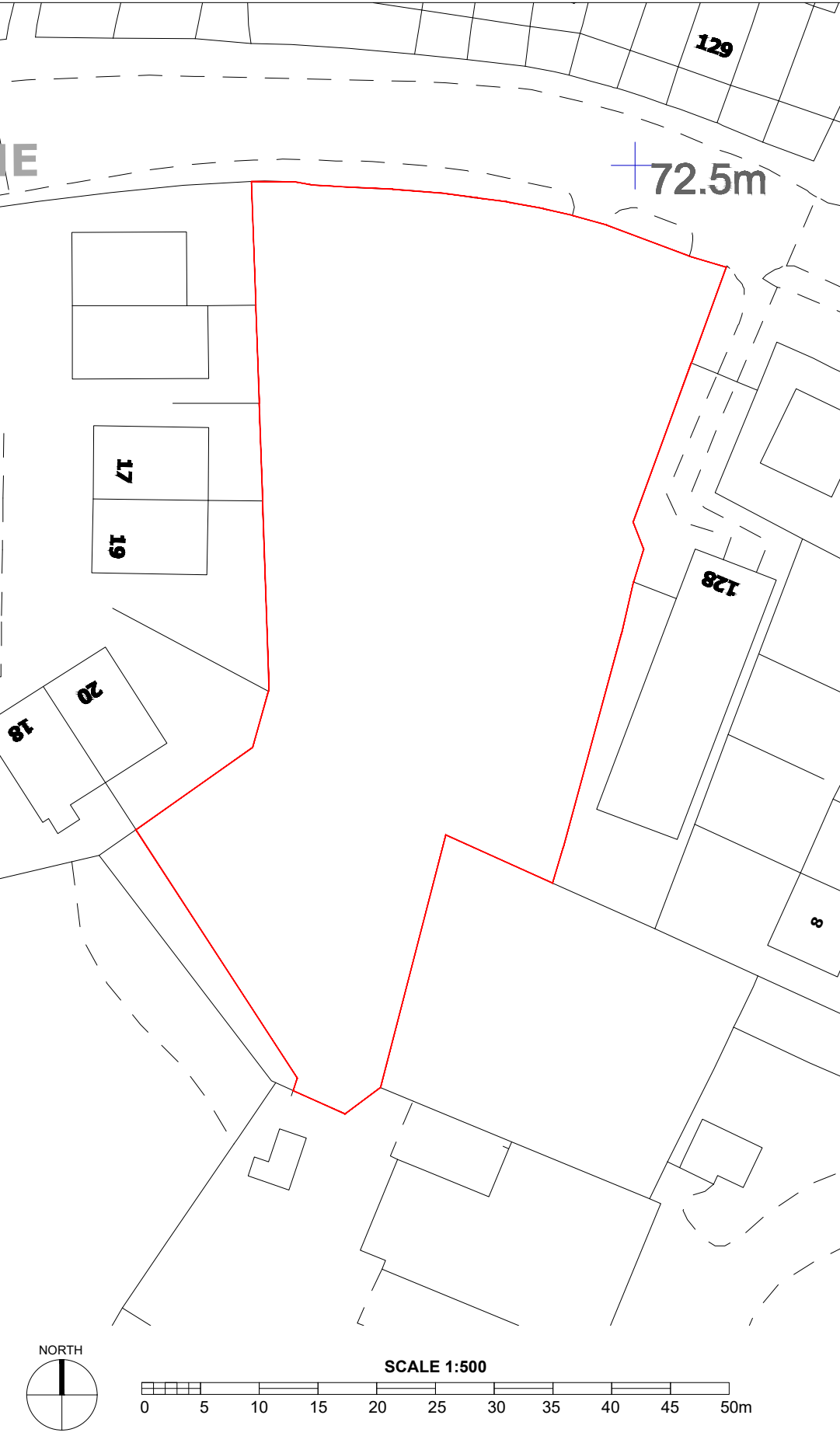
