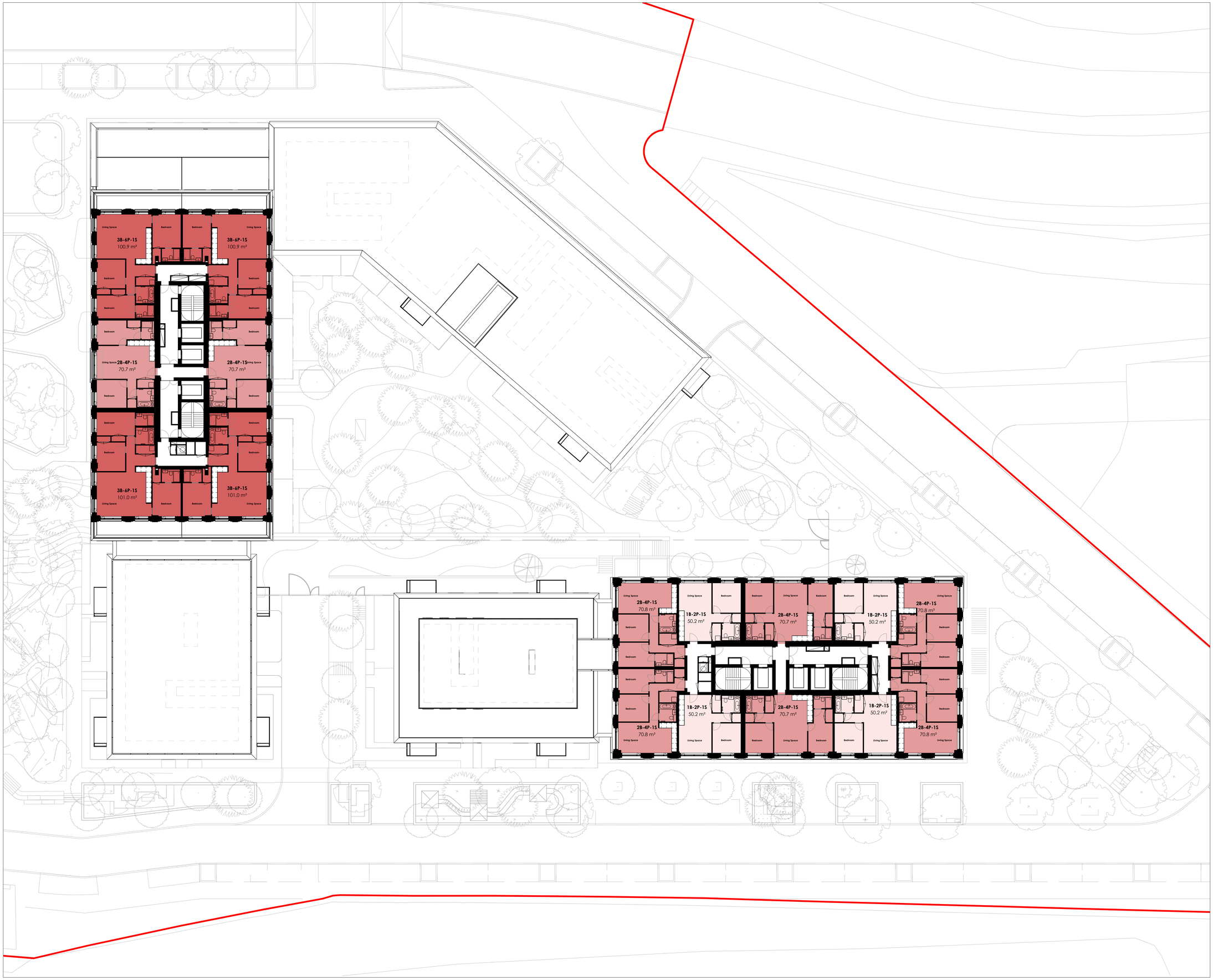
0 4 12m

Legend

- Application boundary
- 1B-1P-1S
- 1B-2P-1S
- 2B-4P-1S
- 2B-4P-2S
- 3B-6P-1S
- 3B-6P-2S
- Amenity
- Commercial
- Cycles
- Lobby
- MEP
- Parking
- Private Amenity
- Waste

MACCREANOR LAVINGTON
Vijverhofstraat 47
3032 SB Rotterdam
The Netherlands
+31(0)10 443 90 60

Proj. No. RDB
Project Red Bank NT04
Date 13/04/2023
Sheet Name NT04 Proposed GA Plan - Level 19
Client FEC
CDE ID RDB-MLA-2D-19-DR-AR-01310190
Scale 1:200
Size A1
Rev. P0



© Maccreanor Lavington Ltd.

Do not scale from this drawing. Verify all dimensions on site. Drawing should be read in conjunction with information from all other design consultants and contractors. All drawings in digital format are for reference only, paper copies are available on request.

0 4 12m

Legend

- Application boundary
- 1B-1P-1S
- 1B-2P-1S
- 2B-4P-1S
- 2B-4P-2S
- 3B-6P-1S
- 3B-6P-2S
- Amenity
- Commercial
- Cycles
- Lobby
- MEP
- Parking
- Private Amenity
- Waste

MACCREANOR LAVINGTON
Vijverhofstraat 47
3032 SB Rotterdam
The Netherlands
+31(0)10 443 90 60

Proj. No.	Project	Date
RDB	Red Bank NT04	13/04/2023

Sheet Name: NT04 Proposed GA Plan - Level 20-21

Client: FEC

CDE ID	Scale	Size	Rev.
RDB-MLA-2D-20-DR-AR-01310200	1:200	A1	P0

© Maccreanor Lavington Ltd.

Do not scale from this drawing. Verify all dimensions on site. Drawing should be read in conjunction with information from all other design consultants and contractors. All drawings in digital format are for reference only, paper copies are available on request.

0 4 12m

Legend

- Application boundary
- 1B-1P-1S
- 1B-2P-1S
- 2B-4P-1S
- 2B-4P-2S
- 3B-6P-1S
- 3B-6P-2S
- Amenity
- Commercial
- Cycles
- Lobby
- MEP
- Parking
- Private Amenity
- Waste

2D.1
Green Roof
451.5 m²

PV Panels

MEP

Lift Overru

Lift Overru

Lift Overru

MEP

MEP

PV Panels

Living Space
2B-4P-1S
70.8 m²
Bedroom
Bedroom
Bedroom
Bedroom
Living Space

1B-2P-1S
50.2 m²
Bedroom
Living Space

Bedroom
Living Space
2B-4P-1S
70.7 m²
Bedroom
Living Space

1B-2P-1S
50.2 m²
Bedroom
Living Space

Living Space
2B-4P-1S
70.8 m²
Bedroom
Bedroom
Bedroom
Bedroom
Living Space

1B-2P-1S
50.2 m²

2B-4P-1S
70.7 m²

1B-2P-1S
50.2 m²

Living Space
2B-4P-1S
70.8 m²
Bedroom
Bedroom
Bedroom
Bedroom
Living Space

MACCREANOR LAVINGTON
Vijverhofstraat 47
3032 SB Rotterdam
The Netherlands
+31(0)10 443 90 60

Proj. No.	Project	Date
RDB	Red Bank NT04	13/04/2023

Sheet Name
NT04 Proposed GA Plan - Level 22

Client
FEC

CDE ID	Scale	Size	Rev.
RDB-MLA-2D-22-DR-AR-01310220	1:200	A1	P0

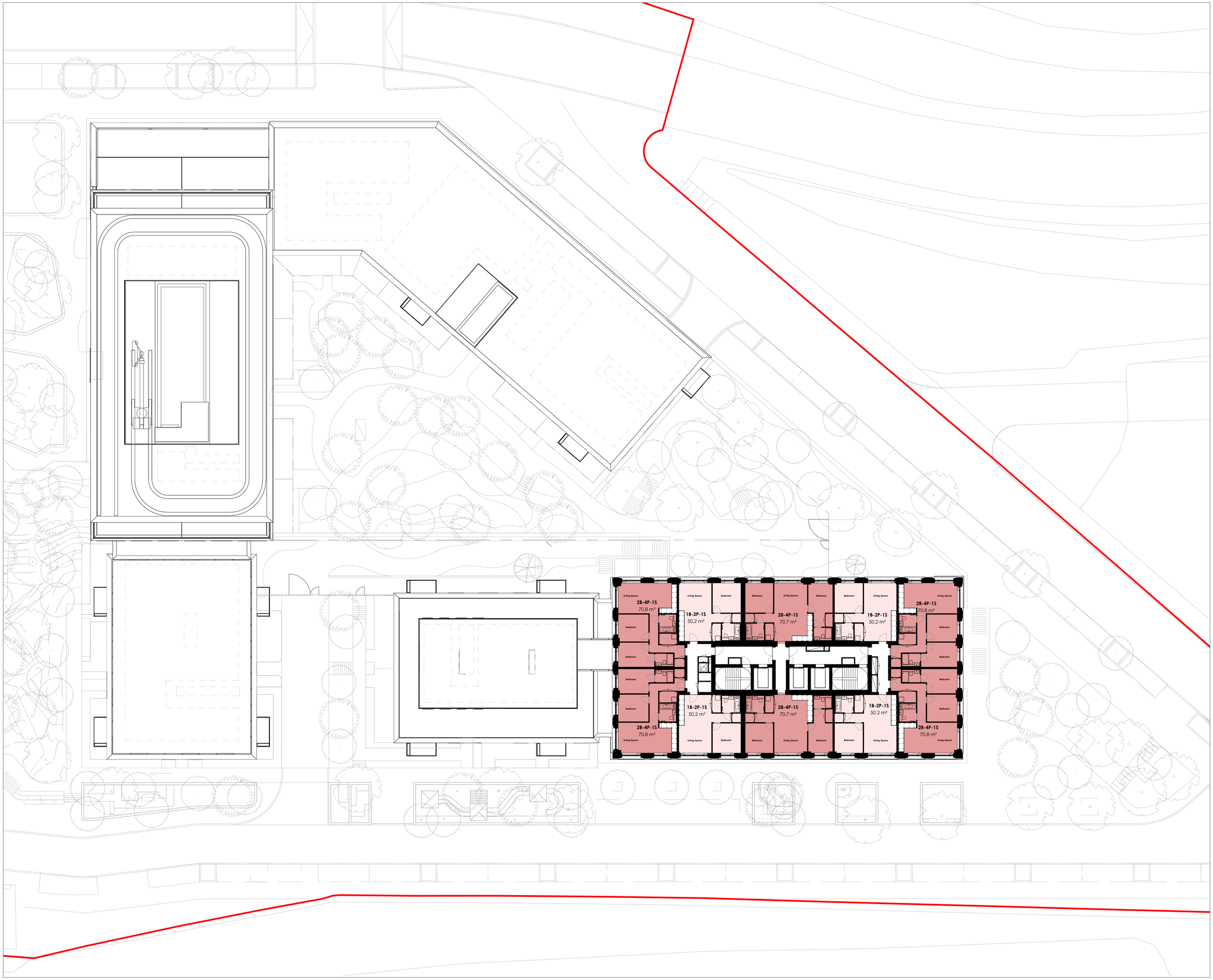
© Maccreanor Lavington Ltd.

Do not scale from this drawing. Verify all dimensions on site. Drawing should be read in conjunction with information from all other design consultants and contractors. All drawings in digital format are for reference only, paper copies are available on request.

0 4 12m

Legend

- Application boundary
- 1B-1P-1S
- 1B-2P-1S
- 2B-4P-1S
- 2B-4P-2S
- 3B-6P-1S
- 3B-6P-2S
- Amenity
- Commercial
- Cycles
- Lobby
- MEP
- Parking
- Private Amenity
- Waste



MACCREANOR LAVINGTON
Vijverhofstraat 47
3032 SB Rotterdam
The Netherlands
+31(0)10 443 90 60

Proj. No.	Project	Date
RDB	Red Bank Manchester	13/04/2023

Sheet Name: NT04 Proposed GA Plan - Level 23

Client: FEC

CDE ID	Scale	Size	Rev.
RDB-MLA-2D-23-DR-AR-01310230	1:200	A1	P0

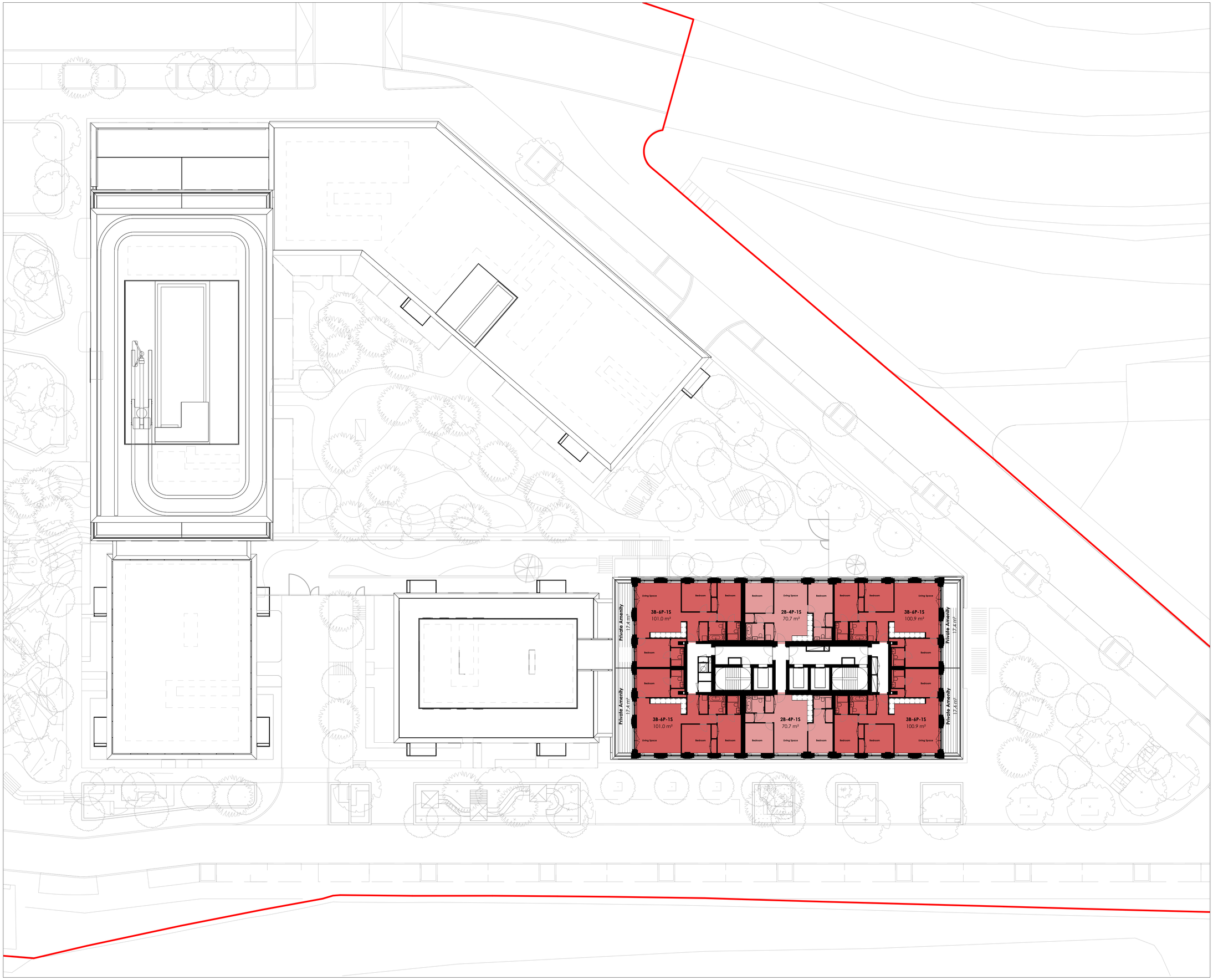
© Maccreanor Lavington Ltd.

Do not scale from this drawing. Verify all dimensions on site. Drawing should be read in conjunction with information from all other design consultants and contractors. All drawings in digital format are for reference only, paper copies are available on request.

0 4 12m

Legend

- Application boundary
- 1B-1P-1S
- 1B-2P-1S
- 2B-4P-1S
- 2B-4P-2S
- 3B-6P-1S
- 3B-6P-2S
- Amenity
- Commercial
- Cycles
- Lobby
- MEP
- Parking
- Private Amenity
- Waste



MACCREANOR LAVINGTON
Vijverhofstraat 47
3032 SB Rotterdam
The Netherlands
+31(0)10 443 90 60

Proj. No.	Project	Date
RDB	Red Bank NT04	13/04/2023

Sheet Name: NT04 Proposed GA Plan - Level 24

Client: FEC

CDE ID	Scale	Size	Rev.
RDB-MLA-2D-24-DR-AR-01310240	1:200	A1	P0

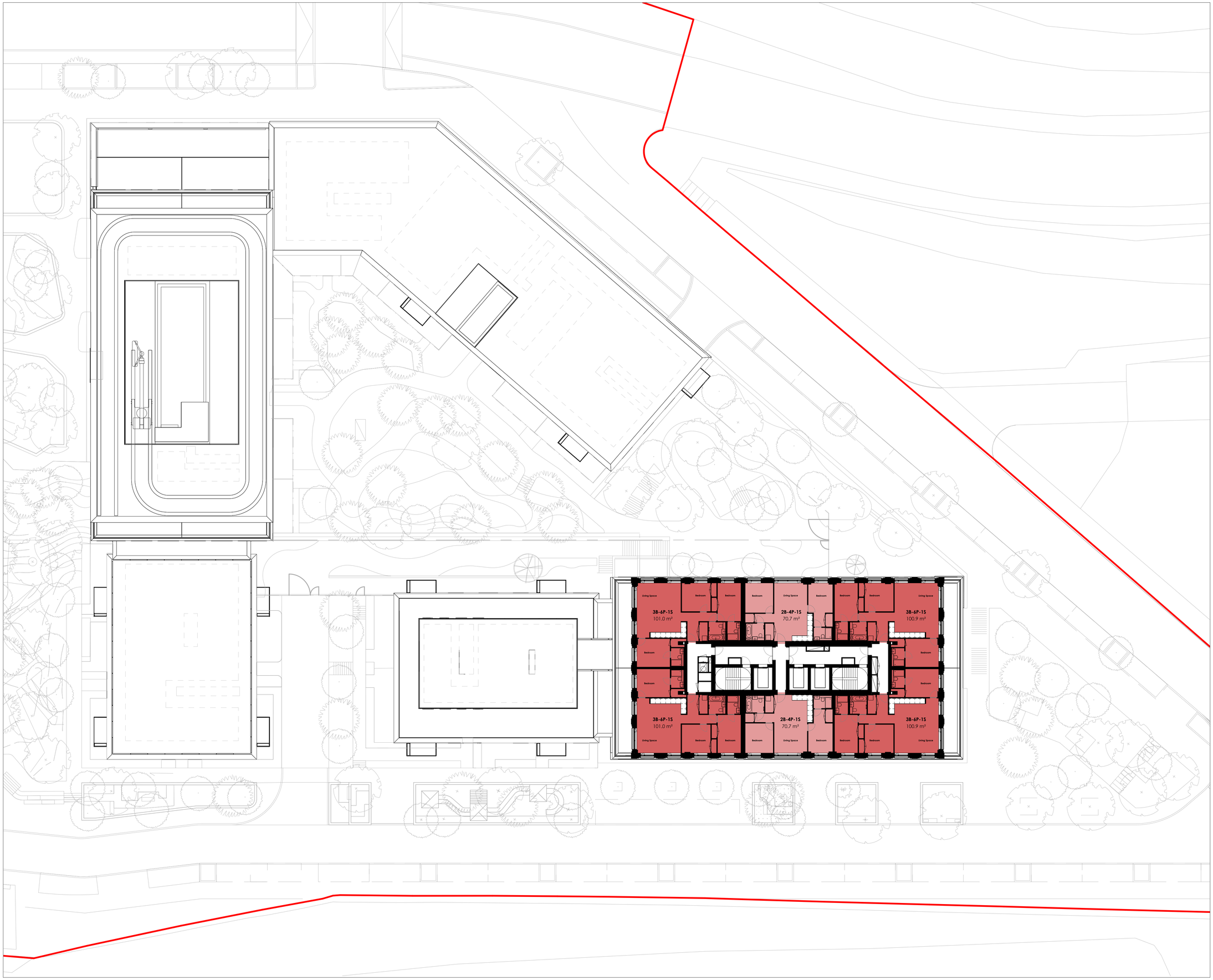
© Maccreanor Lavington Ltd.

Do not scale from this drawing. Verify all dimensions on site. Drawing should be read in conjunction with information from all other design consultants and contractors. All drawings in digital format are for reference only, paper copies are available on request.

0 4 12m

Legend

- Application boundary
- 1B-1P-1S
- 1B-2P-1S
- 2B-4P-1S
- 2B-4P-2S
- 3B-6P-1S
- 3B-6P-2S
- Amenity
- Commercial
- Cycles
- Lobby
- MEP
- Parking
- Private Amenity
- Waste



MACCREANOR LAVINGTON
Vijverhofstraat 47
3032 SB Rotterdam
The Netherlands
+31(0)10 443 90 60

Proj. No.	Project	Date
RDB	Red Bank NT04	13/04/2023

Sheet Name: NT04 Proposed GA Plan - Level 25-26

Client: FEC

CDE ID	Scale	Size	Rev.
RDB-MLA-2D-25-DR-AR-01310250	1:200	A1	P0

© Maccreanor Lavington Ltd.

Do not scale from this drawing. Verify all dimensions on site. Drawing should be read in conjunction with information from all other design consultants and contractors. All drawings in digital format are for reference only, paper copies are available on request.

0 4 12m

Legend

- Application boundary
- 1B-1P-1S
- 1B-2P-1S
- 2B-4P-1S
- 2B-4P-2S
- 3B-6P-1S
- 3B-6P-2S
- Amenity
- Commercial
- Cycles
- Lobby
- MEP
- Parking
- Private Amenity
- Waste

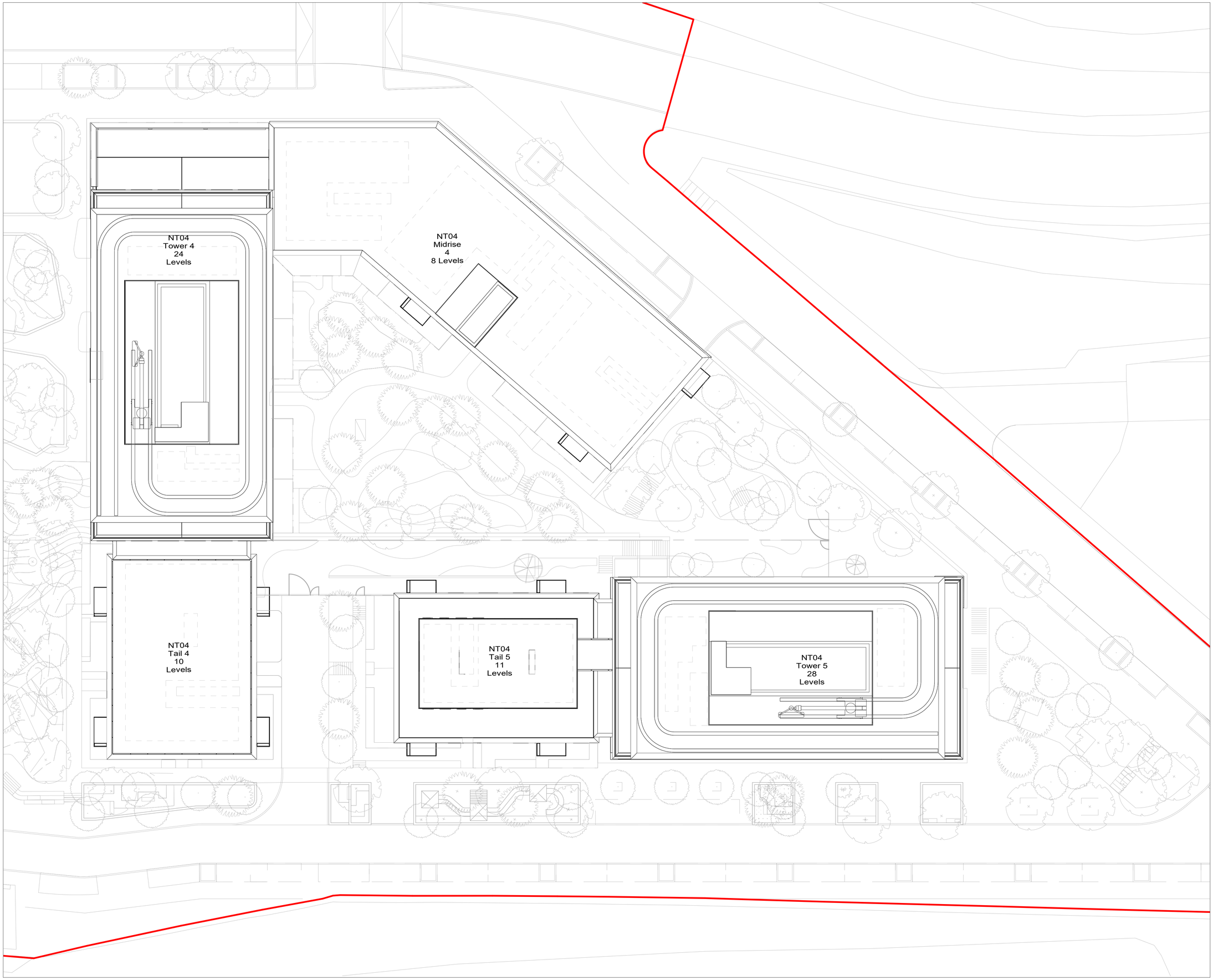
PV Panels
MEP
MEP
PV Panels
Lift Overrun
Lift Overrun
Lift Overrun
MEP
2D.3
Green Roof
451.5 m²

MACCREANOR LAVINGTON
Vijverhofstraat 47
3032 SB Rotterdam
The Netherlands
+31(0)10 443 90 60

Proj. No.	Project	Date
RDB	Red Bank NT04	13/04/2023

Sheet Name: NT04 Proposed GA Plan - Level 27
Client: FEC

CDE ID	Scale	Size	Rev.
RDB-MLA-2D-27-DR-AR-01310270	1:200	A1	P0



© Maccreanor Lavington Ltd.

Do not scale from this drawing. Verify all dimensions on site. Drawing should be read in conjunction with information from all other design consultants and contractors. All drawings in digital format are for reference only, paper copies are available on request.

0 4 12m

Legend

- Application boundary
- 1B-1P-1S
- 1B-2P-1S
- 2B-4P-1S
- 2B-4P-2S
- 3B-6P-1S
- 3B-6P-2S
- Amenity
- Commercial
- Cycles
- Lobby
- MEP
- Parking
- Private Amenity
- Waste

MACCREANOR LAVINGTON
Vijverhofstraat 47
3032 SB Rotterdam
The Netherlands
+31(0)10 443 90 60

Proj. No.	Project	Date
RDB	Red Bank NT04	13/04/2023

Sheet Name: NT04 Proposed GA Plan - Roof

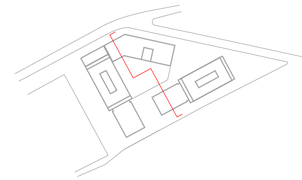
Client: FEC

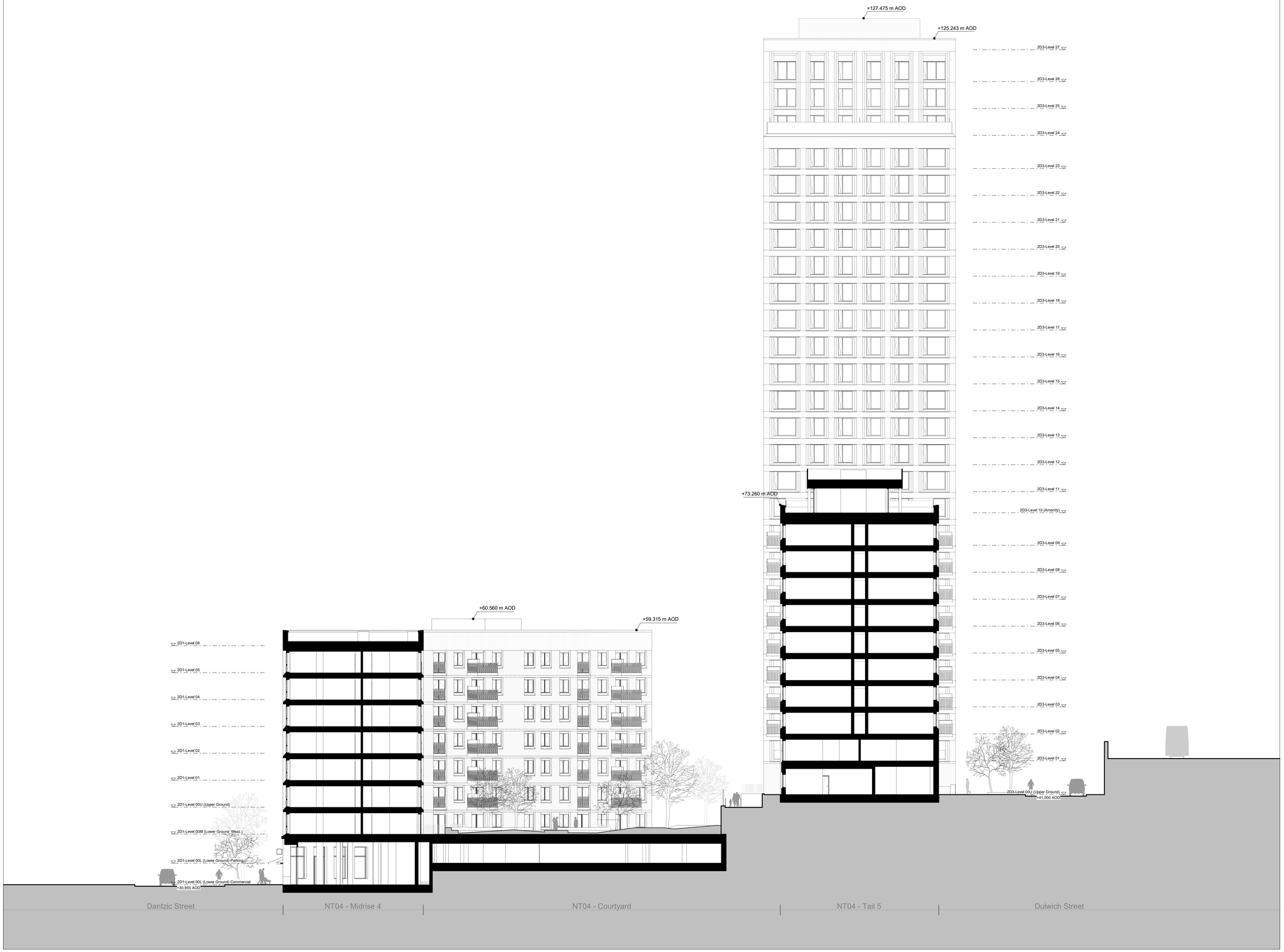
CDE ID	Scale	Size	Rev.
RDB-MLA-2D-34-DR-AR-01310340	1:200	A1	P0

© Maccreanor Lavington Ltd.

Do not scale from this drawing. Verify all dimensions on site. Drawing should be read in conjunction with information from all other design consultants and contractors. All drawings in digital format are for reference only, paper copies are available on request.

0 4 12m





MACCREANOR LAVINGTON
Vijverhofstraat 47
3032 SB Rotterdam
The Netherlands
+31(0)10 443 90 60

Proj. No.	Project	Date
RDB	Red Bank NT04	13/04/2023

Sheet Name
NT04 Proposed GA Section AA

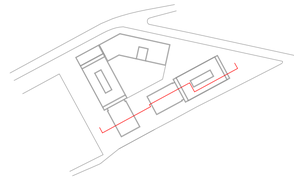
Client
FEC

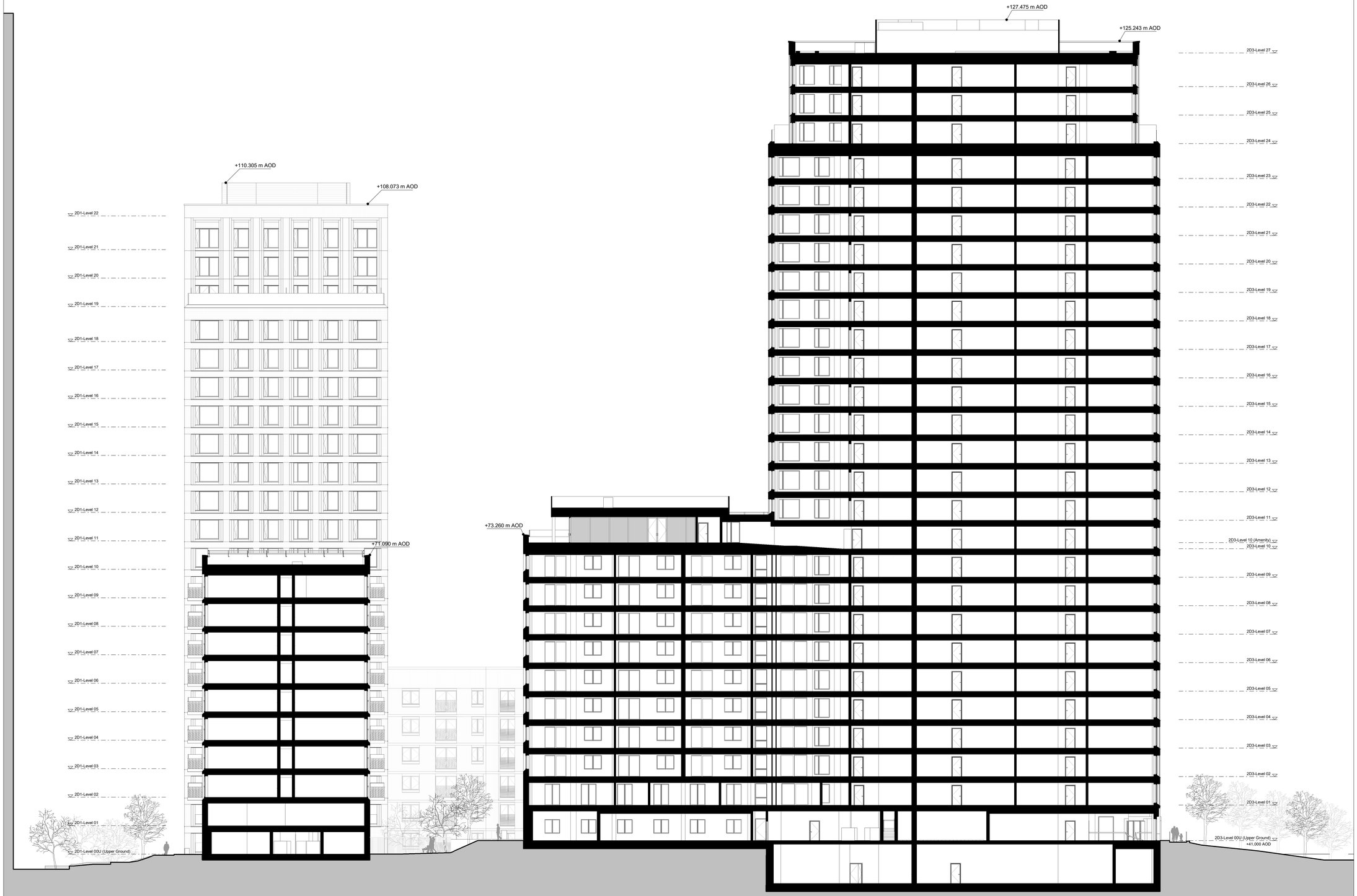
CDE ID	Scale	Size	Rev.
RDB-MLA-2D-XX-DR-AR-01321001	1:200	A1	P0

© Maccreanor Lavington Ltd.

Do not scale from this drawing. Verify all dimensions on site. Drawing should be read in conjunction with information from all other design consultants and contractors. All drawings in digital format are for reference only, paper copies are available on request.

0 4 12m





MACCREANOR LAVINGTON
Vijverhofstraat 47
3032 SB Rotterdam
The Netherlands
+31(0)10 443 90 60

Proj. No.	Project	Date
RDB	Red Bank NT04	13/04/2023

Sheet Name
NT04 Proposed GA Section BB

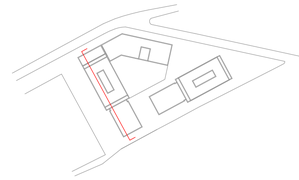
Client
FEC

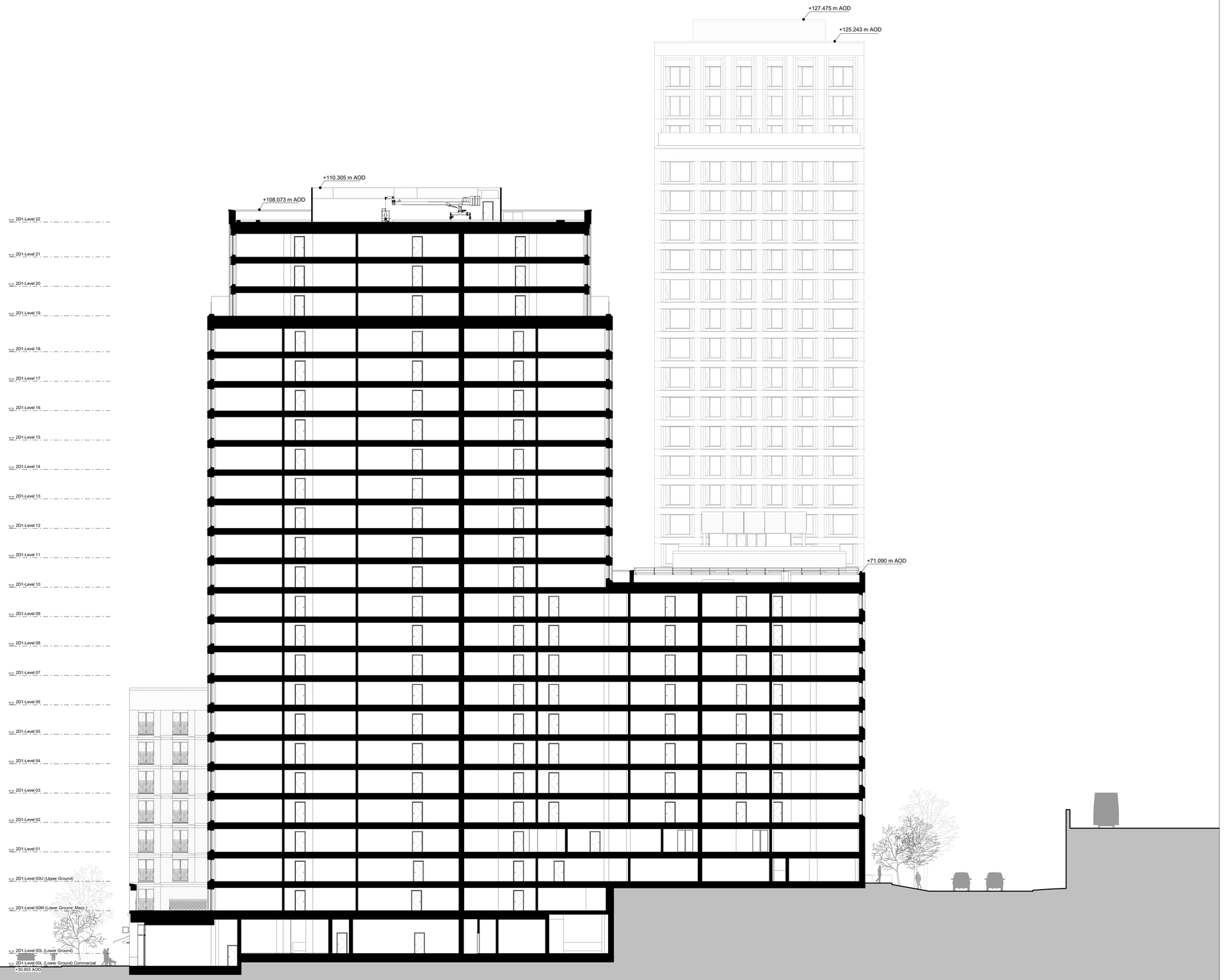
CDE ID	Scale	Size	Rev.
RDB-MLA-2D-XX-DR-AR-01321002	1:200	A1	P0

© Maccreanor Lavington Ltd.

Do not scale from this drawing. Verify all dimensions on site. Drawing should be read in conjunction with information from all other design consultants and contractors. All drawings in digital format are for reference only, paper copies are available on request.

0 4 12m





MACCREANOR LAVINGTON
Vijverhofstraat 47
3032 SB Rotterdam
The Netherlands
+31(0)10 443 90 60

Proj. No.	Project	Date
RDB	Red Bank NT04	13/04/2023

Sheet Name
NT04 Proposed GA Section CC

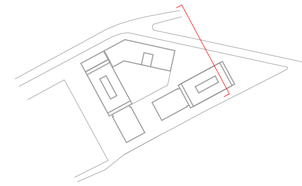
Client
FEC

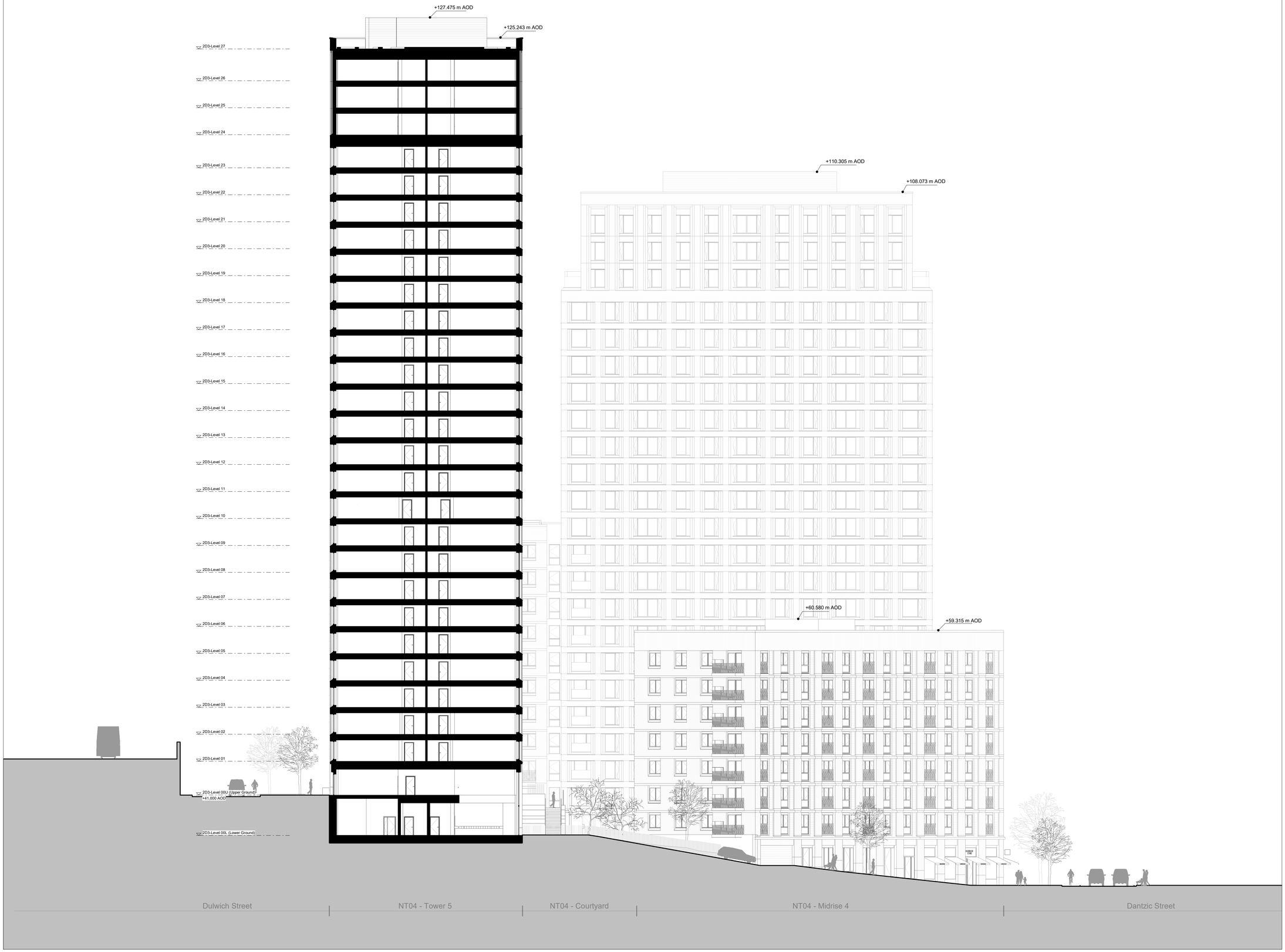
CDE ID	Scale	Size	Rev.
RDB-MLA-2D-XX-DR-AR-01321003	1:200	A1	P0

© Maccreanor Lavington Ltd.

Do not scale from this drawing. Verify all dimensions on site. Drawing should be read in conjunction with information from all other design consultants and contractors. All drawings in digital format are for reference only, paper copies are available on request.

0 4 12m





MACCREANOR LAVINGTON
Vijverhofstraat 47
3032 SB Rotterdam
The Netherlands
+31(0)10 443 90 60

Proj. No.	Project	Date
RDB	Red Bank NT04	13/04/2023

Sheet Name
NT04 Proposed GA Section DD

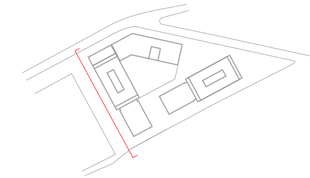
Client
FEC

CDE ID	Scale	Size	Rev.
RDB-MLA-2D-XX-DR-AR-01321004	1:200	A1	P0

© Maccreanor Lavington Ltd.

Do not scale from this drawing. Verify all dimensions on site. Drawing should be read in conjunction with information from all other design consultants and contractors. All drawings in digital format are for reference only, paper copies are available on request.

0 4 12m





MACCREANOR LAVINGTON
Vijverhofstraat 47
3032 SB Rotterdam
The Netherlands
+31(0)10 443 90 60

Proj. No.	Project	Date
RDB	Red Bank NT04	13/04/2023

Sheet Name: NT04 Proposed GA Elevation Travis Square

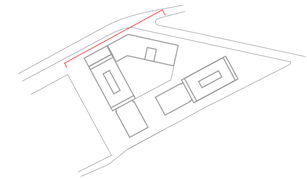
Client: FEC

CDE ID	Scale	Size	Rev.
RDB-MLA-2D-XX-DR-AR-01331001	1:200	A1	P0

© Maccreanor Lavington Ltd.

Do not scale from this drawing. Verify all dimensions on site. Drawing should be read in conjunction with information from all other design consultants and contractors. All drawings in digital format are for reference only, paper copies are available on request.

0 4 12m



Legend

NT04 Signage Zone



MACCREANOR LAVINGTON
Vijverhofstraat 47
3032 SB Rotterdam
The Netherlands
+31(0)10 443 90 60

Proj. No.	Project	Date
RDB	Red Bank NT04	13/04/2023

Sheet Name
NT04 Proposed GA Elevation Dantzic Street

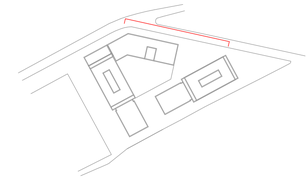
Client
FEC

CDE ID	Scale	Size	Rev.
RDB-MLA-2D-XX-DR-AR-01331002	1:200	A1	P0

© Maccreanor Lavington Ltd.

Do not scale from this drawing. Verify all dimensions on site. Drawing should be read in conjunction with information from all other design consultants and contractors. All drawings in digital format are for reference only, paper copies are available on request.

0 4 12m



Legend

NT04 Signage Zone



MACCREANOR LAVINGTON
Vijverhofstraat 47
3032 SB Rotterdam
The Netherlands
+31(0)10 443 90 60

Proj. No.	Project	Date
RDB	Red Bank NT04	13/04/2023

Sheet Name
NT04 Proposed GA Elevation Dalton Street

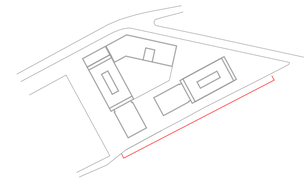
Client
FEC

CDE ID	Scale	Size	Rev.
RDB-MLA-2D-XX-DR-AR-01331003	1:200	A1	P0

© Maccreanor Lavington Ltd.