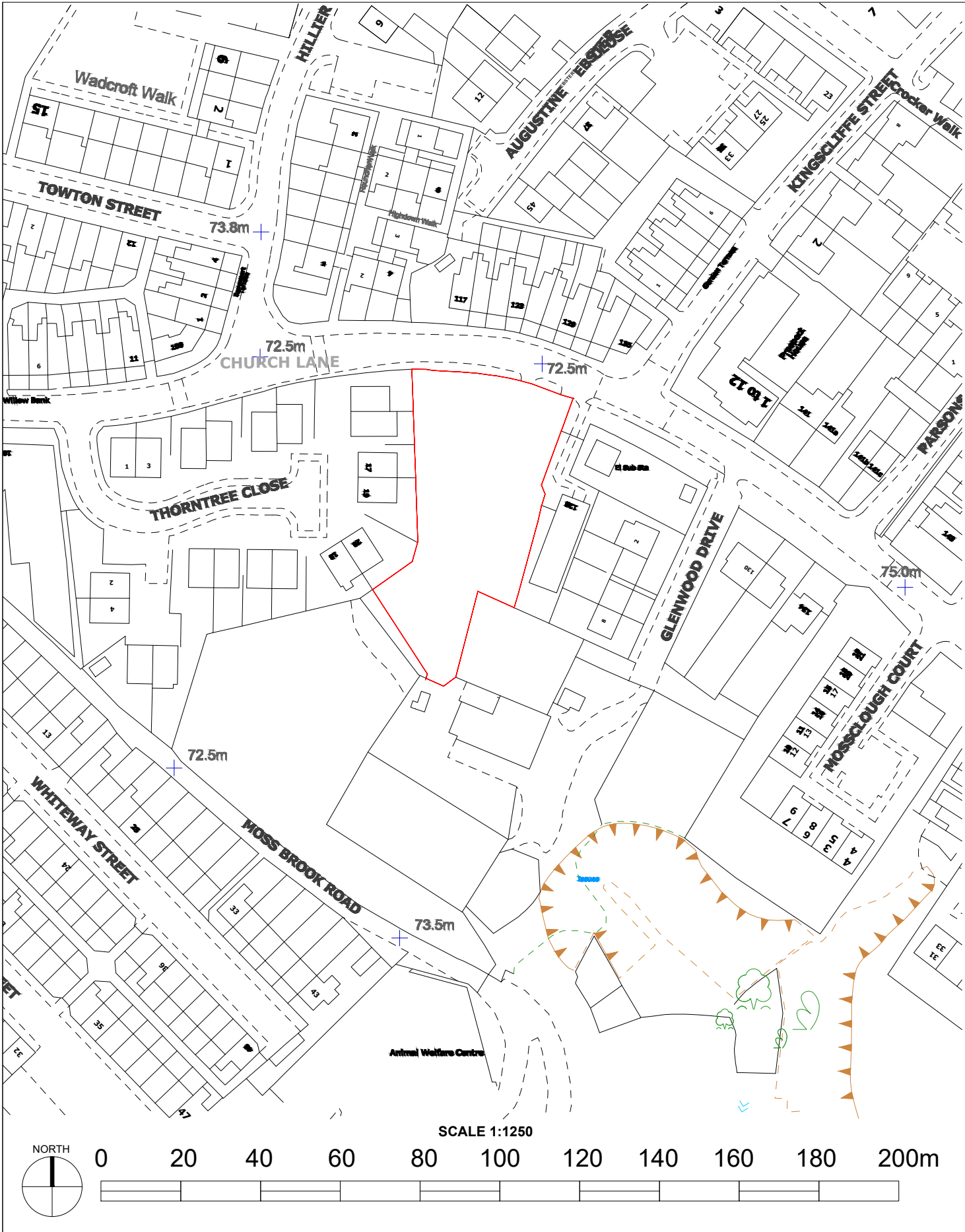