Do not scale from this drawing. Verify all dimensions on site. Drawing should be read in conjunction with information from all other design consultants and contractors. All drawings in digital format are for reference only, paper copies are available on request.

0 4 12m



Legend

NT04 Signage Zone



MACCREANOR LAVINGTON
Vijverhofstraat 47
3032 SB Rotterdam
The Netherlands
+31(0)10 443 90 60

Proj. No.	Project	Date
RDB	Red Bank NT04	13/04/2023

Sheet Name: NT04 Proposed GA Elevation Dulwich Street

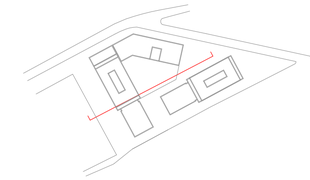
Client: FEC

CDE ID	Scale	Size	Rev.
RDB-MLA-2D-XX-DR-AR-01331004	1:200	A1	P0

© Maccreanor Lavington Ltd.

Do not scale from this drawing. Verify all dimensions on site. Drawing should be read in conjunction with information from all other design consultants and contractors. All drawings in digital format are for reference only, paper copies are available on request.

0 4 12m





MACCREANOR LAVINGTON
Vijverhofstraat 47
3032 SB Rotterdam
The Netherlands
+31(0)10 443 90 60

Proj. No.	Project	Date
RDB	Red Bank NT04	13/04/2023

Sheet Name
NT04 Proposed GA Elevation Courtyard SE

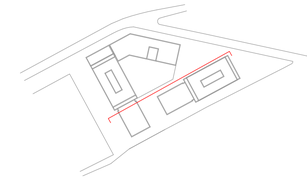
Client
FEC

CDE ID	Scale	Size	Rev.
RDB-MLA-2D-XX-DR-AR-01331005	1:200	A1	P0

© Maccreanor Lavington Ltd.

Do not scale from this drawing. Verify all dimensions on site. Drawing should be read in conjunction with information from all other design consultants and contractors. All drawings in digital format are for reference only, paper copies are available on request.

0 4 12m



Legend

NT04 Signage Zone



MACCREANOR LAVINGTON
Vijverhofstraat 47
3032 SB Rotterdam
The Netherlands
+31(0)10 443 90 60

Proj. No.	Project	Date
RDB	Red Bank NT04	13/04/2023

Sheet Name
NT04 Proposed GA Elevation Courtyard NW

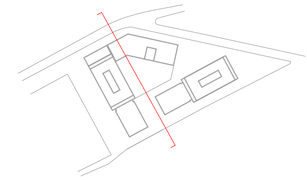
Client
FEC

CDE ID	Scale	Size	Rev.
RDB-MLA-2D-XX-DR-AR-01331006	1:200	A1	P0

© Maccreanor Lavington Ltd.

Do not scale from this drawing. Verify all dimensions on site. Drawing should be read in conjunction with information from all other design consultants and contractors. All drawings in digital format are for reference only, paper copies are available on request.

0 4 12m





MACCREANOR LAVINGTON
Vijverhofstraat 47
3032 SB Rotterdam
The Netherlands
+31(0)10 443 90 60

Proj. No.	Project	Date
RDB	Red Bank NT04	13/04/2023

Sheet Name
NT04 Proposed GA Elevation Courtyard NE

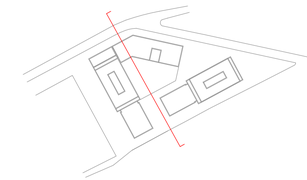
Client
FEC

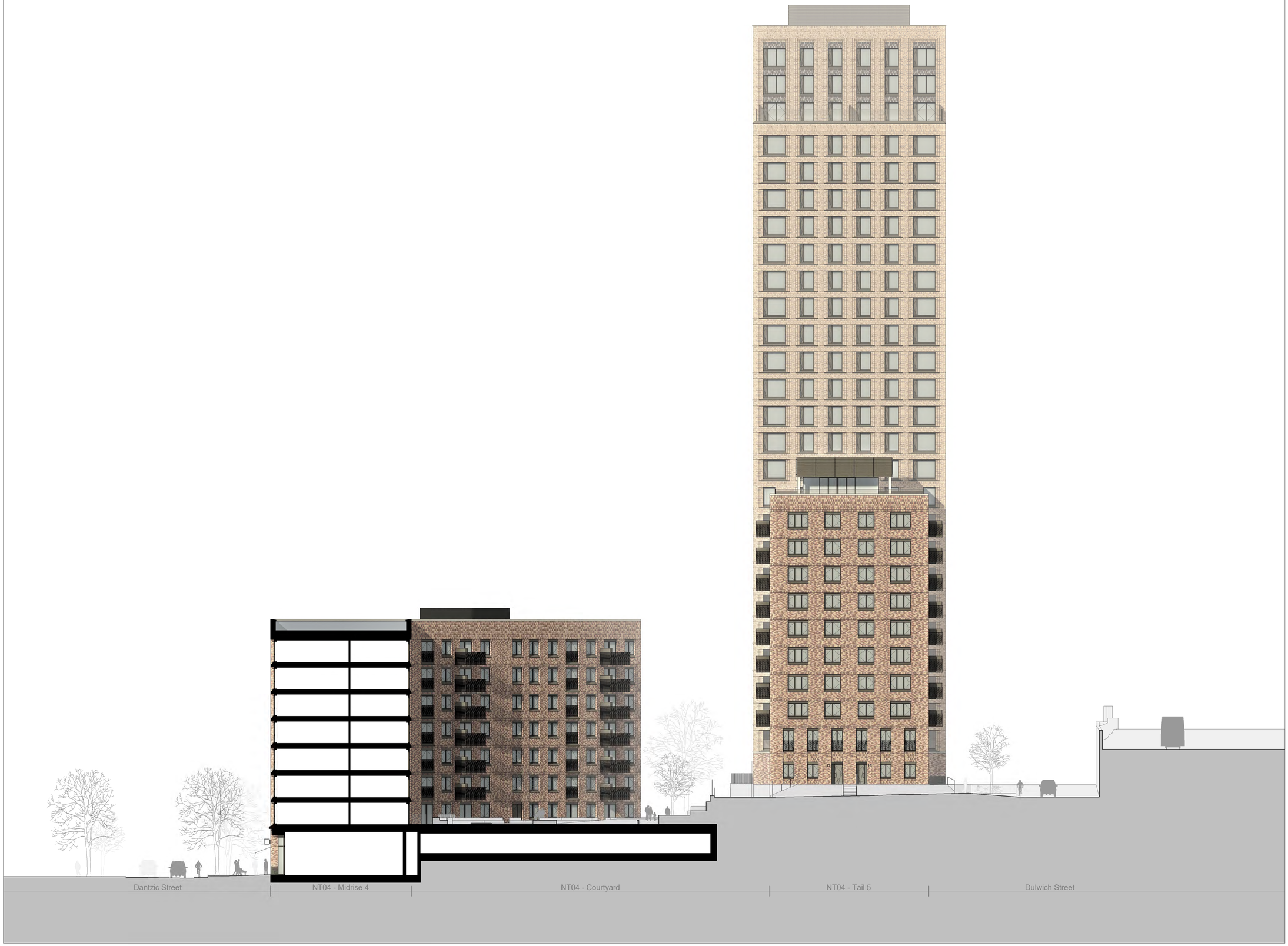
CDE ID	Scale	Size	Rev.
RDB-MLA-2D-XX-DR-AR-01331007	1:200	A1	P0

© Maccreanor Lavington Ltd.

Do not scale from this drawing. Verify all dimensions on site. Drawing should be read in conjunction with information from all other design consultants and contractors. All drawings in digital format are for reference only, paper copies are available on request.

0 4 12m





MACCREANOR LAVINGTON
Vijverhofstraat 47
3032 SB Rotterdam
The Netherlands
+31(0)10 443 90 60

Proj. No.	Project	Date
RDB	Red Bank NT04	13/04/2023

Sheet Name
NT04 Proposed GA Elevation Courtyard SW

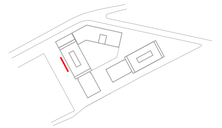
Client
FEC

CDE ID	Scale	Size	Rev.
RDB-MLA-2D-XX-DR-AR-01331008	1:200	A1	P0

© Maccreanor Lavington Ltd.

Do not scale from this drawing. Verify all dimensions on site. Drawing should be read in conjunction with information from all other design consultants and contractors. All drawings in digital format are for reference only, paper copies are available on request.

0 0.5 1.5m

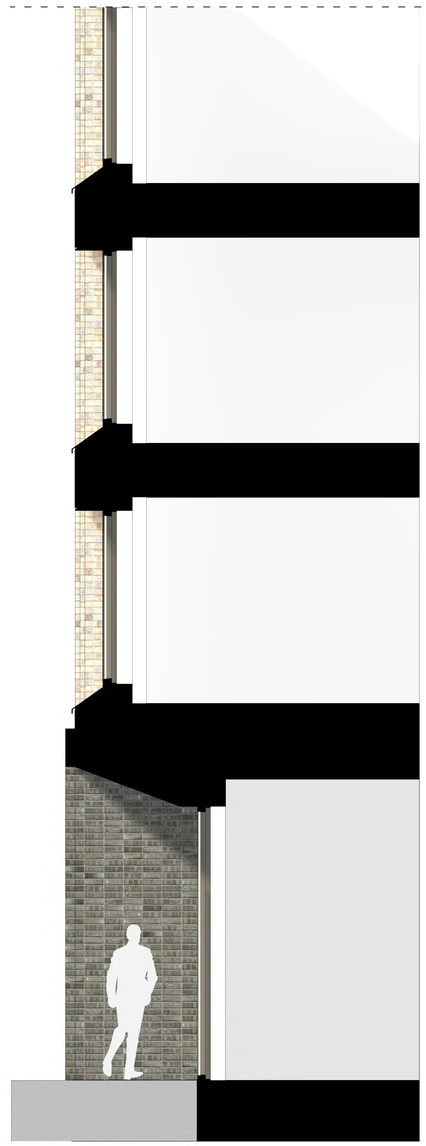


Materials Key

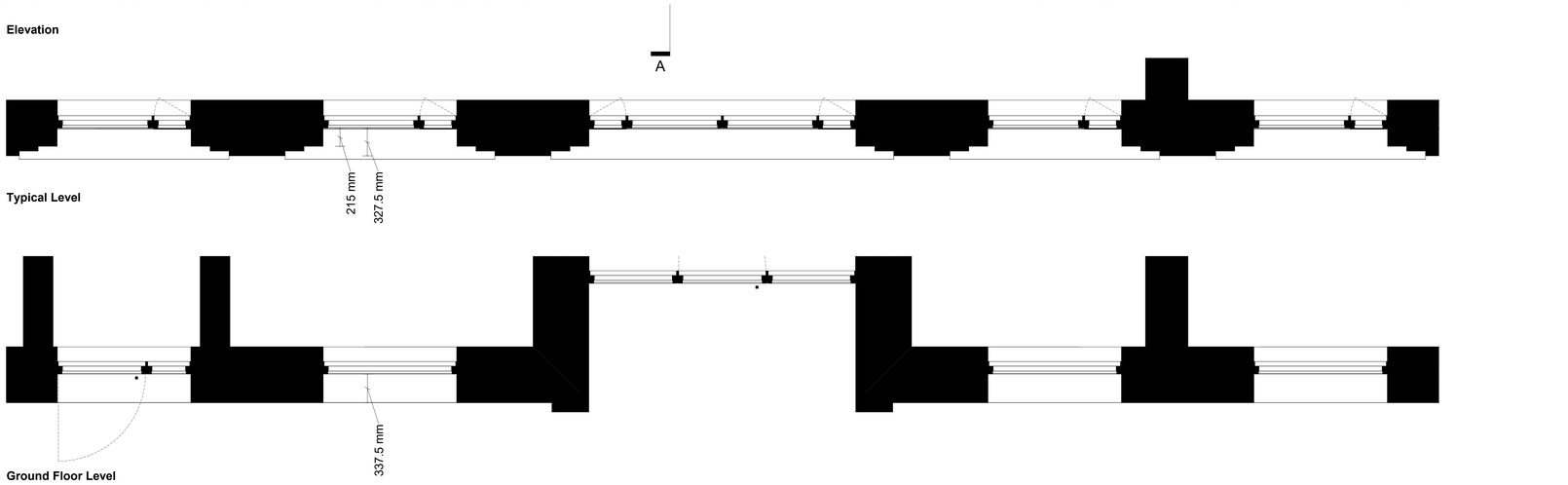
AL-1A	Aluminium: Dark bronze.
AL-1B	Aluminium: Dark bronze. Laser cut pattern.
AL-1C	Aluminium: Dark bronze. Louvres.
AS-1A	Acrylic/Steel: White with dark bronze box. LED Light.
BR-1A	Brickwork: Dark red mix with light joints. Stretcher bond.
BR-1B	Brickwork: Dark red mix with light joints. Stack bonded soldiers.
BR-1C	Brickwork: Dark red mix with light joints. Stack bond.
BR-1D	Brickwork: Dark red mix with dark joints. Stretcher bond.
BR-2A	Brickwork: Buff with light joints. Stack bond.
BR-2B	Brickwork: Buff with light joints. Stack bonded soldiers.
BR-3A	Brickwork: Dark brown / blue mix. Stretcher bond.
BR-3B	Brickwork: Dark brown / blue mix. Stack bonded soldiers.
BR-4A	Brickwork: Dark grey / white mix. Stack bonded soldiers.
CC-1A	Concrete: Light grey. Precast.
GL-1A	Glass: Clear. Double / triple glazing units.
ST-1A	Steel: Dark bronze.



Elevation



Section AA



Typical Level

Ground Floor Level

MACCREANOR LAVINGTON

Vijverhofstraat 47
3032 SB Rotterdam
The Netherlands
+31(0)10 443 90 60

Proj. No.	RDB
Project	Red Bank NT04
Date	13/04/2023
Sheet Name	NT04 Proposed Bay Study 1A Tower Base
Client	FEC
CDE ID	RDB-MLA-2D-XX-DR-AR-01431001
Scale	1:25
Size	A0
Rev.	P0

© Maccreanor Lavington Ltd.

Do not scale from this drawing. Verify all dimensions on site. Drawing should be read in conjunction with information from all other design consultants and contractors. All drawings in digital format are for reference only, paper copies are available on request.

0 0.5 1.5m



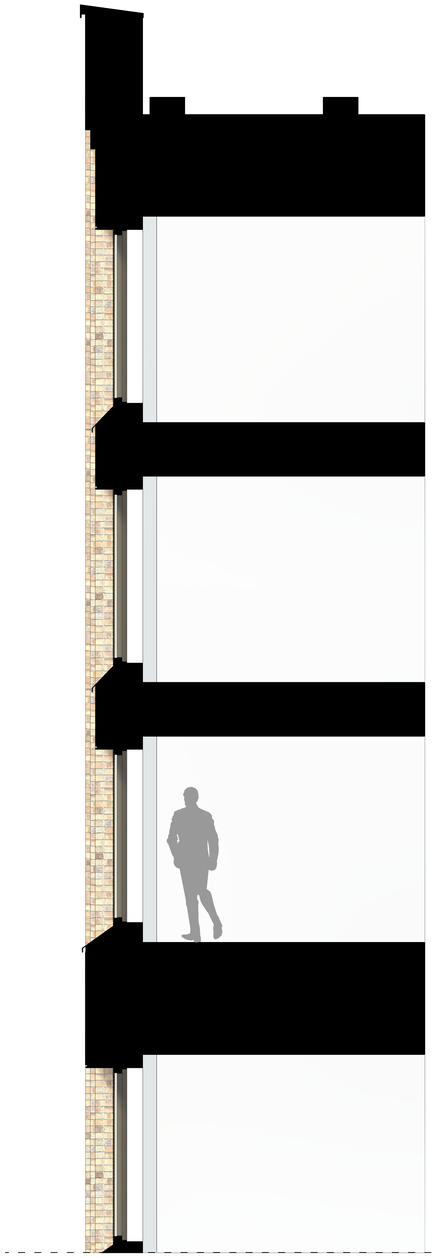
Materials Key

AL-1A	Aluminium: Dark bronze.
AL-1B	Aluminium: Dark bronze. Laser cut pattern.
AL-1C	Aluminium: Dark bronze. Louvres.
AS-1A	Acrylic/Steel: White with dark bronze box. LED Light.
BR-1A	Brickwork: Dark red mix with light joints. Stretcher bond.
BR-1B	Brickwork: Dark red mix with light joints. Stack bonded soldiers.
BR-1C	Brickwork: Dark red mix with light joints. Stack bond.
BR-1D	Brickwork: Dark red mix with dark joints. Stretcher bond.
BR-2A	Brickwork: Buff with light joints. Stack bond.
BR-2B	Brickwork: Buff with light joints. Stack bonded soldiers.
BR-3A	Brickwork: Dark brown / blue mix. Stretcher bond.
BR-3B	Brickwork: Dark brown / blue mix. Stack bonded soldiers.
BR-4A	Brickwork: Dark grey / white mix. Stack bonded soldiers.
CC-1A	Concrete: Light grey. Precast.
GL-1A	Glass: Clear. Double / triple glazing units.
ST-1A	Steel: Dark bronze.

B

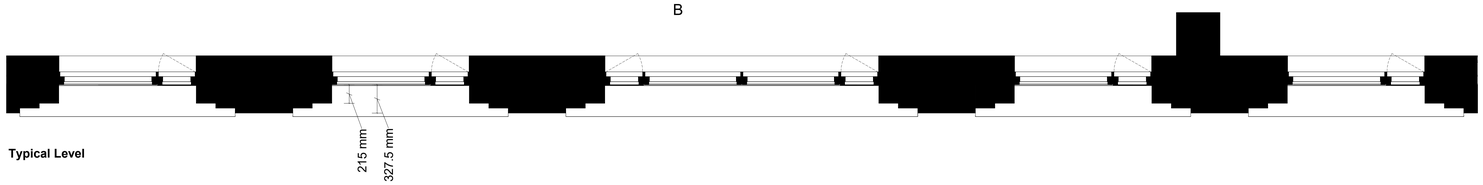


Elevation



Section BB

B



Typical Level

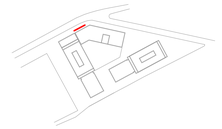
MACCREANOR LAVINGTON
Viverhofstraat 47
3032 SB Rotterdam
The Netherlands
+31(0)10 443 30 60

Proj. No.	Project	Date	
RDB	Red Bank NT04	13/04/2023	
Sheet Name		Client	
NT04 Proposed Bay Study 1B Tower Top		FEC	
CDE ID		Scale	Size / Rev.
RDB-MLA-2D-XX-DR-AR-01431002		1:25	A0 / P0

© Maccreanor Lavington Ltd.

Do not scale from this drawing. Verify all dimensions on site. Drawing should be read in conjunction with information from all other design consultants and contractors. All drawings in digital format are for reference only, paper copies are available on request.

0 0.5 1.5m



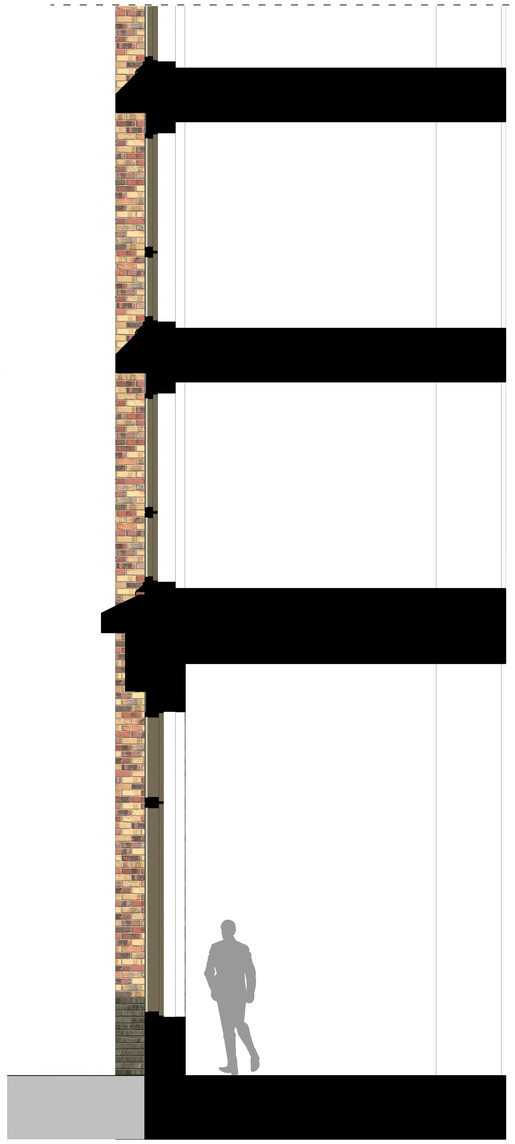
Materials Key

AL-1A	Aluminium: Dark bronze.
AL-1B	Aluminium: Dark bronze. Laser cut pattern.
AL-1C	Aluminium: Dark bronze. Louvres.
AS-1A	Acrylic/Steel: White with dark bronze box. LED Light.
BR-1A	Brickwork: Dark red mix with light joints. Stretcher bond.
BR-1B	Brickwork: Dark red mix with light joints. Stack bonded soldiers.
BR-1C	Brickwork: Dark red mix with light joints. Stack bond.
BR-1D	Brickwork: Dark red mix with dark joints. Stretcher bond.
BR-2A	Brickwork: Buff with light joints. Stack bond.
BR-2B	Brickwork: Buff with light joints. Stack bonded soldiers.
BR-3A	Brickwork: Dark brown / blue mix. Stretcher bond.
BR-3B	Brickwork: Dark brown / blue mix. Stack bonded soldiers.
BR-4A	Brickwork: Dark grey / white mix. Stack bonded soldiers.
CC-1A	Concrete: Light grey. Precast.
GL-1A	Glass: Clear. Double / triple glazing units.
ST-1A	Steel: Dark bronze.

A

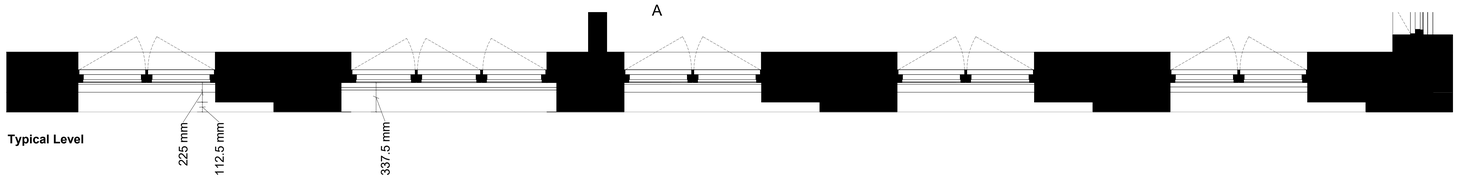


Elevation

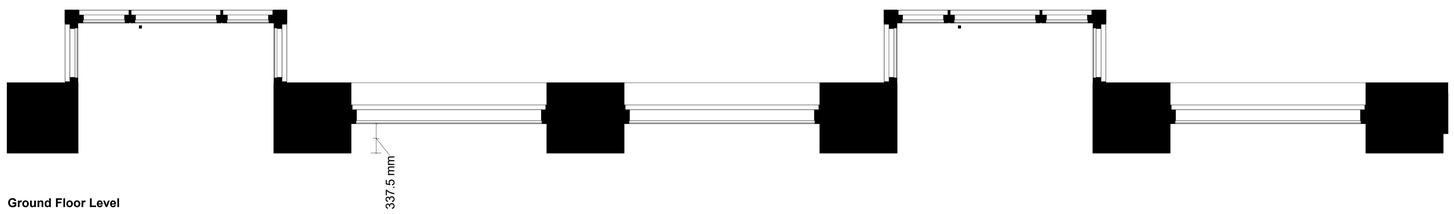


Section AA

A



Typical Level



Ground Floor Level

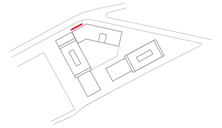
MACCREANOR LAVINGTON
Vijverhofstraat 47
3032 SB Rotterdam
The Netherlands
+31(0)10 443 90 60

Proj. No.	Project	Date	
RDB	Red Bank NT04	13/04/2023	
Sheet Name		Client	
NT04 Proposed Bay Study 2A Dantzic Street Base		FEC	
CDE ID		Scale	Size / Rev.
RDB-MLA-2D-XX-DR-AR-01431003		1:25	A0 / P0

© Maccreanor Lavington Ltd.

Do not scale from this drawing. Verify all dimensions on site. Drawing should be read in conjunction with information from all other design consultants and contractors. All drawings in digital format are for reference only, paper copies are available on request.

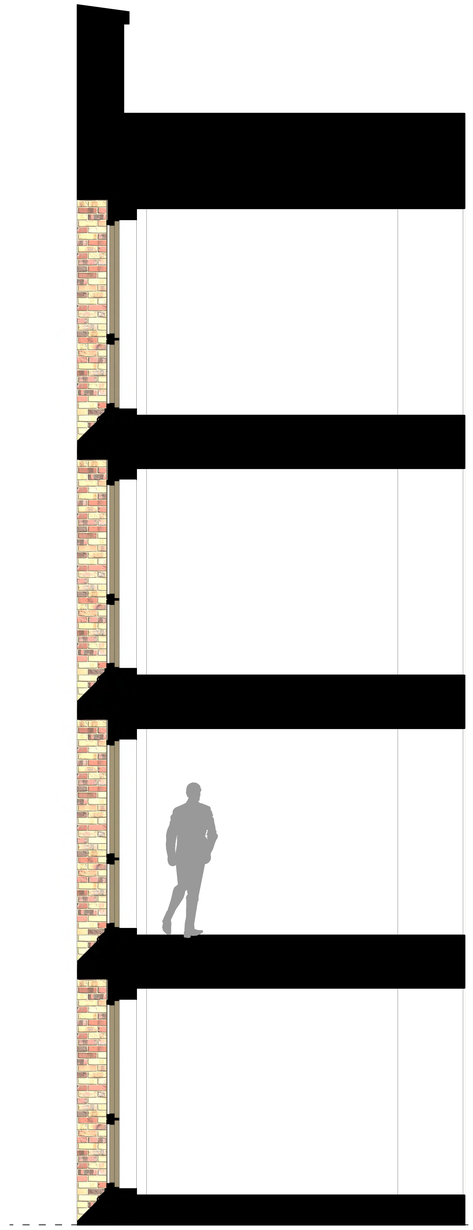
0 0.5 1.5m



B

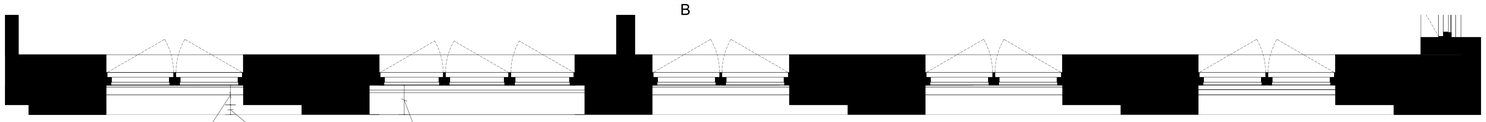


Elevation



Section BB

B



Typical Level

Materials Key

AL-1A	Aluminium: Dark bronze.
AL-1B	Aluminium: Dark bronze. Laser cut pattern.
AL-1C	Aluminium: Dark bronze. Louvres.
AS-1A	Acrylic/Steel: White with dark bronze box. LED Light.
BR-1A	Brickwork: Dark red mix with light joints. Stretcher bond.
BR-1B	Brickwork: Dark red mix with light joints. Stack bonded soldiers.
BR-1C	Brickwork: Dark red mix with light joints. Stack bond.
BR-1D	Brickwork: Dark red mix with dark joints. Stretcher bond.
BR-2A	Brickwork: Buff with light joints. Stack bond.
BR-2B	Brickwork: Buff with light joints. Stack bonded soldiers.
BR-3A	Brickwork: Dark brown / blue mix. Stretcher bond.
BR-3B	Brickwork: Dark brown / blue mix. Stack bonded soldiers.
BR-4A	Brickwork: Dark grey / white mix. Stack bonded soldiers.
CC-1A	Concrete: Light grey. Precast.
GL-1A	Glass: Clear. Double / triple glazing units.
ST-1A	Steel: Dark bronze.

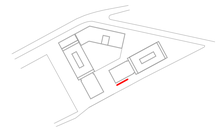
MACCREANOR LAVINGTON
Vijverhofstraat 47
3032 SB Rotterdam
The Netherlands
+31(0)10 443 90 60

Proj. No. RDB
Project Red Bank NT04
Date 13/04/2023
Sheet Name NT04 Proposed Bay Study 2B Dantzic Street Top
Client FEC
CDE ID RDB-MLA-2D-XX-DR-AR-01431004
Scale 1:25
Size A0
Rev. P0

© Maccreanor Lavington Ltd.

Do not scale from this drawing. Verify all dimensions on site. Drawing should be read in conjunction with information from all other design consultants and contractors. All drawings in digital format are for reference only, paper copies are available on request.

0 0.5 1.5m



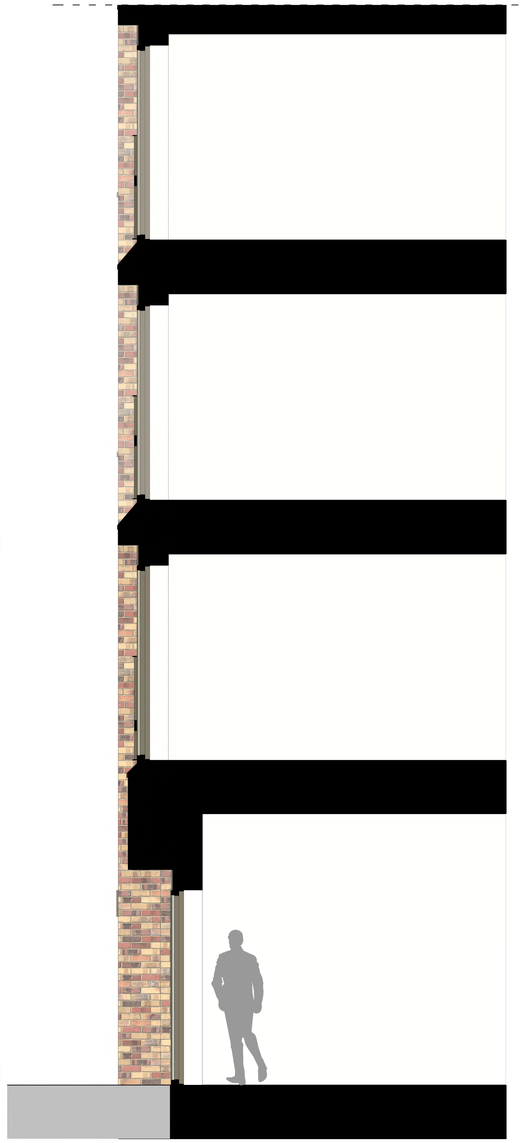
Materials Key

AL-1A	Aluminium: Dark bronze.
AL-1B	Aluminium: Dark bronze. Laser cut pattern.
AL-1C	Aluminium: Dark bronze. Louvres.
AS-1A	Acrylic/Steel: White with dark bronze box. LED Light.
BR-1A	Brickwork: Dark red mix with light joints. Stretcher bond.
BR-1B	Brickwork: Dark red mix with light joints. Stack bonded soldiers.
BR-1C	Brickwork: Dark red mix with light joints. Stack bond.
BR-1D	Brickwork: Dark red mix with dark joints. Stretcher bond.
BR-2A	Brickwork: Buff with light joints. Stack bond.
BR-2B	Brickwork: Buff with light joints. Stack bonded soldiers.
BR-3A	Brickwork: Dark brown / blue mix. Stretcher bond.
BR-3B	Brickwork: Dark brown / blue mix. Stack bonded soldiers.
BR-4A	Brickwork: Dark grey / white mix. Stack bonded soldiers.
CC-1A	Concrete: Light grey. Precast.
GL-1A	Glass: Clear. Double / triple glazing units.
ST-1A	Steel: Dark bronze.

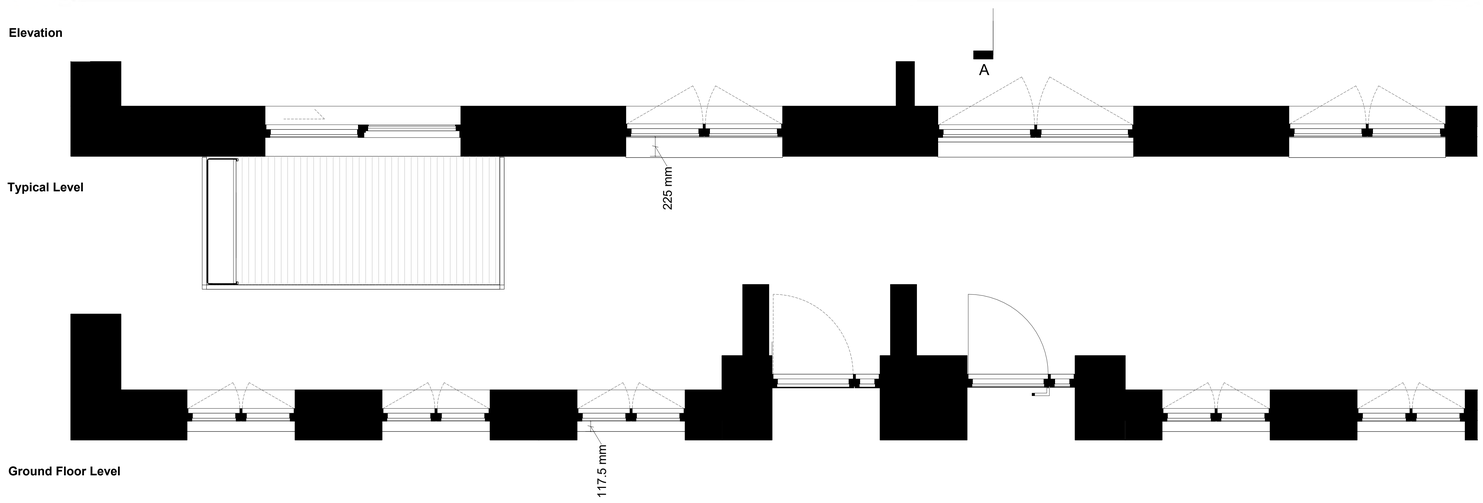
A



Elevation



Section AA



Typical Level

Ground Floor Level

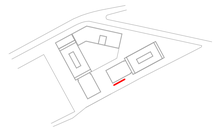
MACCREANOR LAVINGTON
Vijverhofstraat 47
3032 SB Rotterdam
The Netherlands
+31(0)10 443 00 60

Proj. No.	Project	Date	
RDB	Red Bank NT04	13/04/2023	
Sheet Name		Client	
NT04 Proposed Bay Study 3A Tails and courtyard Base		FEC	
CDE ID		Scale	Size / Rev.
RDB-MLA-2D-XX-DR-AR-01431005		1:25	A0 P0

© Maccreanor Lavington Ltd.

Do not scale from this drawing. Verify all dimensions on site. Drawing should be read in conjunction with information from all other design consultants and contractors. All drawings in digital format are for reference only, paper copies are available on request.

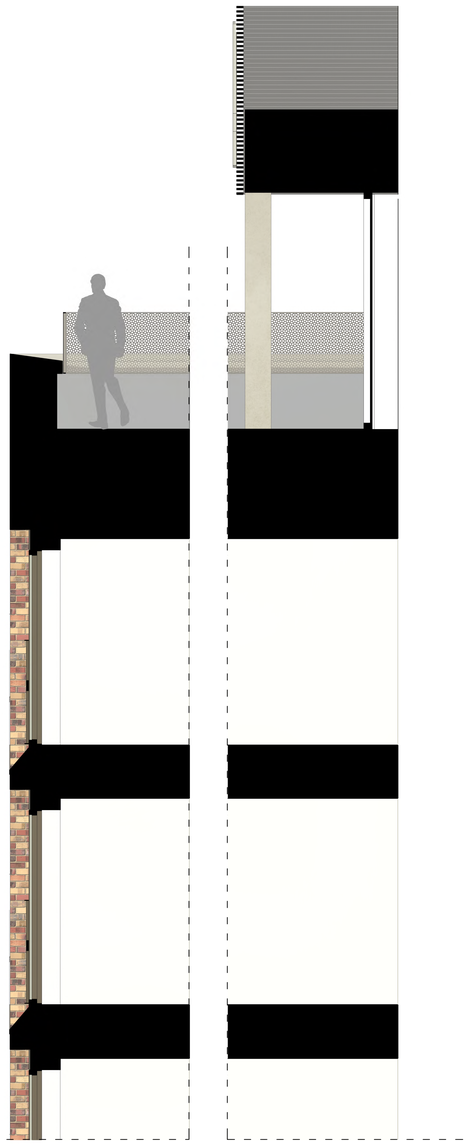
0 0.5 1.5m



B

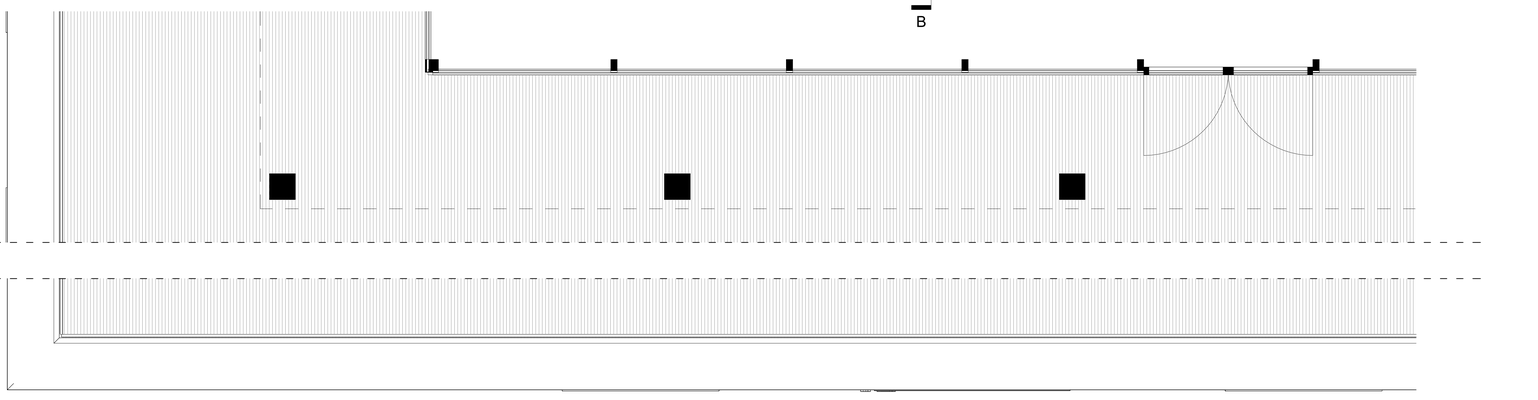


Elevation



Section BB

B



Amenity Pavilion Level 10

Materials Key

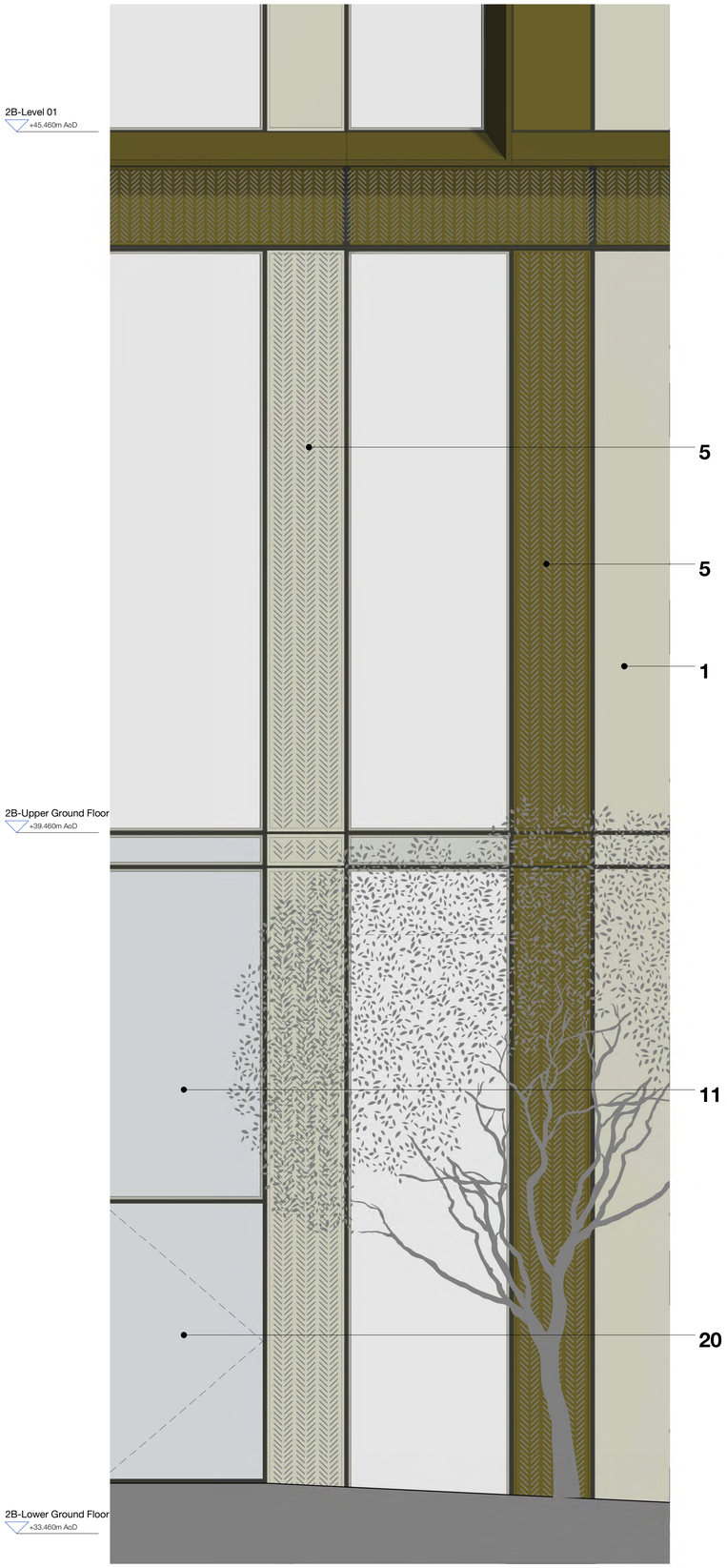
AL-1A	Aluminium: Dark bronze.
AL-1B	Aluminium: Dark bronze. Laser cut pattern.
AL-1C	Aluminium: Dark bronze. Louvres.
AS-1A	Acrylic/Steel: White with dark bronze box. LED Light.
BR-1A	Brickwork: Dark red mix with light joints. Stretcher bond.
BR-1B	Brickwork: Dark red mix with light joints. Stack bonded soldiers.
BR-1C	Brickwork: Dark red mix with light joints. Stack bond.
BR-1D	Brickwork: Dark red mix with dark joints. Stretcher bond.
BR-2A	Brickwork: Buff with light joints. Stack bond.
BR-2B	Brickwork: Buff with light joints. Stack bonded soldiers.
BR-3A	Brickwork: Dark brown / blue mix. Stretcher bond.
BR-3B	Brickwork: Dark brown / blue mix. Stack bonded soldiers.
BR-4A	Brickwork: Dark grey / white mix. Stack bonded soldiers.
CC-1A	Concrete: Light grey. Precast.
GL-1A	Glass: Clear. Double / triple glazing units.
ST-1A	Steel: Dark bronze.

Legend

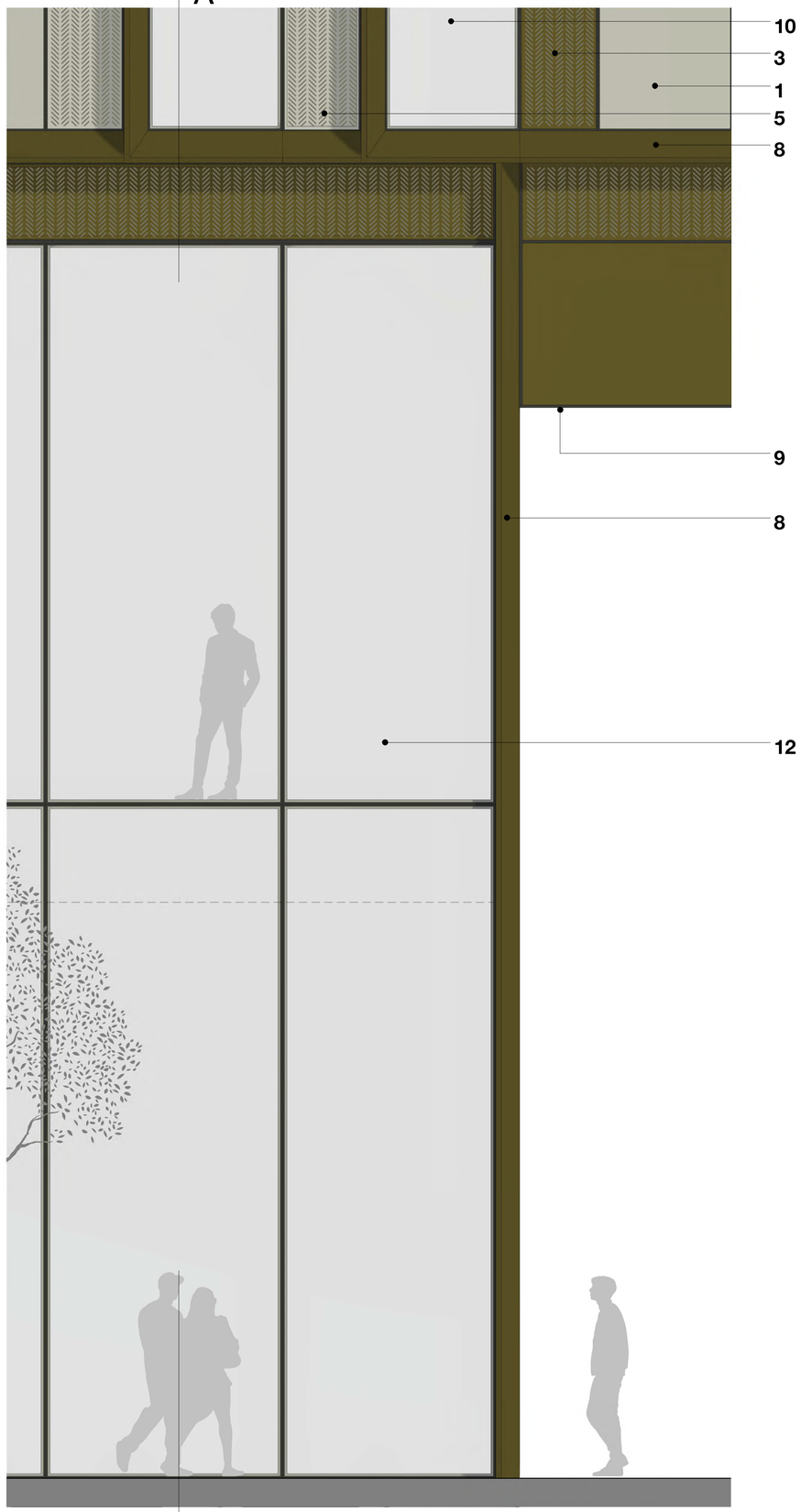
NT04 Signage Zone

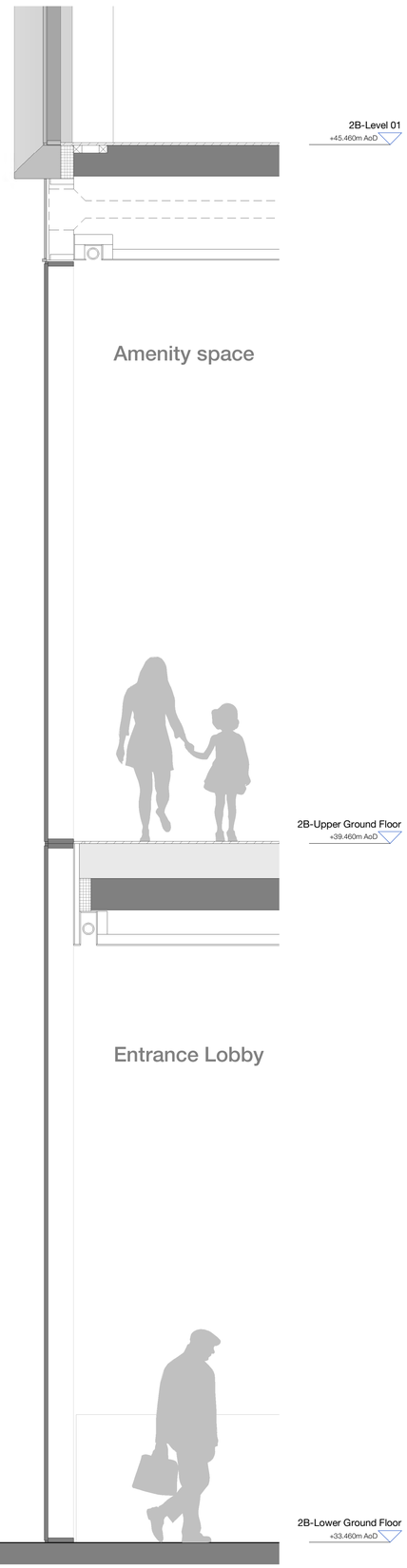
MACCREANOR LAVINGTON
Vijverhofstraat 47
3032 SB Rotterdam
The Netherlands
+31(0)10 443 90 60

Proj. No.	Project	Date	
RDB	Red Bank NT04	13/04/2023	
Sheet Name		Client	
NT04 Proposed Bay Study 3B Tails and courtyard Top		FEC	
CDE ID		Scale	Size / Rev.
RDB-MLA-2D-XX-DR-AR-01431006		1:25	A0 P0



1 | Tower 1 Base - Elevation - Entrance





A | Section

Copyright Hawkins\Brown Architects
No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

Rev	Description	Date
P01	Issued for Planning	24.03.23
P02	Issued for Planning	31.03.23

Materials Key:

1. Anodised aluminium panel, pale bronze colour
2. Anodised aluminium panel, natural anodised colour
3. Anodised aluminium panel with perforations. Openable panel behind for purge ventilation. (Colour and specification to be agreed upon discharging conditions)
4. Anodic-coated aluminium panel with perforations. Openable panel behind for purge ventilation. (Colour and specification to be agreed upon discharging conditions)
5. Anodised aluminium panel with perforations. Non-openable backing to match appearance of vent panels. (Colour and specification to be agreed upon discharging conditions)
6. Anodic-coated aluminium panel with perforations. Non-openable backing to match appearance of vent panels. (Colour and specification to be agreed upon discharging conditions)
7. Anodic-coated aluminium paneled service door with perforations. (Colour and specification to be agreed upon discharging conditions)
8. Anodised aluminium feature fin (Colour and specification to be agreed upon discharging conditions)
9. Anodised aluminium feature soffit with recessed down-lighting (Colour and specification to be agreed upon discharging conditions)
10. Clear fixed vision glass
11. Glass infill spandrel with opaque back box
12. Clear curtain walling vision glass with structural sealed joint
13. Clear curtain walling vision glass with expressed fin caps to mullions
14. Clear curtain walling vision glass with green terracotta 'baguette' vertical fins fixed to mullions
15. Spandrel of green terracotta between vertical terracotta fins
16. Fine-textured green terracotta cladding
17. Broad-profiled green terracotta cladding
18. Perforated aluminium sinusoidal veil, with windows concealed behind
19. Aluminium framed window
20. Aluminium framed glazed door
21. Brickwork with colour-matched mortar, stretcher bond
22. Brick detail of Flemish bond with projecting headers
23. Brick vent detail of Flemish bond with removed headers to conceal commercial vent outlets
24. Soldier course brickwork with colour-matched mortar
25. Vertical corduroy brick detail
26. Pigmented pre-cast concrete sill, colour to match brickwork
27. Pigmented pre-cast concrete coping, colour to match brickwork
28. Pigmented pre-cast concrete surround to recessed commercial glazing
29. Slender steel flat bar balcony railings
30. Solid metal screen to one side of balcony
31. Solid metal fascia and soffit to balcony
32. Illuminated signage set behind glazing
33. Large format supergraphic signage, façade-fixed and illuminated
34. Projecting slender box signage fixed to party wall brick pier
35. Exposed concrete feature column

2b-28 Ilton Street
Manchester M4 1EH
mail@hawkinsbrown.com
hawkinsbrown.com
Hawkins\
Brown

Project
Red Bank NT02/03
Dantzic Street
Manchester
M4 4HF

Drawing
Bay Study - Tower 1 Base

Scale @ A1	Date
1 : 25	March 2023

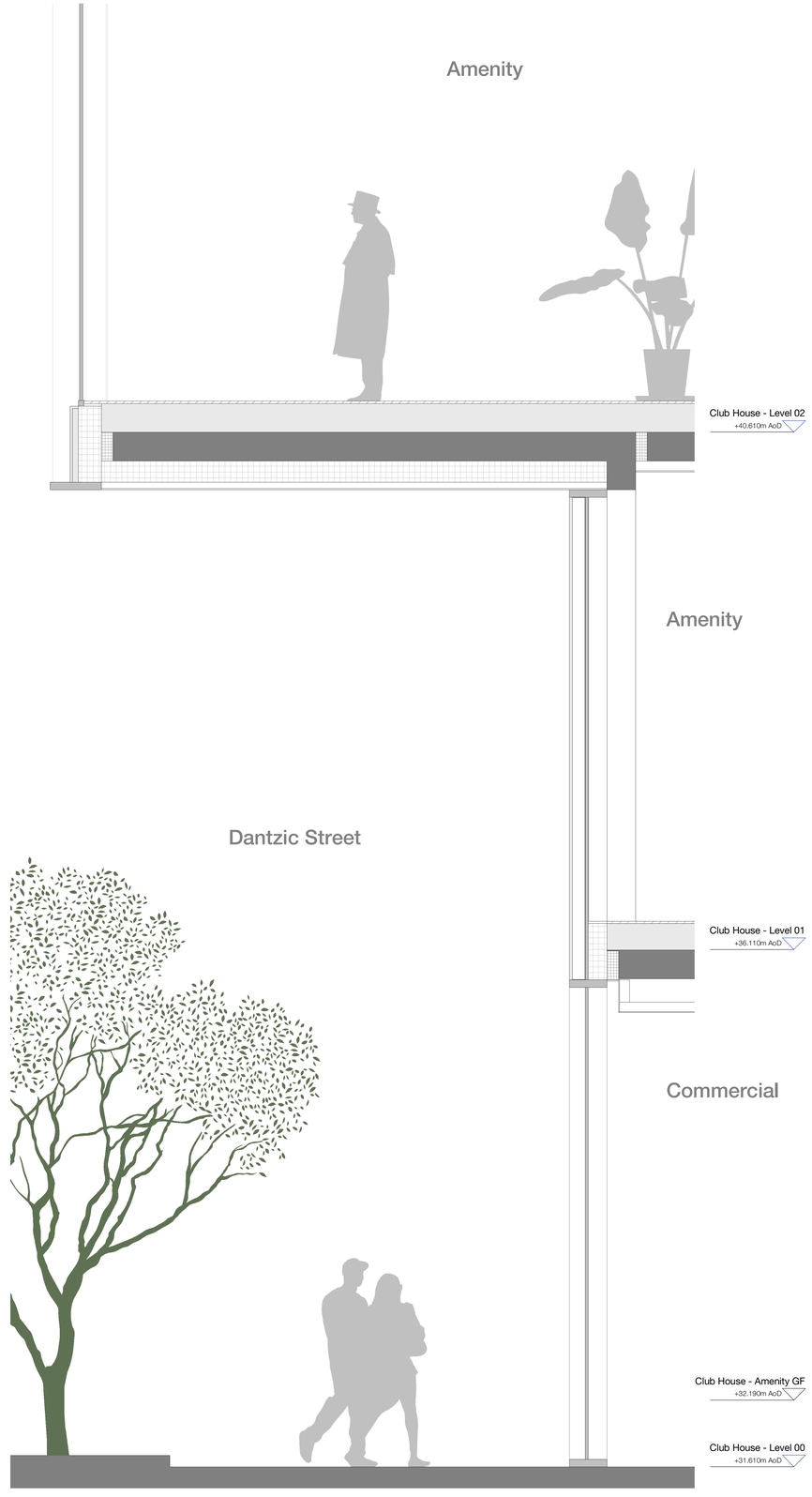
Drawn By	Checked By
MV	JT

Job Number	Status	Purpose of Issue
210263	S2	For Approval

Drawing No. RDB-HBA-2B-ZZ-DR-AR-080250
Rev P02



1 | Clubhouse Base - Elevation



A | Section

Copyright Hawkins\Brown Architects
No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

Rev	Description	Date
P01	Issued for Planning	31.03.23
P02	Issued for Planning	12.04.23

Materials Key:

1. Anodised aluminium panel, pale bronze colour
2. Anodised aluminium panel, natural anodised colour
3. Anodised aluminium panel with perforations. Openable panel behind for purge ventilation. (Colour and specification to be agreed upon discharging conditions)
4. Anodic-coated aluminium panel with perforations. Openable panel behind for purge ventilation. (Colour and specification to be agreed upon discharging conditions)
5. Anodised aluminium panel with perforations. Non-openable backing to match appearance of vent panels. (Colour and specification to be agreed upon discharging conditions)
6. Anodic-coated aluminium panel with perforations. Non-openable backing to match appearance of vent panels. (Colour and specification to be agreed upon discharging conditions)
7. Anodic-coated aluminium paneled service door with perforations. (Colour and specification to be agreed upon discharging conditions)
8. Anodised aluminium feature fin (Colour and specification to be agreed upon discharging conditions)
9. Anodised aluminium feature soffit with recessed down-lighting (Colour and specification to be agreed upon discharging conditions)
10. Clear fixed vision glass
11. Glass infill spandrel with opaque back box
12. Clear curtain walling vision glass with structural sealed joint
13. Clear curtain walling vision glass with expressed fin caps to mullions
14. Clear curtain walling vision glass with green terracotta 'baguette' vertical fins fixed to mullions
15. Spandrel of green terracotta between vertical terracotta fins
16. Fine-textured green terracotta cladding
17. Broad-profiled green terracotta cladding
18. Perforated aluminium sinusoidal veil, with windows concealed behind
19. Aluminium framed window
20. Aluminium framed glazed door
21. Brickwork with colour-matched mortar, stretcher bond
22. Brick detail of Flemish bond with projecting headers
23. Brick vent detail of Flemish bond with removed headers to conceal commercial vent outlets
24. Soldier course brickwork with colour-matched mortar
25. Vertical corduroy brick detail
26. Pigmented pre-cast concrete sill, colour to match brickwork
27. Pigmented pre-cast concrete coping, colour to match brickwork
28. Pigmented pre-cast concrete surround to recessed commercial glazing
29. Slender steel flat bar balcony railings
30. Solid metal screen to one side of balcony
31. Solid metal fascia and soffit to balcony
32. Illuminated signage set behind glazing
33. Large format supergraphic signage, façade-fixed and illuminated
34. Projecting slender box signage fixed to party wall brick pier
35. Exposed concrete feature column

Hawkins\Brown

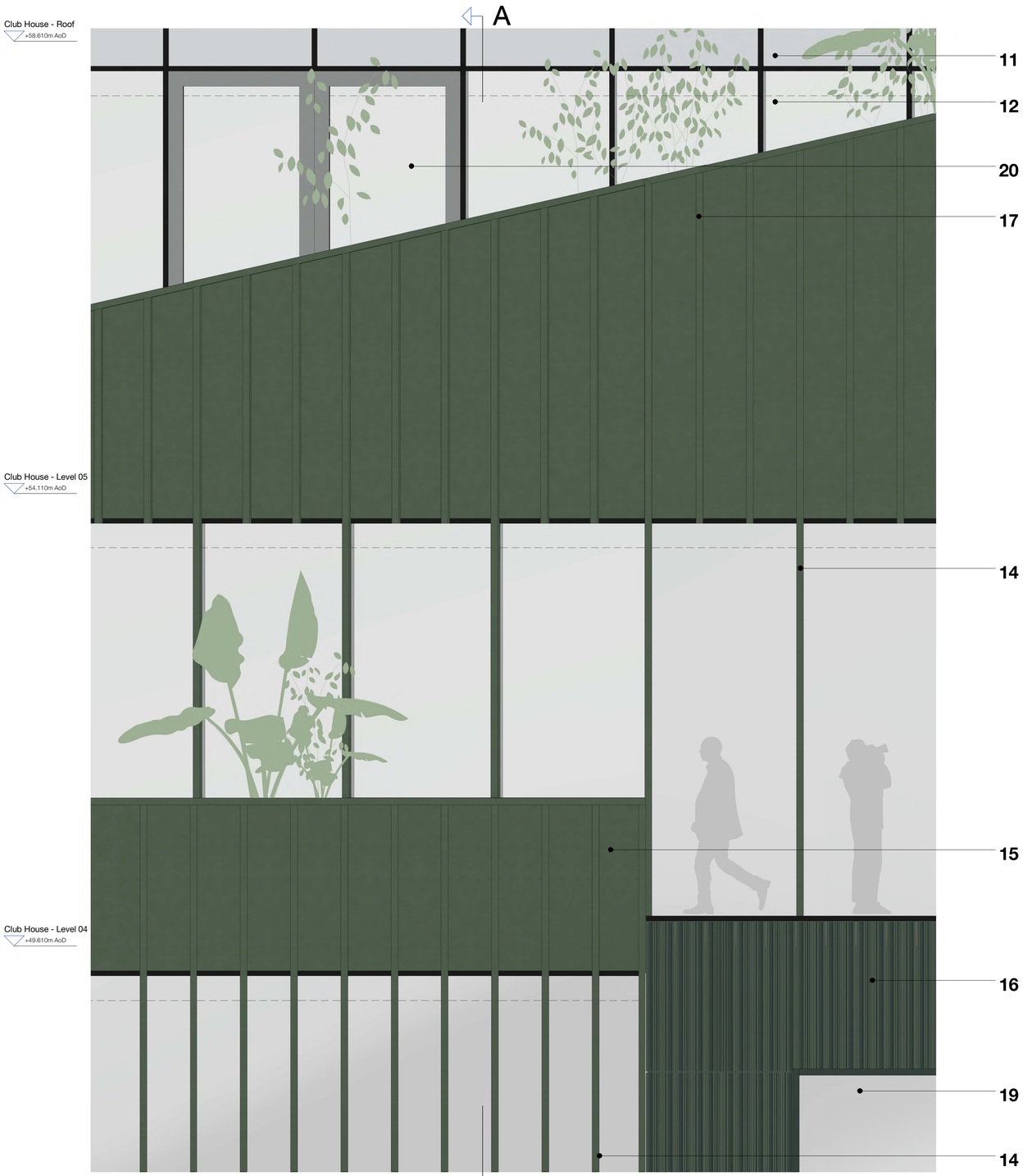
Project
Red Bank NT02/03
Dantzic Street
Manchester
M4 4HF

Drawing
Proposed Bay Study - Clubhouse - Lower Levels

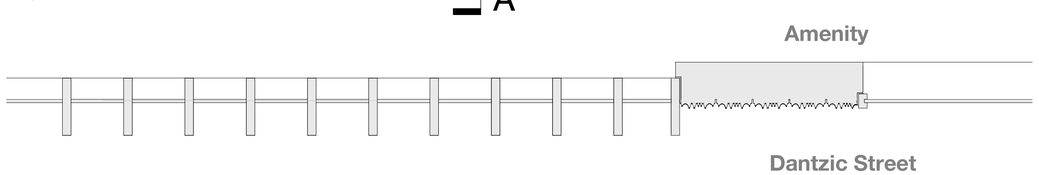
Scale @ A1	Date
1 : 25	March 2023
Drawn By	**Checked By**
MV	JT

Job Number	Status	Purpose of Issue
210263	S2	For Approval

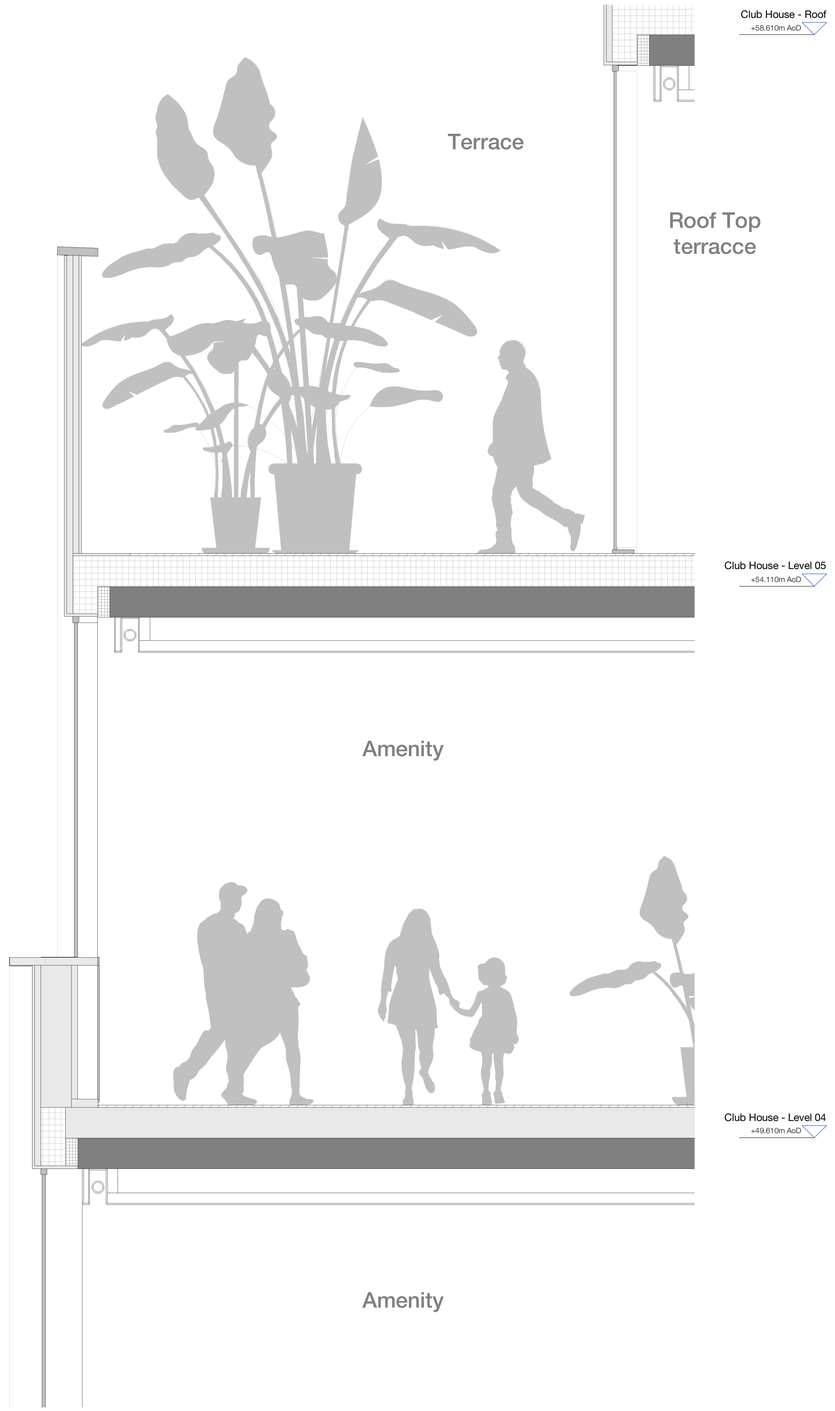
Drawing No. RDB-HBA-2B-ZZ-DR-AR-080252
Rev P02



1 | Clubhouse Upper Levels - Elevation



2 | Clubhouse Upper Levels - Level 03 Plan



A | Section

Copyright Hawkins\Brown Architects
No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

Rev	Description	Date
P01	Issued for Planning	31.03.23
P02	Issued for Planning	12.04.23

Materials Key:

1. Anodised aluminium panel, pale bronze colour
2. Anodised aluminium panel, natural anodised colour
3. Anodised aluminium panel with perforations. Openable panel behind for purge ventilation. (Colour and specification to be agreed upon discharging conditions)
4. Anodic-coated aluminium panel with perforations. Openable panel behind for purge ventilation. (Colour and specification to be agreed upon discharging conditions)
5. Anodised aluminium panel with perforations. Non-openable backing to match appearance of vent panels. (Colour and specification to be agreed upon discharging conditions)
6. Anodic-coated aluminium panel with perforations. Non-openable backing to match appearance of vent panels. (Colour and specification to be agreed upon discharging conditions)
7. Anodic-coated aluminium paneled service door with perforations. (Colour and specification to be agreed upon discharging conditions)
8. Anodised aluminium feature fin (Colour and specification to be agreed upon discharging conditions)
9. Anodised aluminium feature soffit with recessed down-lighting (Colour and specification to be agreed upon discharging conditions)
10. Clear fixed vision glass
11. Glass infill spandrel with opaque back box
12. Clear curtain walling vision glass with structural sealed joint
13. Clear curtain walling vision glass with expressed fin caps to mullions
14. Clear curtain walling vision glass with green terracotta 'baguette' vertical fins fixed to mullions
15. Spandrel of green terracotta between vertical terracotta fins
16. Fine-textured green terracotta cladding
17. Broad-profiled green terracotta cladding
18. Perforated aluminium sinusoidal veil, with windows concealed behind
19. Aluminium framed window
20. Aluminium framed glazed door
21. Brickwork with colour-matched mortar, stretcher bond
22. Brick detail of Flemish bond with projecting headers
23. Brick vent detail of Flemish bond with removed headers to conceal commercial vent outlets
24. Soldier course brickwork with colour-matched mortar
25. Vertical corduroy brick detail
26. Pigmented pre-cast concrete sill, colour to match brickwork
27. Pigmented pre-cast concrete coping, colour to match brickwork
28. Pigmented pre-cast concrete surround to recessed commercial glazing
29. Slender steel flat bar balcony railings
30. Solid metal screen to one side of balcony
31. Solid metal fascia and soffit to balcony
32. Illuminated signage set behind glazing
33. Large format supergraphic signage, façade-fixed and illuminated
34. Projecting slender box signage fixed to party wall brick pier
35. Exposed concrete feature column

2-4 Hulme Street
Manchester M1 5BN
mail@hawkinsbrown.com
hawkinsbrown.com
Hawkins\
Brown

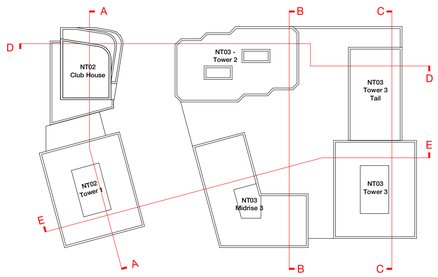
Project
Red Bank NT02/03
Dantzic Street
Manchester
M4 4HF

Drawing
Proposed Bay Study - Clubhouse - Upper Floors

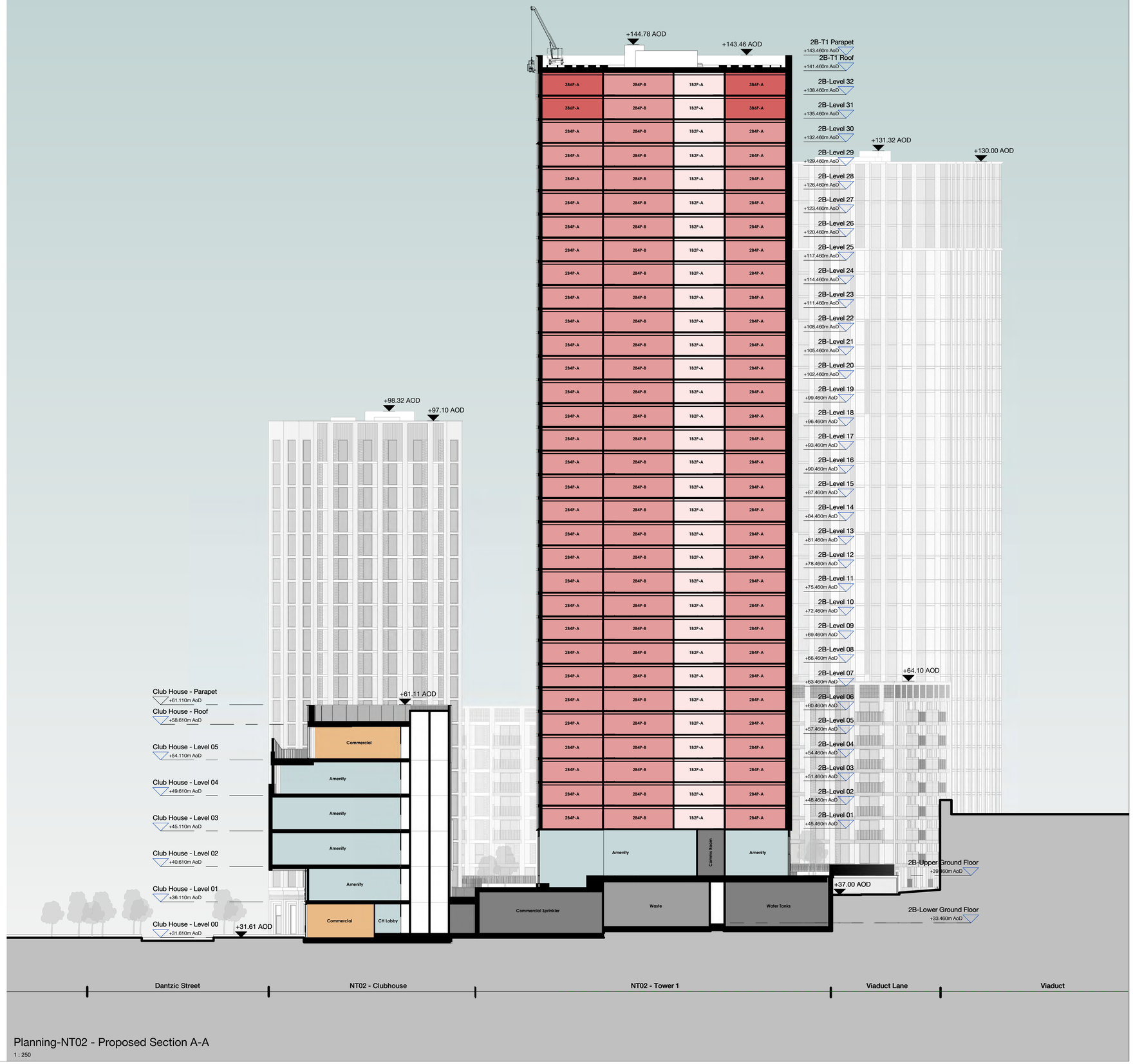
Scale @ A1	Date
1 : 25	March 2023
Drawn By	**Checked By**
MV	JT

Job Number	Status	Purpose of Issue
210263	S2	For Approval

Drawing No. RDB-HBA-2B-ZZ-DR-AR-080253
Rev P02



- 1B-1P-1S
- 1B-2P-1S
- 2B-3P-1S
- 2B-4P-1S
- 2B-4P-2S
- 3B-4P-2S
- 3B-5P-1S
- 3B-5P-2S
- 3B-6P-1S
- 3B-6P-2S
- Amenity
- Commercial
- Cycles
- Lobby
- MEP
- Parking
- Waste



Planning-NT02 - Proposed Section A-A

1 : 250

Copyright Hawkins\Brown Architects
No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

Rev	Description	Date
P01	Issued for Planning	17.03.23
P02	Issued for Planning	31.03.23
P03	Issued for Planning	12.04.23

2b-28 Tib Street
Manchester M4 1LA
mail@hawkinsbrown.com
hawkinsbrown.com
Hawkins\
Brown

Project
Red Bank NT02/03
Dantzic Street
Manchester
M4 4HF

Drawing
Proposed GA Section A-A

Scale @ A1	Date
1 : 250	March 2023
Drawn By	**Checked By**
HECW	JT

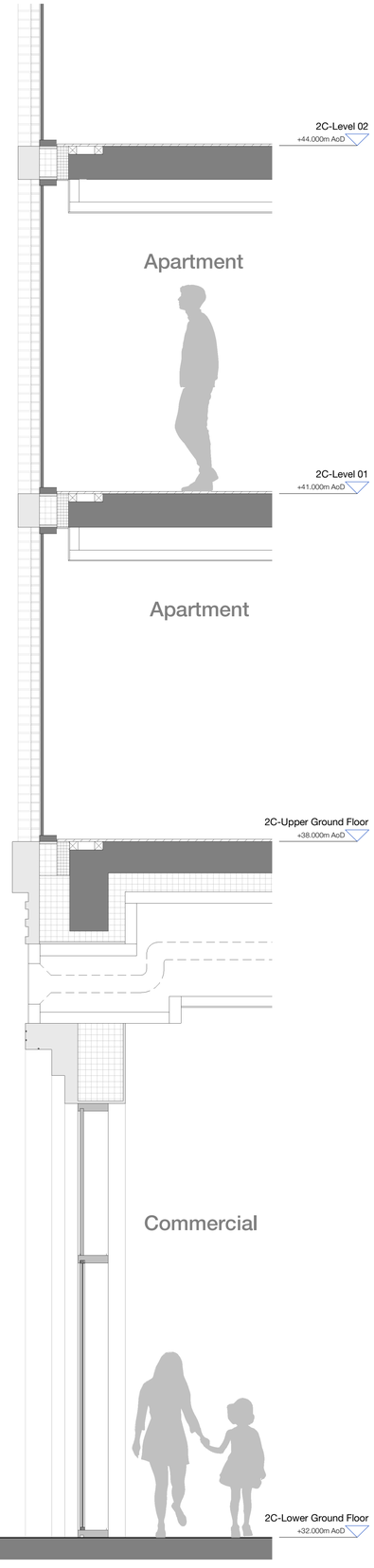
Job Number	Status	Purpose of Issue
210263	S2	For Approval

Drawing No. RDB-HBA-2B-ZZ-DR-AR-080310

Rev P03



1 | Tower 2 Base - Elevation



A | Section

Copyright Hawkins\Brown Architects
No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

Rev	Description	Date
P01	Issued for Planning	24.03.23
P02	Issued for Planning	31.03.23

Materials Key:

1. Anodised aluminium panel, pale bronze colour
2. Anodised aluminium panel, natural anodised colour
3. Anodised aluminium panel with perforations. Openable panel behind for purge ventilation. (Colour and specification to be agreed upon discharging conditions)
4. Anodic-coated aluminium panel with perforations. Openable panel behind for purge ventilation. (Colour and specification to be agreed upon discharging conditions)
5. Anodised aluminium panel with perforations. Non-openable backing to match appearance of vent panels. (Colour and specification to be agreed upon discharging conditions)
6. Anodic-coated aluminium panel with perforations. Non-openable backing to match appearance of vent panels. (Colour and specification to be agreed upon discharging conditions)
7. Anodic-coated aluminium paneled service door with perforations. (Colour and specification to be agreed upon discharging conditions)
8. Anodised aluminium feature fin (Colour and specification to be agreed upon discharging conditions)
9. Anodised aluminium feature soffit with recessed down-lighting (Colour and specification to be agreed upon discharging conditions)
10. Clear fixed vision glass
11. Glass infill spandrel with opaque back box
12. Clear curtain walling vision glass with structural sealed joint
13. Clear curtain walling vision glass with expressed fin caps to mullions
14. Clear curtain walling vision glass with green terracotta 'baguette' vertical fins fixed to mullions
15. Spandrel of green terracotta between vertical terracotta fins
16. Fine-textured green terracotta cladding
17. Broad-profiled green terracotta cladding
18. Perforated aluminium sinusoidal veil, with windows concealed behind
19. Aluminium framed window
20. Aluminium framed glazed door
21. Brickwork with colour-matched mortar, stretcher bond
22. Brick detail of Flemish bond with projecting headers
23. Brick vent detail of Flemish bond with removed headers to conceal commercial vent outlets
24. Soldier course brickwork with colour-matched mortar
25. Vertical corduroy brick detail
26. Pigmented pre-cast concrete sill, colour to match brickwork
27. Pigmented pre-cast concrete coping, colour to match brickwork
28. Pigmented pre-cast concrete surround to recessed commercial glazing
29. Slender steel flat bar balcony railings
30. Solid metal screen to one side of balcony
31. Solid metal fascia and soffit to balcony
32. Illuminated signage set behind glazing
33. Large format supergraphic signage, façade-fixed and illuminated
34. Projecting slender box signage fixed to party wall brick pier
35. Exposed concrete feature column

2 William Street
Manchester M1 1RY
mail@hawkinsbrown.com
hawkinsbrown.com
Hawkins\
Brown

Project
Red Bank NT02/03
Dantzic Street
Manchester
M4 4HF

Drawing
Bay Study - Tower 2 Base

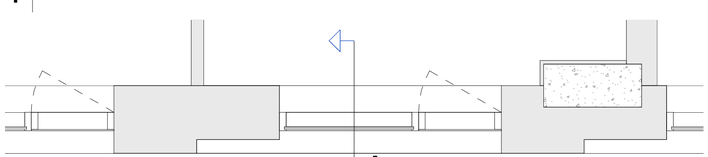
Scale @ A1	Date
1 : 25	March 2023
Drawn By	**Checked By**
MV	JT

Job Number	Status	Purpose of Issue
210263	S2	For Approval

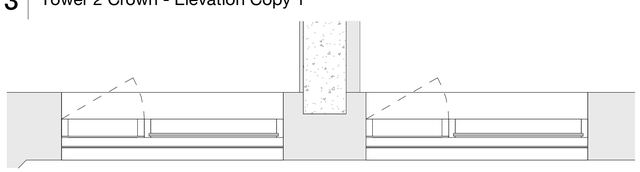
Drawing No. RDB-HBA-2C-ZZ-DR-AR-080254
Rev P02



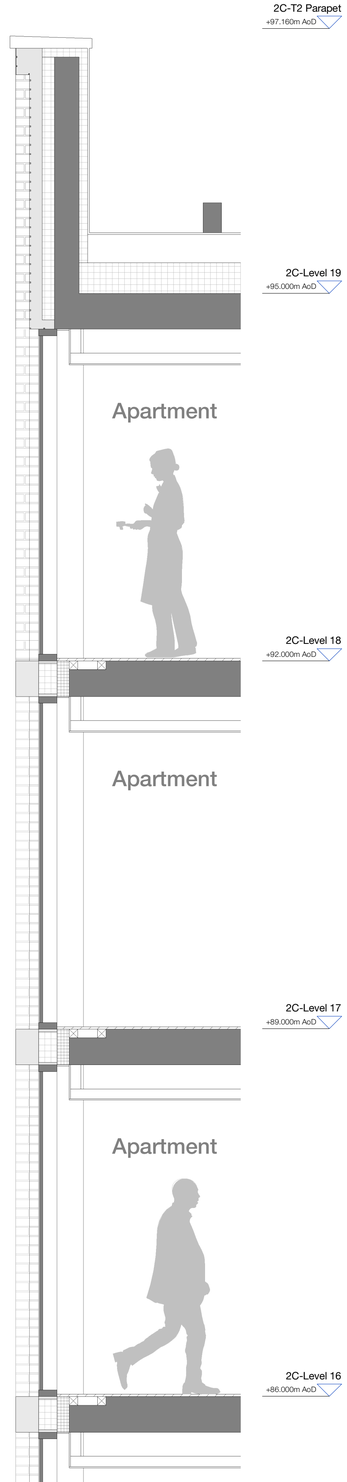
1 | Tower 2 Crown - Elevation



2 | Tower 2 Crown - Plan



3 | Tower 2 Crown - Elevation Copy 1



A | Section

Copyright Hawkins\Brown Architects
No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

Rev	Description	Date
P01	Issued for Planning	24.03.23
P02	Issued for Planning	31.03.23
P03	Issued for Planning	12.04.23

Materials Key:

1. Anodised aluminium panel, pale bronze colour
2. Anodised aluminium panel, natural anodised colour
3. Anodised aluminium panel with perforations. Openable panel behind for purge ventilation. (Colour and specification to be agreed upon discharging conditions)
4. Anodic-coated aluminium panel with perforations. Openable panel behind for purge ventilation. (Colour and specification to be agreed upon discharging conditions)
5. Anodised aluminium panel with perforations. Non-openable backing to match appearance of vent panels. (Colour and specification to be agreed upon discharging conditions)
6. Anodic-coated aluminium panel with perforations. Non-openable backing to match appearance of vent panels. (Colour and specification to be agreed upon discharging conditions)
7. Anodic-coated aluminium paneled service door with perforations. (Colour and specification to be agreed upon discharging conditions)
8. Anodised aluminium feature fin (Colour and specification to be agreed upon discharging conditions)
9. Anodised aluminium feature soffit with recessed down-lighting (Colour and specification to be agreed upon discharging conditions)
10. Clear fixed vision glass
11. Glass infill spandrel with opaque back box
12. Clear curtain walling vision glass with structural sealed joint
13. Clear curtain walling vision glass with expressed fin caps to mullions
14. Clear curtain walling vision glass with green terracotta 'baguette' vertical fins fixed to mullions
15. Spandrel of green terracotta between vertical terracotta fins
16. Fine-textured green terracotta cladding
17. Broad-profiled green terracotta cladding
18. Perforated aluminium sinusoidal veil, with windows concealed behind
19. Aluminium framed window
20. Aluminium framed glazed door
21. Brickwork with colour-matched mortar, stretcher bond
22. Brick detail of Flemish bond with projecting headers
23. Brick vent detail of Flemish bond with removed headers to conceal commercial vent outlets
24. Soldier course brickwork with colour-matched mortar
25. Vertical corduroy brick detail
26. Pigmented pre-cast concrete sill, colour to match brickwork
27. Pigmented pre-cast concrete coping, colour to match brickwork
28. Pigmented pre-cast concrete surround to recessed commercial glazing
29. Slender steel flat bar balcony railings
30. Solid metal screen to one side of balcony
31. Solid metal fascia and soffit to balcony
32. Illuminated signage set behind glazing
33. Large format supergraphic signage, façade-fixed and illuminated
34. Projecting slender box signage fixed to party wall brick pier
35. Exposed concrete feature column

26-28 Hilton Street
Manchester M1 1FH
mail@hawkinsbrown.com
hawkinsbrown.com
Hawkins\
Brown

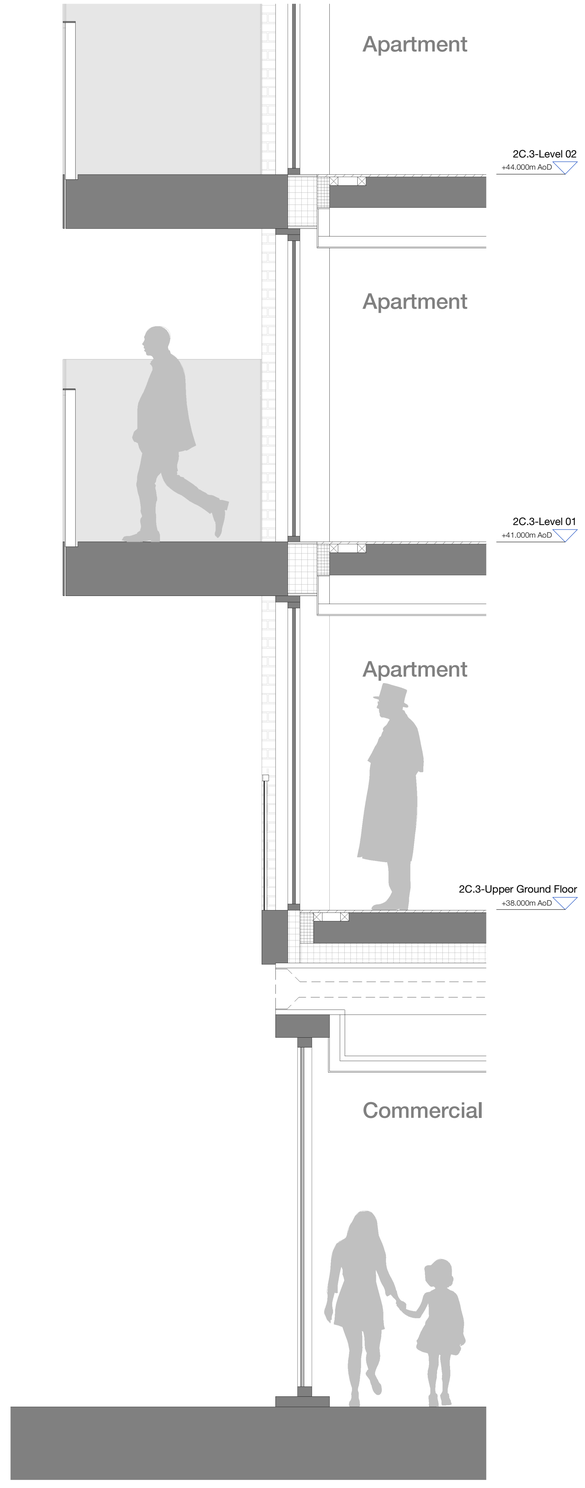
Project
Red Bank NT02/03
Dantzic Street
Manchester
M4 4HF

Drawing
Proposed Bay Study - Tower 2
Upper Levels

Scale @ A1 1 : 25	**Date** March 2023
Drawn By MV	**Checked By** JT
Job Number 210263	**Status** S2
Purpose of Issue For Approval	
Drawing No. RDB-HBA-2C-ZZ-DR-AR-080255	**Rev** P03



1 | Midrise 3 Base - Elevation



A | Section

Copyright Hawkins\Brown Architects
No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

Rev	Description	Date
P01	Issued for Planning	24.03.23
P02	Issued for Planning	31.03.23

Materials Key:

1. Anodised aluminium panel, pale bronze colour
2. Anodised aluminium panel, natural anodised colour
3. Anodised aluminium panel with perforations. Openable panel behind for purge ventilation. (Colour and specification to be agreed upon discharging conditions)
4. Anodic-coated aluminium panel with perforations. Openable panel behind for purge ventilation. (Colour and specification to be agreed upon discharging conditions)
5. Anodised aluminium panel with perforations. Non-openable backing to match appearance of vent panels. (Colour and specification to be agreed upon discharging conditions)
6. Anodic-coated aluminium panel with perforations. Non-openable backing to match appearance of vent panels. (Colour and specification to be agreed upon discharging conditions)
7. Anodic-coated aluminium paneled service door with perforations. (Colour and specification to be agreed upon discharging conditions)
8. Anodised aluminium feature fin (Colour and specification to be agreed upon discharging conditions)
9. Anodised aluminium feature soffit with recessed down-lighting (Colour and specification to be agreed upon discharging conditions)
10. Clear fixed vision glass
11. Glass infill spandrel with opaque back box
12. Clear curtain walling vision glass with structural sealed joint
13. Clear curtain walling vision glass with expressed fin caps to mullions
14. Clear curtain walling vision glass with green terracotta 'baguette' vertical fins fixed to mullions
15. Spandrel of green terracotta between vertical terracotta fins
16. Fine-textured green terracotta cladding
17. Broad-profiled green terracotta cladding
18. Perforated aluminium sinusoidal veil, with windows concealed behind
19. Aluminium framed window
20. Aluminium framed glazed door
21. Brickwork with colour-matched mortar, stretcher bond
22. Brick detail of Flemish bond with projecting headers
23. Brick vent detail of Flemish bond with removed headers to conceal commercial vent outlets
24. Soldier course brickwork with colour-matched mortar
25. Vertical corduroy brick detail
26. Pigmented pre-cast concrete sill, colour to match brickwork
27. Pigmented pre-cast concrete coping, colour to match brickwork
28. Pigmented pre-cast concrete surround to recessed commercial glazing
29. Slender steel flat bar balcony railings
30. Solid metal screen to one side of balcony
31. Solid metal fascia and soffit to balcony
32. Illuminated signage set behind glazing
33. Large format supergraphic signage, façade-fixed and illuminated
34. Projecting slender box signage fixed to party wall brick pier
35. Exposed concrete feature column

26 Dantzic Street
Manchester M4 4HF
mail@hawkinsbrown.com
hawkinsbrown.com
Hawkins\
Brown

Project
Red Bank NT02/03
Dantzic Street
Manchester
M4 4HF

Drawing
Bay Study - Midrise 3 Base

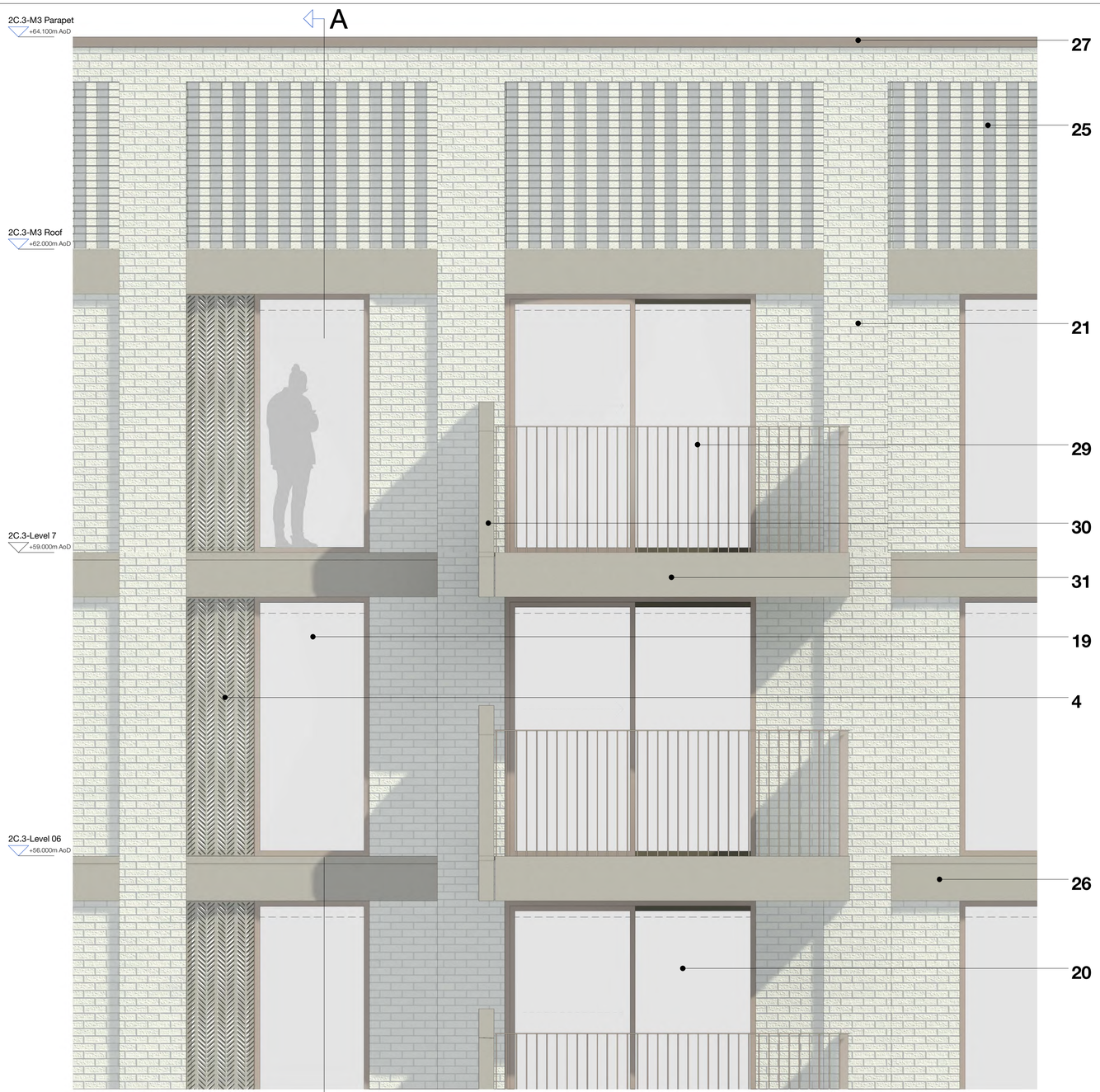
Scale @ A1	Date
1 : 25	March 2023

Drawn By	Checked By
MV	JT

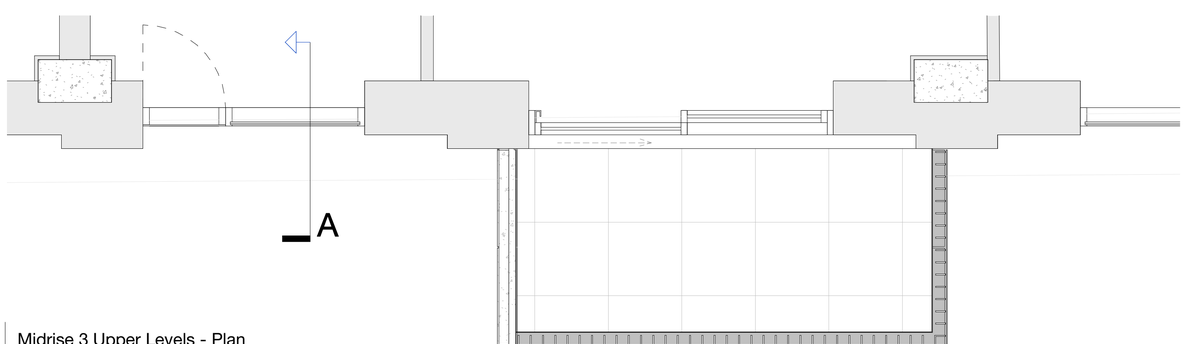
Job Number	Status	Purpose of Issue
210263	S2	For Approval