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Revisions List:

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0161 327 2529

Address: Land at Church Lane
Moston
Manchester
Greater Manchester
M9 4WH

Title: Location and Site Plan	Drawn: HA
Client: MKenny Properties Ltd	Checked: SH
Date: 02-02-2022	Paper: A3
Drawing No: HAD3384-01	Scale: VARIES
Revision:	

FLAT SCHEDULE		
FLAT	AREA (m ²)	MINIMUM SPACE STANDARDS (m ²)
Flat 01 - 2B/3P	61.5 m ²	61 m ²
Flat 02 - 2B/3P	61.5 m ²	61 m ²
Flat 03 - 2B/3P	62 m ²	61 m ²
Flat 04 - 2B/3P	61.5 m ²	61 m ²
Flat 05 - 2B/3P	61.5 m ²	61 m ²
Flat 06 - 2B/3P	61.5 m ²	61 m ²
Flat 07 - 1B/1P	49 m ²	37 m ²

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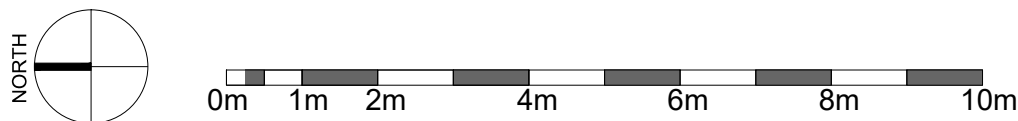
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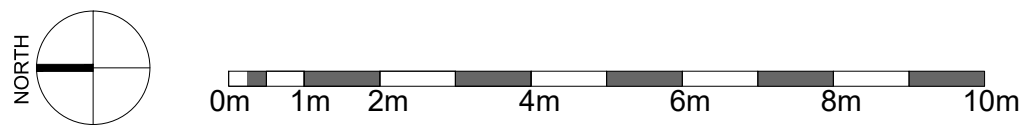
Revisions List:

Ground Floor Plan





First Floor Plan



FLAT SCHEDULE

FLAT	AREA (m ²)	MINIMUM SPACE STANDARDS (m ²)
Flat 08 - 2B/3P	61.5 m ²	61 m ²
Flat 09 - 2B/3P	61.5 m ²	61 m ²
Flat 10 - 2B/3P	62 m ²	61 m ²
Flat 11 - 2B/3P	61.5 m ²	61 m ²
Flat 12 - 2B/3P	61.5 m ²	61 m ²
Flat 13 - 2B/3P	65 m ²	61 m ²
Flat 14 - 2B/3P	61.5 m ²	61 m ²
Flat 15 - 1B/1P	46 m ²	37 m ²
Flat 16 - 2B/3P	65 m ²	61 m ²

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Revisions List:



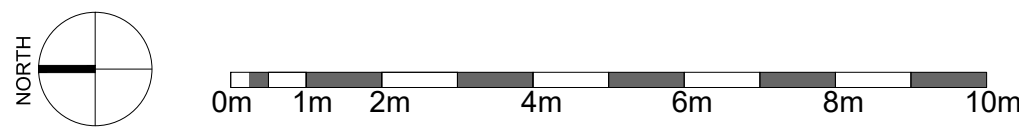
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0161 327 2529

Address: Land at Church Lane
Moston
Manchester
Greater Manchester
M20 4WH

Title: Proposed First Floor Plan	Drawn: HA
Client: McKerr Properties Ltd	Checked: SH
Date: 02-02-2022	Paper: A1
Drawing No: HAD0384-03	Scale: 1:100
Revision:	



Second Floor Plan



FLAT SCHEDULE		
FLAT	AREA (m ²)	MINIMUM SPACE STANDARDS (m ²)
Flat 17 - 2B/3P	61.5 m ²	61 m ²
Flat 18 - 2B/3P	61.5 m ²	61 m ²
Flat 19 - 2B/3P	62 m ²	61 m ²
Flat 20 - 2B/3P	61.5 m ²	61 m ²
Flat 21 - 2B/3P	61.5 m ²	61 m ²
Flat 22 - 2B/3P	65 m ²	61 m ²
Flat 23 - 2B/3P	61.5 m ²	61 m ²
Flat 24 - 1B/1P	46 m ²	37 m ²
Flat 25 - 2B/3P	65 m ²	61 m ²

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Revisions List:



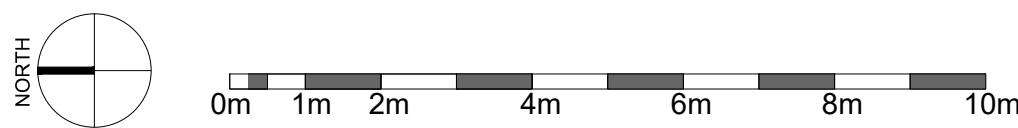
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Address: Land at Church Lane
Moston
Manchester
Greater Manchester
M20 4WH

Title: Proposed Second Floor Plan	Drawn: HA
Client: McKerr Properties Ltd	Checked: SH
Date: 02-02-2022	Paper: A1
Drawing No: HAD0384-04	Scale: 1:100
Revision:	



Third Floor Plan



FLAT SCHEDULE		
FLAT	AREA (m ²)	MINIMUM SPACE STANDARDS (m ²)
Flat 26 - 2B/3P	62 m ²	61 m ²
Flat 27 - 2B/3P	65 m ²	61 m ²
Flat 28 - 2B/3P	65 m ²	61 m ²