Drawing No.
RDB-HBA-2C-ZZ-DR-AR-080256

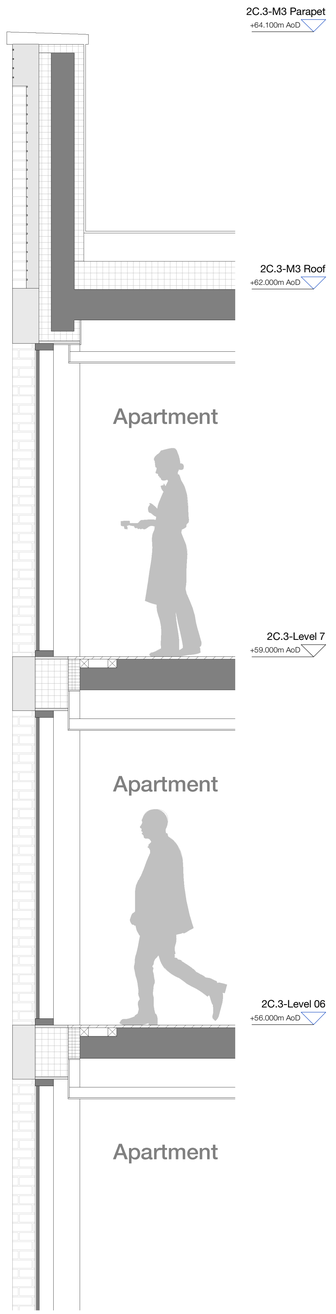
Rev
P02



1 | Midrise 3 Upper Levels - Elevation



2 | Midrise 3 Upper Levels - Plan



A | Section

Copyright Hawkins\Brown Architects
No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

Rev	Description	Date
P01	Issued for Planning	24.03.23
P02	Issued for Planning	31.03.23

Materials Key:

1. Anodised aluminium panel, pale bronze colour
2. Anodised aluminium panel, natural anodised colour
3. Anodised aluminium panel with perforations. Openable panel behind for purge ventilation. (Colour and specification to be agreed upon discharging conditions)
4. Anodic-coated aluminium panel with perforations. Openable panel behind for purge ventilation. (Colour and specification to be agreed upon discharging conditions)
5. Anodised aluminium panel with perforations. Non-openable backing to match appearance of vent panels. (Colour and specification to be agreed upon discharging conditions)
6. Anodic-coated aluminium panel with perforations. Non-openable backing to match appearance of vent panels. (Colour and specification to be agreed upon discharging conditions)
7. Anodic-coated aluminium paneled service door with perforations. (Colour and specification to be agreed upon discharging conditions)
8. Anodised aluminium feature fin (Colour and specification to be agreed upon discharging conditions)
9. Anodised aluminium feature soffit with recessed down-lighting (Colour and specification to be agreed upon discharging conditions)
10. Clear fixed vision glass
11. Glass infill spandrel with opaque back box
12. Clear curtain walling vision glass with structural sealed joint
13. Clear curtain walling vision glass with expressed fin caps to mullions
14. Clear curtain walling vision glass with green terracotta 'baguette' vertical fins fixed to mullions
15. Spandrel of green terracotta between vertical terracotta fins
16. Fine-textured green terracotta cladding
17. Broad-profiled green terracotta cladding
18. Perforated aluminium sinusoidal veil, with windows concealed behind
19. Aluminium framed window
20. Aluminium framed glazed door
21. Brickwork with colour-matched mortar, stretcher bond
22. Brick detail of Flemish bond with projecting headers
23. Brick vent detail of Flemish bond with removed headers to conceal commercial vent outlets
24. Soldier course brickwork with colour-matched mortar
25. Vertical corduroy brick detail
26. Pigmented pre-cast concrete sill, colour to match brickwork
27. Pigmented pre-cast concrete coping, colour to match brickwork
28. Pigmented pre-cast concrete surround to recessed commercial glazing
29. Slender steel flat bar balcony railings
30. Solid metal screen to one side of balcony
31. Solid metal fascia and soffit to balcony
32. Illuminated signage set behind glazing
33. Large format supergraphic signage, façade-fixed and illuminated
34. Projecting slender box signage fixed to party wall brick pier
35. Exposed concrete feature column

26 Dantzic Street
Manchester M4 4HF
mail@hawkinsbrown.com
hawkinsbrown.com
Hawkins\
Brown

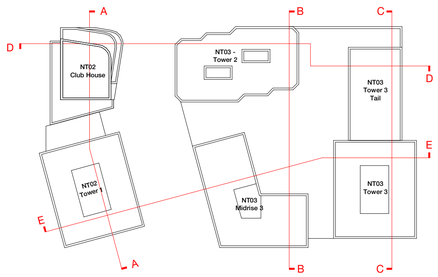
Project
Red Bank NT02/03
Dantzic Street
Manchester
M4 4HF

Drawing
Bay Study - Midrise 3 Upper Levels

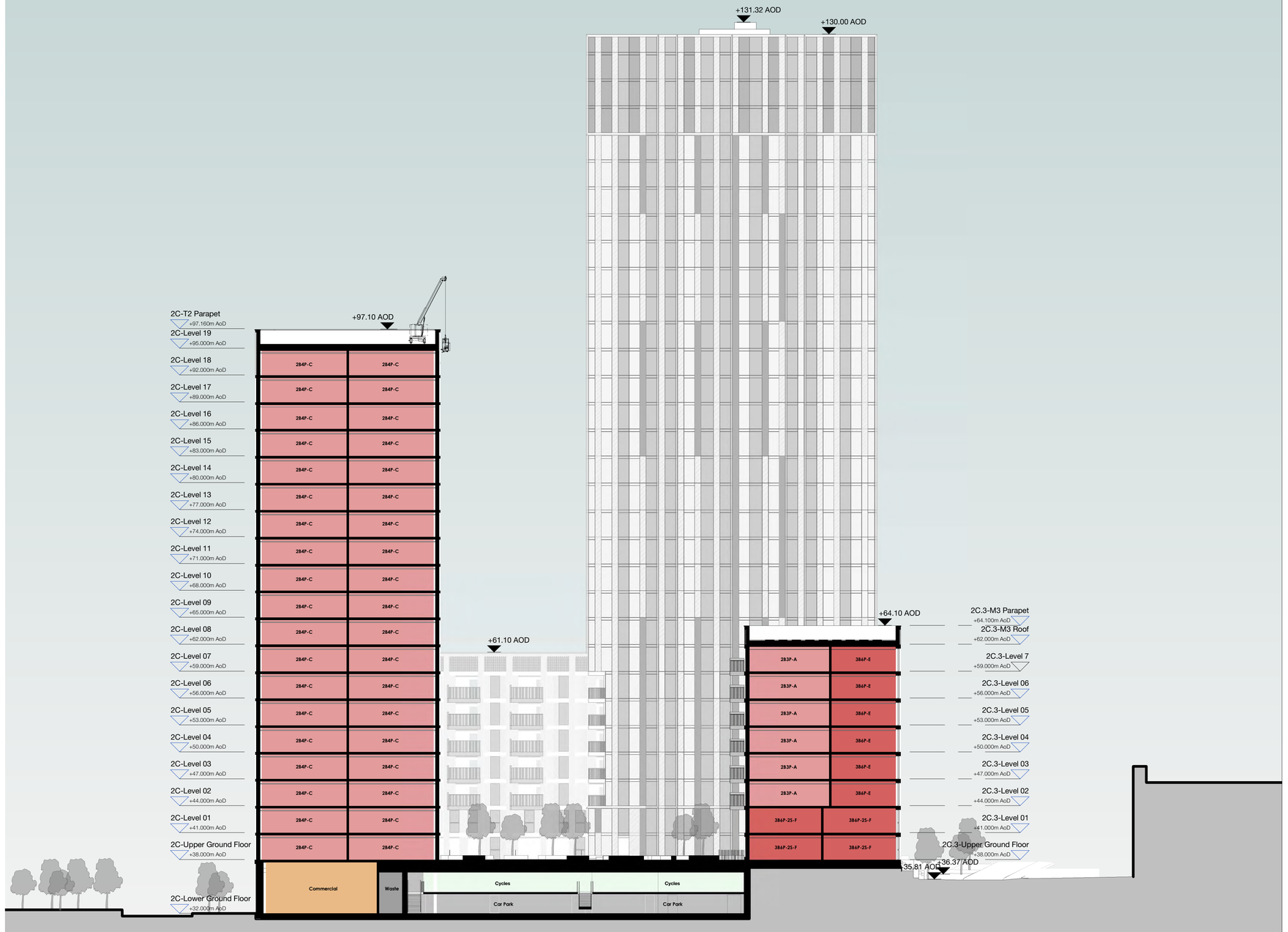
Scale @ A1	Date
1 : 25	March 2023
Drawn By	**Checked By**
MV	JT

Job Number	Status	Purpose of Issue
210263	S2	For Approval

Drawing No. RDB-HBA-2C-ZZ-DR-AR-080257
Rev P02



1B-1P-1S
1B-2P-1S
2B-3P-1S
2B-4P-1S
2B-4P-2S
3B-4P-2S
3B-5P-1S
3B-5P-2S
3B-6P-1S
3B-6P-2S
Amenity
Commercial
Cycles
Lobby
MEP
Parking
Waste



Planning-NT03 - Proposed Section B-B
1 : 250

Copyright Hawkins\Brown Architects
No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

Rev	Description	Date
P01	Issued for Planning	17.03.23
P02	Issued for Planning	31.03.23
P03	Issued for Planning	12.04.23

28-32 Faulkner Street
Manchester M1 4EH
mail@hawkinsbrown.com
hawkinsbrown.com
Hawkins\
Brown

Project
Red Bank NT02/03
Dantzic Street
Manchester
M4 4HF

Drawing
Proposed GA Section B-B

Scale @ A1	Date
1 : 250	March 2023
Drawn By	**Checked By**
HECW	JT

Job Number	Status	Purpose of Issue
210263	S2	For Approval

Drawing No. RDB-HBA-2C-ZZ-DR-AR-080311
Rev P03

Copyright Hawkins\Brown Architects
No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

Rev	Description	Date
P01	Issued for Planning	17.03.23
P02	Issued for Planning	31.03.23
P03	Issued for Planning	12.04.23
P04	Issued for Planning	18.04.23

Dantzic Street

Travis Square

Dulwich Street

Dulwich Street

NT02
Amenity Club House
Amenity
301 m²

NTO2 Tower 1

NT03
Tower 2

NT03 Midrise
3

NTO3 Tower 3

Ventilation extract for commercial unit below

Ventilation extract for commercial unit below

Key:

- Application Boundary
- 1B-1P-1S
- 1B-2P-1S
- 2B-3P-1S
- 2B-4P-1S
- 3B-4P-2S
- 3B-4B-2S
- 3B-5P-1S
- 3B-5P-2S
- 3B-6P-1S
- 3B-6P-2S
- Amenity
- Commercial
- Cycles
- Lobby
- MEP
- Parking
- Waste

2b-23 Ilton Street
Manchester M1 2EH
mail@hawkinsbrown.com
hawkinsbrown.com
Hawkins\
Brown

Project
Red Bank NT02/03
Dantzic Street
Manchester
M4 4HF

Drawing
Proposed Level 01 Floor Plan

Scale @ A1	Date
1 : 200	March 2023
Drawn By	**Checked By**
HECW	JT

Job Number	Status	Purpose of Issue
210263	S2	Issued for Information

Drawing No. RDB-HBA-2X-01-DR-AR-080101
Rev P04

Copyright Hawkins\Brown Architects
No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

Rev	Description	Date
P01	Issued for Planning	17.03.23
P02	Issued for Planning	31.03.23
P03	Issued for Planning	12.04.23
P04	Issued for Planning	18.04.23

Dantzic Street

Travis Square

Dulwich Street

Dulwich Street

NT02
Amenity Club House
Amenity
293 m²

NT02 Tower 1

NT03
Tower 2

NT03 Midrise
3

NTO3 Tower 3

Ventilation extract for commercial unit below

Ventilation extract for commercial unit below

Key:

- Application Boundary
- 1B-1P-1S
- 1B-2P-1S
- 2B-3P-1S
- 2B-4P-1S
- 3B-4P-2S
- 3B-4B-2S
- 3B-5P-1S
- 3B-5P-2S
- 3B-6P-1S
- 3B-6P-2S
- Amenity
- Commercial
- Cycles
- Lobby
- MEP
- Parking
- Waste

2b-23 Ilkley Street
Manchester M1 2EH
mail@hawkinsbrown.com
hawkinsbrown.com
Hawkins\
Brown

Project
Red Bank NT02/03
Dantzic Street
Manchester
M4 4HF

Drawing
Proposed Level 02 Floor Plan

Scale @ A1	Date
1 : 200	March 2023
Drawn By	**Checked By**
HECW	JT

Job Number	Status	Purpose of Issue
210263	S2	Issued for Information

Drawing No. RDB-HBA-2X-02-DR-AR-080102
Rev P04



Copyright Hawkins\Brown Architects
No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

Rev	Description	Date
P01	Issued for Planning	17.03.23
P02	Issued for Planning	31.03.23
P03	Issued for Planning	12.04.23
P04	Issued for Planning	18.04.23

Key:

- Application Boundary
- 1B-1P-1S
- 1B-2P-1S
- 2B-3P-1S
- 2B-4P-1S
- 3B-4P-2S
- 3B-4B-2S
- 3B-5P-1S
- 3B-5P-2S
- 3B-6P-1S
- 3B-6P-2S
- Amenity
- Commercial
- Cycles
- Lobby
- MEP
- Parking
- Waste

2b Hilton Street
Manchester M1 2EH
mail@hawkinsbrown.com
hawkinsbrown.com
Hawkins\
Brown

Project
Red Bank NT02/03
Dantzic Street
Manchester
M4 4HF

Drawing
Proposed Level 03 Floor Plan

Scale @ A1	Date
1 : 200	March 2023
Drawn By	**Checked By**
HECW	JT

Job Number	Status	Purpose of Issue
210263	S2	Issued for Information

Drawing No. RDB-HBA-2X-03-DR-AR-080103
Rev P04



Copyright Hawkins\Brown Architects
No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

Rev	Description	Date
P01	Issued for Planning	17.03.23
P02	Issued for Planning	31.03.23
P03	Issued for Planning	12.04.23
P04	Issued for Planning	18.04.23

Key:

- — Application Boundary
- 1B-1P-1S
- 1B-2P-1S
- 2B-3P-1S
- 2B-4P-1S
- 3B-4P-2S
- 3B-4B-2S
- 3B-5P-1S
- 3B-5P-2S
- 3B-6P-1S
- 3B-6P-2S
- Amenity
- Commercial
- Cycles
- Lobby
- MEP
- Parking
- Waste

25-28 Hilton Street
Manchester M1 1EH
mail@hawkinsbrown.com
hawkinsbrown.com

Hawkins\
Brown

Project
Red Bank NT02/03
Dantzic Street
Manchester
M4 4HF

N

Drawing
Proposed Level 04 Floor Plan

Scale @ A1	**Date**
1 : 200	March 2023

Drawn By	**Checked By**
HECW	JT

Job Number	**Status**	**Purpose of Issue**
210263	S2	Issued for Information

Drawing No. RDB-HBA-2X-04-DR-AR-080104

Rev P04



Copyright Hawkins\Brown Architects
No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

Rev	Description	Date
P01	Issued for Planning	17.03.23
P02	Issued for Planning	31.03.23
P03	Issued for Planning	12.04.23
P04	Issued for Planning	18.04.23

Key:

- Application Boundary
- 1B-1P-1S
- 1B-2P-1S
- 2B-3P-1S
- 2B-4P-1S
- 3B-4P-2S
- 3B-4B-2S
- 3B-5P-1S
- 3B-5P-2S
- 3B-6P-1S
- 3B-6P-2S
- Amenity
- Commercial
- Cycles
- Lobby
- MEP
- Parking
- Waste

2b Hilton Street
Manchester M1 2EH
mail@hawkinsbrown.com
hawkinsbrown.com
Hawkins\ Brown

Project
Red Bank NT02/03
Dantzic Street
Manchester
M4 4HF

Drawing
Proposed Level 05-06 Floor Plan

Scale @ A1	Date
1 : 200	March 2023
Drawn By	**Checked By**
HECW	JT

Job Number	Status	Purpose of Issue
210263	S2	Issued for Information

Drawing No. RDB-HBA-2X-05-DR-AR-080105
Rev P04

Copyright Hawkins\Brown Architects
No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

Rev	Description	Date
P01	Issued for Planning	17.03.23
P02	Issued for Planning	31.03.23
P03	Issued for Planning	12.04.23
P04	Issued for Planning	18.04.23

Dantzic Street

NT02
Club House (2B.2)

Indicative zone for PVs and rooftop plant

Lift overrun

NT02 Tower 1

NT03
Tower 2

NT03
Tail 3 (2C.2)

NT03 Midrise 3

NT03 Tower 3

Ventilation extract for commercial unit below

Ventilation extract for commercial unit below

Travis Square

Dulwich Street

Dulwich Street

Key:

- Application Boundary
- 1B-1P-1S
- 1B-2P-1S
- 2B-3P-1S
- 2B-4P-1S
- 3B-4P-2S
- 3B-4B-2S
- 3B-5P-1S
- 3B-5P-2S
- 3B-6P-1S
- 3B-6P-2S
- Amenity
- Commercial
- Cycles
- Lobby
- MEP
- Parking
- Waste

2b-23 Ilkley Street
Manchester M1 2EH
mail@hawkinsbrown.com
hawkinsbrown.com
Hawkins\Brown

Project
Red Bank NT02/03
Dantzic Street
Manchester
M4 4HF

Drawing
Proposed Level 07 Floor Plan

Scale @ A1	Date
1 : 200	March 2023
Drawn By	**Checked By**
HECW	JT

Job Number	Status	Purpose of Issue
210263	S2	Issued for Information

Drawing No. RDB-HBA-2X-07-DR-AR-080107

Rev P04

Copyright Hawkins\Brown Architects
No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

Rev	Description	Date
P01	Issued for Planning	17.03.23
P02	Issued for Planning	31.03.23
P03	Issued for Planning	12.04.23

Dantzic Street

NT02
Club House (2B.2)

Indicative zone for PVs and rooftop plant

Lift overrun

NT02 Tower 1

NT03
Tower 2

NT03
Tail 3 (2C.2)

NT03 Midrise 3 (2C.3)

NTO3 Tower 3

Indicative zone for PVs

Indicative zone for PVs

Ventilation extract for commercial unit below

Ventilation extract for commercial unit below

Dulwich Street

Dulwich Street

Travis Square

Key:

- Application Boundary
- 1B-1P-1S
- 1B-2P-1S
- 2B-3P-1S
- 2B-4P-1S
- 3B-4P-2S
- 3B-4B-2S
- 3B-5P-1S
- 3B-5P-2S
- 3B-6P-1S
- 3B-6P-2S
- Amenity
- Commercial
- Cycles
- Lobby
- MEP
- Parking
- Waste

2b-23 Ilton Street
Manchester M1 2EH
mail@hawkinsbrown.com
hawkinsbrown.com
Hawkins\
Brown

Project
Red Bank NT02/03
Dantzic Street
Manchester
M4 4HF

Drawing
Proposed Level 08-18 Floor Plan

Scale @ A1	Date
1 : 200	March 2023
Drawn By	**Checked By**
HECW	JT

Job Number	Status	Purpose of Issue
210263	S2	For Approval

Drawing No. RDB-HBA-2X-08-DR-AR-080108
Rev P03

Copyright Hawkins\Brown Architects
No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

Rev	Description	Date
P01	Issued for Planning	17.03.23
P02	Issued for Planning	31.03.23
P03	Issued for Planning	12.04.23

Dantzic Street

Travis Square

Dulwich Street

Dulwich Street

NT02
Club House (2B.2)

Indicative zone for PVs and rooftop plant

Lift overrun

NT03
Tower 2

BMU track

Indicative zone for PVs

Lift overrun

BMU

Generator housing

Lift overrun

Indicative zone for PVs

Ventilation extract for commercial unit below

Ventilation extract for commercial unit below

NT03
Tail 3 (2C.2)

Indicative zone for PVs

Indicative zone for PVs

Lift overrun

NT03 Midrise 3 (2C.3)

NT02 Tower 1

NT03 Tower 3

Key:

- Application Boundary
- 1B-1P-1S
- 1B-2P-1S
- 2B-3P-1S
- 2B-4P-1S
- 3B-4P-2S
- 3B-4B-2S
- 3B-5P-1S
- 3B-5P-2S
- 3B-6P-1S
- 3B-6P-2S
- Amenity
- Commercial
- Cycles
- Lobby
- MEP
- Parking
- Waste

26-28 Hilton Street
Manchester M1 2EH
mail@hawkinsbrown.com
hawkinsbrown.com
Hawkins\
Brown

Project
Red Bank NT02/03
Dantzic Street
Manchester
M4 4HF

Drawing
Proposed Level 19-27 Floor Plan

Scale @ A1	Date
1 : 200	March 2023
Drawn By	**Checked By**
HECW	JT

Job Number	Status	Purpose of Issue
210263	S2	For Approval

Drawing No. RDB-HBA-2X-19-DR-AR-080119
Rev P03

Copyright Hawkins\Brown Architects
No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

Rev	Description	Date
P01	Issued for Planning	17.03.23
P02	Issued for Planning	31.03.23
P03	Issued for Planning	12.04.23
P04	Issued for Planning	18.04.23

Dantzic Street

Travis Square

Dulwich Street

Dulwich Street

NT02
Club House (2B.2)

Indicative zone for PVs and rooftop plant

Lift overrun

BMU track

NT03
Tower 2

Indicative zone for PVs

Lift overrun

Lift overrun

BMU

Generator housing

Indicative zone for PVs

Ventilation extract for commercial unit below

Ventilation extract for commercial unit below

NT03
Tail 3 (2C.2)

Indicative zone for PVs

Indicative zone for PVs

Lift overrun

NT03 Midrise 3 (2C.3)

NTO2 Tower 1

NTO3 Tower 3

Key:

- Application Boundary
- 1B-1P-1S
- 1B-2P-1S
- 2B-3P-1S
- 2B-4P-1S
- 3B-4P-2S
- 3B-4B-2S
- 3B-5P-1S
- 3B-5P-2S
- 3B-6P-1S
- 3B-6P-2S
- Amenity
- Commercial
- Cycles
- Lobby
- MEP
- Parking
- Waste

28-29 Lloyd Street
Manchester M2 5LG
mail@hawkinsbrown.com
hawkinsbrown.com
Hawkins\
Brown

Project
Red Bank NT02/03
Dantzic Street
Manchester
M4 4HF

Drawing
Proposed Level 28-29 Floor Plan

Scale @ A1	Date
1 : 200	March 2023
Drawn By	**Checked By**
HECW	JT

Job Number	Status	Purpose of Issue
210263	S2	Issued for Information

Drawing No. RDB-HBA-2X-28-DR-AR-080128
Rev P04

Copyright Hawkins\Brown Architects
No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

Rev	Description	Date
P01	Issued for Planning	17.03.23
P02	Issued for Planning	31.03.23
P03	Issued for Planning	12.04.23
P04	Issued for Planning	18.04.23

Dantzic Street

NT02
Club House (2B.2)
Indicative zone for PVs and rooftop plant
Lift overrun

BMU track
NT03
Tower 2
Indicative zone for PVs
Lift overrun
Lift overrun
BMU
Generator housing
Indicative zone for PVs

Ventilation extract for commercial unit below

Travis Square

NT03
Tail 3 (2C.2)

Ventilation extract for commercial unit below

Dulwich Street

NT02 Tower 1

Indicative zone for PVs
Indicative zone for PVs
Lift overrun
NT03 Midrise 3 (2C.3)

BMU track
NT03
Tower 3 (2C.2)
Lift overrun
BMU
Indicative zone for PVs

Dulwich Street

Key:
- Application Boundary
- 1B-1P-1S
- 1B-2P-1S
- 2B-3P-1S
- 2B-4P-1S
- 3B-4P-2S
- 3B-4B-2S
- 3B-5P-1S
- 3B-5P-2S
- 3B-6P-1S
- 3B-6P-2S
- Amenity
- Commercial
- Cycles
- Lobby
- MEP
- Parking
- Waste

2b-23 Lloyd Street
Manchester M2 5WA
mail@hawkinsbrown.com
Hawkins\Brown

Project
Red Bank NT02/03
Dantzic Street
Manchester
M4 4HF

Drawing
Proposed Level 30 Floor Plan

Scale @ A1	Date
1 : 200	March 2023

Drawn By	Checked By
HECW	JT

Job Number	Status	Purpose of Issue
210263	S2	Issued for Information

Drawing No.	Rev
RDB-HBA-2X-30-DR-AR-080130	P04

Copyright Hawkins\Brown Architects
No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

Rev	Description	Date
P01	Issued for Planning	17.03.23
P02	Issued for Planning	31.03.23
P03	Issued for Planning	12.04.23
P04	Issued for Planning	18.04.23

Dantzic Street

NT02
Club House (2B.2)
Indicative zone for PVs and rooftop plant
Lift overrun

NT02 Tower 1
38AP-A 96 m²
28AP-S 72 m²
18ZP-A 52 m²
BMU

Dulwich Street

BMU track
NT03
Tower 2
Indicative zone for PVs
Lift overrun
Lift overrun
BMU
Generator housing
Indicative zone for PVs

Ventilation extract for commercial unit below

Ventilation extract for commercial unit below

NT03 Midrise 3 (2C.3)
Indicative zone for PVs
Indicative zone for PVs
Lift overrun

Travis Square

NT03
Tail 3 (2C.2)

BMU track
NT03
Tower 3 (2C.2)
Lift overrun
BMU
Indicative zone for PVs

Dulwich Street

Key:
- Application Boundary
- 1B-1P-1S
- 1B-2P-1S
- 2B-3P-1S
- 2B-4P-1S
- 3B-4P-2S
- 3B-4B-2S
- 3B-5P-1S
- 3B-5P-2S
- 3B-6P-1S
- 3B-6P-2S
- Amenity
- Commercial
- Cycles
- Lobby
- MEP
- Parking
- Waste

28-32 Hilton Street
Manchester M1 2EH
mail@hawkinsbrown.com
hawkinsbrown.com
Hawkins\
Brown

Project
Red Bank NT02/03
Dantzic Street
Manchester
M4 4HF

Drawing
Proposed Level 31-32 Floor Plan

Scale @ A1	Date
1 : 200	March 2023
Drawn By	**Checked By**
HECW	JT

Job Number	Status	Purpose of Issue
210263	S2	Issued for Information

Drawing No. RDB-HBA-2X-31-DR-AR-080131
Rev P04



Copyright Hawkins\Brown Architects
No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

Rev	Description	Date
P01	Issued for Planning	17.03.23
P02	Issued for landscape co-ordination	29.03.23
P03	Issued for Planning	31.03.23
P04	Issued for Planning	12.04.23
P05	Issued for Planning	18.04.23

Key:

- Application Boundary
- 1B-1P-1S
- 1B-2P-1S
- 2B-3P-1S
- 2B-4P-1S
- 3B-4P-2S
- 3B-4B-2S
- 3B-5P-1S
- 3B-5P-2S
- 3B-6P-1S
- 3B-6P-2S
- Amenity
- Commercial
- Cycles
- Lobby
- MEP
- Parking
- Waste

28-32 Tib Street
Manchester M4 1LA
mail@hawkinsbrown.com
hawkinsbrown.com
Hawkins\
Brown

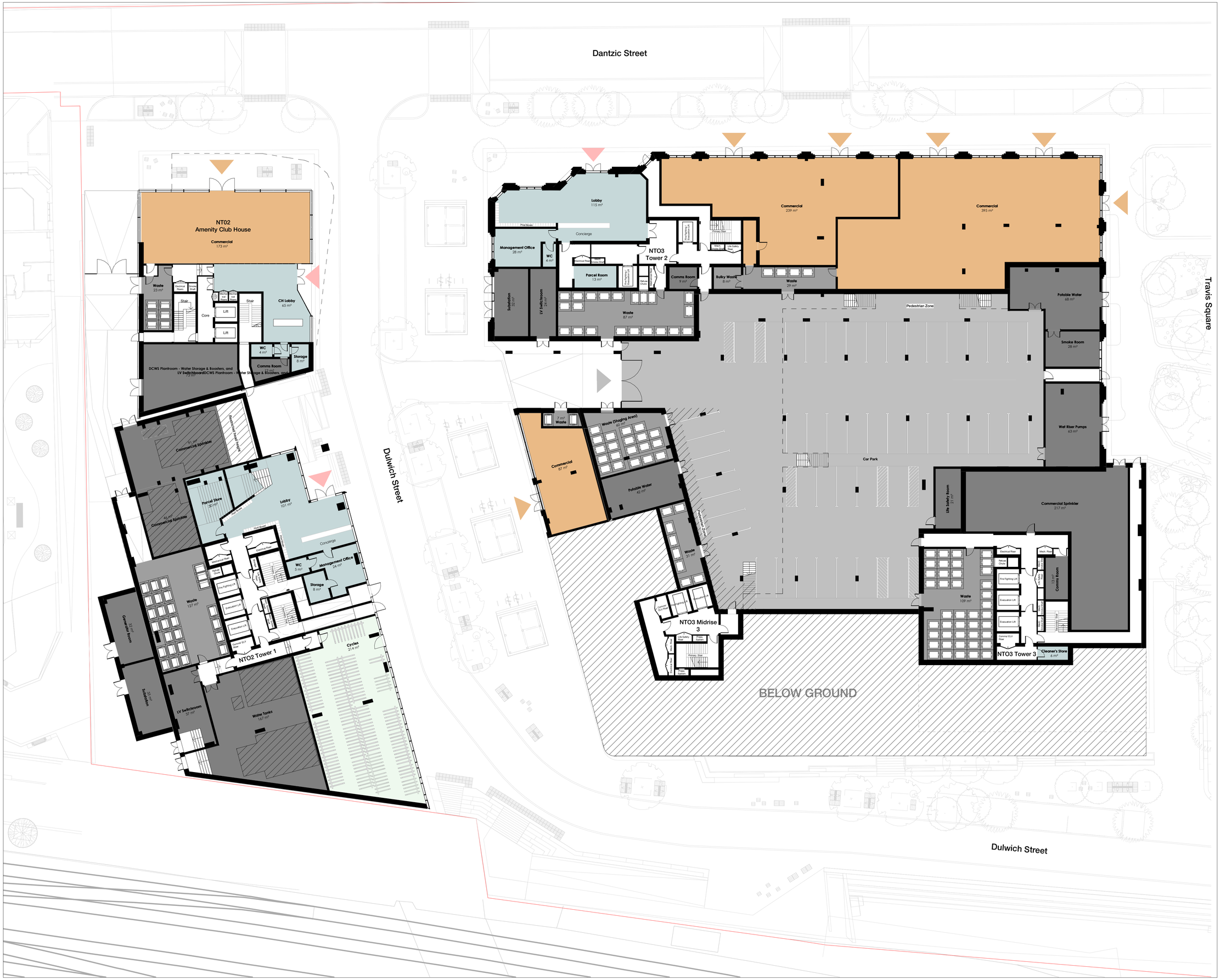
Project
Red Bank NT02/03
Dantzic Street
Manchester
M4 4HF

Drawing
Proposed Intermediate Floor Plan

Scale @ A1	Date
1 : 200	March 2023
Drawn By	**Checked By**
MV	JT

Job Number	Status	Purpose of Issue
210263	S2	Issued for Information

Drawing No. RDB-HBA-2X-IT-DR-AR-080099
Rev P05



Copyright Hawkins\Brown Architects
No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

Rev	Description	Date
P01	Issued for Planning	17.03.23
P02	Issued for landscape co-ordination	29.03.23
P03	Issued for Planning	31.03.23
P04	Issed for co-ordination	11.04.23
P05	Issued for Planning	12.04.23
P06	Issued for Planning	18.04.23

Key:

- Application Boundary
- 1B-1P-1S
- 1B-2P-1S
- 2B-3P-1S
- 2B-4P-1S
- 3B-4P-2S
- 3B-4B-2S
- 3B-5P-1S
- 3B-5P-2S
- 3B-6P-1S
- 3B-6P-2S
- Amenity
- Commercial
- Cycles
- Lobby
- MEP
- Parking
- Waste

2b-23 Ilton Street
Manchester M1 2EH
mail@hawkinsbrown.com
hawkinsbrown.com
Hawkins\
Brown

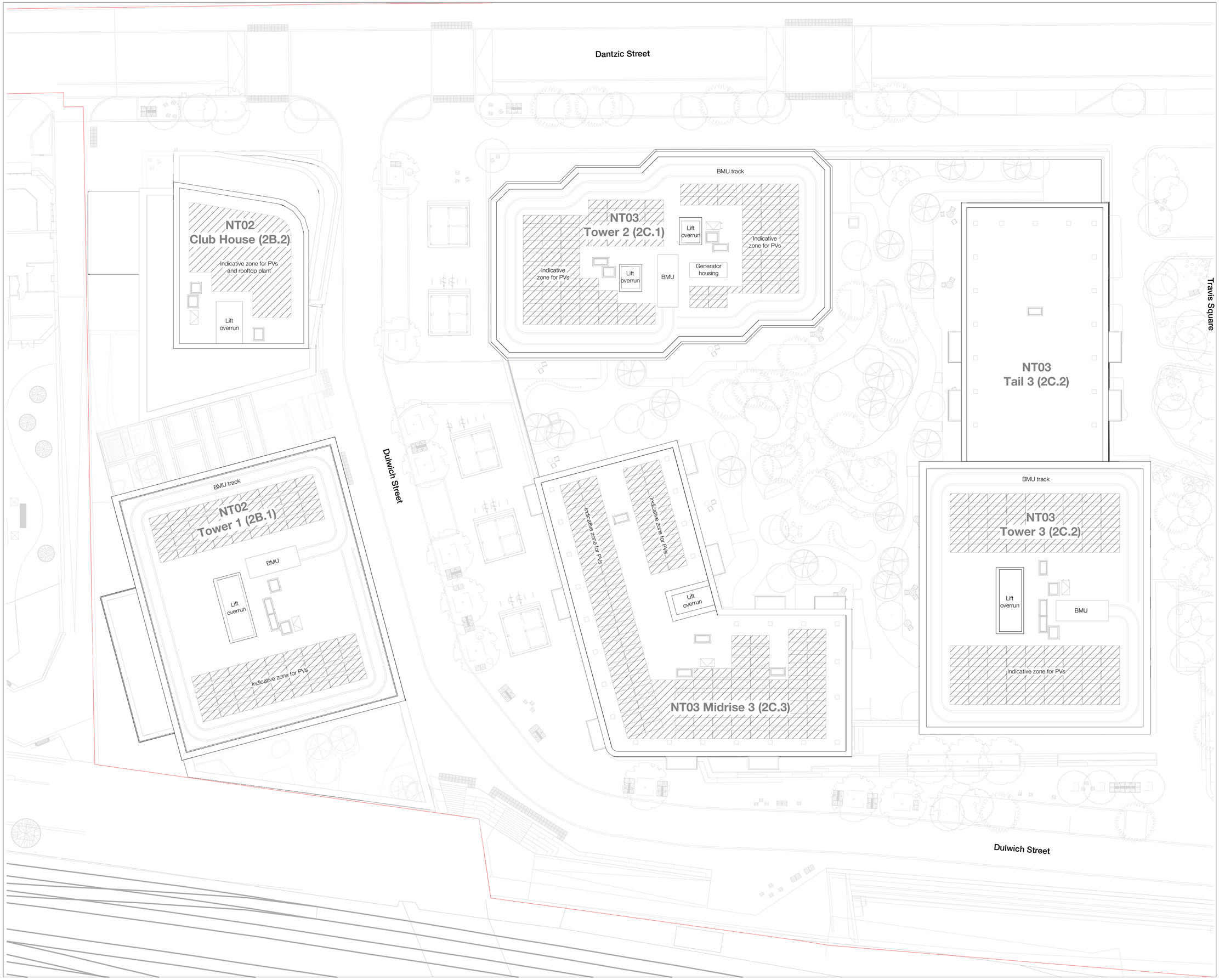
Project
Red Bank NT02/03
Dantzic Street
Manchester
M4 4HF

Drawing
Proposed Lower Ground Floor Plan

Scale @ A1	Date
1 : 200	March 2023
Drawn By	**Checked By**
HECW	JT

Job Number	Status	Purpose of Issue
210263	S2	Issued for Information

Drawing No. RDB-HBA-2X-LG-DR-AR-080098
Rev P06



Copyright Hawkins\Brown Architects
No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

Rev	Description	Date
P01	Issued for Planning	17.03.23
P02	Issued for Planning	31.03.23
P03	Issued for Planning	12.04.23
P04	Issued for Planning	18.04.23

29-35 Tib Street
Manchester M4 1LN
mail@hawkinsbrown.com
hawkinsbrown.com
Hawkins\
Brown

Project
Red Bank NT02/03
Dantzic Street
Manchester
M4 4HF

Drawing
Proposed Roof Plan

Scale @ A1 1 : 200	**Date** March 2023
Drawn By HECW	**Checked By** JT
Job Number 210263	**Status** S2
Purpose of Issue Issued for Information	
Drawing No. RDB-HBA-2X-RF-DR-AR-080133	**Rev** P04



Copyright Hawkins\Brown Architects
No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

Rev	Description	Date
P01	Issued for Planning	17.03.23
P02	Issued for landscape co-ordination	29.03.23
P03	Issued for Planning	31.03.23
P04	Issued for Planning	12.04.23
P05	Issued for Planning	18.04.23

Key:

- Application Boundary
- 1B-1P-1S
- 1B-2P-1S
- 2B-3P-1S
- 2B-4P-1S
- 3B-4P-2S
- 3B-4B-2S
- 3B-5P-1S
- 3B-5P-2S
- 3B-6P-1S
- 3B-6P-2S
- Amenity
- Commercial
- Cycles
- Lobby
- MEP
- Parking
- Waste

28-32 Little Street
Manchester M1 4FH
mail@hawkinsbrown.com
hawkinsbrown.com
Hawkins\
Brown

Project
Red Bank NT02/03
Dantzic Street
Manchester
M4 4HF

Drawing
Proposed Upper Ground Floor Plan

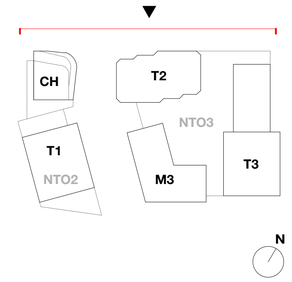
Scale @ A1	Date
1 : 200	March 2023
Drawn By	**Checked By**
HECW	JT

Job Number	Status	Purpose of Issue
210263	S2	Issued for Information

Drawing No. RDB-HBA-2X-UG-DR-AR-080100
Rev P05

Copyright Hawkins\Brown Architects
No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

Rev	Description	Date
P01	Issued for Planning	17.03.23
P02	Issued for landscape co-ordination	30.03.23
P03	Issued for Planning	31.03.23
P04	Issued for Planning	12.04.23



26-28 Hilton Street
Manchester M1 2EH
mail@hawkinsbrown.com
hawkinsbrown.com
Hawkins\
Brown

Project
Red Bank NT02/03
Dantzic Street
Manchester
M4 4HF

Drawing
Proposed GA Site Elevation - Dantzic Street

Scale @ A1	Date
1 : 200	March 2023
Drawn By	**Checked By**
DN	JT

Job Number	Status	Purpose of Issue
210263	S2	For Approval

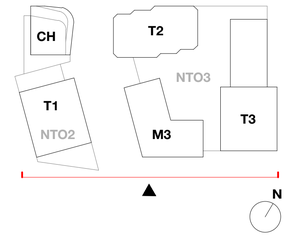
Drawing No. RDB-HBA-2X-ZZ-DR-AR-080200
Rev P04

Building Name Sign
The Cafe
Travis Square
NT03 - Tail 3
NT03 - Courtyard
NT03 - Tower 3
Dulwich Street
NT02 - Club House
Service Access



Copyright Hawkins\Brown Architects
No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

Rev	Description	Date
P01	Issued for Planning	17.03.23
P02	Issued for landscape co-ordination	30.03.23
P03	Issued for Planning	31.03.23
P04	Issued for Planning	12.04.23



26-28 Hilton Street
Manchester M1 2EH
mail@hawkinsbrown.com
hawkinsbrown.com
Hawkins\
Brown

Project
Red Bank NT02/03
Dantzic Street
Manchester
M4 4HF

Drawing
Proposed GA Site Elevation - Viaduct

Scale @ A1	Date
1 : 200	March 2023
Drawn By	**Checked By**
DN	JT

Job Number	Status	Purpose of Issue
210263	S2	For Approval

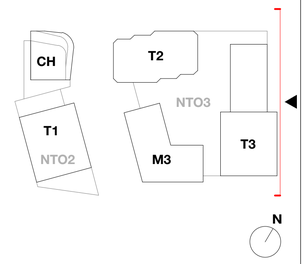
Drawing No.
RDB-HBA-2X-ZZ-DR-AR-080201

Rev
P04



Copyright Hawkins\Brown Architects
No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

Rev	Description	Date
P01	Issued for Planning	17.03.23
P02	Issued for landscape co-ordination	30.03.23
P03	Issued for Planning	31.03.23
P04	Issued for Planning	12.04.23



2b Ludgate Street
Manchester M4 1LW
mail@hawkinsbrown.com
hawkinsbrown.com
Hawkins\
Brown

Project
Red Bank NT02/03
Dantzic Street
Manchester
M4 4HF

Drawing
Proposed GA Site Elevation - Travis Square

Scale @ A1 1 : 200	**Date** March 2023
Drawn By DN	**Checked By** JT

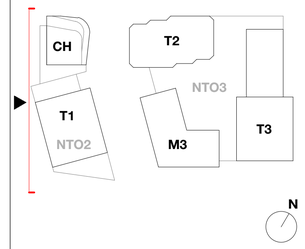
Job Number 210263	**Status** S2	**Purpose of Issue** For Approval

Drawing No. RDB-HBA-2X-ZZ-DR-AR-080202
Rev P04



Copyright Hawkins\Brown Architects
No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

Rev	Description	Date
P01	Issued for Planning	17.03.23
P02	Issued for landscape co-ordination	30.03.23
P03	Issued for Planning	31.03.23
P04	Issued for Planning	12.04.23



28-42 Blossom Street
Manchester M4 4BY
mail@hawkinsbrown.com
hawkinsbrown.com
Hawkins\
Brown

Project
Red Bank NT02/03
Dantzic Street
Manchester
M4 4HF

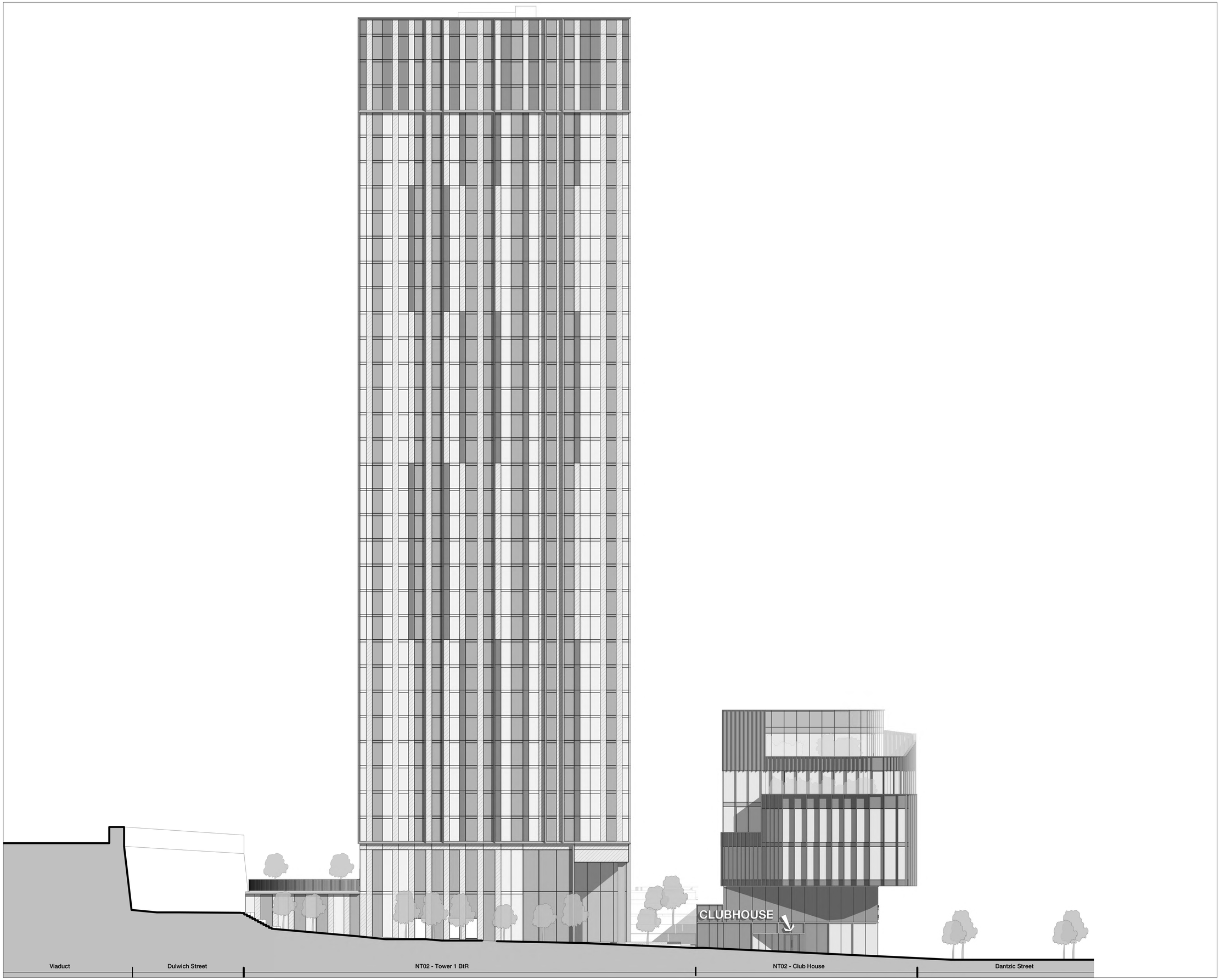
Drawing
Proposed GA Site Elevation - Victoria Riverside

Scale @ A1	Date
1 : 200	March 2023

Drawn By	Checked By
DN	JT

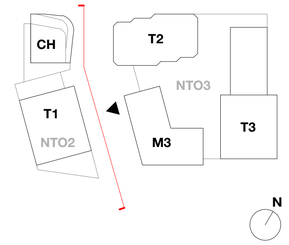
Job Number	Status	Purpose of Issue
210263	S2	For Approval

Drawing No. RDB-HBA-2X-ZZ-DR-AR-080203
Rev P04



Copyright Hawkins\Brown Architects
No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