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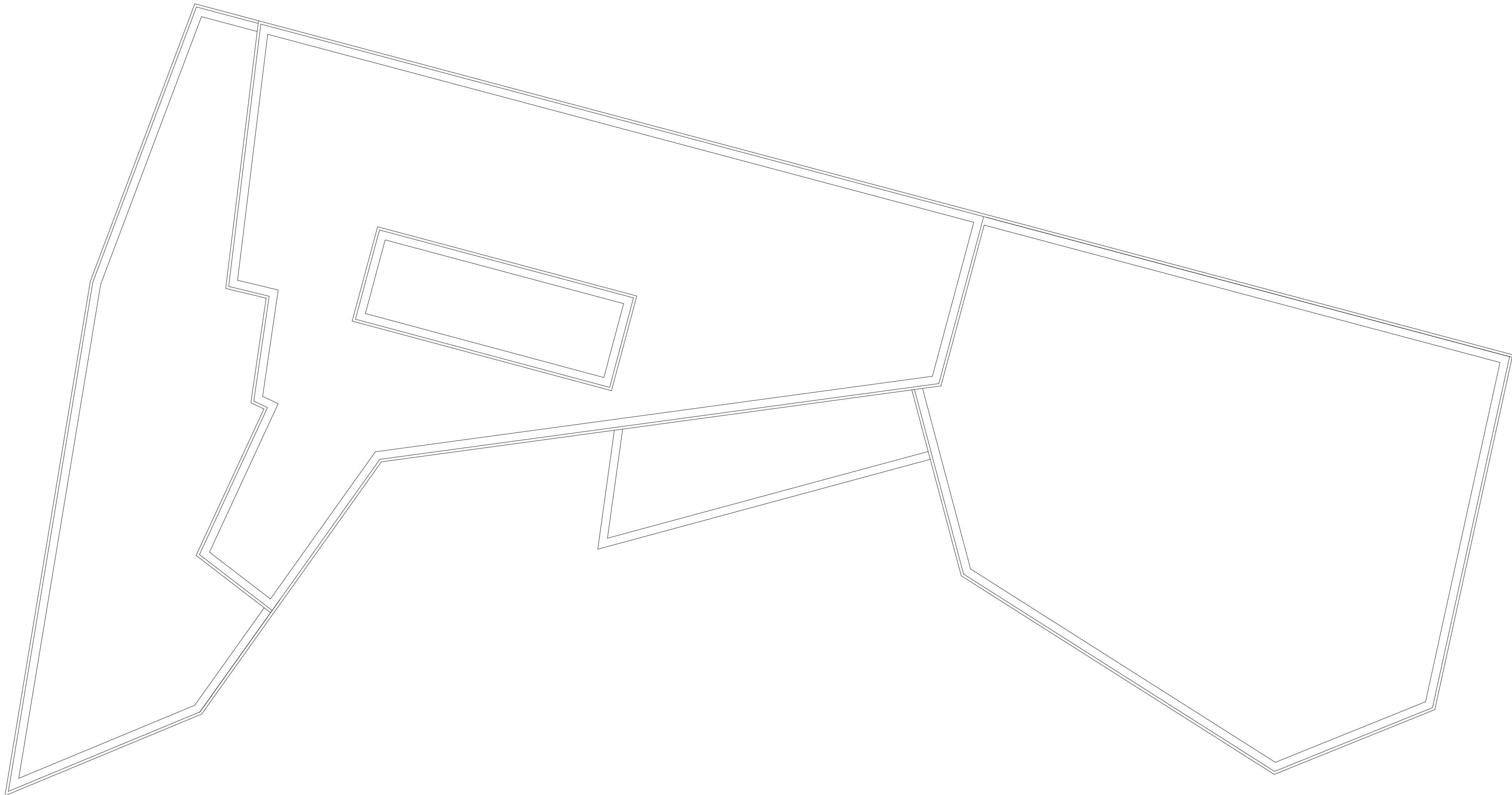
Revisions List:



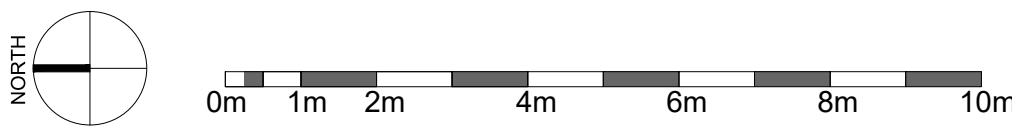
HAD & Co.
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0161 327 2529