Rev	Description	Date
P01	Issued for Planning	17.03.23
P02	Issued for landscape co-ordination	30.03.23
P03	Issued for Planning	31.03.23
P04	Issued for Planning	12.04.23



26-28 Hilton Street
Manchester M1 2EH
mail@hawkinsbrown.com
hawkinsbrown.com
Hawkins\
Brown

Project
Red Bank NT02/03
Dantzic Street
Manchester
M4 4HF

Drawing
Proposed GA Site Elevation - Dulwich Street - Facing Tower 1

Scale @ A1	Date
1 : 200	March 2023

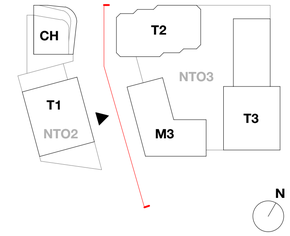
Drawn By	Checked By
DN	JT

Job Number	Status	Purpose of Issue
210263	S2	For Approval

Drawing No.	Rev
RDB-HBA-2X-ZZ-DR-AR-080204	P04

Copyright Hawkins\Brown Architects
No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

Rev	Description	Date
P01	Issued for Planning	17.03.23
P02	Issued for landscape co-ordination	30.03.23
P03	Issued for Planning	31.03.23
P04	Issued for Planning	12.04.23



26-28 Hilton Street
Manchester M1 2EH
mail@hawkinsbrown.com
hawkinsbrown.com
Hawkins\
Brown

Project
Red Bank NT02/03
Dantzic Street
Manchester
M4 4HF

Drawing
Proposed GA Site Elevation - Dulwich Street - Facing Tower 2

Scale @ A1	Date
1 : 200	March 2023

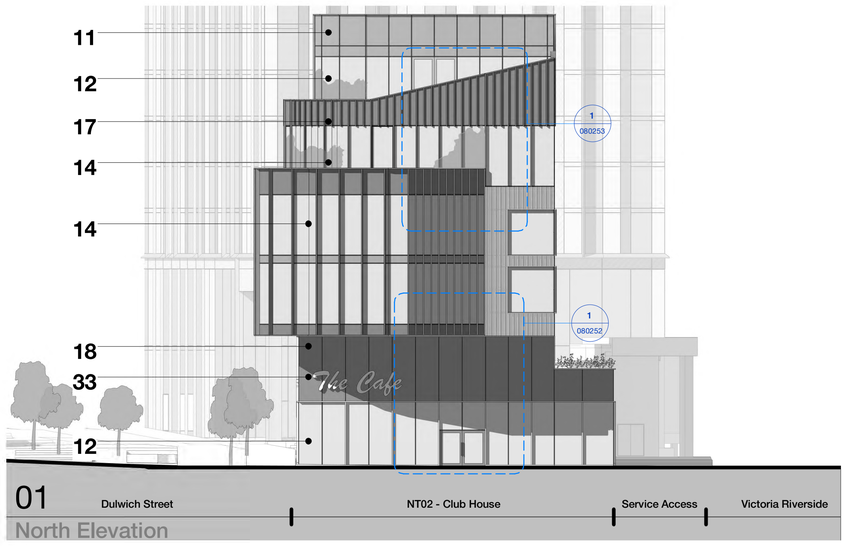
Drawn By	Checked By
DN	JT

Job Number	Status	Purpose of Issue
210263	S2	For Approval

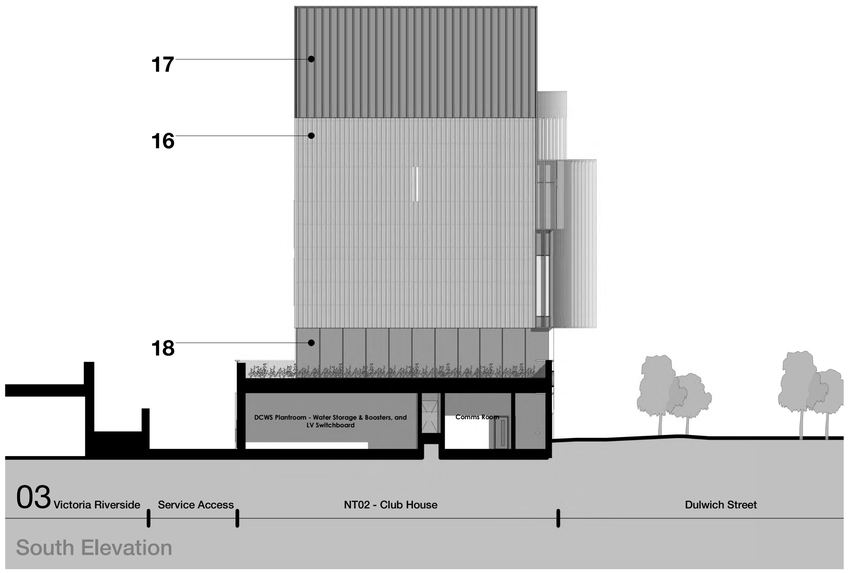
Drawing No.	Rev
RDB-HBA-2X-ZZ-DR-AR-080205	P04

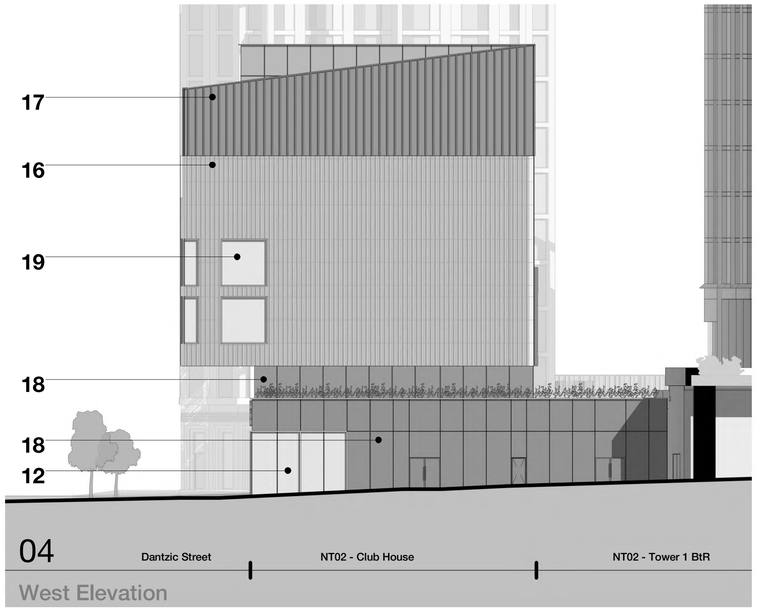
BUILDING NAME SIGN

Dantzic Street | NT03 - Tower 2 | NT03 - Courtyard | NT03 - Midrise 3 | Dulwich Street | Viaduct



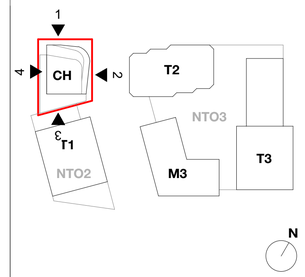






Copyright Hawkins\Brown Architects
No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

Rev	Description	Date
P01	Issued for Planning	17.03.23
P02	Issued for information	22.03.23
P03	Issued for Planning	31.03.23
P04	Issued for Planning	12.04.23



1
XXX
Bay Study Reference

Materials Key:

1. Anodised aluminium panel, pale bronze colour
2. Anodised aluminium panel, natural anodised colour
3. Anodised aluminium panel with perforations. Openable panel behind for purge ventilation. (Colour and specification to be agreed upon discharging conditions)
4. Anodic-coated aluminium panel with perforations. Openable panel behind for purge ventilation. (Colour and specification to be agreed upon discharging conditions)
5. Anodised aluminium panel with perforations. Non-openable backing to match appearance of vent panels. (Colour and specification to be agreed upon discharging conditions)
6. Anodic-coated aluminium panel with perforations. Non-openable backing to match appearance of vent panels. (Colour and specification to be agreed upon discharging conditions)
7. Anodic-coated aluminium paneled service door with perforations. (Colour and specification to be agreed upon discharging conditions)
8. Anodised aluminium feature fin (Colour and specification to be agreed upon discharging conditions)
9. Anodised aluminium feature soffit with recessed down-lighting (Colour and specification to be agreed upon discharging conditions)
10. Clear fixed vision glass
11. Glass infill spandrel with opaque back box
12. Clear curtain walling vision glass with structural sealed joint
13. Clear curtain walling vision glass with expressed fin caps to mullions
14. Clear curtain walling vision glass with green terracotta 'baguette' vertical fins fixed to mullions
15. Spandrel of green terracotta between vertical terracotta fins
16. Fine-textured green terracotta cladding
17. Broad-profiled green terracotta cladding
18. Perforated aluminium sinusoidal veil, with windows concealed behind
19. Aluminium framed window
20. Aluminium framed glazed door
21. Brickwork with colour-matched mortar, stretcher bond
22. Brick detail of Flemish bond with projecting headers
23. Brick vent detail of Flemish bond with removed headers to conceal commercial vent outlets
24. Solider course brickwork with colour-matched mortar
25. Vertical corduroy brick detail
26. Pigmented pre-cast concrete sill, colour to match brickwork
27. Pigmented pre-cast concrete coping, colour to match brickwork
28. Pigmented pre-cast concrete surround to recessed commercial glazing
29. Slender steel flat bar balcony railings
30. Solid metal screen to one side of balcony
31. Solid metal fascia and soffit to balcony
32. Illuminated signage set behind glazing
33. Large format supergraphic signage, façade-fixed and illuminated
34. Projecting slender box signage fixed to party wall brick pier
35. Exposed concrete feature column

26-28 Hilton Street
Manchester M1 2EH
mail@hawkinsbrown.com
hawkinsbrown.com
Hawkins\
Brown

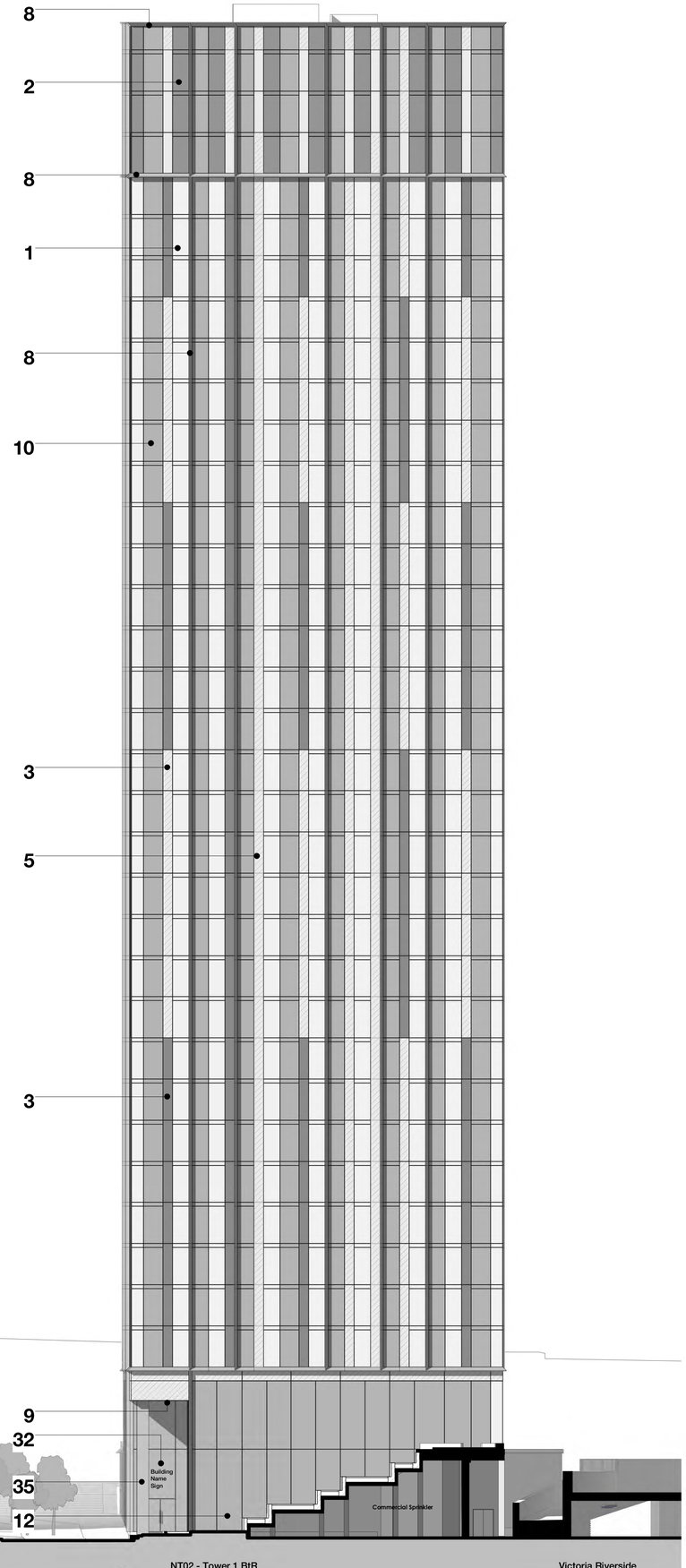
Project
Red Bank NT02/03
Dantzic Street
Manchester
M4 4HF

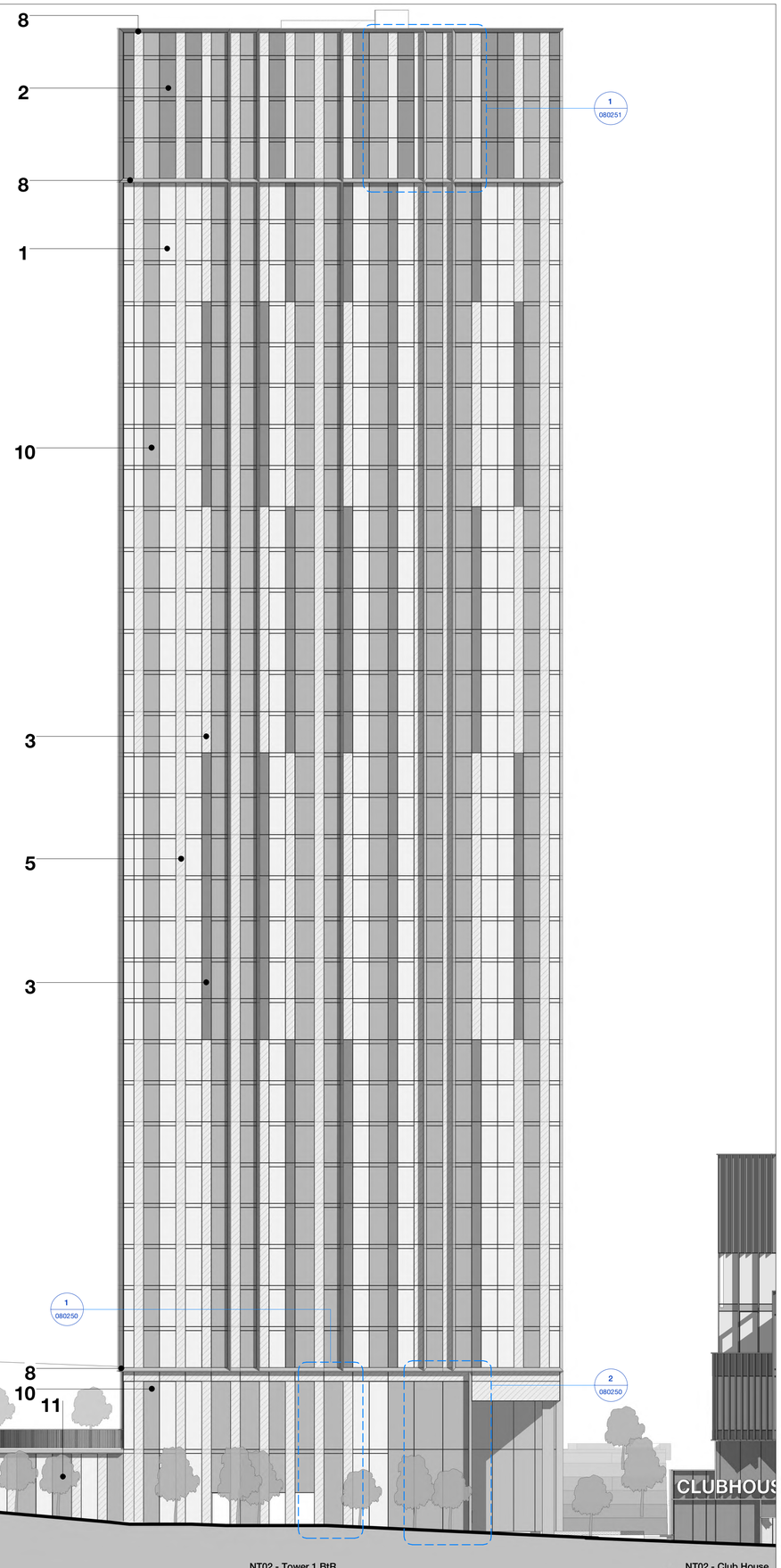
Drawing
Proposed GA Elevation - Club House Elevations

Scale @ A1	Date
1 : 200	March 2023
Drawn By	**Checked By**
DN	JT

Job Number	Status	Purpose of Issue
210263	S2	For Approval

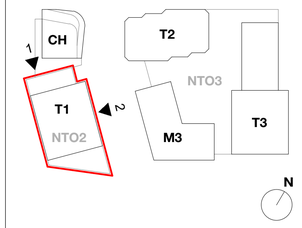
Drawing No. RDB-HBA-2X-ZZ-DR-AR-080210
Rev P04





Copyright Hawkins\Brown Architects
No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

Rev	Description	Date
P01	Issued for Planning	17.03.23
P02	Issued for Planning	31.03.23



Materials Key:

1. Anodised aluminium panel, pale bronze colour
2. Anodised aluminium panel, natural anodised colour
3. Anodised aluminium panel with perforations. Openable panel behind for purge ventilation. (Colour and specification to be agreed upon discharging conditions)
4. Anodic-coated aluminium panel with perforations. Openable panel behind for purge ventilation. (Colour and specification to be agreed upon discharging conditions)
5. Anodised aluminium panel with perforations. Non-openable backing to match appearance of vent panels. (Colour and specification to be agreed upon discharging conditions)
6. Anodic-coated aluminium panel with perforations. Non-openable backing to match appearance oc vent panels. (Colour and specification to be agreed upon discharging conditions)
7. Anodic-coated aluminium paneled service door with perforations. (Colour and specification to be agreed upon discharging conditions)
8. Anodised aluminium feature fin (Colour and specification to be agreed upon discharging conditions)
9. Anodised aluminium feature soffit with recessed down-lighting (Colour and specification to be agreed upon discharging conditions)
10. Clear fixed vision glass
11. Glass infill spandrel with opaque back box
12. Clear curtain walling vision glass with structural sealed joint
13. Clear curtain walling vision glass with expressed fin caps to mullions
14. Clear curtain walling vision glass with green terracotta 'baguette' vertical fins fixed to mullions
15. Spandrel of green terracotta between vertical terracotta fins
16. Fine-textured green terracotta cladding
17. Broad-profiled green terracotta cladding
18. Perforated aluminium sinusoidal veil, with windows concealed behind
19. Aluminium framed window
20. Aluminium framed glazed door
21. Brickwork with colour-matched mortar, stretcher bond
22. Brick detail of Flemish bond with projecting headers
23. Brick vent detail of Flemish bond with removed headers to conceal commercial vent outlets
24. Soldier course brickwork with colour-matched mortar
25. Vertical cordurey brick detail
26. Pigmented pre-cast concrete sill, colour to match brickwork
27. Pigmented pre-cast concrete coping, colour to match brickwork
28. Pigmented pre-cast concrete surround to recessed commercial glazing
29. Slender steel flat bar balcony railings
30. Solid metal screen to one side of balcony
31. Solid metal fascia and soffit to balcony
32. Illuminated signage set behind glazing
33. Large format supergraphic signage, façade-fixed and illuminated
34. Projecting slender box signage fixed to party wall brick pier
35. Exposed concrete feature column

70 Wellington Street
Manchester M3 1BT
manchester@hawkinsbrown.com
hawkinsbrown.com
Hawkins\
Brown

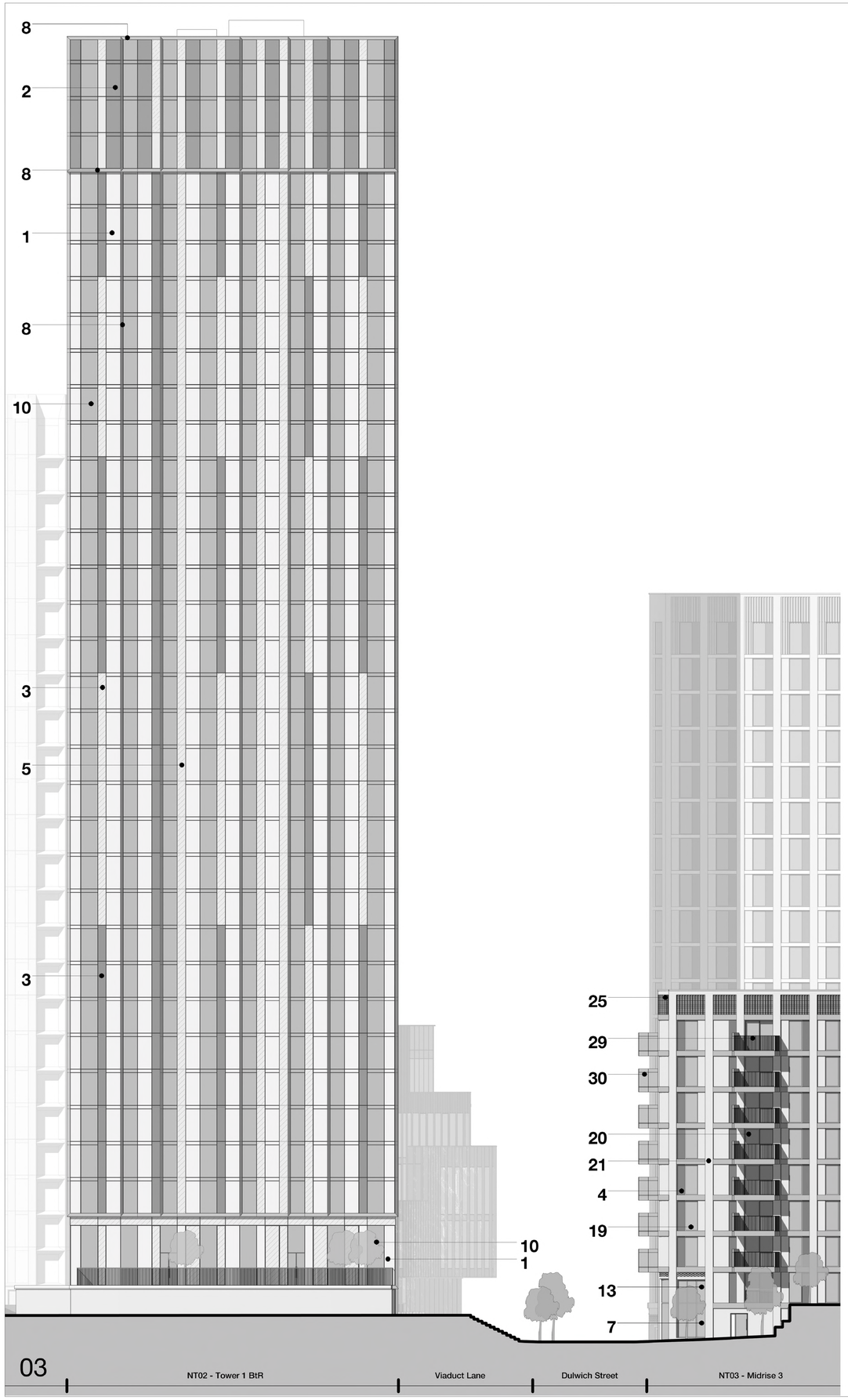
Project
Red Bank NT02/03
Dantzic Street
Manchester
M4 4HF

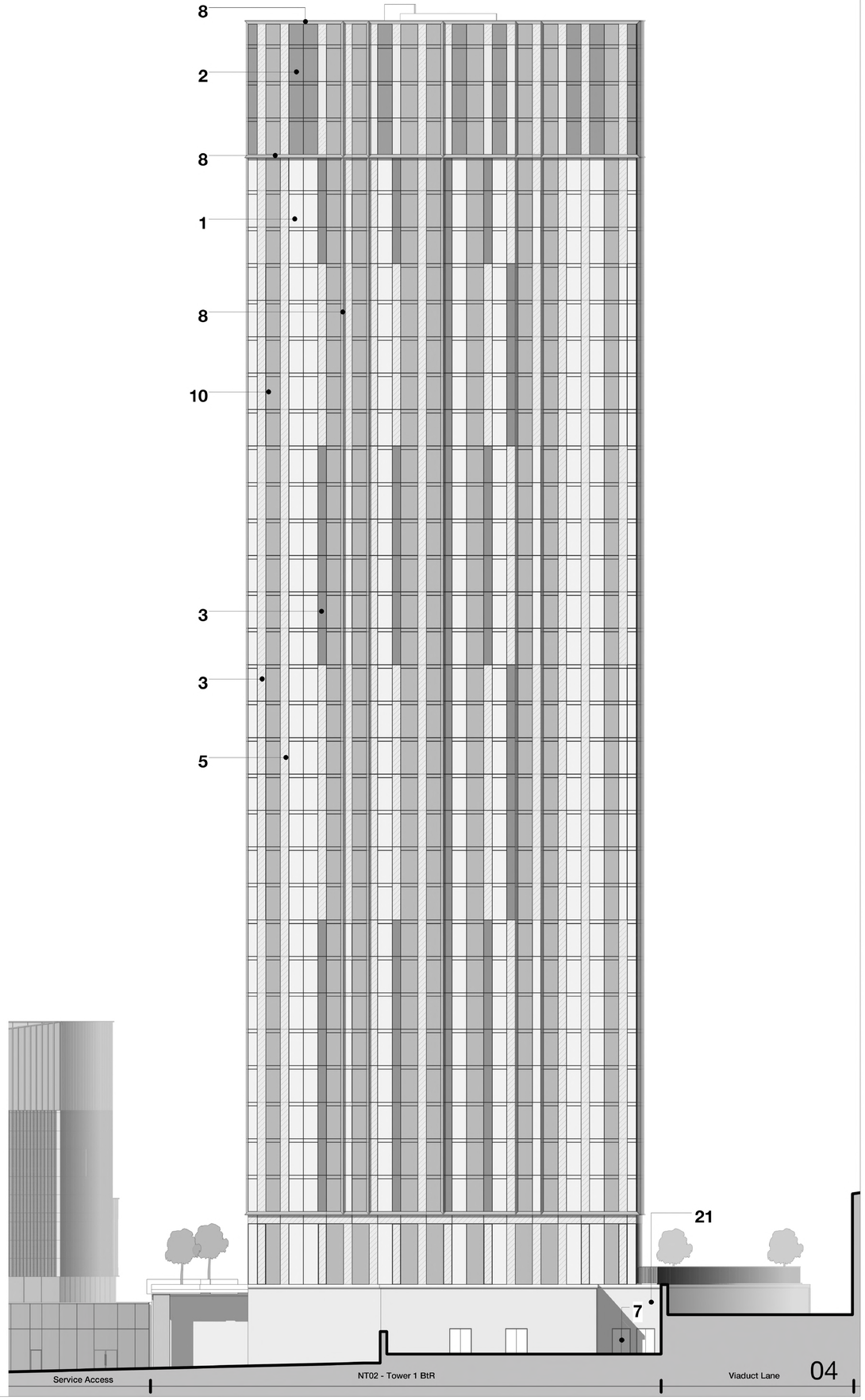
Drawing
Proposed GA Elevation T1 - North and East

Scale @ A1 1 : 200		**Date** March 2023
Drawn By DN		**Checked By** JT
Job Number 210263	**Status** S2	**Purpose of Issue** For Approval

Drawing No.
RDB-HBA-2X-ZZ-DR-AR-080211

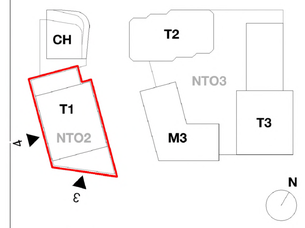
Rev
P02





Copyright Hawkins\Brown Architects
No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

Rev	Description	Date
P01	Issued for Planning	17.03.23
P02	Issued for Planning	31.03.23



Materials Key:

1. Anodised aluminium panel, pale bronze colour
2. Anodised aluminium panel, natural anodised colour
3. Anodised aluminium panel with perforations. Openable panel behind for purge ventilation. (Colour and specification to be agreed upon discharging conditions)
4. Anodic-coated aluminium panel with perforations. Openable panel behind for purge ventilation. (Colour and specification to be agreed upon discharging conditions)
5. Anodised aluminium panel with perforations. Non-openable backing to match appearance of vent panels. (Colour and specification to be agreed upon discharging conditions)
6. Anodic-coated aluminium panel with perforations. Non-openable backing to match appearance of vent panels. (Colour and specification to be agreed upon discharging conditions)
7. Anodic-coated aluminium paneled service door with perforations. (Colour and specification to be agreed upon discharging conditions)
8. Anodised aluminium feature fin (Colour and specification to be agreed upon discharging conditions)
9. Anodised aluminium feature soffit with recessed down-lighting (Colour and specification to be agreed upon discharging conditions)
10. Clear fixed vision glass
11. Glass infill spandrel with opaque back box
12. Clear curtain walling vision glass with structural sealed joint
13. Clear curtain walling vision glass with expressed fin caps to mullions
14. Clear curtain walling vision glass with green terracotta 'baguette' vertical fins fixed to mullions
15. Spandrel of green terracotta between vertical terracotta fins
16. Fine-textured green terracotta cladding
17. Broad-profiled green terracotta cladding
18. Perforated aluminium sinusoidal veil, with windows concealed behind
19. Aluminium framed window
20. Aluminium framed glazed door
21. Brickwork with colour-matched mortar, stretcher bond
22. Brick detail of Flemish bond with projecting headers
23. Brick vent detail of Flemish bond with removed headers to conceal commercial vent outlets
24. Soldier course brickwork with colour-matched mortar
25. Vertical corduroy brick detail
26. Pigmented pre-cast concrete sill, colour to match brickwork
27. Pigmented pre-cast concrete coping, colour to match brickwork
28. Pigmented pre-cast concrete surround to recessed commercial glazing
29. Slender steel flat bar balcony railings
30. Solid metal screen to one side of balcony
31. Solid metal fascia and soffit to balcony
32. Illuminated signage set behind glazing
33. Large format supergraphic signage, façade-fixed and illuminated
34. Projecting slender box signage fixed to party wall brick pier
35. Exposed concrete feature column

26-28 Hilton Street
Manchester M1 2EH
mail@hawkinsbrown.com
hawkinsbrown.com

Hawkins\
Brown

Project
Red Bank NT02/03
Dantzic Street
Manchester
M4 4HF

Drawing
Proposed GA Elevation T1 - West and South

Scale @ A1	Date
1 : 200	March 2023
Drawn By	**Checked By**
DN	JT

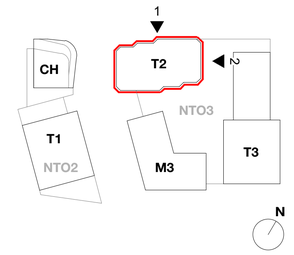
Job Number	Status	Purpose of Issue
210263	S2	For Approval

Drawing No.	Rev
RDB-HBA-2X-ZZ-DR-AR-080212	P02



Copyright Hawkins\Brown Architects
No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

Rev	Description	Date
P01	Issued for Planning	17.03.23
P02	Issued for Planning	31.03.23



Materials Key:

1. Anodised aluminium panel, pale bronze colour
2. Anodised aluminium panel, natural anodised colour
3. Anodised aluminium panel with perforations. Openable panel behind for purge ventilation. (Colour and specification to be agreed upon discharging conditions)
4. Anodic-coated aluminium panel with perforations. Openable panel behind for purge ventilation. (Colour and specification to be agreed upon discharging conditions)
5. Anodised aluminium panel with perforations. Non-openable backing to match appearance of vent panels. (Colour and specification to be agreed upon discharging conditions)
6. Anodic-coated aluminium panel with perforations. Non-openable backing to match appearance of vent panels. (Colour and specification to be agreed upon discharging conditions)
7. Anodic-coated aluminium paneled service door with perforations. (Colour and specification to be agreed upon discharging conditions)
8. Anodised aluminium feature fin (Colour and specification to be agreed upon discharging conditions)
9. Anodised aluminium feature soffit with recessed down-lighting (Colour and specification to be agreed upon discharging conditions)
10. Clear fixed vision glass
11. Glass infill spandrel with opaque back box
12. Clear curtain walling vision glass with structural sealed joint
13. Clear curtain walling vision glass with expressed fin caps to mullions
14. Clear curtain walling vision glass with green terracotta 'baguette' vertical fins fixed to mullions
15. Spandrel of green terracotta between vertical terracotta fins
16. Fine-textured green terracotta cladding
17. Broad-profiled green terracotta cladding
18. Perforated aluminium sinusoidal veil, with windows concealed behind
19. Aluminium framed window
20. Aluminium framed glazed door
21. Brickwork with colour-matched mortar, stretcher bond
22. Brick detail of Flemish bond with projecting headers
23. Brick vent detail of Flemish bond with removed headers to conceal commercial vent outlets
24. Soldier course brickwork with colour-matched mortar
25. Vertical corduroy brick detail
26. Pigmented pre-cast concrete sill, colour to match brickwork
27. Pigmented pre-cast concrete coping, colour to match brickwork
28. Pigmented pre-cast concrete surround to recessed commercial glazing
29. Slender steel flat bar balcony railings
30. Solid metal screen to one side of balcony
31. Solid metal fascia and soffit to balcony
32. Illuminated signage set behind glazing
33. Large format supergraphic signage, façade-fixed and illuminated
34. Projecting slender box signage fixed to party wall brick pier
35. Exposed concrete feature column

hawkinsbrown.com
Hawkins\
Brown

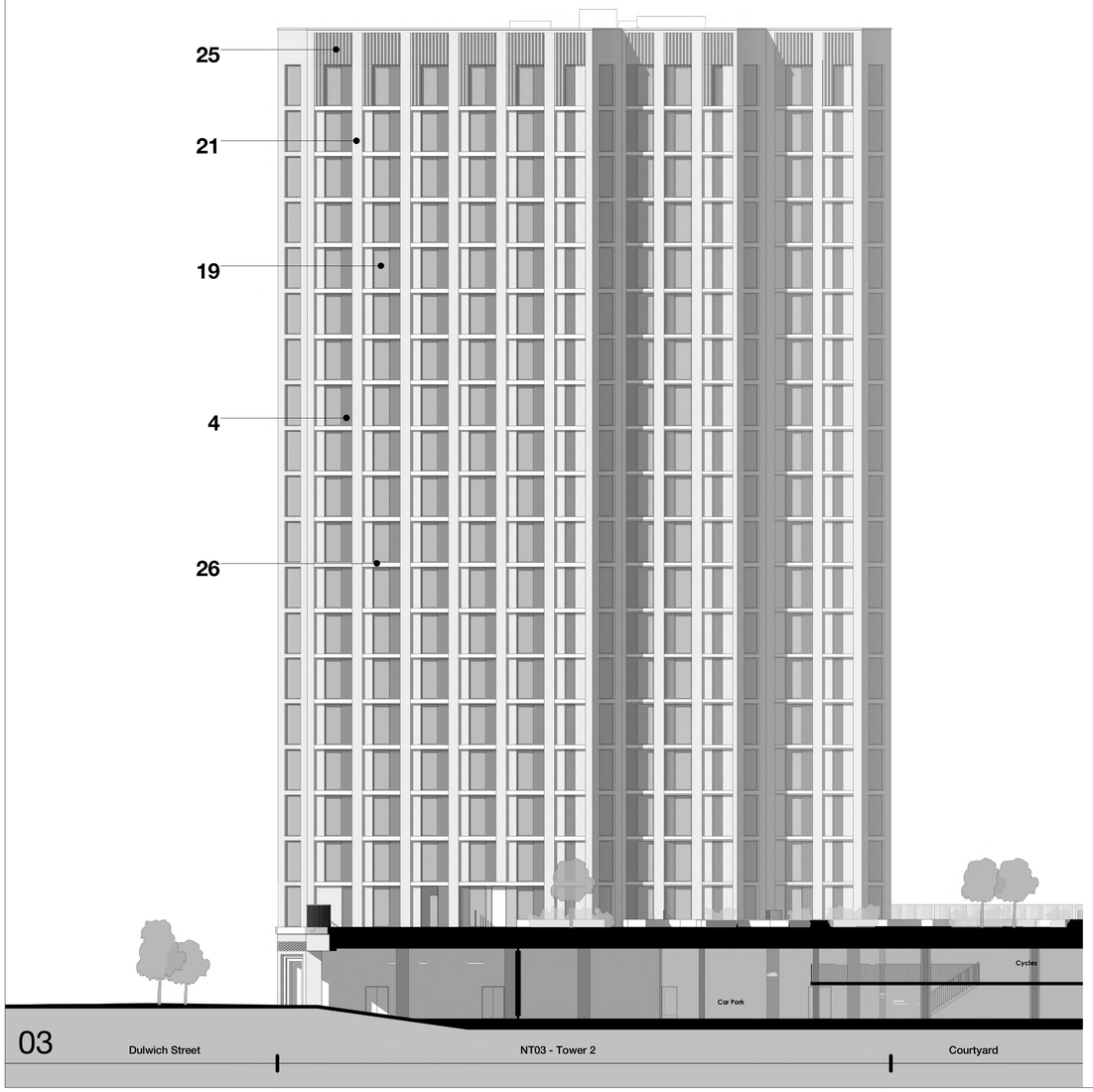
Project
Red Bank NT02/03
Dantzic Street
Manchester
M4 4HF

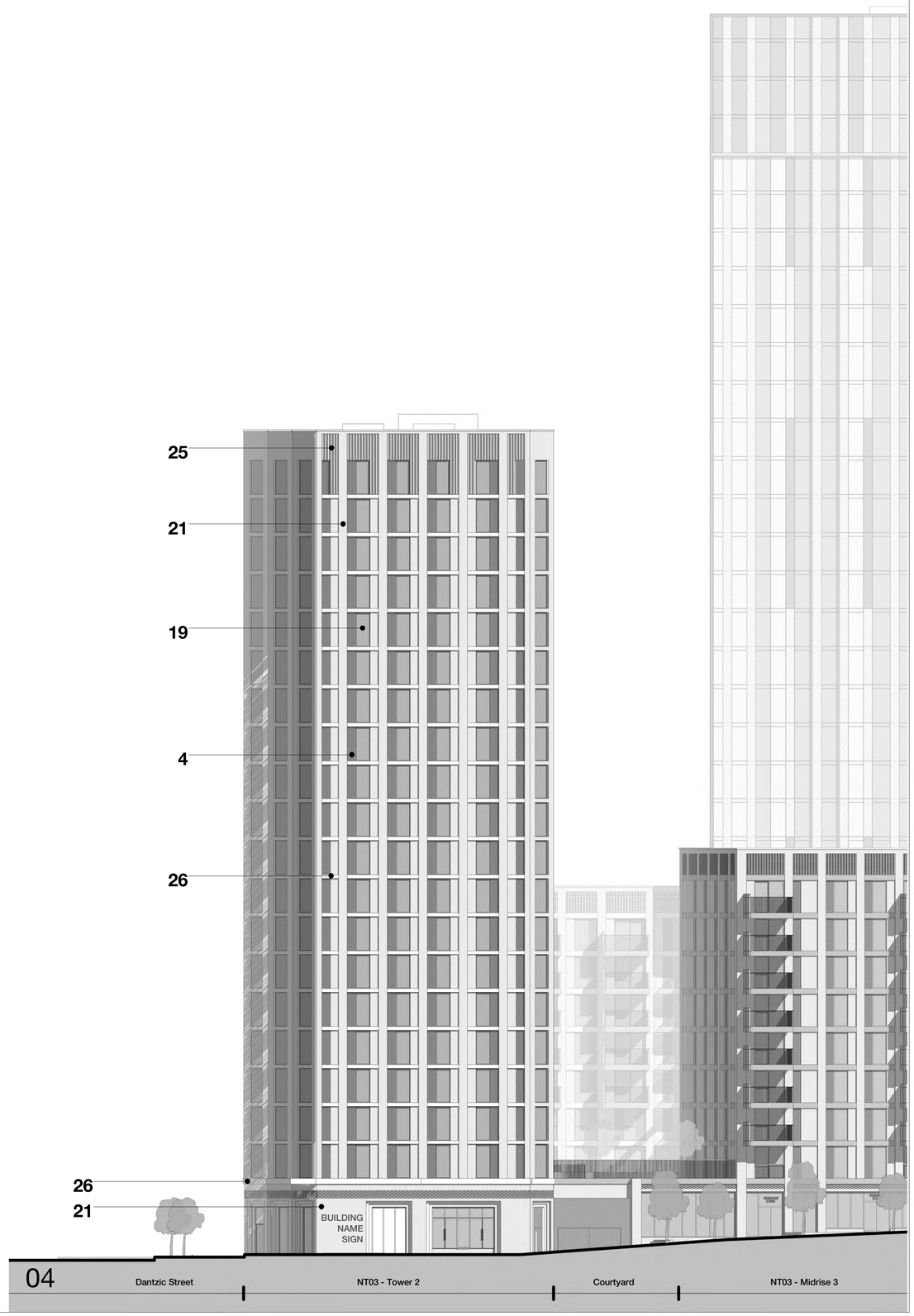
Drawing
Proposed GA Elevation T2 - North and East

Scale @ A1	Date
1 : 200	March 2023
Drawn By	**Checked By**
DN	JT

Job Number	Status	Purpose of Issue
210263	S2	For Approval

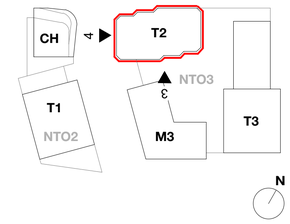
Drawing No. RDB-HBA-2X-ZZ-DR-AR-080213
Rev P02





Copyright Hawkins\Brown Architects
No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

Rev	Description	Date
P01	Issued for Planning	17.03.23
P02	Issued for Planning	31.03.23



Materials Key:

1. Anodised aluminium panel, pale bronze colour
2. Anodised aluminium panel, natural anodised colour
3. Anodised aluminium panel with perforations. Openable panel behind for purge ventilation. (Colour and specification to be agreed upon discharging conditions)
4. Anodic-coated aluminium panel with perforations. Openable panel behind for purge ventilation. (Colour and specification to be agreed upon discharging conditions)
5. Anodised aluminium panel with perforations. Non-openable backing to match appearance of vent panels. (Colour and specification to be agreed upon discharging conditions)
6. Anodic-coated aluminium panel with perforations. Non-openable backing to match appearance of vent panels. (Colour and specification to be agreed upon discharging conditions)
7. Anodic-coated aluminium paneled service door with perforations. (Colour and specification to be agreed upon discharging conditions)
8. Anodised aluminium feature fin (Colour and specification to be agreed upon discharging conditions)
9. Anodised aluminium feature soffit with recessed down-lighting (Colour and specification to be agreed upon discharging conditions)
10. Clear fixed vision glass
11. Glass infill spandrel with opaque back box
12. Clear curtain walling vision glass with structural sealed joint
13. Clear curtain walling vision glass with expressed fin caps to mullions
14. Clear curtain walling vision glass with green terracotta 'baguette' vertical fins fixed to mullions
15. Spandrel of green terracotta between vertical terracotta fins
16. Fine-textured green terracotta cladding
17. Broad-profiled green terracotta cladding
18. Perforated aluminium sinusoidal veil, with windows concealed behind
19. Aluminium framed window
20. Aluminium framed glazed door
21. Brickwork with colour-matched mortar, stretcher bond
22. Brick detail of Flemish bond with projecting headers
23. Brick vent detail of Flemish bond with removed headers to conceal commercial vent outlets
24. Soldier course brickwork with colour-matched mortar
25. Vertical corduroy brick detail
26. Pigmented pre-cast concrete sill, colour to match brickwork
27. Pigmented pre-cast concrete coping, colour to match brickwork
28. Pigmented pre-cast concrete surround to recessed commercial glazing
29. Slender steel flat bar balcony railings
30. Solid metal screen to one side of balcony
31. Solid metal fascia and soffit to balcony
32. Illuminated signage set behind glazing
33. Large format supergraphic signage, façade-fixed and illuminated
34. Projecting slender box signage fixed to party wall brick pier
35. Exposed concrete feature column

Hawkins\
Brown

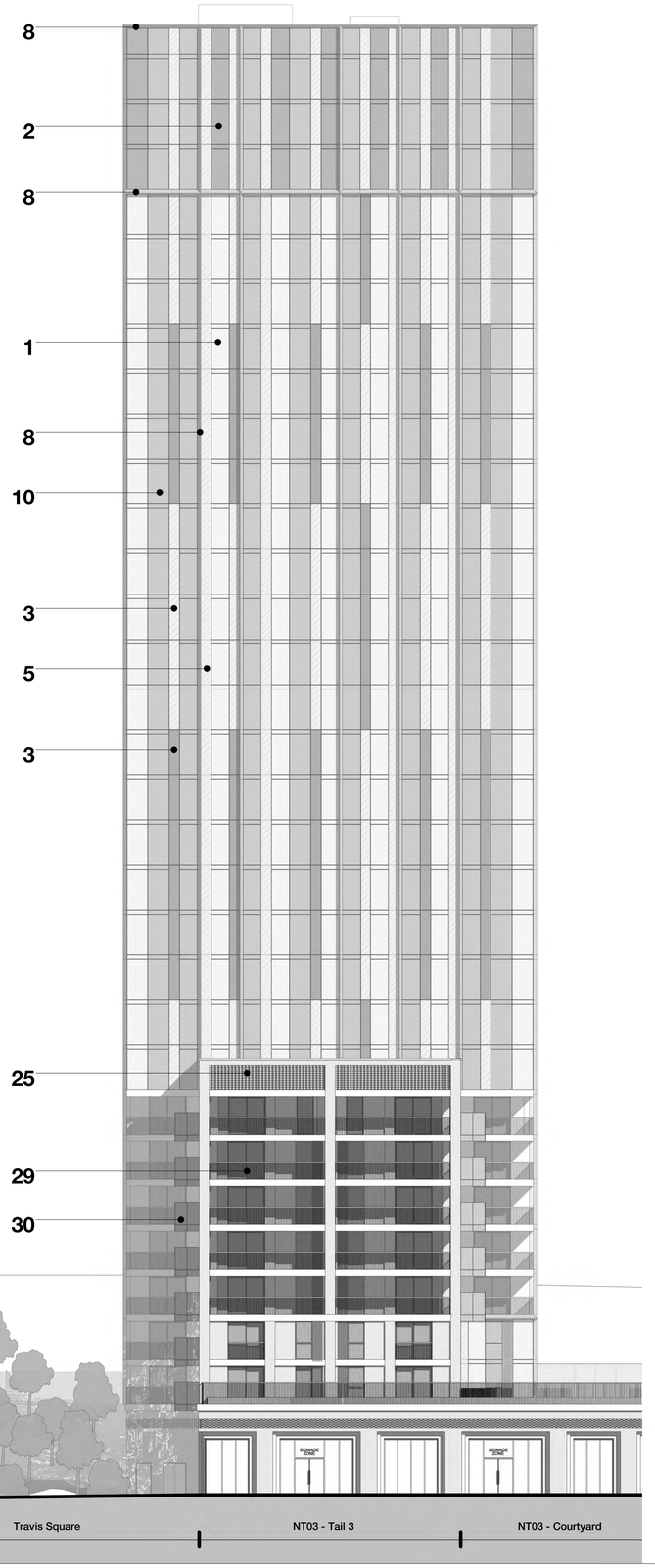
Project
Red Bank NT02/03
Dantzic Street
Manchester
M4 4HF

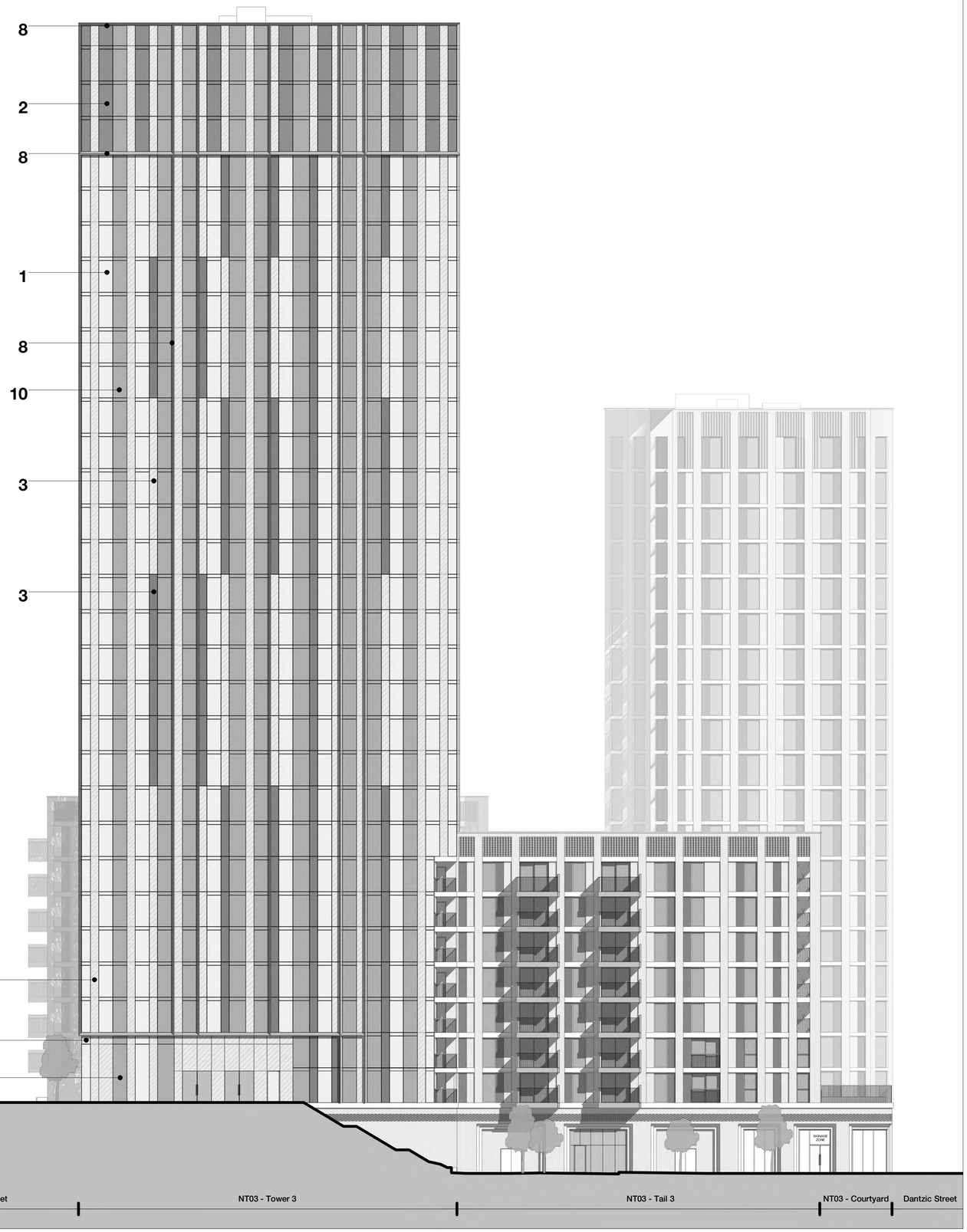
Drawing
Proposed GA Elevation T2 - West and South

Scale @ A1	Date
1 : 200	March 2023
Drawn By	**Checked By**
DN	JT

Job Number	Status	Purpose of Issue
210263	S2	For Approval

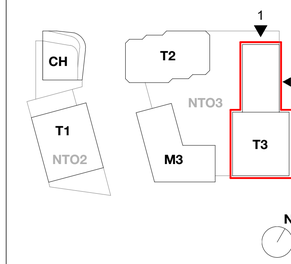
Drawing No. RDB-HBA-2X-ZZ-DR-AR-080214
Rev P02





Copyright Hawkins\Brown Architects
No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

Rev	Description	Date
P01	Issued for Planning	17.03.
P02	Issued for Planning	31.03.
P03	Issued for Planning	12.04.