Address: Land at Church Lane
Moston
Manchester
Greater Manchester
M20 4WH

Title: Proposed Third Floor Plan	Drawn: HA
Client: McKerr Properties Ltd	Checked: SH
Date: 02-02-2022	Paper: A1
Drawing No: HAD0384-05	Scale: 1:100
Revision:	



Roof Plan



Notes:

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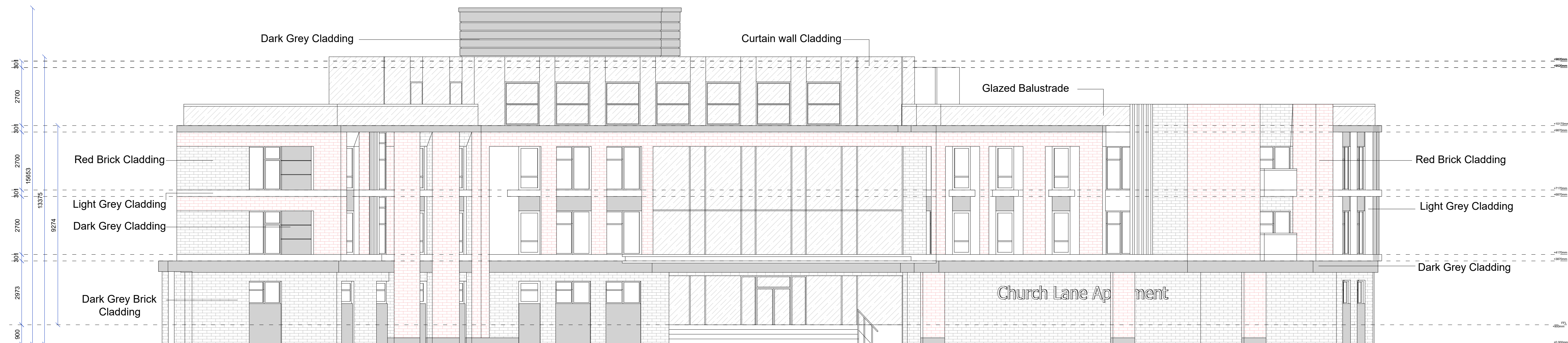
Revisions List:



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Address: Land at Church Lane
Moston
Manchester
Greater Manchester
M20 4WH

Title: Proposed Roof Plan	Drawn: HA
Client: McKerr Properties Ltd	Checked: SH
Date: 02-02-2022	Paper: A1
Drawing No: HAD0384-06	Scale: 1:100
Revision:	



West Elevation



East Elevation



Notes

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Revisions List:



HAD & Co.
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0161 327 2529

Address: Land at Church Lane
Moston
Manchester
Greater Manchester
M9 4WH

Title: Proposed Elevations

Drawn: HA

Client: McKenny Properties Ltd

Checked: SH

Date: 02-02-2022

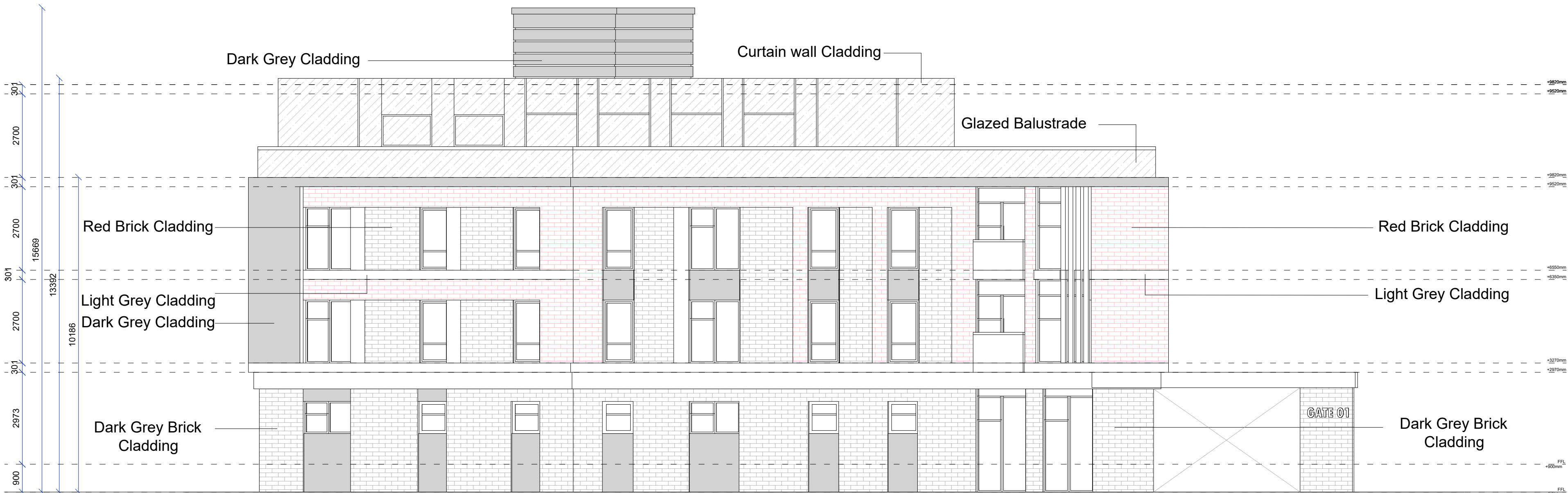
	Paper: A1
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Drawing No: HAD3384-07

Scale: 1:100

Revisor

1	2	3	4	5	6	7	8	9	10	11	12
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North Elevation



South Elevation



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THERMAL BRIDGING

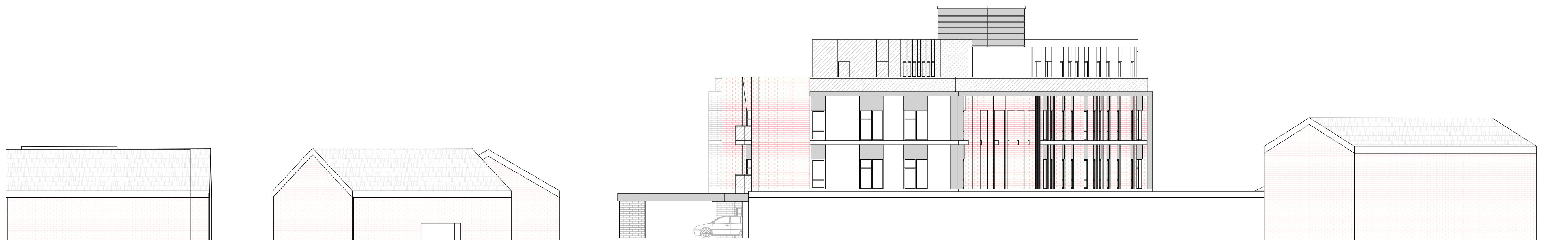
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MATERIALS AND WORKMANSHIP

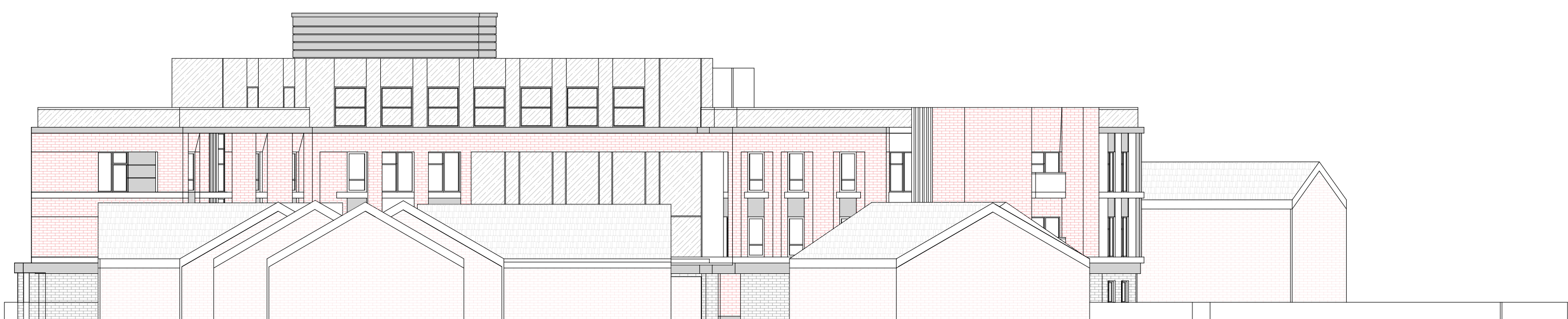
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Revisions List:

 HAD & Co. www.hadmanchester.co.uk 0161 327 2529	
Address: Land at Church Lane Moston Manchester Greater Manchester M20 4PH	
Title: Proposed Elevations	Drawn: HA
Client: McKerr Properties Ltd	Checked: SH
Date: 02-02-2022	Paper: A1
Drawing No: HAD0384-08	Scale: 1:100
Revision:	