1 / XXX Bay Study Reference

Materials Key:

1. Anodised aluminium panel, pale bronze colour
2. Anodised aluminium panel, natural anodised colour
3. Anodised aluminium panel with perforations. Openable panel behind for purge ventilation. (Colour and specification to be agreed upon discharging conditions)
4. Anodic-coated aluminium panel with perforations. Openable panel behind for purg ventilation. (Colour and specification to be agreed upon discharging conditions)
5. Anodised aluminium panel with perforations. Non-openable backing to match appearance of vent panels. (Colour and specification to be agreed upon discharg conditions)
6. Anodic-coated aluminium panel with perforations. Non-openable backing to matc appearance of vent panels. (Colour and specification to be agreed upon discharg conditions)
7. Anodic-coated aluminium paneled service door with perforations. (Colour and specification to be agreed upon discharging conditions)
8. Anodised aluminium feature fin (Colour and specification to be agreed upon discharging conditions)
9. Anodised aluminium feature soffit with recessed down-lighting (Colour and specification to be agreed upon discharging conditions)
10. Clear fixed vision glass
11. Glass infill spandrel with opaque back box
12. Clear curtain walling vision glass with structural sealed joint
13. Clear curtain walling vision glass with expressed fin caps to mullions
14. Clear curtain walling vision glass with green terracotta 'baguette' vertical fins fixed mullions
15. Spandrel of green terracotta between vertical terracotta fins
16. Fine-textured green terracotta cladding
17. Broad-profiled green terracotta cladding
18. Perforated aluminium sinusoidal veil, with windows concealed behind
19. Aluminium framed window
20. Aluminium framed glazed door
21. Brickwork with colour-matched mortar, stretcher bond
22. Brick detail of Flemish bond with projecting headers
23. Brick vent detail of Flemish bond with removed headers to conceal commercial ve outlets
24. Soldier course brickwork with colour-matched mortar
25. Vertical corduroy brick detail
26. Pigmented pre-cast concrete sill, colour to match brickwork
27. Pigmented pre-cast concrete coping, colour to match brickwork
28. Pigmented pre-cast concrete surround to recessed commercial glazing
29. Slender steel flat bar balcony railings
30. Solid metal screen to one side of balcony
31. Solid metal fascia and soffit to balcony
32. Illuminated signage set behind glazing
33. Large format supergraphic signage, façade-fixed and illuminated
34. Projecting slender box signage fixed to party wall brick pier
35. Exposed concrete feature column

20-22 Bridge Street
Manchester M3 3BZ T
hwkinsbrown.com

Hawkins\
Brown

Project
Red Bank NT02/03
Dantzic Street
Manchester
M4 4HF

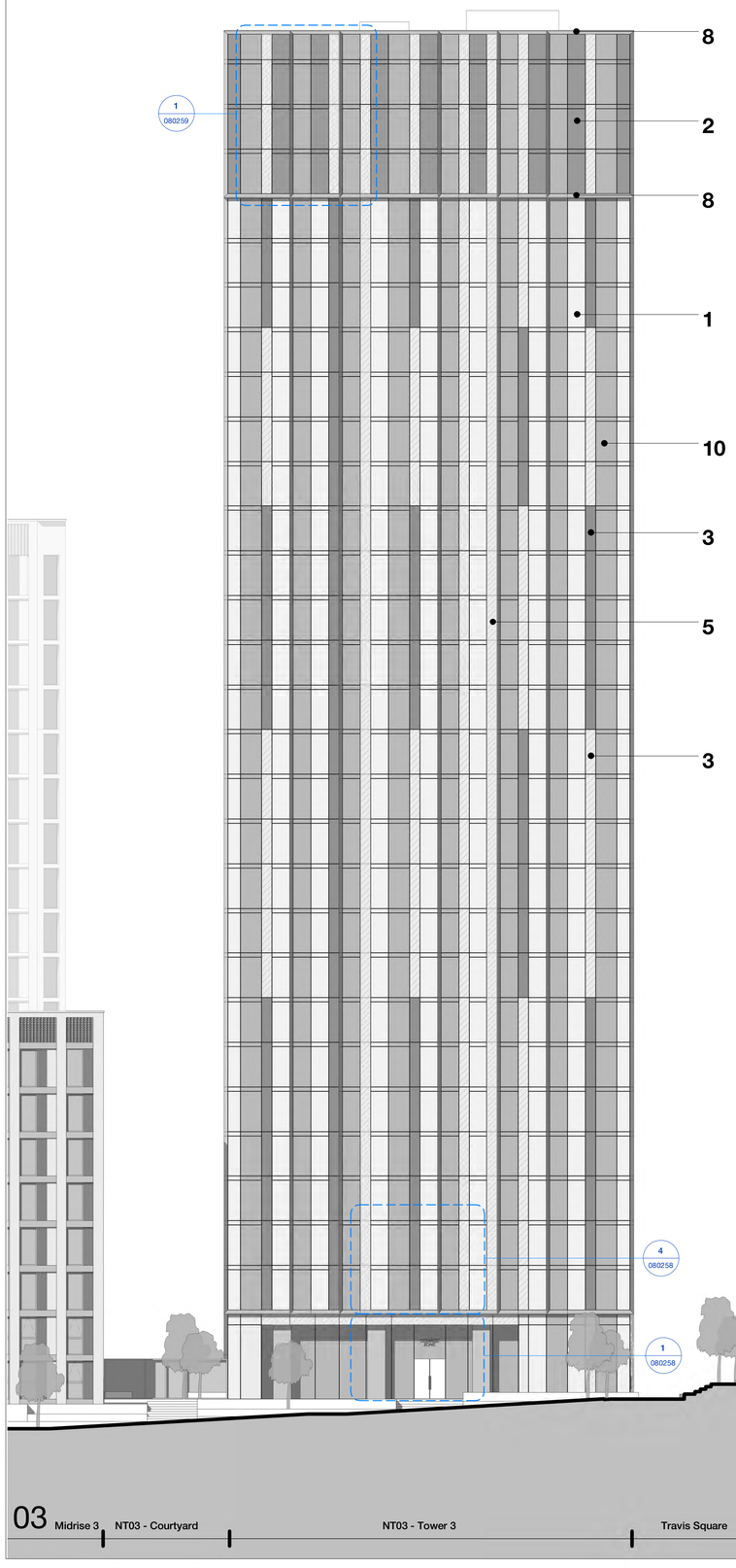
Drawing
Proposed GA Elevation T3 - Nort
and East

Scale @ A1	Date
1 : 200	March 2023
Drawn By	**Checked By**
DN	JT

Job Number	Status	Purpose of Issue
210263	S2	For Approval

Drawing No.
RDB-HBA-2X-ZZ-DR-AR-080215

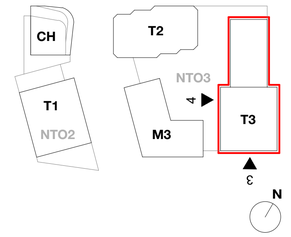
Rev
P0





Copyright Hawkins\Brown Architects
No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

Rev	Description	Date
P01	Issued for Planning	17.03.23
P02	Issued for Planning	31.03.23
P03	Issued for Planning	12.04.23



1
XXX
Bay Study Reference

Materials Key:

1. Anodised aluminium panel, pale bronze colour
2. Anodised aluminium panel, natural anodised colour
3. Anodised aluminium panel with perforations. Openable panel behind for purge ventilation. (Colour and specification to be agreed upon discharging conditions)
4. Anodic-coated aluminium panel with perforations. Openable panel behind for purge ventilation. (Colour and specification to be agreed upon discharging conditions)
5. Anodised aluminium panel with perforations. Non-openable backing to match appearance of vent panels. (Colour and specification to be agreed upon discharging conditions)
6. Anodic-coated aluminium panel with perforations. Non-openable backing to match appearance of vent panels. (Colour and specification to be agreed upon discharging conditions)
7. Anodic-coated aluminium paneled service door with perforations. (Colour and specification to be agreed upon discharging conditions)
8. Anodised aluminium feature fin (Colour and specification to be agreed upon discharging conditions)
9. Anodised aluminium feature soffit with recessed down-lighting (Colour and specification to be agreed upon discharging conditions)
10. Clear fixed vision glass
11. Glass infill spandrel with opaque back box
12. Clear curtain walling vision glass with structural sealed joint
13. Clear curtain walling vision glass with expressed fin caps to mullions
14. Clear curtain walling vision glass with green terracotta 'baguette' vertical fins fixed to mullions
15. Spandrel of green terracotta between vertical terracotta fins
16. Fine-textured green terracotta cladding
17. Broad-profiled green terracotta cladding
18. Perforated aluminium sinusoidal veil, with windows concealed behind
19. Aluminium framed window
20. Aluminium framed glazed door
21. Brickwork with colour-matched mortar, stretcher bond
22. Brick detail of Flemish bond with projecting headers
23. Brick vent detail of Flemish bond with removed headers to conceal commercial vent outlets
24. Soldier course brickwork with colour-matched mortar
25. Vertical corduroy brick detail
26. Pigmented pre-cast concrete sill, colour to match brickwork
27. Pigmented pre-cast concrete coping, colour to match brickwork
28. Pigmented pre-cast concrete surround to recessed commercial glazing
29. Slender steel flat bar balcony railings
30. Solid metal screen to one side of balcony
31. Solid metal fascia and soffit to balcony
32. Illuminated signage set behind glazing
33. Large format supergraphic signage, façade-fixed and illuminated
34. Projecting slender box signage fixed to party wall brick pier
35. Exposed concrete feature column

26-28 Hilton Street
Manchester M1 2EH
mail@hawkinsbrown.com
hawkinsbrown.com
Hawkins\
Brown

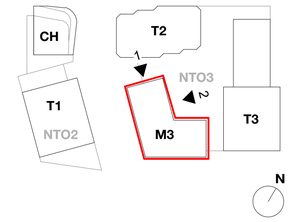
Project
Red Bank NT02/03
Dantzic Street
Manchester
M4 4HF

Drawing
Proposed GA Elevation T3 - South and West

Scale @ A1	Date
1 : 200	March 2023
Drawn By	**Checked By**
DN	JT
Job Number	**Status** / **Purpose of Issue**
210263	S2 / For Approval
Drawing No.	**Rev**
RDB-HBA-2X-ZZ-DR-AR-080216	P03

Copyright Hawkins\Brown Architects
No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

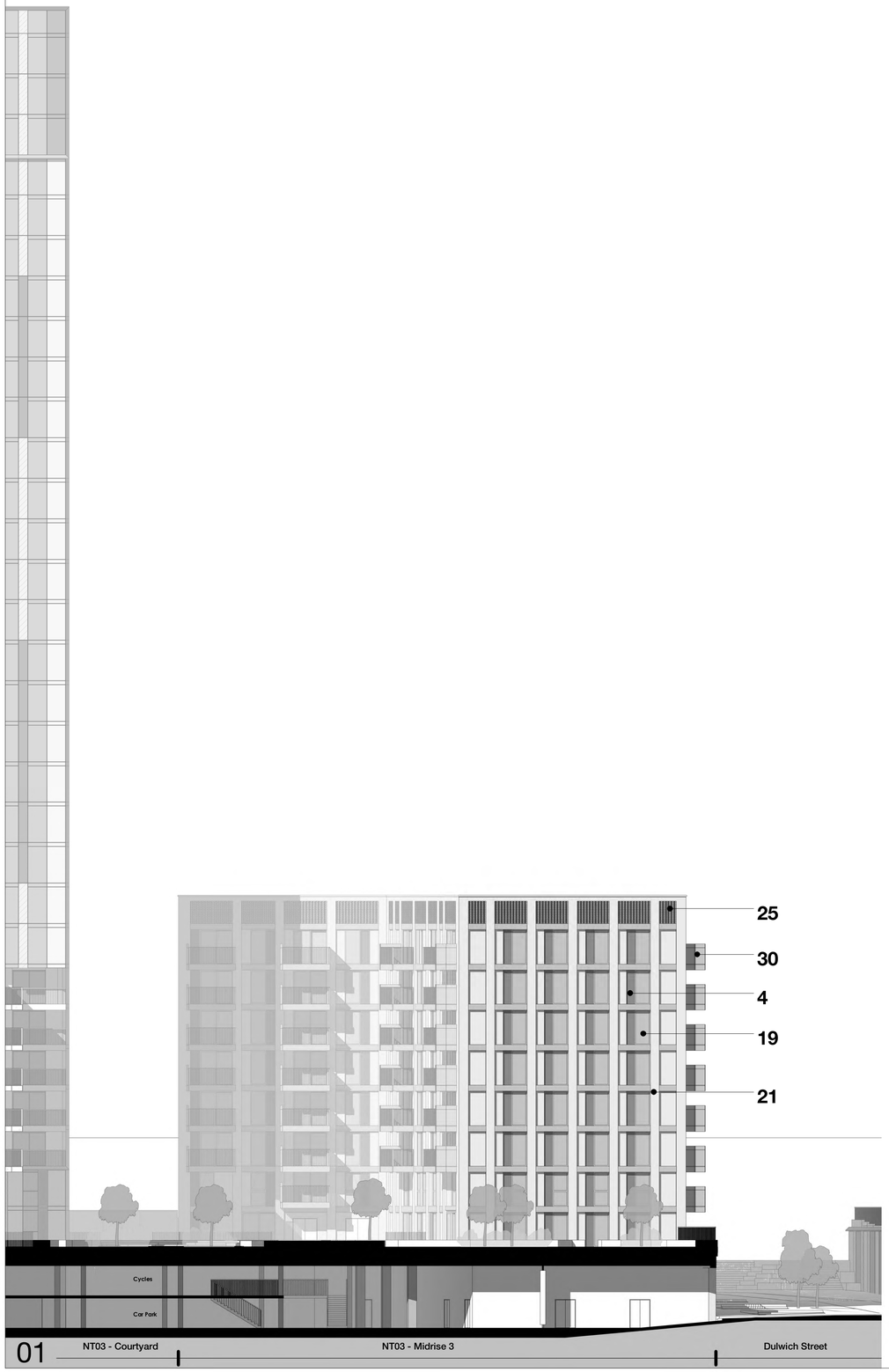
Rev	Description	Date
P01	Issued for Planning	17.03.23
P02	Issued for Planning	31.03.23

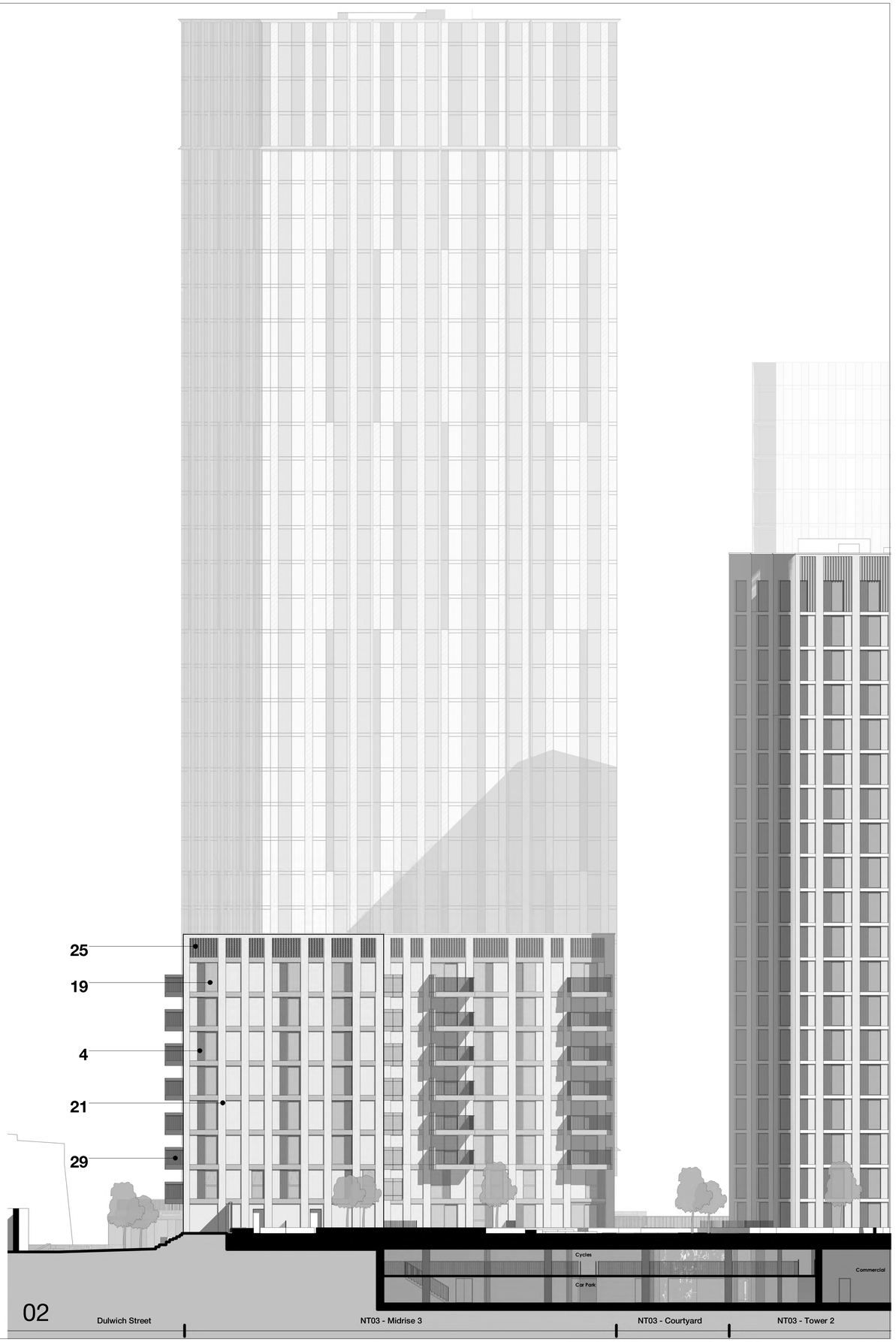


Materials Key:

1. Anodised aluminium panel, pale bronze colour
2. Anodised aluminium panel, natural anodised colour
3. Anodised aluminium panel with perforations. Openable panel behind for purge ventilation. (Colour and specification to be agreed upon discharging conditions)
4. Anodic-coated aluminium panel with perforations. Openable panel behind for purge ventilation. (Colour and specification to be agreed upon discharging conditions)
5. Anodised aluminium panel with perforations. Non-openable backing to match appearance of vent panels. (Colour and specification to be agreed upon discharging conditions)
6. Anodic-coated aluminium panel with perforations. Non-openable backing to match appearance of vent panels. (Colour and specification to be agreed upon discharging conditions)
7. Anodic-coated aluminium paneled service door with perforations. (Colour and specification to be agreed upon discharging conditions)
8. Anodised aluminium feature fin (Colour and specification to be agreed upon discharging conditions)
9. Anodised aluminium feature soffit with recessed down-lighting (Colour and specification to be agreed upon discharging conditions)
10. Clear fixed vision glass
11. Glass infill spandrel with opaque back box
12. Clear curtain walling vision glass with structural sealed joint
13. Clear curtain walling vision glass with expressed fin caps to mullions
14. Clear curtain walling vision glass with green terracotta 'baguette' vertical fins fixed to mullions
15. Spandrel of green terracotta between vertical terracotta fins
16. Fine-textured green terracotta cladding
17. Broad-profiled green terracotta cladding
18. Perforated aluminium sinusoidal veil, with windows concealed behind
19. Aluminium framed window
20. Aluminium framed glazed door
21. Brickwork with colour-matched mortar, stretcher bond
22. Brick detail of Flemish bond with projecting headers
23. Brick vent detail of Flemish bond with removed headers to conceal commercial vent outlets
24. Soldier course brickwork with colour-matched mortar
25. Vertical corduroy brick detail
26. Pigmented pre-cast concrete sill, colour to match brickwork
27. Pigmented pre-cast concrete coping, colour to match brickwork
28. Pigmented pre-cast concrete surround to recessed commercial glazing
29. Slender steel flat bar balcony railings
30. Solid metal screen to one side of balcony
31. Solid metal fascia and soffit to balcony
32. Illuminated signage set behind glazing
33. Large format supergraphic signage, façade-fixed and illuminated
34. Projecting slender box signage fixed to party wall brick pier
35. Exposed concrete feature column

2b Wilton Street
Manchester M1 2EJ
mail@hawkinsbrown.com
hawkinsbrown.com
Hawkins\
Brown





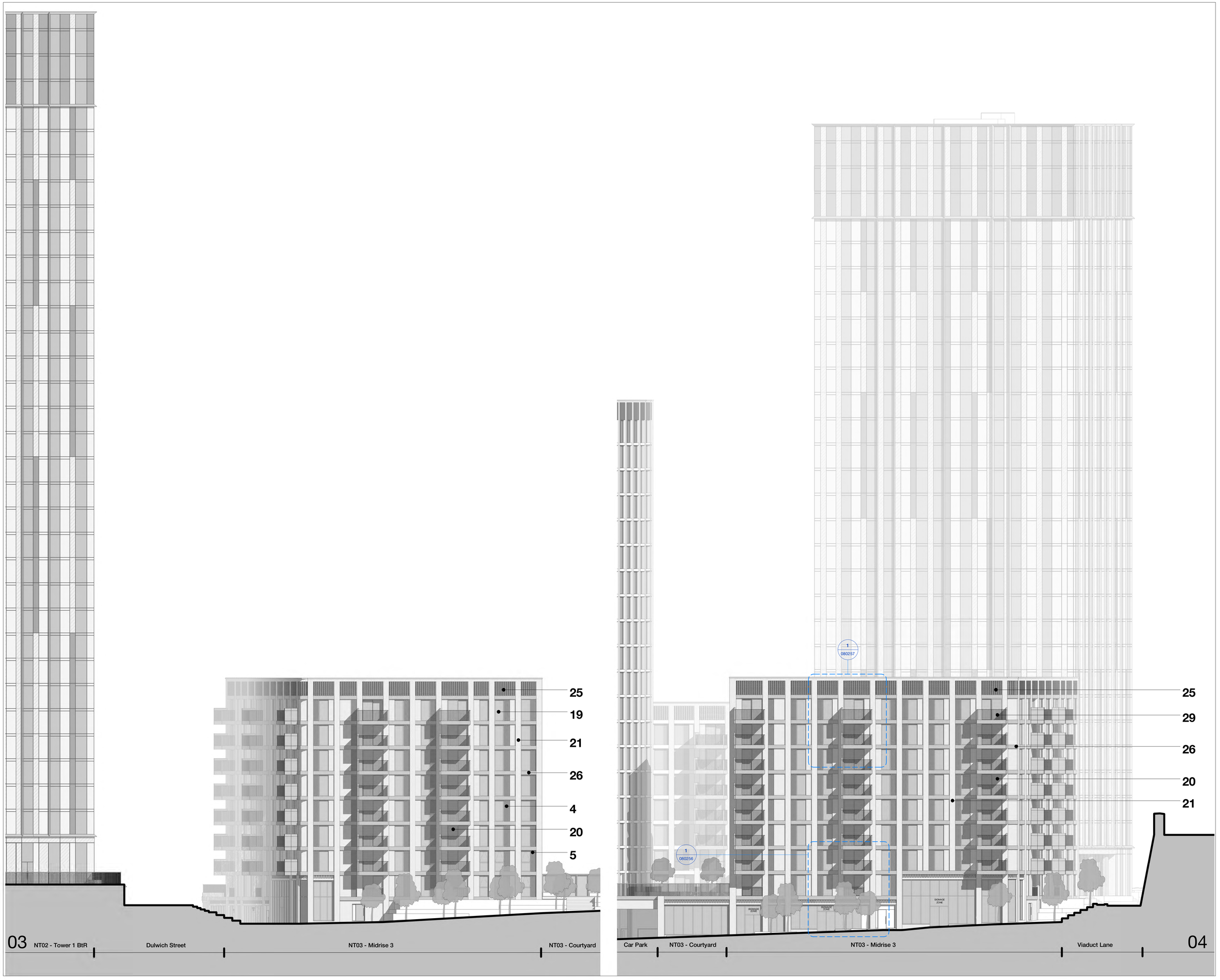
Project
Red Bank NT02/03
Dantzic Street
Manchester
M4 4HF

Drawing
Proposed GA Elevation M3 - North and East

Scale @ A1	Date
1 : 200	March 2023
Drawn By	**Checked By**
DN	JT

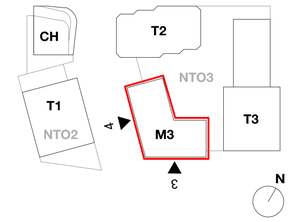
Job Number	Status	Purpose of Issue
210263	S2	For Approval

Drawing No. RDB-HBA-2X-ZZ-DR-AR-080217
Rev P02



Copyright Hawkins\Brown Architects
No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

Rev	Description	Date
P01	Issued for Planning	17.03.23
P02	Issued for Planning	31.03.23



Materials Key:

1. Anodised aluminium panel, pale bronze colour
2. Anodised aluminium panel, natural anodised colour
3. Anodised aluminium panel with perforations. Openable panel behind for purge ventilation. (Colour and specification to be agreed upon discharging conditions)
4. Anodic-coated aluminium panel with perforations. Openable panel behind for purge ventilation. (Colour and specification to be agreed upon discharging conditions)
5. Anodised aluminium panel with perforations. Non-openable backing to match appearance of vent panels. (Colour and specification to be agreed upon discharging conditions)
6. Anodic-coated aluminium panel with perforations. Non-openable backing to match appearance of vent panels. (Colour and specification to be agreed upon discharging conditions)
7. Anodic-coated aluminium paneled service door with perforations. (Colour and specification to be agreed upon discharging conditions)
8. Anodised aluminium feature fin (Colour and specification to be agreed upon discharging conditions)
9. Anodised aluminium feature soffit with recessed down-lighting (Colour and specification to be agreed upon discharging conditions)
10. Clear fixed vision glass
11. Glass infill spandrel with opaque back box
12. Clear curtain walling vision glass with structural sealed joint
13. Clear curtain walling vision glass with expressed fin caps to mullions
14. Clear curtain walling vision glass with green terracotta 'baguette' vertical fins fixed to mullions
15. Spandrel of green terracotta between vertical terracotta fins
16. Fine-textured green terracotta cladding
17. Broad-profiled green terracotta cladding
18. Perforated aluminium sinusoidal veil, with windows concealed behind
19. Aluminium framed window
20. Aluminium framed glazed door
21. Brickwork with colour-matched mortar, stretcher bond
22. Brick detail of Flemish bond with projecting headers
23. Brick vent detail of Flemish bond with removed headers to conceal commercial vent outlets
24. Soldier course brickwork with colour-matched mortar
25. Vertical corduroy brick detail
26. Pigmented pre-cast concrete sill, colour to match brickwork
27. Pigmented pre-cast concrete coping, colour to match brickwork
28. Pigmented pre-cast concrete surround to recessed commercial glazing
29. Slender steel flat bar balcony railings
30. Solid metal screen to one side of balcony
31. Solid metal fascia and soffit to balcony
32. Illuminated signage set behind glazing
33. Large format supergraphic signage, façade-fixed and illuminated
34. Projecting slender box signage fixed to party wall brick pier
35. Exposed concrete feature column

2b-2d Ellen Street
Manchester M4 5EH
mail@hawkinsbrown.com
hawkinsbrown.com
Hawkins\
Brown

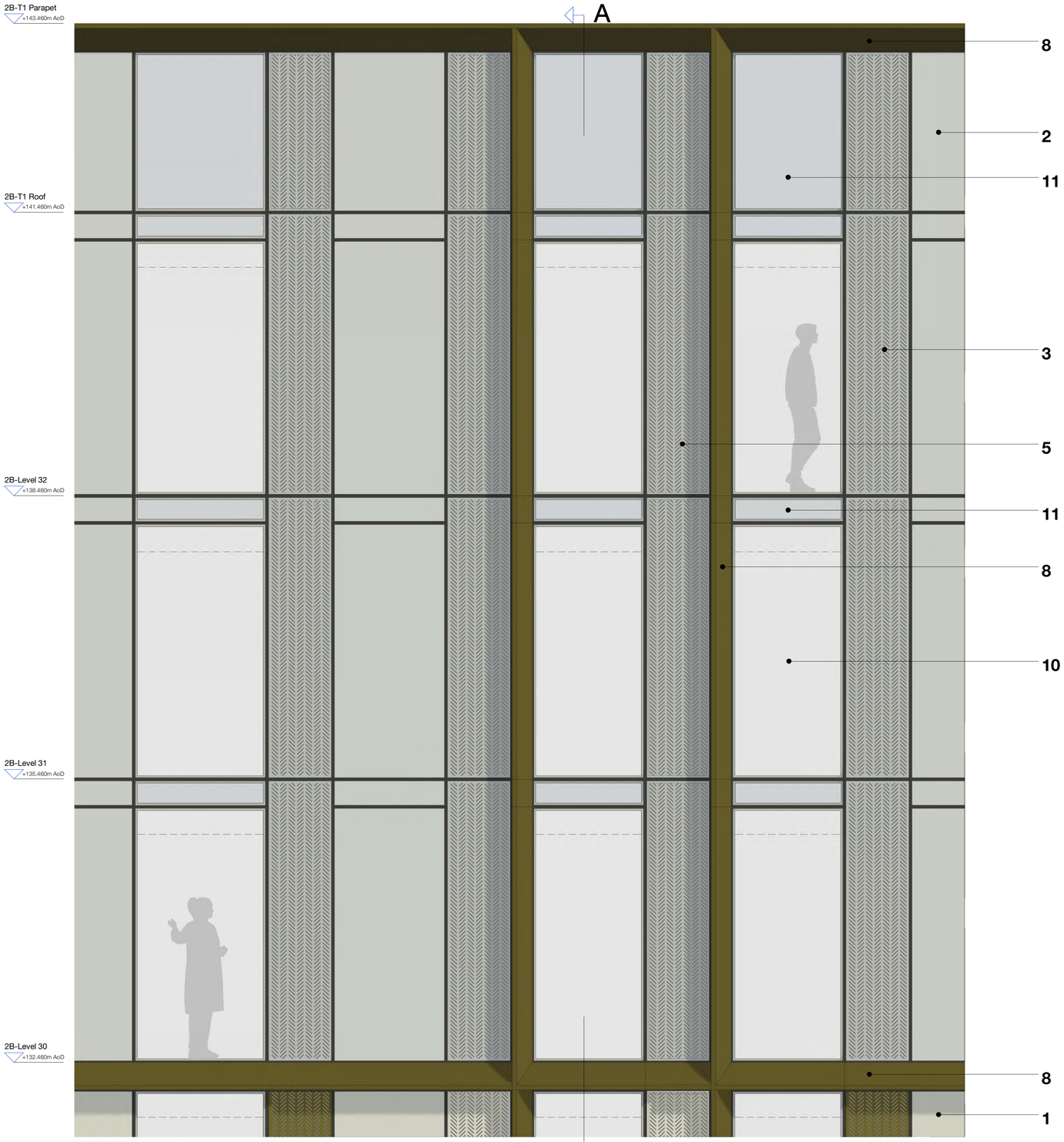
Project
Red Bank NT02/03
Dantzic Street
Manchester
M4 4HF

Drawing
Proposed GA Elevation M3 - South and West

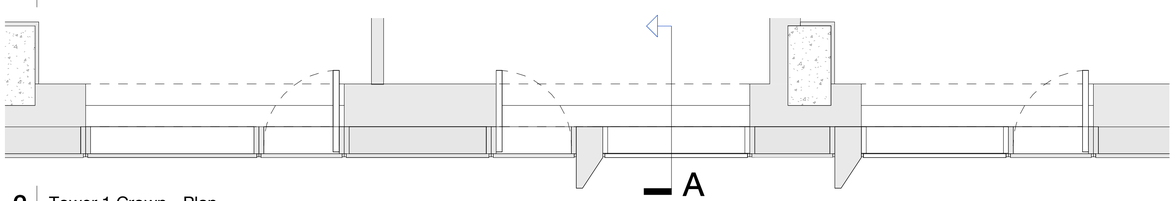
Scale @ A1	Date
1 : 200	March 2023
Drawn By	**Checked By**
DN	JT

Job Number	Status	Purpose of Issue
210263	S2	For Approval

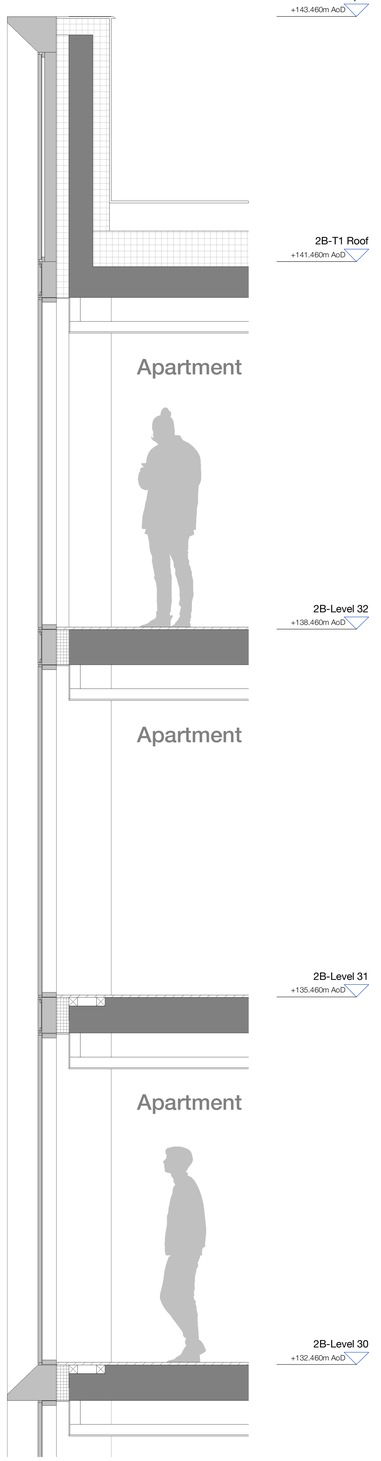
Drawing No. RDB-HBA-2X-ZZ-DR-AR-080218
Rev P02



1 | Tower 1 Crown - Elevation



2 | Tower 1 Crown - Plan



A | Section

Copyright Hawkins\Brown Architects
No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

Rev	Description	Date
P01	Issued for Planning	24.03.23
P02	Issued for Planning	31.03.23
P03	Issued for Planning	12.04.23

Materials Key:

1. Anodised aluminium panel, pale bronze colour
2. Anodised aluminium panel, natural anodised colour
3. Anodised aluminium panel with perforations. Openable panel behind for purge ventilation. (Colour and specification to be agreed upon discharging conditions)
4. Anodic-coated aluminium panel with perforations. Openable panel behind for purge ventilation. (Colour and specification to be agreed upon discharging conditions)
5. Anodised aluminium panel with perforations. Non-openable backing to match appearance of vent panels. (Colour and specification to be agreed upon discharging conditions)
6. Anodic-coated aluminium panel with perforations. Non-openable backing to match appearance of vent panels. (Colour and specification to be agreed upon discharging conditions)
7. Anodic-coated aluminium paneled service door with perforations. (Colour and specification to be agreed upon discharging conditions)
8. Anodised aluminium feature fin (Colour and specification to be agreed upon discharging conditions)
9. Anodised aluminium feature soffit with recessed down-lighting (Colour and specification to be agreed upon discharging conditions)
10. Clear fixed vision glass
11. Glass infill spandrel with opaque back box
12. Clear curtain walling vision glass with structural sealed joint
13. Clear curtain walling vision glass with expressed fin caps to mullions
14. Clear curtain walling vision glass with green terracotta 'baguette' vertical fins fixed to mullions
15. Spandrel of green terracotta between vertical terracotta fins
16. Fine-textured green terracotta cladding
17. Broad-profiled green terracotta cladding
18. Perforated aluminium sinusoidal veil, with windows concealed behind
19. Aluminium framed window
20. Aluminium framed glazed door
21. Brickwork with colour-matched mortar, stretcher bond
22. Brick detail of Flemish bond with projecting headers
23. Brick vent detail of Flemish bond with removed headers to conceal commercial vent outlets
24. Soldier course brickwork with colour-matched mortar
25. Vertical corduroy brick detail
26. Pigmented pre-cast concrete sill, colour to match brickwork
27. Pigmented pre-cast concrete coping, colour to match brickwork
28. Pigmented pre-cast concrete surround to recessed commercial glazing
29. Slender steel flat bar balcony railings
30. Solid metal screen to one side of balcony
31. Solid metal fascia and soffit to balcony
32. Illuminated signage set behind glazing
33. Large format supergraphic signage, façade-fixed and illuminated
34. Projecting slender box signage fixed to party wall brick pier
35. Exposed concrete feature column

2B-23 Ellen Street
Manchester M1 2EH
mail@hawkinsbrown.com
hawkinsbrown.com
Hawkins\
Brown

Project
Red Bank NT02/03
Dantzic Street
Manchester
M4 4HF

Drawing
Proposed Bay Study - Tower 1 Crown

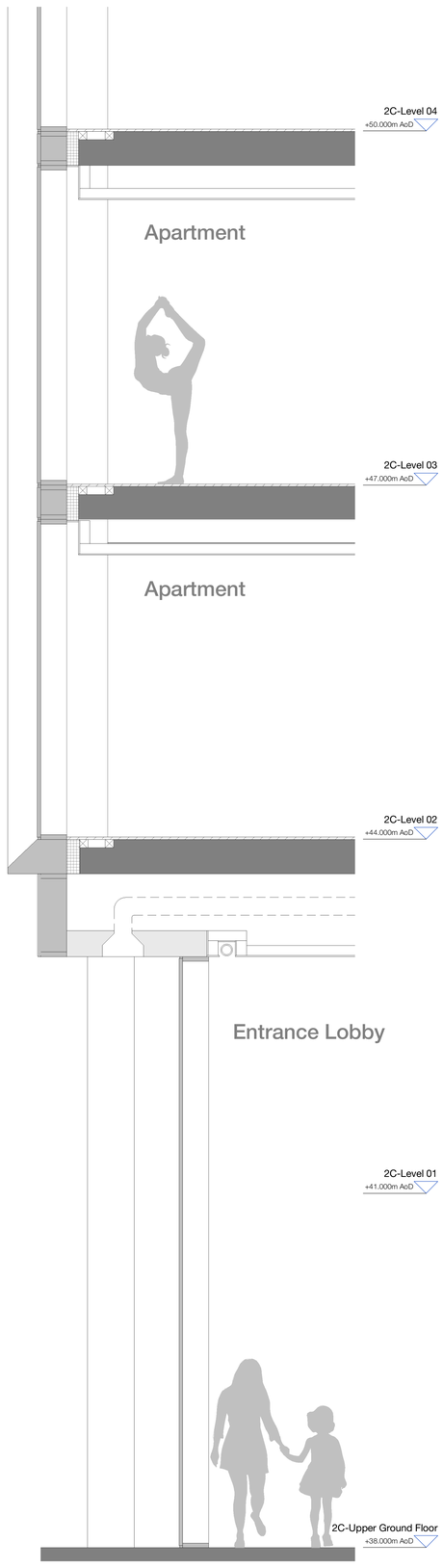
Scale @ A1 1 : 25		**Date** March 2023
Drawn By MV		**Checked By** JT
Job Number 210263	**Status** S2	**Purpose of Issue** For Approval

Drawing No.
RDB-HBA-2X-ZZ-DR-AR-080251

Rev
P03



1 | Tower 3 Base - Elevation



A | Section

Copyright Hawkins\Brown Architects
No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

Rev	Description	Date
P01	Issued for Planning	24.03.23
P02	Issued for Planning	31.03.23

Materials Key:

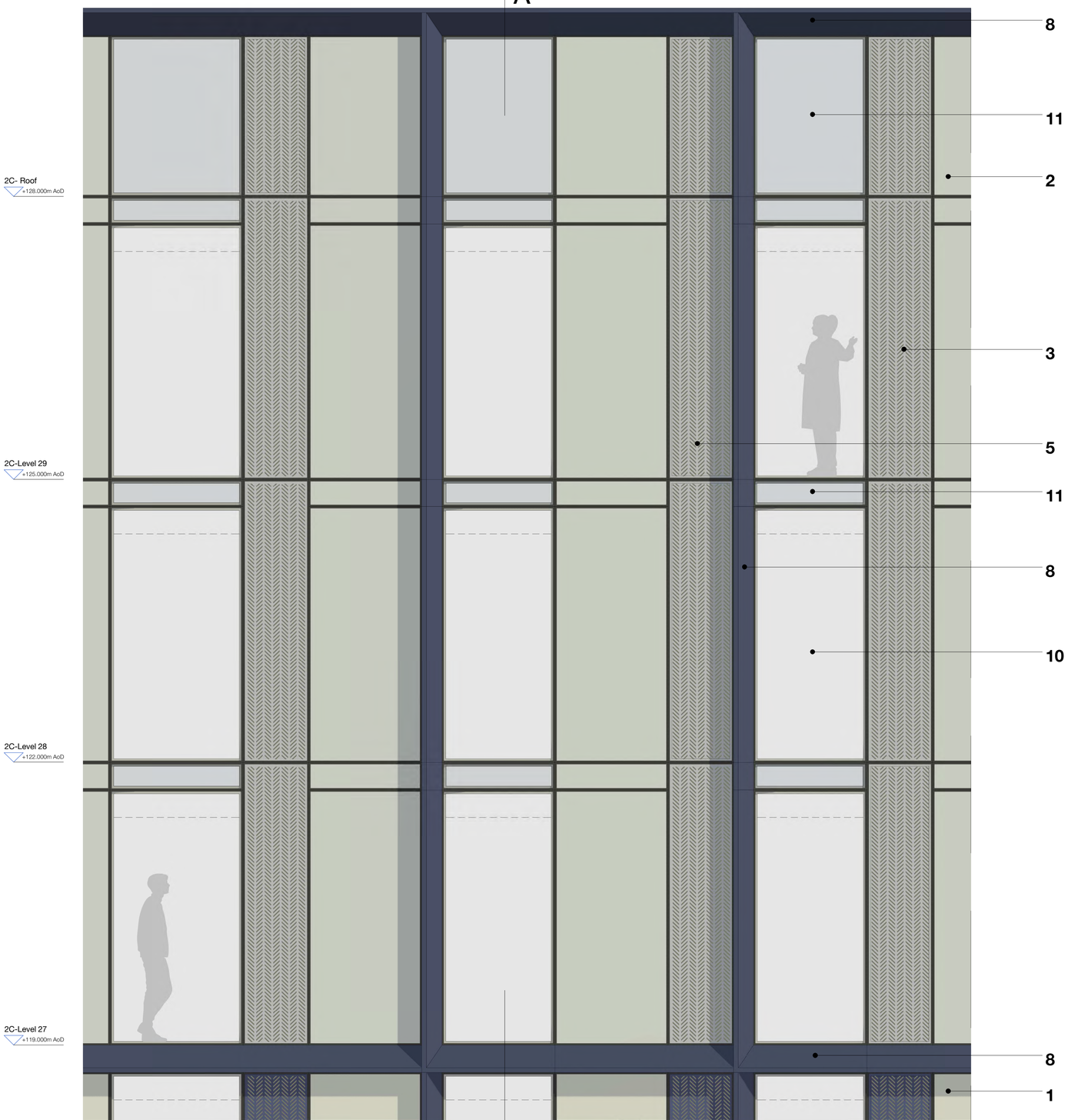
1. Anodised aluminium panel, pale bronze colour
2. Anodised aluminium panel, natural anodised colour
3. Anodised aluminium panel with perforations. Openable panel behind for purge ventilation. (Colour and specification to be agreed upon discharging conditions)
4. Anodic-coated aluminium panel with perforations. Openable panel behind for purge ventilation. (Colour and specification to be agreed upon discharging conditions)
5. Anodised aluminium panel with perforations. Non-openable backing to match appearance of vent panels. (Colour and specification to be agreed upon discharging conditions)
6. Anodic-coated aluminium panel with perforations. Non-openable backing to match appearance of vent panels. (Colour and specification to be agreed upon discharging conditions)
7. Anodic-coated aluminium paneled service door with perforations. (Colour and specification to be agreed upon discharging conditions)
8. Anodised aluminium feature fin (Colour and specification to be agreed upon discharging conditions)
9. Anodised aluminium feature soffit with recessed down-lighting (Colour and specification to be agreed upon discharging conditions)
10. Clear fixed vision glass
11. Glass infill spandrel with opaque back box
12. Clear curtain walling vision glass with structural sealed joint
13. Clear curtain walling vision glass with expressed fin caps to mullions
14. Clear curtain walling vision glass with green terracotta 'baguette' vertical fins fixed to mullions
15. Spandrel of green terracotta between vertical terracotta fins
16. Fine-textured green terracotta cladding
17. Broad-profiled green terracotta cladding
18. Perforated aluminium sinusoidal veil, with windows concealed behind
19. Aluminium framed window
20. Aluminium framed glazed door
21. Brickwork with colour-matched mortar, stretcher bond
22. Brick detail of Flemish bond with projecting headers
23. Brick vent detail of Flemish bond with removed headers to conceal commercial vent outlets
24. Soldier course brickwork with colour-matched mortar
25. Vertical corduroy brick detail
26. Pigmented pre-cast concrete sill, colour to match brickwork
27. Pigmented pre-cast concrete coping, colour to match brickwork
28. Pigmented pre-cast concrete surround to recessed commercial glazing
29. Slender steel flat bar balcony railings
30. Solid metal screen to one side of balcony
31. Solid metal fascia and soffit to balcony
32. Illuminated signage set behind glazing
33. Large format supergraphic signage, façade-fixed and illuminated
34. Projecting slender box signage fixed to party wall brick pier
35. Exposed concrete feature column

2b-23 Hilton Street
Manchester M1 2EH
mail@hawkinsbrown.com
hawkinsbrown.com
Hawkins\
Brown

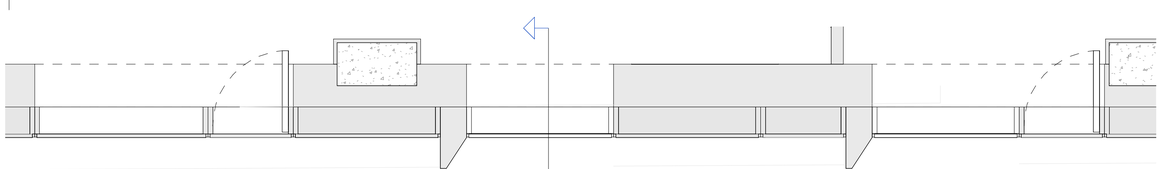
Project
Red Bank NT02/03
Dantzic Street
Manchester
M4 4HF

Drawing
Bay Study - Tower 3 Base

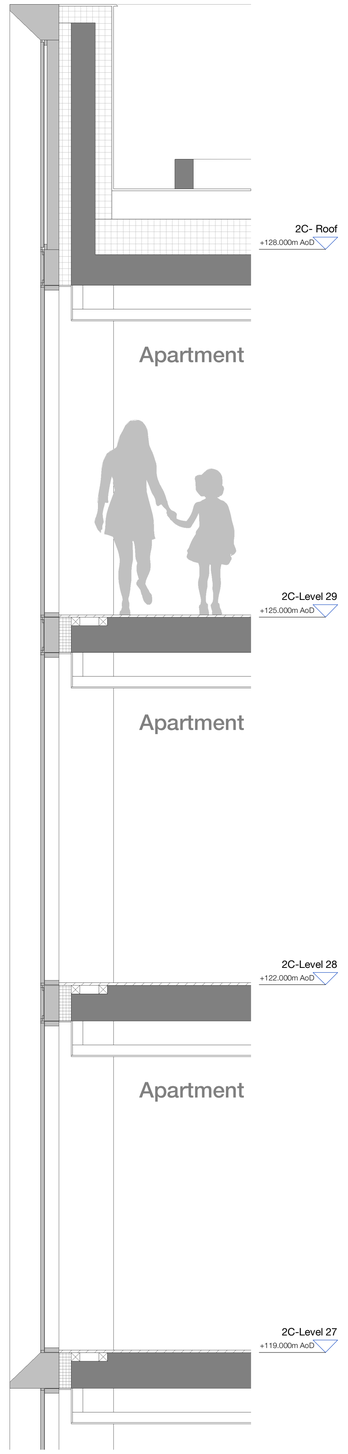
Scale @ A1 1 : 25		**Date** March 2023
Drawn By DN		**Checked By** JT
Job Number 210263	**Status** S2	**Purpose of Issue** For Approval
Drawing No. RDB-HBA-2X-ZZ-DR-AR-080258		**Rev** P02



1 | Tower 3 Crown - Elevation



2 | Tower 3 Crown - Plan



A | Section

Copyright Hawkins\Brown Architects
No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

Rev	Description	Date
P01	Issued for Planning	24.03.23
P02	Issued for Planning	31.03.23

Materials Key:

1. Anodised aluminium panel, pale bronze colour
2. Anodised aluminium panel, natural anodised colour
3. Anodised aluminium panel with perforations. Openable panel behind for purge ventilation. (Colour and specification to be agreed upon discharging conditions)
4. Anodic-coated aluminium panel with perforations. Openable panel behind for purge ventilation. (Colour and specification to be agreed upon discharging conditions)
5. Anodised aluminium panel with perforations. Non-openable backing to match appearance of vent panels. (Colour and specification to be agreed upon discharging conditions)
6. Anodic-coated aluminium panel with perforations. Non-openable backing to match appearance of vent panels. (Colour and specification to be agreed upon discharging conditions)
7. Anodic-coated aluminium paneled service door with perforations. (Colour and specification to be agreed upon discharging conditions)
8. Anodised aluminium feature fin (Colour and specification to be agreed upon discharging conditions)
9. Anodised aluminium feature soffit with recessed down-lighting (Colour and specification to be agreed upon discharging conditions)
10. Clear fixed vision glass
11. Glass infill spandrel with opaque back box
12. Clear curtain walling vision glass with structural sealed joint
13. Clear curtain walling vision glass with expressed fin caps to mullions
14. Clear curtain walling vision glass with green terracotta 'baguette' vertical fins fixed to mullions
15. Spandrel of green terracotta between vertical terracotta fins
16. Fine-textured green terracotta cladding
17. Broad-profiled green terracotta cladding
18. Perforated aluminium sinusoidal veil, with windows concealed behind
19. Aluminium framed window
20. Aluminium framed glazed door
21. Brickwork with colour-matched mortar, stretcher bond
22. Brick detail of Flemish bond with projecting headers
23. Brick vent detail of Flemish bond with removed headers to conceal commercial vent outlets
24. Soldier course brickwork with colour-matched mortar
25. Vertical corduroy brick detail
26. Pigmented pre-cast concrete sill, colour to match brickwork
27. Pigmented pre-cast concrete coping, colour to match brickwork
28. Pigmented pre-cast concrete surround to recessed commercial glazing
29. Slender steel flat bar balcony railings
30. Solid metal screen to one side of balcony
31. Solid metal fascia and soffit to balcony
32. Illuminated signage set behind glazing
33. Large format supergraphic signage, façade-fixed and illuminated
34. Projecting slender box signage fixed to party wall brick pier
35. Exposed concrete feature column

2b Ellen Street
Manchester M1 5FH
mail@hawkinsbrown.com
hawkinsbrown.com
Hawkins\
Brown

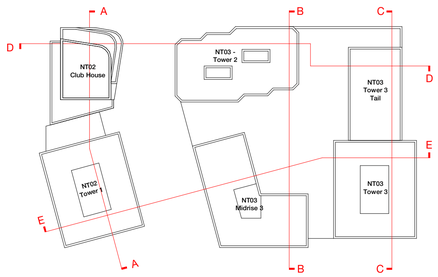
Project
Red Bank NT02/03
Dantzic Street
Manchester
M4 4HF

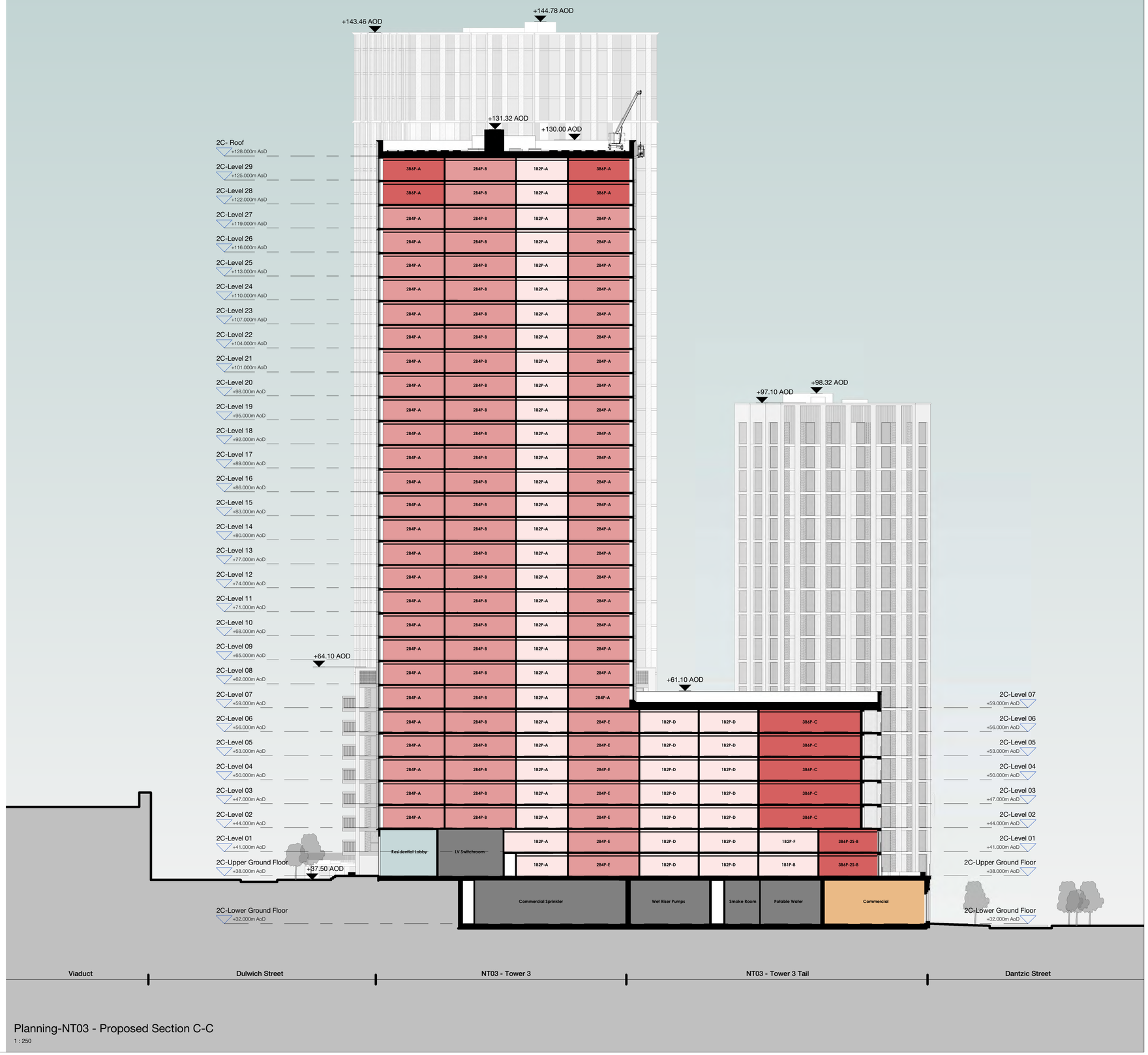
Drawing
Bay Study - Tower 3 Crown

Scale @ A1	Date
1 : 25	March 2023
Drawn By	**Checked By**
DN	JT

Job Number	Status	Purpose of Issue
210263	S2	For Approval

Drawing No. RDB-HBA-2X-ZZ-DR-AR-080259
Rev P02





- 1B-1P-1S
- 1B-2P-1S
- 2B-3P-1S
- 2B-4P-1S
- 2B-4P-2S
- 3B-4P-2S
- 3B-5P-1S
- 3B-5P-2S
- 3B-6P-1S
- 3B-6P-2S
- Amenity
- Commercial
- Cycles
- Lobby
- MEP
- Parking
- Waste

Planning-NT03 - Proposed Section C-C

1 : 250

Copyright Hawkins\Brown Architects
No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

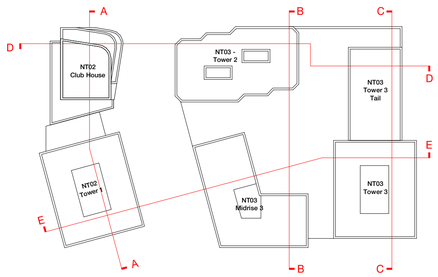
Rev	Description	Date
P01	Issued for Planning	17.03.23
P02	Issued for Planning	31.03.23
P03	Issued for Planning	12.04.23

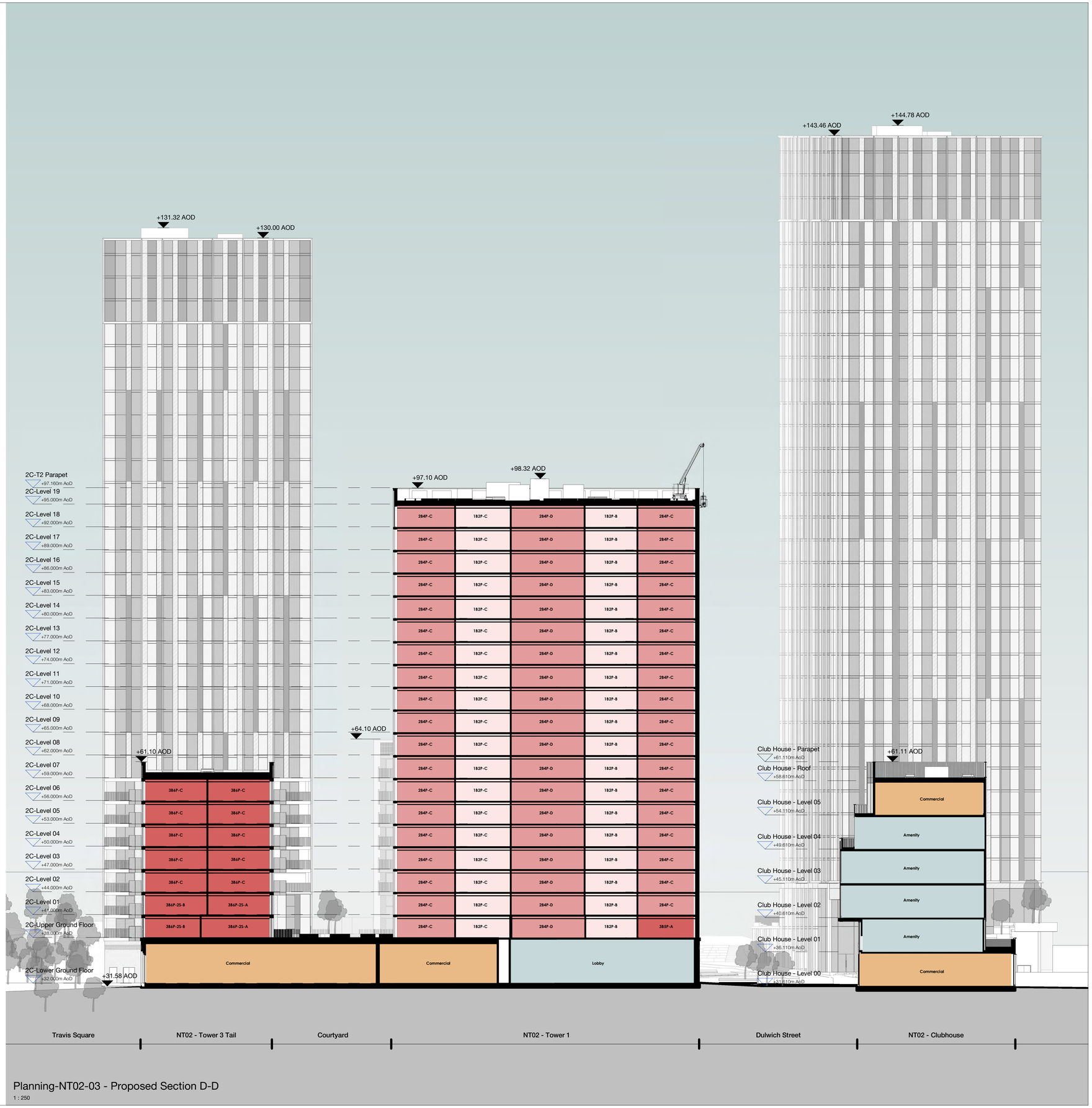
26-28 Hilton Street
Manchester M1 2EH
mail@hawkinsbrown.com
hawkinsbrown.com
Hawkins\
Brown

Project
Red Bank NT02/03
Dantzic Street
Manchester
M4 4HF

Drawing
Proposed GA Section C-C

Scale @ A1 1 : 250	**Date** March 2023
Drawn By HECW	**Checked By** JT
Job Number 210263	**Status** S2
Purpose of Issue For Approval	
Drawing No. RDB-HBA-2X-ZZ-DR-AR-080312	**Rev** P03





Planning-NT02-03 - Proposed Section D-D

1 : 250

- 1B-1P-1S
- 1B-2P-1S
- 2B-3P-1S
- 2B-4P-1S
- 2B-4P-2S
- 3B-4P-2S
- 3B-5P-1S
- 3B-5P-2S
- 3B-6P-1S
- 3B-6P-2S
- Amenity
- Commercial
- Cycles
- Lobby
- MEP
- Parking
- Waste

Copyright Hawkins\Brown Architects
No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

Rev	Description	Date
P01	Issued for Planning	17.03.23
P02	Issued for Planning	31.03.23
P03	Issued for Planning	12.04.23

28-32 Dantzic Street
Manchester M4 4HF
mail@hawkinsbrown.com
hawkinsbrown.com
Hawkins\
Brown

Project
Red Bank NT02/03
Dantzic Street
Manchester
M4 4HF

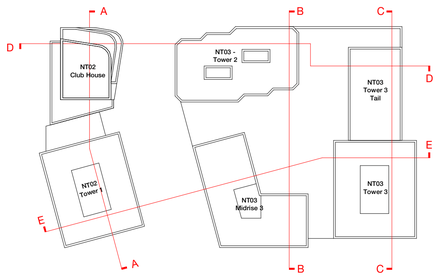
Drawing
Proposed GA Section D-D

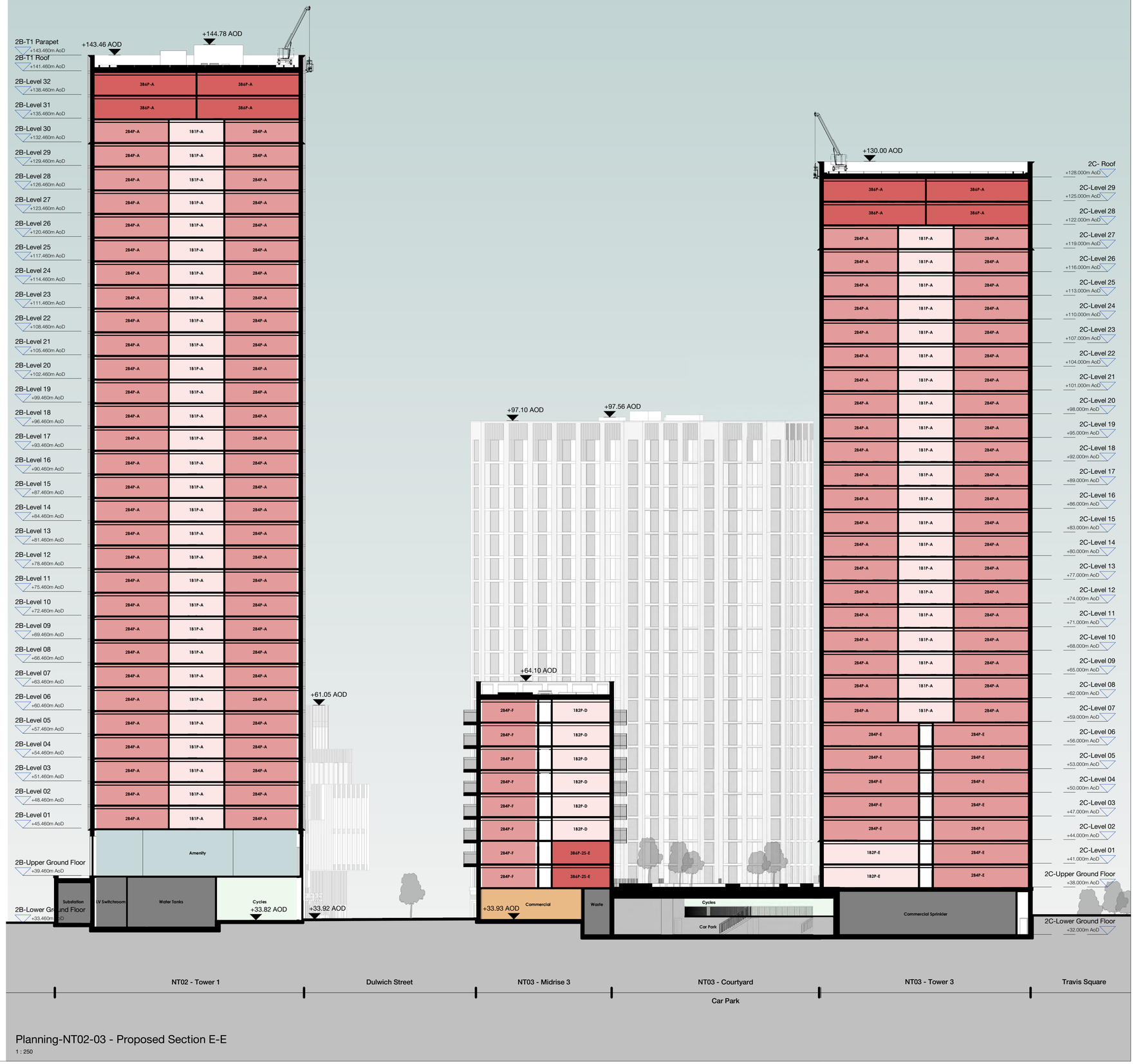
Scale @ A1	Date
1 : 250	March 2023

Drawn By	Checked By
HECW	JT

Job Number	Status	Purpose of Issue
210263	S2	For Approval

Drawing No.	Rev
RDB-HBA-2X-ZZ-DR-AR-080313	P03





Planning-NT02-03 - Proposed Section E-E

1 : 250

- 1B-1P-1S
- 1B-2P-1S
- 2B-3P-1S
- 2B-4P-1S
- 2B-4P-2S
- 3B-4P-2S
- 3B-5P-1S
- 3B-5P-2S
- 3B-6P-1S
- 3B-6P-2S
- Amenity
- Commercial
- Cycles
- Lobby
- MEP
- Parking
- Waste

Copyright Hawkins\Brown Architects
No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

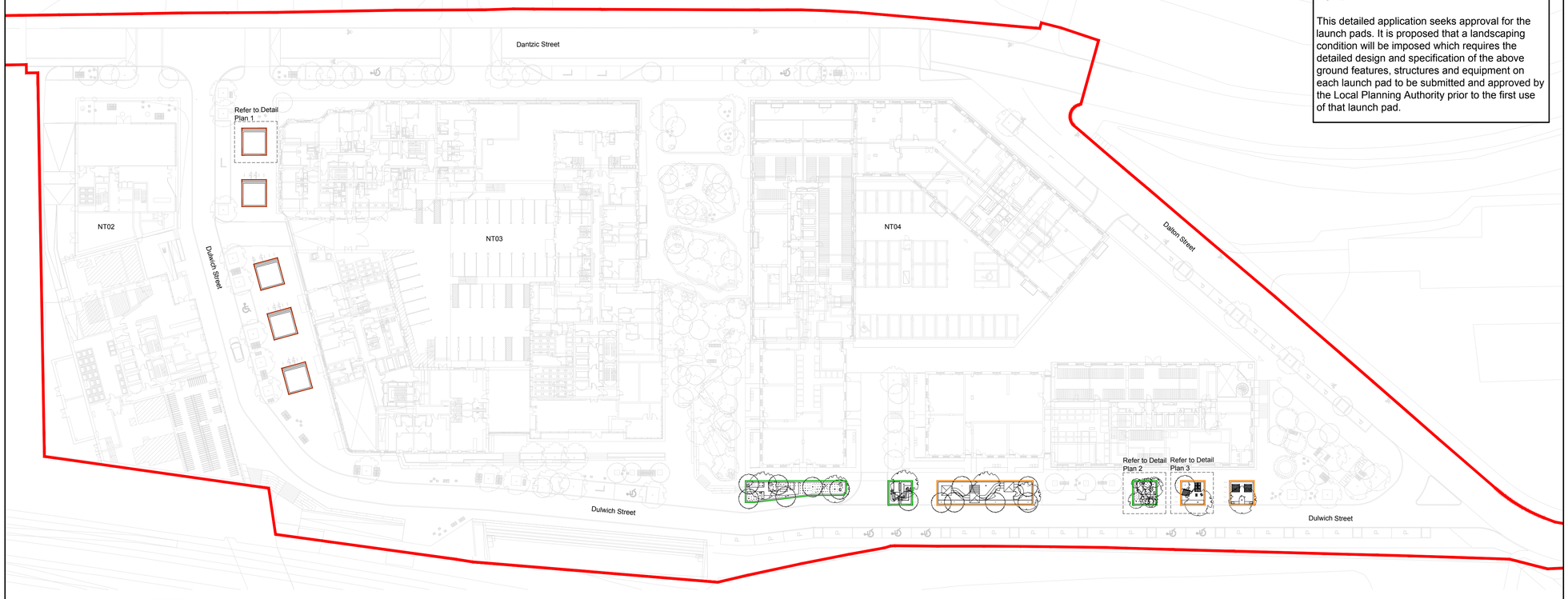
Rev	Description	Date
P01	Issued for Planning	17.03.23
P02	Issued for Planning	31.03.23
P03	Issued for Planning	12.04.23

28-32 Dantzic Street
Manchester M4 4HF
mail@hawkinsbrown.com
hawkinsbrown.com
Hawkins\
Brown

Project
Red Bank NT02/03
Dantzic Street
Manchester
M4 4HF

Drawing
Proposed GA Section E-E

Scale @ A1 +1 : 250	**Date** March 2023
Drawn By HECW	**Checked By** JT
Job Number 210263 / **Status** S2	**Purpose of Issue** For Approval
Drawing No. RDB-HBA-2X-ZZ-DR-AR-080314	**Rev** P03



1 Launch Pad General Arrangement
Scale 1:500

NOTE:

This detailed application seeks approval for the launch pads. It is proposed that a landscaping condition will be imposed which requires the detailed design and specification of the above ground features, structures and equipment on each launch pad to be submitted and approved by the Local Planning Authority prior to the first use of that launch pad.

LEGEND

Commercial Launch Pads, offer space for ground floor tenants to activate the public realm. These spaces are designed to use flexible modular elements, which can be stored, assembled and managed under the control of the landlord. Special events and markets can also utilise the public spaces to promote a fluctuating and lively street scene along Dulwich Street West.

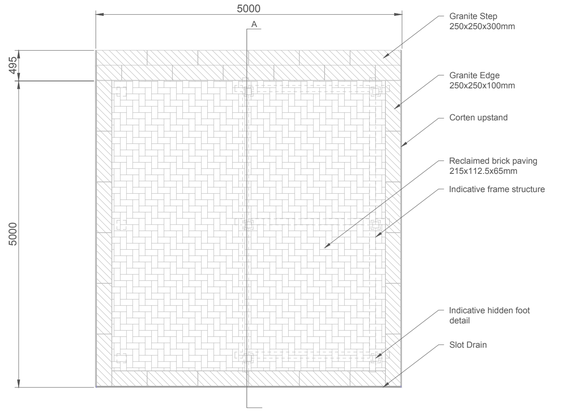
For more information please refer to:
RDB-HBA-2X-XX-RP-AR-080025

Recreational Launch Pads, offer moments of respite, amusement and leisure for residents and visitors to the area. Areas to lounge and socialise in the sun or shade of the nearby tree canopy. There is something for everyone in the array of accessible outdoor furniture and creates opportunities for various seating configurations.

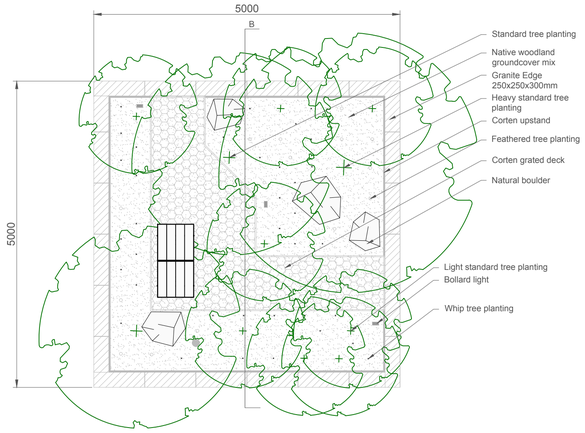
For more information please refer to:
RDB-HBA-2X-XX-RP-AR-080025

Ecological Launch Pads, connect residents and visitors to the wild urbanism concept integrated throughout the masterplan. These launch pads will provide vital green space and ecological niches for local wildlife and plant communities. By making space for verdant greenery, these spaces create pocket forests and natural drainage facilities.

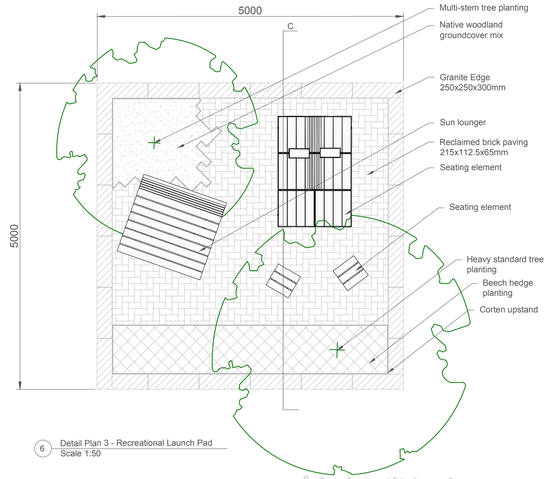
For more information please refer to:
RDB-HBA-2X-XX-RP-AR-080025



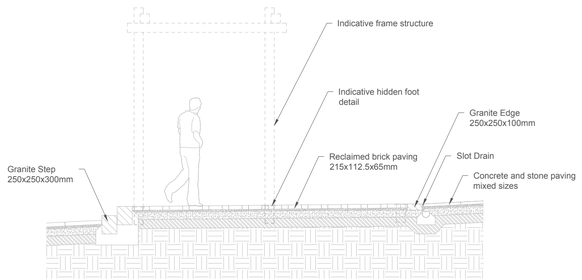
2 Detail Plan 1 - Commercial Launch Pad
Scale 1:50



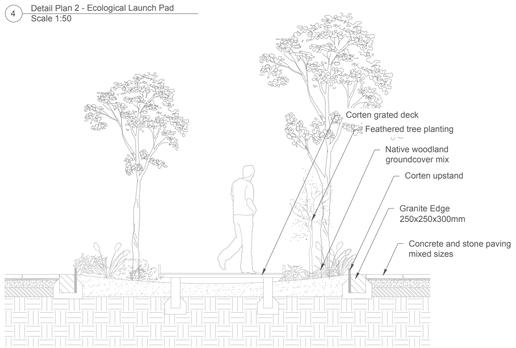
4 Detail Plan 2 - Ecological Launch Pad
Scale 1:50



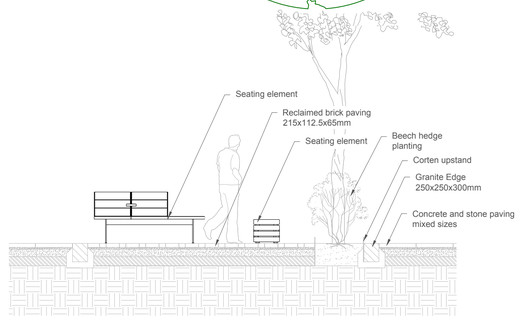
6 Detail Plan 3 - Recreational Launch Pad
Scale 1:50



3 Commercial Launch Pad - Section A
Scale 1:50



5 Ecological Launch Pad - Section B
Scale 1:50



7 Recreational Launch Pad - Section C
Scale 1:50

NOTES

1. This drawing is to be read in conjunction with all other drawings and specifications.
2. Do not scale off this drawing. Written dimensions to be taken only.
3. Any discrepancies found between this drawing and other drawings and specifications in the construction documents must be referred to the Landscape Architect prior to work commencing.
4. This drawing must not be copied in whole or in part without prior written consent of Optimised Environments Ltd.

DRAWING INFORMATION BASED UPON

Emapsite: © Crown copyright and database rights 2019 Ordnance Survey 0100031673.

OS OpenData: Contains OS data © Crown copyright and database right (2019).

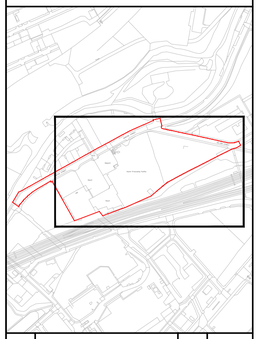
Google Earth: Please show the attribution statement shown on the Google map or image that you are using.

Topographical Survey: Please reference surveyor's survey.

CDM INFORMATION

1. To be completed

KEY PLAN



Issue	Revision	Initial	Date
P01	For approval	TA	31.03.23

optimised environments ltd

EDINBURGH
2nd Floor | Quartermile Two | 2 Lister Square | Edinburgh | EH3 9GL
t 0131 221 5920 w optimisedenvironments.com

LONDON
Unit 6 | 36-42 New Inn Yard | Shoreditch | London | EC2A 3EY
t 0203 984 4022 w optimisedenvironments.com

MANCHESTER
86 Princess Street | Manchester | M1 6NG
t 0161 696 7550 w optimisedenvironments.com

Optimised Environments Ltd. Registered in Scotland SC358985. Registered address 2nd Floor | Quartermile Two | 2 Lister Square | Edinburgh | EH3 9GL

SCHULZE GRASSOV

COPENHAGEN
Niels Ebbesens Vej 11 | 1911 | Frederiksberg C | Denmark
t +45 51 79 61 01
w schulzeplusgrassov.com

Schulze+Grassov ApS
CVR-nr. 39 64 08 61
mail@schulzeplusgrassov.com

Client

Far East Consortium

Project

NT02-04

Dantzic Street, Manchester

Drawing Title

General Arrangement NT02-04

Launch Pads

Scale Bar 5m 10m 15m 20m 25m

North

Scale: **Varies@A1** Date: **31.03.2023**

By: **TA** Status: **For Planning**

Checked: **AN** Approved: **AN**

Drawing Number **RDB-OPN-00-00-DR-LA-210002** Rev **P01**

Computer File: /Volumes/Projects/0167_Manchester NT02-04 Detail Plots/03 CAD/01 Drawings/02 Land



SOFTWORKS

T01 TREE PLANTING
Standard-semi-mature tree with a height of 6-7m and 2m minimum clear stem. Final size, species and setting out are subject to services restrictions and coordination with utilities.

T02 TREE PLANTING
Standard-extra-heavy tree with a height of 4.5-5m and 2m minimum clear stem. Final size, species and setting out are subject to services restrictions and coordination with utilities.

T03 ORNAMENTAL TREE PLANTING
Multistem with a minimum girth of 250-300cm. Final size, species and setting out are subject to services restrictions and coordination with utilities.

T04 EVERGREEN TREE PLANTING
Standard-semi-mature evergreen tree with a height of 6-7m and 2m minimum clear stem. Final size, species and setting out are subject to services restrictions and coordination with utilities.

PT01 SHRUB PLANTING
Mix of evergreen shrubs, groundcover and herbaceaous perennial planting

PT02 WOODLAND PLANTING
Mix of shade tolerant woodland understorey planting.

PT03 PLANTING: TREE PIT
Understorey planting that includes evergreen shrubs, groundcover and bulb planting

PT04 PLANTING: SUDs
Ornamental planting suitable for wet and dry conditions.

PT05 PLANTING: GABION WALL
Shade tolerant planting to border of gabion wall

PT06 HEDGE PLANTING
Hedge planting

PT07 GRASSCRETE
PRODUCT: Grassroad
SUPPLIER: Grass Concrete or equal & approved

PT08 GRASS
PRODUCT: Grassfelt
SUPPLIER: Lindum or equal & approved

ROOF PLAN LEGEND

GR1 - GREEN ROOF
Extensive green roof suitable for inclusion around PV panels.

GR2 - BROWN ROOF
Low nutrient substrate with self-vegetating species suitable for inclusion around PV panels.

GR3 - GREEN ROOF
Extensive green roof

GR4 - GRAVEL BORDER
500mm gravel border to enable access to green/brown roof system

FURNITURE

F01 - SEATING - SEAT
PRODUCT: Atlas double seat with 2 armrests
SUPPLIER: Vestre or equal & approved

F02 - SEATING - STOOL
PRODUCT: Kong Cube Stool
SUPPLIER: Vestre or equal & approved

F03 - SEATING - CHAIR
PRODUCT: Kong bench
SUPPLIER: Vestre or equal & approved

F04 - SEATING - STEPS
Concrete seating steps with timber top

F05 - CYCLE RACK
PRODUCT: Vroom bicycle rack
SUPPLIER: Vestre or equal & approved

F06 - PLAY - BOULDERS
Various sizes
SUPPLIER: CED Stone or equal & approved

F07 - BIN
PRODUCT: Forum litter bin
SUPPLIER: Vestre or equal & approved

F08 - DRINKING FOUNTAIN
PRODUCT: Fuente Drinking Fountain with dog fountain
SUPPLIER: Artform Urban or equal & approved

F09 - LAUNCH PAD
Refer to RDB-OPN-00-00-DR-LA-210002

F10 - PLANTERS - STEEL PLANTERS
PRODUCT: RAAFT Planterline Custom System
SUPPLIER: Kinley or equal & approved

F11 - SEATING - SEAT
PRODUCT: Landscape Compact - Concave/Convex Seat
SUPPLIER: mmcite or equal & approved

F12 - SEATING - STOOL
PRODUCT: Landscape Compact
SUPPLIER: mmcite or equal & approved

F13 - SEATING - PICNIC TABLE
PRODUCT: Orbit
SUPPLIER: mmcite or equal & approved

F15 - SCREENING - TIMBER SLATS
Timber slats within planters for screening

F16 - BALANCE BEAM
PRODUCT: Robinia Balance Beam 6006R
SUPPLIER: Massey & Harris or equal & approved

F17 - STEP POST
PRODUCT: 150mm Robinia Step Post 6001R
SUPPLIER: Massey & Harris or equal & approved

F18 - HAMMOCK SWING
PRODUCT: Free-standing hammock WAVE 02.916
SUPPLIER: Zano Street Furniture or equal & approved

F19 - PERGOLA
Wooden pergola structure

F20 - HAMMOCK
Custom hammock

F21 - PLAY EQUIPMENT
Wooden stepping stones, logs and play boulders

F22 - SEATING - PICNIC TABLE
PRODUCT: Kong
SUPPLIER: Vestre or equal & approved

HARDWORKS

P01 - PAVING : STONE FLAGS
SUPPLIER: Hardscape or equal & approved
SIZE: 600mm (W), 900mm (L) x 63mm (D)
FINISH: Yorkstone, diamond sawn all sides
COLOUR: Greyish Buff

P02 - PAVING : STONE SETTS
SUPPLIER: Hardscape or equal & approved
SIZE: 125mm (W), 125mm (L) 150mm (D)
FINISH: Yorkstone, diamond sawn all sides
COLOUR: Greyish Buff

P03 - PAVING : CONCRETE PAVERS & STONE MIX
SUPPLIER: Hardscape or equal & approved
SIZE: 60% Concrete Paver / 40% Yorkstone Setts (P02)
NOTES: Concrete pavers with Yorkstone (P02) intermittently mixed

P04 - PAVING : CRUSHED STONE
Decomposed crushed granite

P05 - POROUS RESIN BOUND GRAVEL
PRODUCT: Flexistone
SUPPLIER: KBI or equal & approved
COLOUR: Light grey
NOTES: Material to match Planit-ie design for Victoria River

P06 - BITUMINOUS MACADAM
SPECIFICATION: To engineer's detail and specification
NOTES: Road to include thermoplastic markings to highway's specification and design
COLOUR: Black

P07 - BITUMINOUS MACADAM: CYCLEWAY
SPECIFICATION: To engineer's detail and specification
NOTES: To include thermoplastic markings to highw specification and design. Colour green to designate carriageway level cycle route as per Manchester City Council requirements.
COLOUR: Green

PAVING P08: TACTILE PAVING
SUPPLIER: Hardscape or equal & approved
SIZE: W400mm x L400mm x D50mm
FINISH: Granite Mist, Flamed
PATTERN: Blister

P09 - DECKING
Anti-slip timber decking

P10 - PAVING : CLAY PAVERS
PRODUCT: WF Bruno
SUPPLIER: Weinerberger or equal and approved
COLOUR: Red
FINISH: Standard
SIZE: L200mm x W85mm x D 50mm

P11 - RESIN BOUND GRAVEL
PRODUCT: Flexistone
SUPPLIER: KBI or equal & approved
COLOUR: Coral Solo

P12 - PLAY SURFACE
PRODUCT: Wet Pour

P13 - METAL DECKING
PRODUCT: Metal Mesh Deck

P14 - STONE PAVERS
Yorkstone Pavers
150 x 300
SUPPLIER: Hardscape or equal & approved

P15 - COBBLES
Reclaimed cobbles
SUPPLIER: Hardscape or equal & approved

LOADING BAY
Reserved for vehicles loading and unloading only

ACCESSIBLE PARKING BAY
Reserved space for use by blue badge holders only

CAR PARKING BAY
Vehicle parking for residents or visitors

CYCLE ROUTE
Cycling route and direction of travel for cyclists

BOUNDARIES

B11 - FENCING : PRIVACY SCREEN
Timber boundary screening between private terrace spaces

B12 - FENCING
Metal vertical railings
1.8m high

B13 - FENCING
Metal railing balustrade
1.5m high

B14 - FENCING
Metal perforated balustrade
1.5m high

B15 - FENCING
Metal perforated fence
1.8m high

B16 - RETAINING WALL
Retaining wall to engineer's design & specification

B17 - SCREEN
1.5m (D) x 2m (H) solid side screens

B18 - BOLLARDS
Retractable bollards

G1 - GATE
Garden gate

G2 - GATE
Gated entrance to courtyard

CDM INFORMATION

1. To be completed

DRAWING INFORMATION BASED UPON

Emapsite:
© Crown copyright and database rights 2019 Ordnance Survey 0100031673.

OS OpenData:
Contains OS data © Crown copyright and database right (2019).

Google Earth:
Please show the attribution statement shown on the Google map or image that you are using.

Topographical Survey:
Please reference surveyor's survey.

NOTES

1. This drawing is to be read in conjunction with all other drawings and specifications.
2. Do not scale off this drawing. Written dimensions to be taken only.
3. Any discrepancies found between this drawing and other drawings and specifications in the construction documents must be referred to the Landscape Architect prior to work commencing.
4. This drawing must not be copied in whole or in part without prior written consent of Optimised Environments Ltd.

Issue	Revision	Initial	Date
P01	For approval	AB	18.04.23

optimised environments
PART OF SLR
EDINBURGH 2nd Floor | Quartermile Two | 2 Lister Square | Edinburgh | EH3 9GL | 0131 221 5920 | optimisedenvironments.com
LONDON The Curator | 39 Chancery Lane | London | WC2A 1EN | 0203 994 4022 | optimisedenvironments.com
MANCHESTER Floor 3 | 86 Princess Street | Manchester | M1 6NG | 0161 696 7550 | optimisedenvironments.com
Registered Name: Optimised Environments Ltd | Registered No: 11178229 | Registered Address: 2nd Floor, Quartermile Two, 2 Lister Square, Edinburgh, EH3 9GL

Client
Far East Consortium

Project
NT02 - 04
Dantzic Street, Manchester

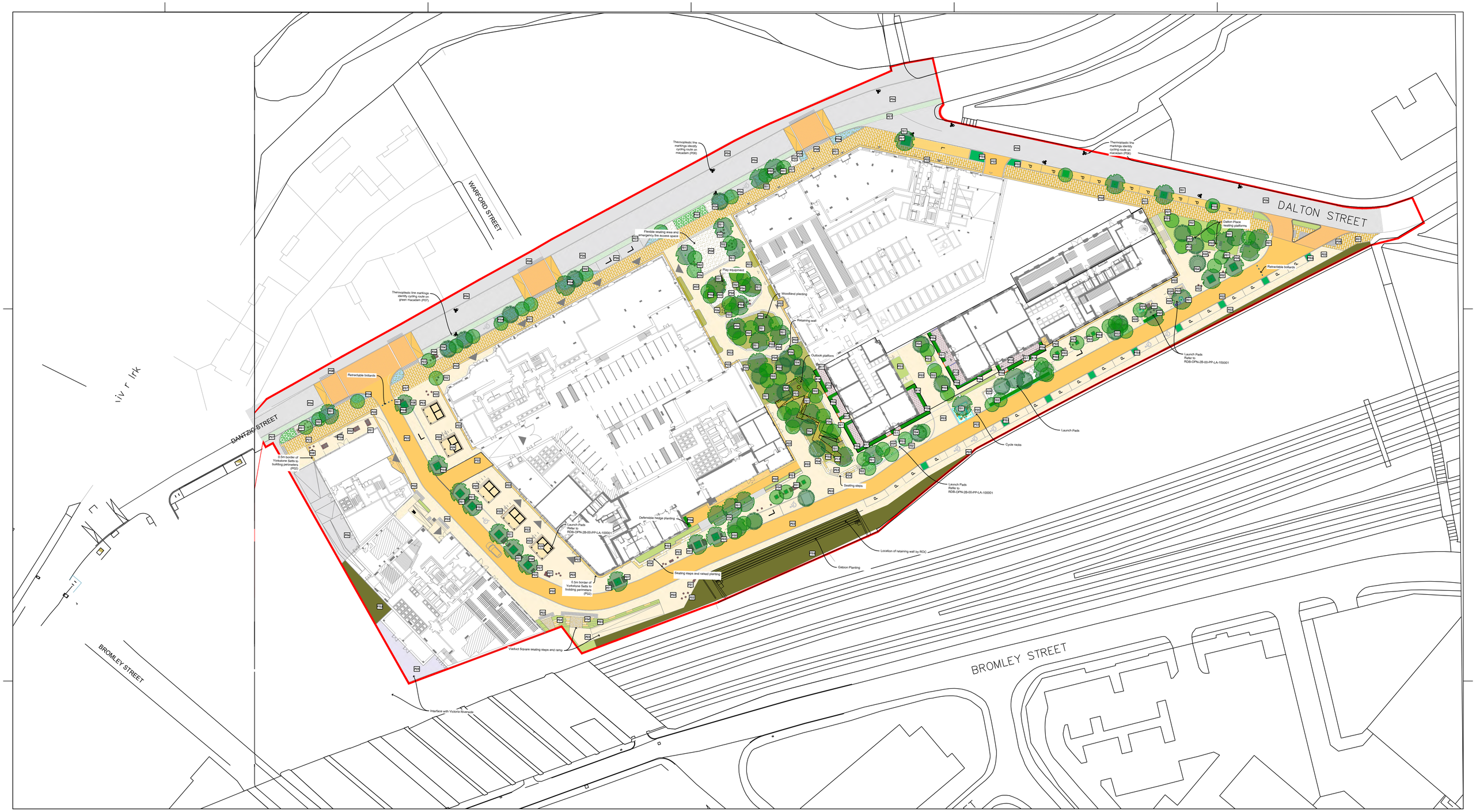
Drawing Title
General Arrangement
Site Wide Landscape Plan

Scale Bar 5m 10m 15m 20m 25m — North

Scale: **1:500@A1** Date: **18.04.2023**
By: **AB** Status: **For Approval**
Checked: **AW** Approved: **AW**

Drawing Number **RDB-OPN-00-ZZ-DR-LA-210000** Rev **P01**

Computer File: R:\Projects\2021\#11094_NT02\Dantzic\SS\CAD\AUTOCAD\SHEETS



SOFTWORKS

T01 TREE PLANTING
Standard-semi-mature tree with a height of 6-7m and 2m minimum clear stem. Final size, species and setting out are subject to services restrictions and coordination with utilities.

T02 TREE PLANTING
Standard-extra-heavy tree with a height of 4.5-5m and 2m minimum clear stem. Final size, species and setting out are subject to services restrictions and coordination with utilities.

T03 ORNAMENTAL TREE PLANTING
Multistem with a minimum girth of 250-300cm. Final size, species and setting out are subject to services restrictions and coordination with utilities.

T04 EVERGREEN TREE PLANTING
Standard-semi-mature evergreen tree with a height of 6-7m and 2m minimum clear stem. Final size, species and setting out are subject to services restrictions and coordination with utilities.

PT01 SHRUB PLANTING
Mix of evergreen shrubs, groundcover and herbaceaous perennial planting

PT02 WOODLAND PLANTING
Mix of shade tolerant woodland understorey planting.

PT03 PLANTING: TREE PIT
Understorey planting that includes evergreen shrubs, groundcover and bulb planting

PT04 PLANTING: SUDs
Ornamental planting suitable for wet and dry conditions.

PT05 PLANTING: GABION WALL
Shade tolerant planting to border of gabion wall

PT06 HEDGE PLANTING
Hedge planting

PT07 GRASSCRETE
PRODUCT: Grassroad
SUPPLIER: Grass Concrete or equal & approved

FURNITURE

F01 - SEATING - SEAT
PRODUCT: Atlas double seat with 2 armrests
SUPPLIER: Vestre or equal & approved

F02 - SEATING - STOOL
PRODUCT: Kong Cube Stool
SUPPLIER: Vestre or equal & approved

F03 - SEATING - CHAIR
PRODUCT: Kong bench
SUPPLIER: Vestre or equal & approved

F04 - SEATING - STEPS
Concrete seating steps with timber top

F05 - CYCLE RACK
PRODUCT: Vroom bicycle rack
SUPPLIER: Vestre or equal & approved

F06 - PLAY - BOULDERS
Various sizes
SUPPLIER: CED Stone or equal & approved

F07 - BIN
PRODUCT: Forum litter bin
SUPPLIER: Vestre or equal & approved

F08 - DRINKING FOUNTAIN
PRODUCT: Fuente Drinking Fountain with dog fountain
SUPPLIER: Artform Urban or equal & approved

F21 - PLAY EQUIPMENT
Wooden stepping stones, logs and play boulders

F09 - LAUNCH PAD
Refer to RDB-OPN-00-00-DR-LA-210002

HARDWORKS

P01 - PAVING : STONE FLAGS
SUPPLIER: Hardscape or equal & approved
SIZE: 600mm (W), 900mm (L) x 63mm (D)
FINISH: Yorkstone
COLOUR: Greyish Buff

P02 - PAVING : STONE SETTS
SUPPLIER: Hardscape or equal & approved
SIZE: 125mm (W), 125mm (L) 150mm (D)
FINISH: Yorkstone
COLOUR: Greyish Buff

P03 - PAVING : CONCRETE PAVERS & STONE MIX
SUPPLIER: Hardscape or equal & approved
SIZE: 60% Concrete Paver / 40% Yorkstone Setts (P02)
NOTES: Concrete pavers with Yorkstone (P02) intermittently mixed

P04 - PAVING : CRUSHED STONE
Decomposed crushed granite

P05 - POROUS RESIN BOUND GRAVEL
PRODUCT: Flexistone
SUPPLIER: KBI or equal & approved
COLOUR: Light grey
NOTES: Material to match Planit-ie design for Victoria Riverside

P06 - BITUMINOUS MACADAM
SPECIFICATION: To engineer's detail and specification
NOTES: Road to include thermoplastic markings to highway's specification and design
NOTET: Black

P07 - BITUMINOUS MACADAM: CYCLEWAY
SPECIFICATION: To engineer's detail and specification
NOTES: To include thermoplastic markings to highway's specification and design. Colour green to designate carriageway level cycle route as per Manchester City Council requirements.
COLOUR: Green

PAVING P08: TACTILE PAVING
SUPPLIER: Hardscape or equal & approved
SIZE: W400mm x L400mm x D50mm
FINISH: Granite Mist, Flamed
PATTERN: Blister

P13 - METAL DECKING
PRODUCT: Metal Mesh Deck

P14 - STONE PAVERS
Yorkstone Pavers
150 x 300
SUPPLIER: Hardscape or equal & approved

P15 - COBBLES
Reclaimed cobbles
SUPPLIER: Hardscape or equal & approved

LOADING BAY
Reserved for vehicles loading and unloading only

ACCESSIBLE PARKING BAY
Reserved space for use by blue badge holders only

CAR PARKING BAY
Vehicle parking for residents or visitors

CYCLE ROUTE
Cycling route and direction of travel for cyclists

BOUNDARIES

B11 - FENCING : PRIVACY SCREEN
Timber boundary screening between private terrace spaces

B14 - FENCING
Metal perforated balustrade
1.5m high

B17 - SCREEN
1.5m (D) x 2m (H) solid side screens

B18 - BOLLARDS
Retractable bollards

G1 - GATE
Garden gate

CDM INFORMATION

1. To be completed

DRAWING INFORMATION BASED UPON

Emapsite:
© Crown copyright and database rights 2019 Ordnance Survey 0100031673.

OS OpenData:
Contains OS data © Crown copyright and database right (2019).

Google Earth:
Please show the attribution statement shown on the Google map or image that you are using.

Topographical Survey:
Please reference surveyor's survey.

NOTES

1. This drawing is to be read in conjunction with all other drawings and specifications.
2. Do not scale off this drawing. Written dimensions to be taken only.
3. Any discrepancies found between this drawing and other drawings and specifications in the construction documents must be referred to the Landscape Architect prior to work commencing.
4. This drawing must not be copied in whole or in part without prior written consent of Optimised Environments Ltd.

Issue	Revision	Initial	Date
P01	For approval	AB	18.04.23

optimised environments
PART OF SLR
EDINBURGH 2nd Floor | Quartermile Two | 2 Lister Square | Edinburgh | EH3 9GL | t: 0131 221 5920 | e: optimisedenvironments.com
LONDON The Curator | 38 Chancery Lane | London | WC2A 1EN | t: 0203 984 4022 | e: optimisedenvironments.com
MANCHESTER Floor 3 | 86 Princess Street | Manchester | M1 6NG | t: 0161 696 7550 | e: optimisedenvironments.com

Optimised Environments Ltd. Registered in Scotland No 278500. Registered address: 2nd Floor | Quartermile Two | 2 Lister Square | Edinburgh | EH3 9GL

Client
Far East Consortium

Project
NT02 - 04
Dantzic Street, Manchester

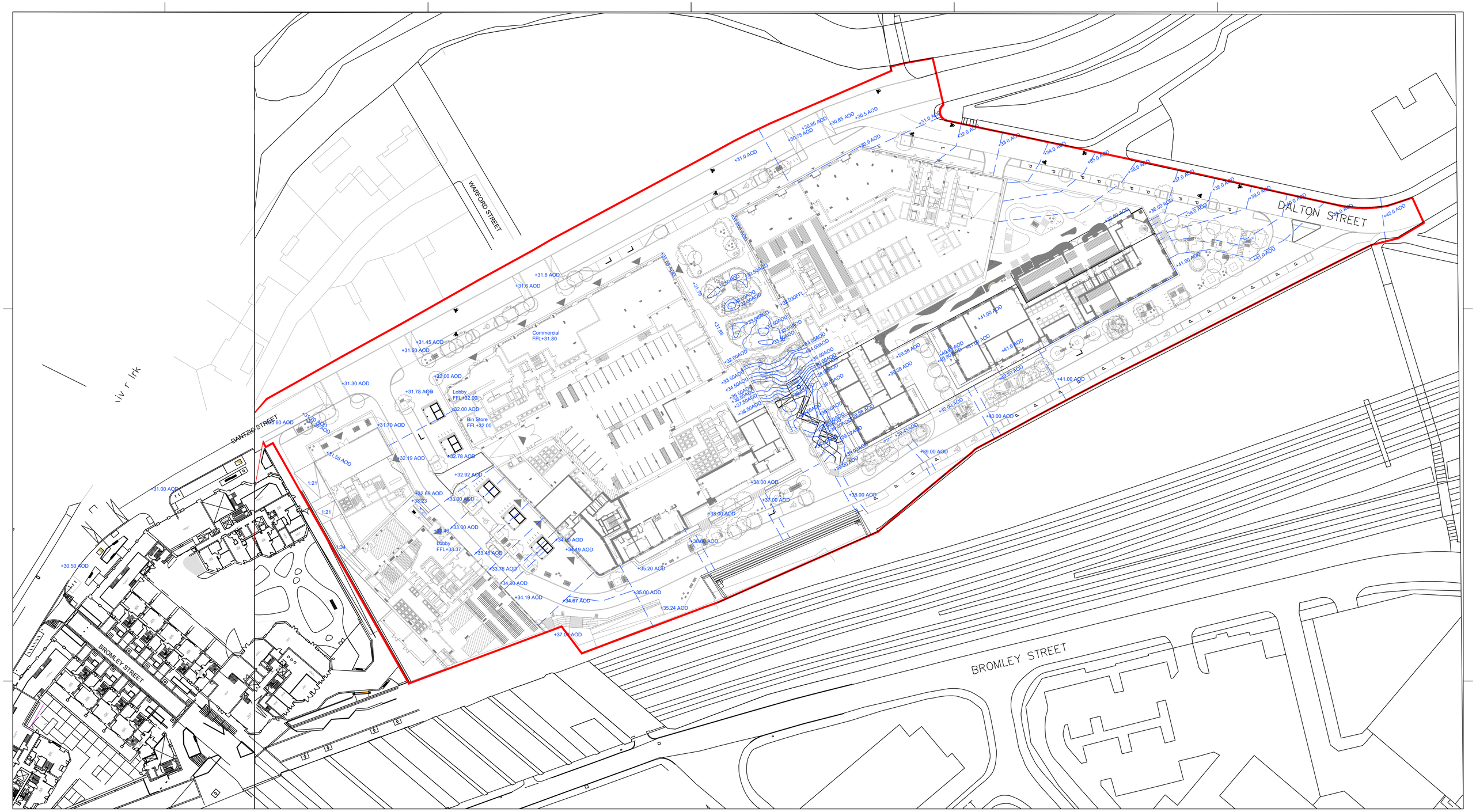
Drawing Title
General Arrangement
Site Wide Public Realm Plan

Scale Bar 5m 10m 15m 20m 25m — North

Scale: **1:500@A1** Date: **18.04.2023**
By: **AB** Status: **For Approval**
Checked: **AW** Approved: **AW**

Drawing Number **RDB-OPN-00-ZZ-DR-LA-210001** Rev **P01**

Computer File: R:\Projects\2021\810394_NT02\Dantzic\03\CAD\AUTOCAD\SHEETS



CDM INFORMATION

1. To be completed

NOTES

1. This drawing is to be read in conjunction with all other drawings and specifications.
2. Do not scale off this drawing. Written dimensions to be taken only.
3. Any discrepancies found between this drawing and other drawings and specifications in the construction documents must be referred to the Landscape Architect prior to work commencing.
4. This drawing must not be copied in whole or in part without prior written consent of Optimised Environments Ltd.

DRAWING INFORMATION BASED UPON

Emapsite:
© Crown copyright and database rights 2019 Ordnance Survey 0100031673.

OS OpenData:
Contains OS data © Crown copyright and database right (2019).

Google Earth:
Please show the attribution statement shown on the Google map or image that you are using.

Topographical Survey:
Please reference surveyor's survey.

Issue	Revision	Initial	Date
P01	For approval	AB	18.04.23

optimised environments
PART OF SLR

EDINBURGH 2nd Floor | Quartermile Two | 2 Lister Square | Edinburgh | EH3 9GL
t: 0131 221 5920 e: optimisedenvironments.com

LONDON The Curtain | 38 Chancery Lane | London | WC2A 1EN
t: 0203 864 4322 e: optimisedenvironments.com

MANCHESTER Floor 3 | 86 Princess Street | Manchester | M1 6NG
t: 0161 696 7550 e: optimisedenvironments.com

Approved Contractor for Planning Performance Plus | Cyber Essentials | Certificate No. IASME-CE-003911

Client
Far East Consortium

Project
NT02 - 04

Dantzic Street, Manchester

Drawing Title
Levels Strategy

Site Wide Public Realm Plan

Scale Bar 5m 10m 15m 20m 25m North

Scale: **1:500@A1** Date: **18.04.2023**

By: **AB** Status: **For Approval**

Checked: **AW** Approved: **AW**

Drawing Number **RDB-OPN-00-ZZ-DR-LA-210100** Rev **P01**

Computer File: R:\Projects\2021\M10394_NT02\Dantzic\SI\CAD\AUTOCAD\SHEETS



SOFTWORKS

T01 TREE PLANTING
Standard-semi-mature tree with a height of 6-7m and 2m minimum clear stem. Final size, species and setting out are subject to services restrictions and coordination with utilities.

T02 TREE PLANTING
Standard-extra-heavy tree with a height of 4.5-5m and 2m minimum clear stem. Final size, species and setting out are subject to services restrictions and coordination with utilities.

T03 ORNAMENTAL TREE PLANTING
Multistem with a minimum girth of 250-300cm. Final size, species and setting out are subject to services restrictions and coordination with utilities.

T04 EVERGREEN TREE PLANTING
Standard-semi-mature evergreen tree with a height of 6-7m and 2m minimum clear stem. Final size, species and setting out are subject to services restrictions and coordination with utilities.

PT01 SHRUB PLANTING
Mix of evergreen shrubs, groundcover and herbacaeous perennial planting

PT02 WOODLAND PLANTING
Mix of shade tolerant woodland understorey planting.

PT03 PLANTING: TREE PIT
Understorey planting that includes evergreen shrubs, groundcover and bulb planting

PT04 PLANTING: SUDs
Ornamental planting suitable for wet and dry conditions.

PT05 PLANTING: GABION WALL
Shade tolerant planting to border of gabion wall

PT06 HEDGE PLANTING
Hedge planting

PT07 GRASSCRETE
PRODUCT: Grassroad
SUPPLIER: Grass Concrete or equal & approved

FURNITURE

F01 - SEATING - SEAT
PRODUCT: Atlas double seat with 2 armrests
SUPPLIER: Vestre or equal & approved

F02 - SEATING - STOOL
PRODUCT: Kong Cube Stool
SUPPLIER: Vestre or equal & approved

F03 - SEATING - CHAIR
PRODUCT: Kong bench
SUPPLIER: Vestre or equal & approved

F04 - SEATING - STEPS
Concrete seating steps with timber top

F05 - CYCLE RACK
PRODUCT: Vroom bicycle rack
SUPPLIER: Vestre or equal & approved

F06 - PLAY - BOULDERS
Various sizes
SUPPLIER: CED Stone or equal & approved

F07 - BIN
PRODUCT: Forum litter bin
SUPPLIER: Vestre or equal & approved

F08 - DRINKING FOUNTAIN
PRODUCT: Fuente Drinking Fountain with dog fountain
SUPPLIER: Artform Urban or equal & approved

F21 - PLAY EQUIPMENT
Wooden stepping stones, logs and play boulders

F09 - LAUNCH PAD
Refer to RDB-OPN-00-00-DR-LA-210002

HARDWORKS

P01 - PAVING : STONE FLAGS
SUPPLIER: Hardscape or equal & approved
SIZE: 600mm (W), 900mm (L) x 63mm (D)
FINISH: Yorkstone
COLOUR: Greyish Buff

P02 - PAVING : STONE SETTS
SUPPLIER: Hardscape or equal & approved
SIZE: 125mm (W), 125mm (L) 150mm (D)
FINISH: Yorkstone
COLOUR: Greyish Buff

P03 - PAVING : CONCRETE PAVERS & STONE MIX
SUPPLIER: Hardscape or equal & approved
SIZE: 60% Concrete Paver / 40% Yorkstone Setts (P02)
NOTES: Concrete pavers with Yorkstone (P02) intermittently mixed

P04 - PAVING : CRUSHED STONE
Decomposed crushed granite

P05 - POROUS RESIN BOUND GRAVEL
PRODUCT: Flexistone
SUPPLIER: KBI or equal & approved
COLOUR: Light grey
NOTES: Material to match Planit-ie design for Victoria Rivers

P06 - BITUMINOUS MACADAM
SPECIFICATION To engineer's detail and specification
NOTES: Road to include thermoplastic markings to highway's specification and design
NOTET: Black

P07 - BITUMINOUS MACADAM: CYCLEWAY
SPECIFICATION To engineer's detail and specification
NOTES: To include thermoplastic markings to highway' specification and design. Colour green to designate carriageway level cycle route as per Manchester City Council requirements.
COLOUR: Green

PAVING P08: TACTILE PAVING
SUPPLIER: Hardscape or equal & approved
SIZE: W400mm x L400mm x D50mm
FINISH: Granite Mist, Flamed
PATTERN: Blister

P13 - METAL DECKING
PRODUCT: Metal Mesh Deck

P14 - STONE PAVERS
Yorkstone Pavers
150 x 300
SUPPLIER: Hardscape or equal & approved

P15 - COBBLES
Reclaimed cobbles
SUPPLIER: Hardscape or equal & approved

BOUNDARIES

B11 - FENCING : PRIVACY SCREEN
Timber boundary screening between private terrace spaces

B14 - FENCING
Metal perforated balustrade
1.5m high

B17 - SCREEN
1.5m (D) x 2m (H) solid side screens

B18 - BOLLARDS
Retractable bollards

G1 - GATE
Garden gate

LOADING BAY
Reserved for vehicles loading and unloading only

ACCESSIBLE PARKING BAY
Reserved space for use by blue badge holders only

CAR PARKING BAY
Vehicle parking for residents or visitors

CYCLE ROUTE
Cycling route and direction of travel for cyclists

NOTES

1. This drawing is to be read in conjunction with all other drawings and specifications.
2. Do not scale off this drawing. Written dimensions to be taken only.
3. Any discrepancies found between this drawing and other drawings and specifications in the construction documents must be referred to the Landscape Architect prior to work commencing.
4. This drawing must not be copied in whole or in part without prior written consent of Optimised Environments Ltd.

DRAWING INFORMATION BASED UPON

Empsite: © Crown copyright and database rights 2019 Ordnance Survey 0100031673.

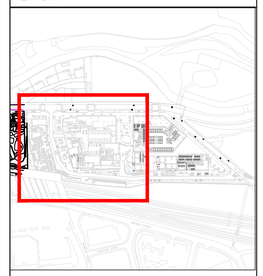
OS OpenData: Contains OS data © Crown copyright and database right (2019).

Google Earth: Please show the attribution statement shown on the Google map or image that you are using.

Topographical Survey: Please reference surveyor's survey.

CDM INFORMATION

KEY PLAN



Issue	Revision	Initial	Date
P01	For approval	AB	18.04.23

optimised environments
PART OF SLR

EDINBURGH 2nd Floor | Quartermile Two | 2 Lister Square | Edinburgh | EH3 9GL
t: 0131 221 5920 w: optimisedenvironments.com

LONDON The Cursitor | 38 Chancery Lane | London | WC2A 1EN
t: 0203 984 4022 w: optimisedenvironments.com

MANCHESTER Floor 3 | 86 Princess Street | Manchester | M1 6NG
t: 0131 221 5920 w: optimisedenvironments.com

Client
Far East Consortium

Project
NT02 - 04

Dantzic Street, Manchester

Drawing Title
General Arrangement For plots NT02 - 03

Public Realm Plan

Scale Bar 2.5m 5.0m 7.5m 10m 12.5m
North

Scale:	1:250@A1	Date:	18.04.23
By:	MY	Status:	For Approval
Checked:	AW	Approved:	AW

Drawing Number
RDB-OPN-2B-00-DR-LA-310000

Rev **P01**

Computer File: R:\Projects\2021\M10394_NT02DantzicSt\CAD\AUTOCAD\SHEETS



SOFTWORKS

T01 TREE PLANTING
Standard-semi-mature tree with a height of 6-7m and 2m minimum clear stem. Final size, species and setting out are subject to services restrictions and coordination with utilities.

T02 TREE PLANTING
Standard-extra-heavy tree with a height of 4.5-5m and 2m minimum clear stem. Final size, species and setting out are subject to services restrictions and coordination with utilities.

T03 ORNAMENTAL TREE PLANTING
Multistem with a minimum girth of 250-300cm. Final size, species and setting out are subject to services restrictions and coordination with utilities.

T04 EVERGREEN TREE PLANTING
Standard-semi-mature evergreen tree with a height of 6-7m and 2m minimum clear stem. Final size, species and setting out are subject to services restrictions and coordination with utilities.

PT01 SHRUB PLANTING
Mix of evergreen shrubs, groundcover and herbacaeous perennial planting

PT02 WOODLAND PLANTING
Mix of shade tolerant woodland understorey planting.

PT06 HEDGE PLANTING
Hedge planting

PT08 GRASS
PRODUCT: Grassfelt
SUPPLIER: Lindum or equal & approved

FURNITURE

F01 - SEATING - SEAT
PRODUCT: Atlas double seat with 2 armrests
SUPPLIER: Vestre or equal & approved

F06 - PLAY - BOULDERS
Various sizes
SUPPLIER: CED Stone or equal & approved

F10 - PLANTERS - STEEL PLANTERS
PRODUCT: RAFT Planterline Custom System
SUPPLIER: Kinley or equal & approved

F11 - SEATING - SEAT
PRODUCT: Landscape Compact - Concave/Convex Seat
SUPPLIER: mmcite or equal & approved

F12 - SEATING - STOOL
PRODUCT: Landscape Compact
SUPPLIER: mmcite or equal & approved

F13 - SEATING - PICNIC TABLE
PRODUCT: Orbit
SUPPLIER: mmcite or equal & approved

F15 - SCREENING - TIMBER SLATS
Timber slats within planters for screening

F16 - BALANCE BEAM
PRODUCT: Robinia Balance Beam 6006R
SUPPLIER: Massey & Harris or equal & approved

F17 - STEP POST
PRODUCT: 150mm Robinia Step Post 6001R
SUPPLIER: Massey & Harris or equal & approved

F18 - HAMMOCK SWING
PRODUCT: Free-standing hammock WAVE 02.916
SUPPLIER: Zano Street Furniture or equal & approved

F19 - PERGOLA
Wooden pergola structure

F20 - HAMMOCK
Custom hammock

F 21 - PLAY EQUIPMENT
Wooden stepping stones, logs and play boulders

F22 - SEATING - PICNIC TABLE
PRODUCT: Kong
SUPPLIER: Vestre or equal & approved

HARDWORKS

P04 - PAVING : CRUSHED STONE
Decomposed crushed granite

P09 - DECKING
Anti-slip timber decking

P10 - PAVING : CLAY PAVERS
PRODUCT: WF Bruno
SUPPLIER: Weinerberger or equal and approved
COLOUR: Red
FINISH: Standard
SIZE: L200mm x W85mm x D 50mm

P11 - RESIN BOUND GRAVEL
PRODUCT: Flexistone
SUPPLIER: KBI or equal & approved
COLOUR: Coral Solo

P12 - PLAY SURFACE
PRODUCT: Wet Pour

BOUNDARIES

B11 - FENCING : PRIVACY SCREEN
Timber boundary screening between private terrace spaces

B12 - FENCING
Metal vertical railings
1.8m high

B13 - FENCING
Metal railing balustrade
1.5m high

B14 - FENCING
Metal perforated balustrade
1.5m high

B15 - FENCING
Metal perforated fence
1.8m high

B16 - RETAINING WALL
Retaining wall to engineer's design & specification

B17 - SCREEN
1.5m (D) x 2m (H) solid side screens

G1 - GATE
Garden gate

G2 - GATE
Gated entrance to courtyard

NOTES

1. This drawing is to be read in conjunction with all other drawings and specifications.
2. Do not scale off this drawing. Written dimensions to be taken only.
3. Any discrepancies found between this drawing and other drawings and specifications in the construction documents must be referred to the Landscape Architect prior to work commencing.
4. This drawing must not be copied in whole or in part without prior written consent of Optimised Environments Ltd.

DRAWING INFORMATION BASED UPON

Empasite: © Crown copyright and database rights 2019 Ordnance Survey 0100031673.

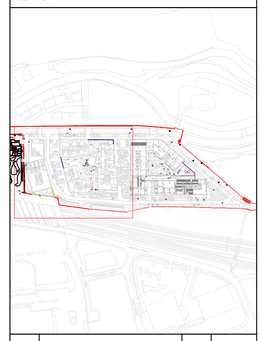
OS OpenData: Contains OS data © Crown copyright and database right (2019).

Google Earth: Please show the attribution statement shown on the Google map or image that you are using.

Topographical Survey: Please reference surveyor's survey.

CDM INFORMATION

KEY PLAN



Issue	Revision	Initial	Date
P01	For approval	AB	18.04.23

open
optimised environments
PART OF SLR

EDINBURGH 2nd Floor | Quartermile Two | 2 Lister Square | Edinburgh | EH3 9GL | 0131 221 5920 | w optimisedenvironments.com

LONDON The Cursitor | 38 Chancery Lane | London | WC2A 1EN | 0203 984 4022 | w optimisedenvironments.com

MANCHESTER Floor 3 | 86 Princess Street | Manchester | M1 6NG | 0131 221 5920 | w optimisedenvironments.com

Client
Registered address: 2nd Floor | Quartermile Two | 2 Lister Square | Edinburgh | EH3 9GL
Far East Consortium

Project
NT02 - 04

Dantzic Street, Manchester

Drawing Title
General Arrangement
For plots NT02-NT03

Courtyard and Roof Terrace Landscape Plan

Scale Bar 2.5m 5.0m 7.5m 10m 12.5m
North

Scale: **1:250@A1** Date: **18.04.23**

By: **AB** Status: **For Approval**

Checked: **AW** Approved: **AW**

Drawing Number **RDB-OPN-2B-00-DR-LA-310001** Rev **P01**

Computer File: R:\Projects\2021\M10394_NT02DantzicSt\CAD\AUTOCAD\SHEETS



ROOF PLAN LEGEND

GR1 - GREEN ROOF
Extensive green roof suitable for inclusion around PV panels.

GR2 - BROWN ROOF
Low nutrient substrate with self-vegetating species suitable for inclusion around PV panels.

GR3 - GREEN ROOF
Extensive green roof

GR4 - GRAVEL BORDER
500mm gravel border to enable access to green/brown roof system

NOTES

1. This drawing is to be read in conjunction with all other drawings and specifications.
2. Do not scale off this drawing. Written dimensions to be taken only.
3. Any discrepancies found between this drawing and other drawings and specifications in the construction documents must be referred to the Landscape Architect prior to work commencing.
4. This drawing must not be copied in whole or in part without prior written consent of Optimised Environments Ltd.

DRAWING INFORMATION BASED UPON

Emapsite: © Crown copyright and database rights 2019 Ordnance Survey 0100031673.

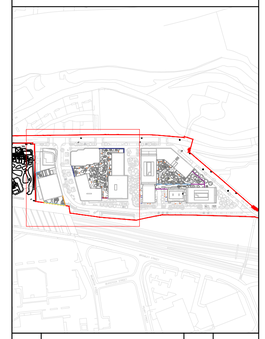
OS OpenData: Contains OS data © Crown copyright and database right (2019).

Google Earth: Please show the attribution statement shown on the Google map or image that you are using.

Topographical Survey: Please reference surveyor's survey.

CDM INFORMATION

KEY PLAN



Issue	Revision	Initial	Date
P01	For approval	AB	18.04.23

optimised environments
PART OF SLR

EDINBURGH 2nd Floor | Quartermile Two | 2 Lister Square | Edinburgh | EH3 9GL
t: 0131 221 5920 w: optimisedenvironments.com

LONDON The Cursitor | 38 Chancery Lane | London | WC2A 1EN
t: 0203 984 4022 w: optimisedenvironments.com

MANCHESTER Floor 3 | 86 Princess Street | Manchester | M1 6NG
t: 0131 221 5920 w: optimisedenvironments.com

Client
Far East Consortium

Project
NT02 - 04

Dantzic Street, Manchester

Drawing Title
General Arrangement
For plots NT02-NT03
Roof Landscape Plan

Scale Bar 2.5m 5.0m 7.5m 10m 12.5m

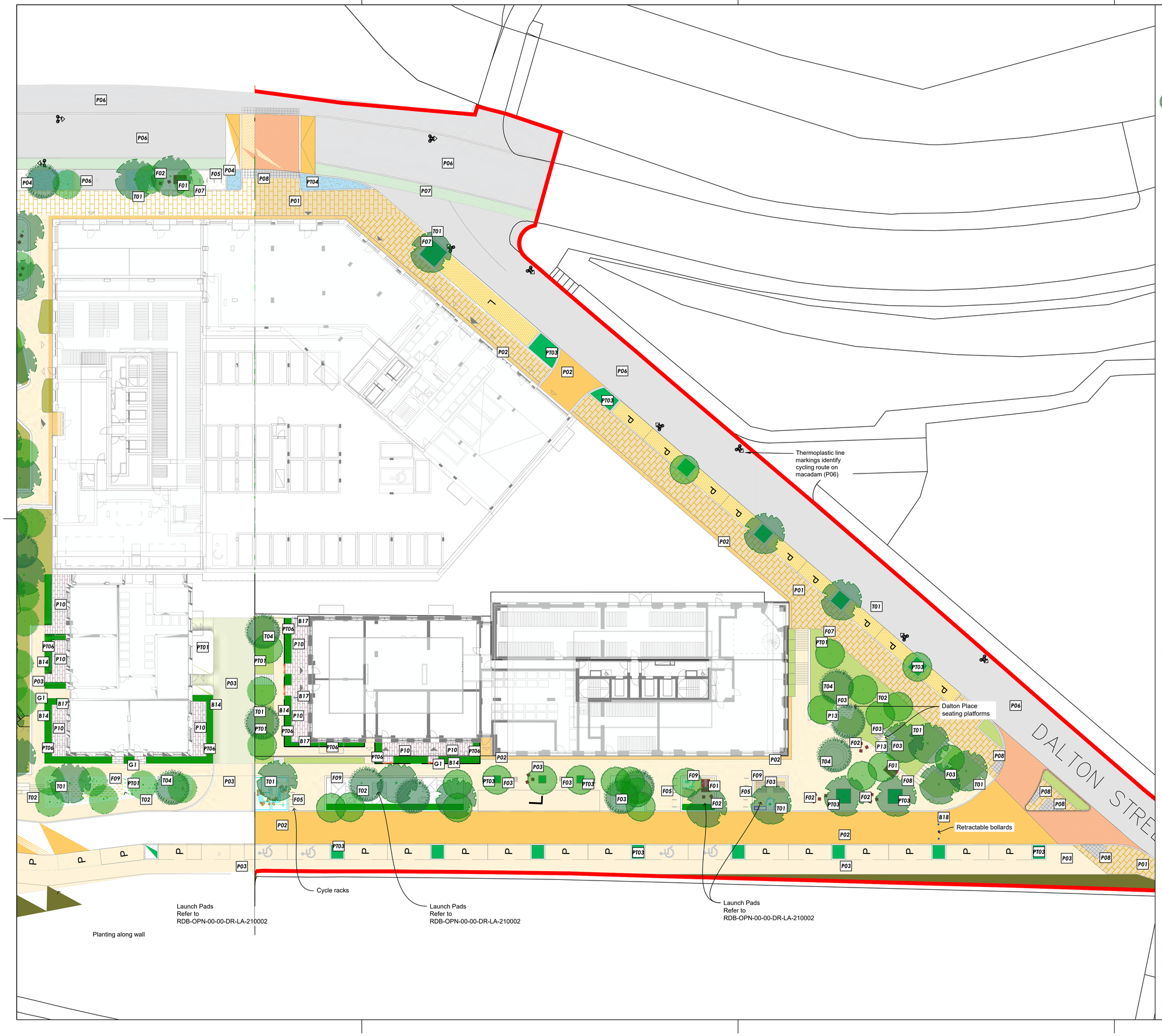
North

Scale:	**1:250@A1**	Date:	**18.04.23**
By:	**AB**	Status:	**For Approval**
Checked:	**AW**	Approved:	**AW**

Drawing Number
RDB-OPN-2B-ZZ-DR-LA-310002

Rev
P01

Computer File: R:\Projects\2021\M10394_NT02DantzicStr\CAD\AUTOCAD\SHEETS



SOFTWORKS

T01 TREE PLANTING
Standard-semi-mature tree with a height of 6-7m and 2m minimum clear stem. Final size, species and setting out are subject to services restrictions and coordination with utilities.

T02 TREE PLANTING
Standard-extra-heavy tree with a height of 4.5-5m and 2m minimum clear stem. Final size, species and setting out are subject to services restrictions and coordination with utilities.

T03 ORNAMENTAL TREE PLANTING
Multistem with a minimum girth of 250-300cm. Final size, species and setting out are subject to services restrictions and coordination with utilities.

T04 EVERGREEN TREE PLANTING
Standard-semi-mature evergreen tree with a height of 6-7m and 2m minimum clear stem. Final size, species and setting out are subject to services restrictions and coordination with utilities.

PT01 SHRUB PLANTING
Mix of evergreen shrubs, groundcover and herbacaeous perennial planting

PT02 WOODLAND PLANTING
Mix of shade tolerant woodland understorey planting.

PT03 PLANTING: TREE PIT
Understorey planting that includes evergreen shrubs, groundcover and bulb planting

PT04 PLANTING: SUDs
Ornamental planting suitable for wet and dry conditions.

PT05 PLANTING: GABION WALL
Shade tolerant planting to border of gabion wall

PT06 HEDGE PLANTING
Hedge planting

PT07 GRASSCRETE
PRODUCT: Grassroad
SUPPLIER: Grass Concrete or equal & approved

FURNITURE

F01 - SEATING - SEAT
PRODUCT: Atlas double seat with 2 armrests
SUPPLIER: Vestre or equal & approved

F02 - SEATING - STOOL
PRODUCT: Kong Cube Stool
SUPPLIER: Vestre or equal & approved

F03 - SEATING - CHAIR
PRODUCT: Kong bench
SUPPLIER: Vestre or equal & approved

F04 - SEATING - STEPS
Concrete seating steps with timber top

F05 - CYCLE RACK
PRODUCT: Vroom bicycle rack
SUPPLIER: Vestre or equal & approved

F06 - PLAY - BOULDERS
Various sizes
SUPPLIER: CED Stone or equal & approved

F07 - BIN
PRODUCT: Forum litter bin
SUPPLIER: Vestre or equal & approved

F08 - DRINKING FOUNTAIN
PRODUCT: Fuente Drinking Fountain with dog fountain
SUPPLIER: Artform Urban or equal & approved

F21 - PLAY EQUIPMENT
Wooden stepping stones, logs and play boulders

F09 - LAUNCH PAD
Refer to RDB-OPN-00-00-DR-LA-210002

HARDWORKS

P01 - PAVING : STONE FLAGS
SUPPLIER: Hardscape or equal & approved
SIZE: 600mm (W), 900mm (L) x 63mm (D)
FINISH: Yorkstone
COLOUR: Greyish Buff

P02 - PAVING : STONE SETTS
SUPPLIER: Hardscape or equal & approved
SIZE: 125mm (W), 125mm (L) 150mm (D)
FINISH: Yorkstone
COLOUR: Greyish Buff

P03 - PAVING : CONCRETE PAVERS & STONE MIX
SUPPLIER: Hardscape or equal & approved
SIZE: 60% Concrete Paver / 40% Yorkstone Setts (P02)
NOTES: Concrete pavers with Yorkstone (P02) intermittently mixed

P04 - PAVING : CRUSHED STONE
Decomposed crushed granite

P05 - POROUS RESIN BOUND GRAVEL
PRODUCT: Flexistone
SUPPLIER: KBI or equal & approved
COLOUR: Light grey
NOTES: Material to match Planit-ie design for Victoria Rivers

P06 - BITUMINOUS MACADAM
SPECIFICATION: To engineer's detail and specification
NOTES: Road to include thermoplastic markings to highway's specification and design
NOTET: Black

P07 - BITUMINOUS MACADAM: CYCLEWAY
SPECIFICATION: To engineer's detail and specification
NOTES: To include thermoplastic markings to highway specification and design. Colour green to designate carriageway level cycle route as per Manchester City Council requirements.
COLOUR: Green

PAVING P08: TACTILE PAVING
SUPPLIER: Hardscape or equal & approved
SIZE: W400mm x L400mm x D50mm
FINISH: Granite Mist, Flamed
PATTERN: Blister

P13 - METAL DECKING
PRODUCT: Metal Mesh Deck

P14 - STONE PAVERS
Yorkstone Pavers
150 x 300
SUPPLIER: Hardscape or equal & approved

P15 - COBBLES
Reclaimed cobbles
SUPPLIER: Hardscape or equal & approved

BOUNDARIES

B11 - FENCING : PRIVACY SCREEN
Timber boundary screening between private terrace spaces

B14 - FENCING
Metal perforated balustrade
1.5m high

B17 - SCREEN
1.5m (D) x 2m (H) solid side screens

B18 - BOLLARDS
Retractable bollards

G1 - GATE
Garden gate

LOADING BAY
Reserved for vehicles loading and unloading only

ACCESSIBLE PARKING BAY
Reserved space for use by blue badge holders only

CAR PARKING BAY
Vehicle parking for residents or visitors

CYCLE ROUTE
Cycling route and direction of travel for cyclists

NOTES

1. This drawing is to be read in conjunction with all other drawings and specifications.
2. Do not scale off this drawing. Written dimensions to be taken only.
3. Any discrepancies found between this drawing and other drawings and specifications in the construction documents must be referred to the Landscape Architect prior to work commencing.
4. This drawing must not be copied in whole or in part without prior written consent of Optimised Environments Ltd.

DRAWING INFORMATION BASED UPON

Emapsite: © Crown copyright and database rights 2019 Ordnance Survey 0100031673.

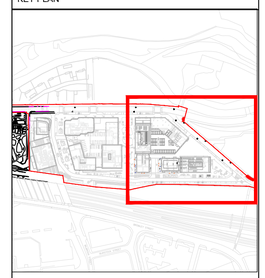
OS OpenData: Contains OS data © Crown copyright and database right (2019).

Google Earth: Please show the attribution statement shown on the Google map or image that you are using.

Topographical Survey: Please reference surveyor's survey.

CDM INFORMATION

KEY PLAN



Issue	Revision	Initial	Date
P01	For approval	MY	18.04.23

open
optimised environments
PART OF SLR

EDINBURGH 2nd Floor | Quartermile Two | 2 Lister Square | Edinburgh | EH3 9GL
t: 0131 221 5920 w: optimisedenvironments.com

LONDON The Cursitor | 38 Chancery Lane | London | WC2A 1EN
t: 0203 984 4022 w: optimisedenvironments.com

MANCHESTER Floor 3 | 86 Princess Street | Manchester | M1 6NG
t: 0131 221 5920 w: optimisedenvironments.com

Client
Far East Consortium

Project
NT02 - 04

Dantzic Street, Manchester

Drawing Title
General Arrangement For plot NT04

Public Realm Plan

Scale Bar 2.5m 5.0m 7.5m 10m 12.5m
North

Scale:	**1:250@A1**	Date:	**18.04.23**
By:	**MY**	Status:	**For Approval**
Checked:	**AW**	Approved:	**AW**

Drawing Number
RDB-OPN-2D-00-DR-LA-310000

Rev
P01

Computer File: R:\Projects\2021\M10394_NT02DantzicStCAD\AUTOCAD\SHEETS



SOFTWORKS

T01 TREE PLANTING
Standard-semi-mature tree with a height of 6-7m and 2m minimum clear stem. Final size, species and setting out are subject to services restrictions and coordination with utilities.

T02 TREE PLANTING
Standard-extra-heavy tree with a height of 4.5-5m and 2m minimum clear stem. Final size, species and setting out are subject to services restrictions and coordination with utilities.

T03 ORNAMENTAL TREE PLANTING
Multithorn with a minimum girth of 250-300cm. Final size, species and setting out are subject to services restrictions and coordination with utilities.

T04 EVERGREEN TREE PLANTING
Standard-semi-mature evergreen tree with a height of 6-7m and 2m minimum clear stem. Final size, species and setting out are subject to services restrictions and coordination with utilities.

PT01 SHRUB PLANTING
Mix of evergreen shrubs, groundcover and herbacaeous perennial planting

PT02 WOODLAND PLANTING
Mix of shade tolerant woodland understorey planting.

PT06 HEDGE PLANTING
Hedge planting

PT08 GRASS
PRODUCT: Grassfelt
SUPPLIER: Lindum or equal & approved

FURNITURE

F01 - SEATING - SEAT
PRODUCT: Atlas double seat with 2 armrests
SUPPLIER: Vestre or equal & approved

F06 - PLAY - BOULDERS
Various sizes
SUPPLIER: CED Stone or equal & approved

F10 - PLANTERS - STEEL PLANTERS
PRODUCT: RAAFT Planterline Custom System
SUPPLIER: Kinley or equal & approved

F11 - SEATING - SEAT
PRODUCT: Landscape Compact - Concave/Convex Seat
SUPPLIER: mmcite or equal & approved

F12 - SEATING - STOOL
PRODUCT: Landscape Compact
SUPPLIER: mmcite or equal & approved

F13 - SEATING - PICNIC TABLE
PRODUCT: Orbit
SUPPLIER: mmcite or equal & approved

F15 - SCREENING - TIMBER SLATS
Timber slats within planters for screening

F16 - BALANCE BEAM
PRODUCT: Robinia Balance Beam 6006R
SUPPLIER: Massey & Harris or equal & approved

F17 - STEP POST
PRODUCT: 150mm Robinia Step Post 6001R
SUPPLIER: Massey & Harris or equal & approved

F18 - HAMMOCK SWING
PRODUCT: Free-standing hammock WAVE 02.916
SUPPLIER: Zano Street Furniture or equal & approved

F19 - PERGOLA
Wooden pergola structure

F20 - HAMMOCK
Custom hammock

F 21 - PLAY EQUIPMENT
Wooden stepping stones, logs and play boulders

F22 - SEATING - PICNIC TABLE
PRODUCT: Kong
SUPPLIER: Vestre or equal & approved

HARDWORKS

P04 - PAVING : CRUSHED STONE
Decomposed crushed granite

P09 - DECKING
Anti-slip timber decking

P10 - PAVING : CLAY PAVERS
PRODUCT: WF Bruno
SUPPLIER: Weinerberger or equal and approved
COLOUR: Red
FINISH: Standard
SIZE: L200mm x W85mm x D 50mm

P11 - RESIN BOUND GRAVEL
PRODUCT: Flexistone
SUPPLIER: KBI or equal & approved
COLOUR: Coral Solo

P12 - PLAY SURFACE
PRODUCT: Wet Pour

BOUNDARIES

B11 - FENCING : PRIVACY SCREEN
Timber boundary screening between private terrace spaces

B12 - FENCING
Metal vertical railings
1.8m high

B13 - FENCING
Metal railing balustrade
1.5m high

B14 - FENCING
Metal perforated balustrade
1.5m high

B15 - FENCING
Metal perforated fence
1.8m high

B16 - RETAINING WALL
Retaining wall to engineer's design & specification

B17 - SCREEN
1.5m (D) x 2m (H) solid side screens

G1 - GATE
Garden gate

G2 - GATE
Gated entrance to courtyard

NOTES

1. This drawing is to be read in conjunction with all other drawings and specifications.
2. Do not scale off this drawing. Written dimensions to be taken only.
3. Any discrepancies found between this drawing and other drawings and specifications in the construction documents must be referred to the Landscape Architect prior to work commencing.
4. This drawing must not be copied in whole or in part without prior written consent of Optimised Environments Ltd.

DRAWING INFORMATION BASED UPON

Empasite: © Crown copyright and database rights 2019 Ordnance Survey 0100031673.

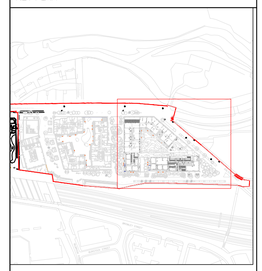
OS OpenData: Contains OS data © Crown copyright and database right (2019).

Google Earth: Please show the attribution statement shown on the Google map or image that you are using.

Topographical Survey: Please reference surveyor's survey.

CDM INFORMATION

KEY PLAN



Issue	Revision	Initial	Date
P01.	For approval	MY	18.04.23

optimised environments
PART OF SLR

EDINBURGH 2nd Floor | Quartermile Two | 2 Lister Square | Edinburgh | EH3 9GL
t: 0131 221 5920 w: optimisedenvironments.com

LONDON The Cursitor | 38 Chancery Lane | London | WC2A 1EN
t: 0203 984 4022 w: optimisedenvironments.com

MANCHESTER Floor 3 | 86 Princess Street | Manchester | M1 6NG
t: 0131 221 5920 w: optimisedenvironments.com

Optimised Environments Ltd. Registered in Edinburgh | Scotland
Registered address: 2nd Floor | Quartermile Two | 2 Lister Square | Edinburgh | EH3 9GL

Client
Far East Consortium

Project
NT02 - 04

Dantzic Street, Manchester

Drawing Title
General Arrangement For plot NT04

Courtyard Landscape Plan

Scale Bar 2.5m 5.0m 7.5m 10m 12.5m
North

Scale: **1:250@A1** Date: **18.04.23**

By: **MY** Status: **For Approval**

Checked: **AW** Approved: **AW**

Drawing Number **RDB-OPN-2D-00-DR-LA-310001** Rev **P01**

Computer File: R:\Projects\2021\M10394_NT02DantzicStCAD\AUTOCAD\SHEETS



ROOF PLAN LEGEND

GR1 - GREEN ROOF
Extensive green roof suitable for inclusion around PV panels.

GR2 - BROWN ROOF
Low nutrient substrate with self-vegetating species suitable for inclusion around PV panels.

GR3 - GREEN ROOF
Extensive green roof

GR4 - GRAVEL BORDER
500mm gravel border to enable access to green/brown roof system

NOTES

1. This drawing is to be read in conjunction with all other drawings and specifications.
2. Do not scale off this drawing. Written dimensions to be taken only.
3. Any discrepancies found between this drawing and other drawings and specifications in the construction documents must be referred to the Landscape Architect prior to work commencing.
4. This drawing must not be copied in whole or in part without prior written consent of Optimised Environments Ltd.

DRAWING INFORMATION BASED UPON

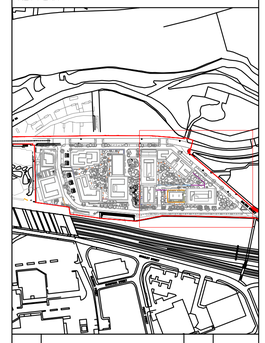
Emapsite: © Crown copyright and database rights 2019 Ordnance Survey 0100031673.

OS OpenData: Contains OS data © Crown copyright and database right (2019).

Google Earth: Please show the attribution statement shown on the Google map or image that you are using.

Topographical Survey: Please reference surveyor's survey.

KEY PLAN



Issue	Revision	Initial	Date
P01	For approval	MY	18.04.23

optimised environments
PART OF SLR

EDINBURGH 2nd Floor | Quartermile Two | 2 Lister Square | Edinburgh | EH3 9GL
t: 0131 221 5920 w: optimisedenvironments.com

LONDON The Cursitor | 38 Chancery Lane | London | WC2A 1EN
t: 0203 984 4022 w: optimisedenvironments.com

MANCHESTER Floor 3 | 86 Princess Street | Manchester | M1 6NG
t: 0131 221 5920 w: optimisedenvironments.com

Client
Far East Consortium

Project
NT02 - 04

Dantzic Street, Manchester

Drawing Title
General Arrangement For plot NT04

Roof Landscape Plan

Scale Bar 2.5m 5.0m 7.5m 10m 12.5m

North

Scale:	**1:250@A1**	Date:	**18.04.23**
By:	**AB**	Status:	**For Approval**
Checked:	**AW**	Approved:	**AW**

Drawing Number
RDB-OPN-2D-ZZ-DR-LA-310002

Rev
P01

Computer File: R:\Projects\2021\M10394_NT02DantzicSt\CAD\AUTOCAD\SHEETS