South Street Scene Elevation



West Street Scene Elevation



Church Lane Street Scene (North Elevation)



Notes:

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Or
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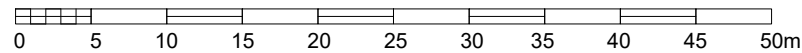
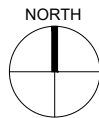
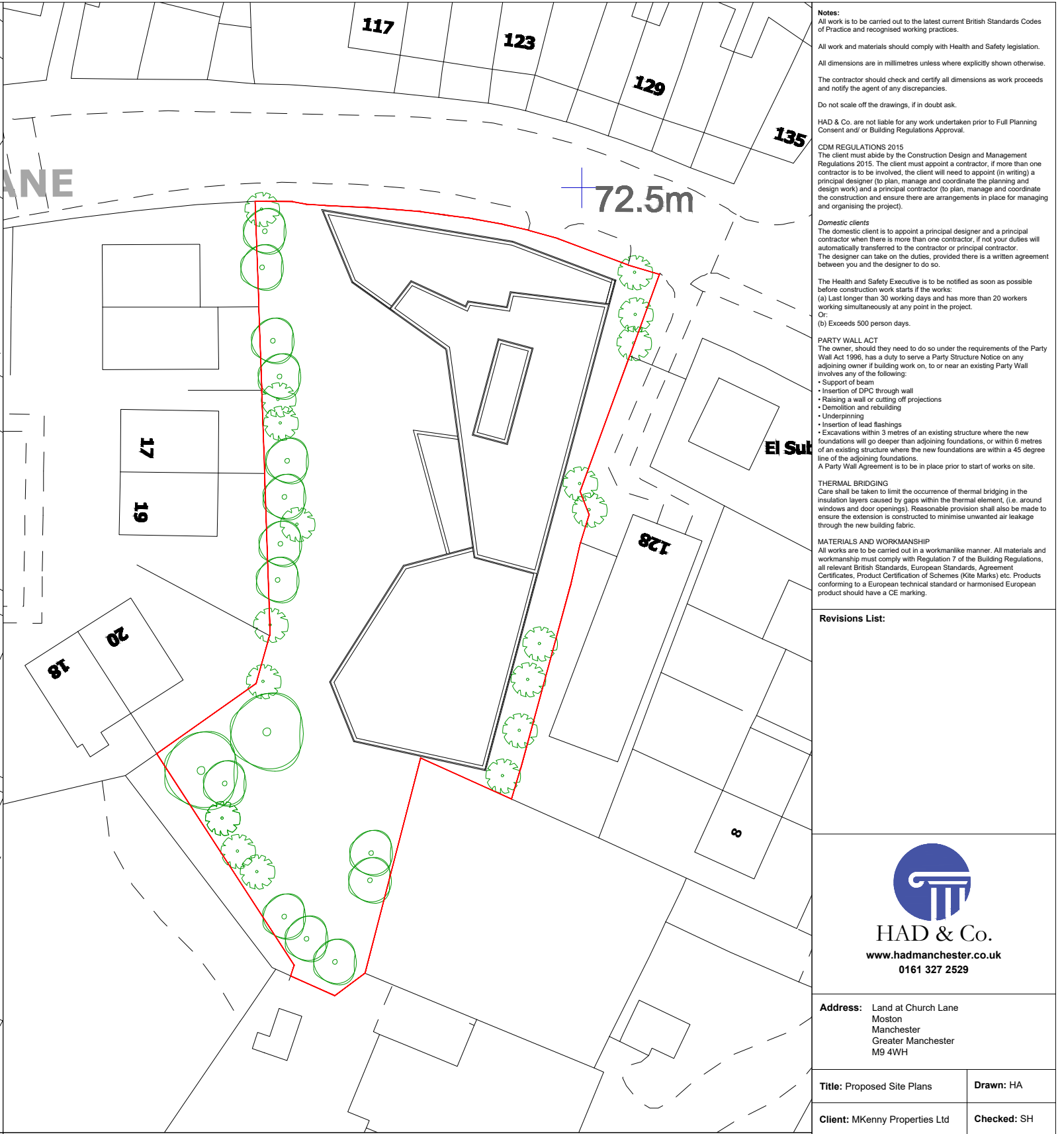
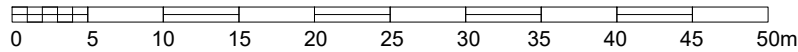
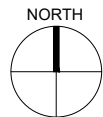
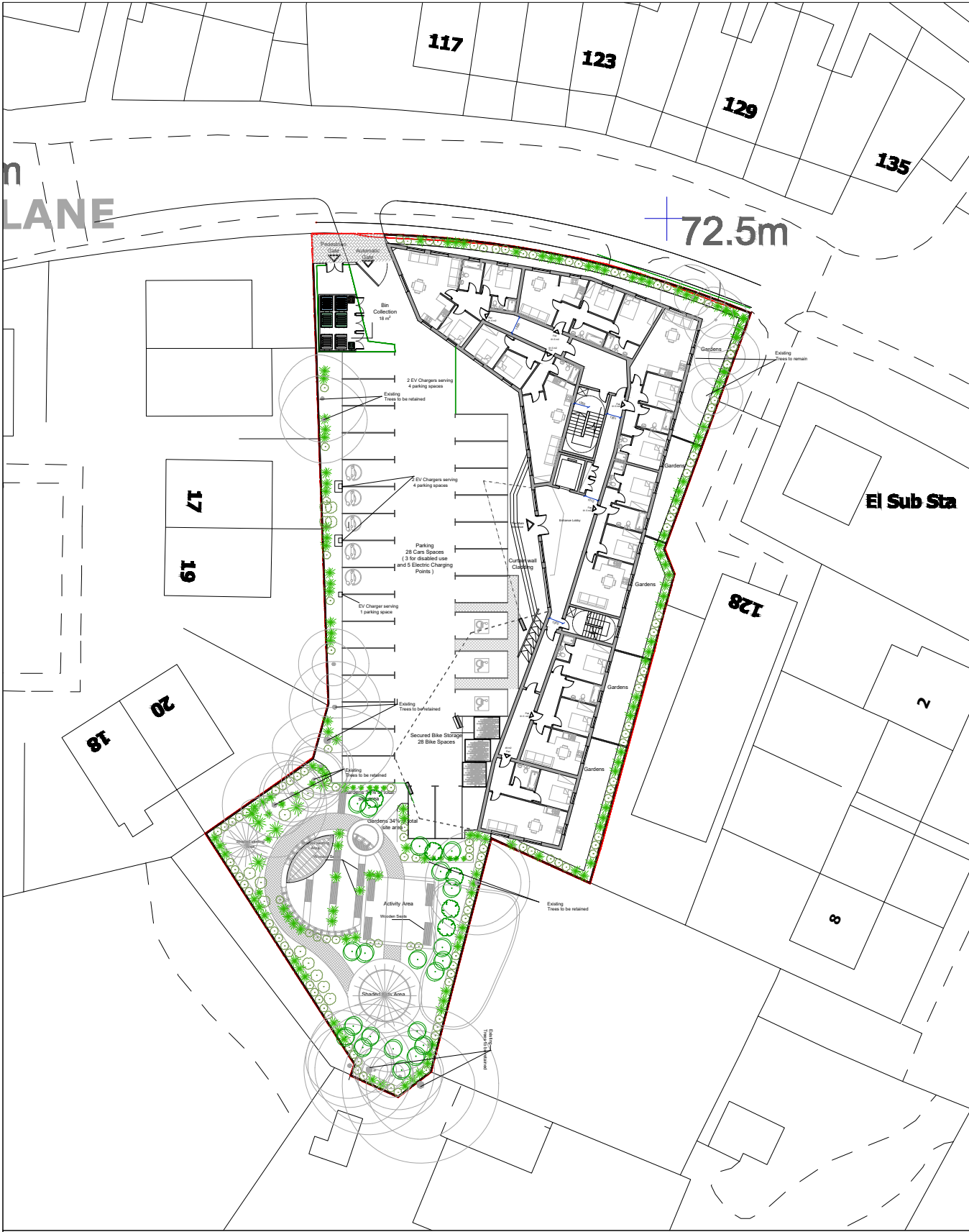
Revisions List:



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0161 327 2529

Address: Land at Church Lane
Moston
Manchester
Greater Manchester
M20 4WH

Title: Proposed Street Elevations	Drawn: HA
Client: McKerr Properties Ltd	Checked: SH
Date: 02-02-2022	Paper: A1
Drawing No: HAD0384-09	Scale: 1:200
Revision:	



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Revisions List:



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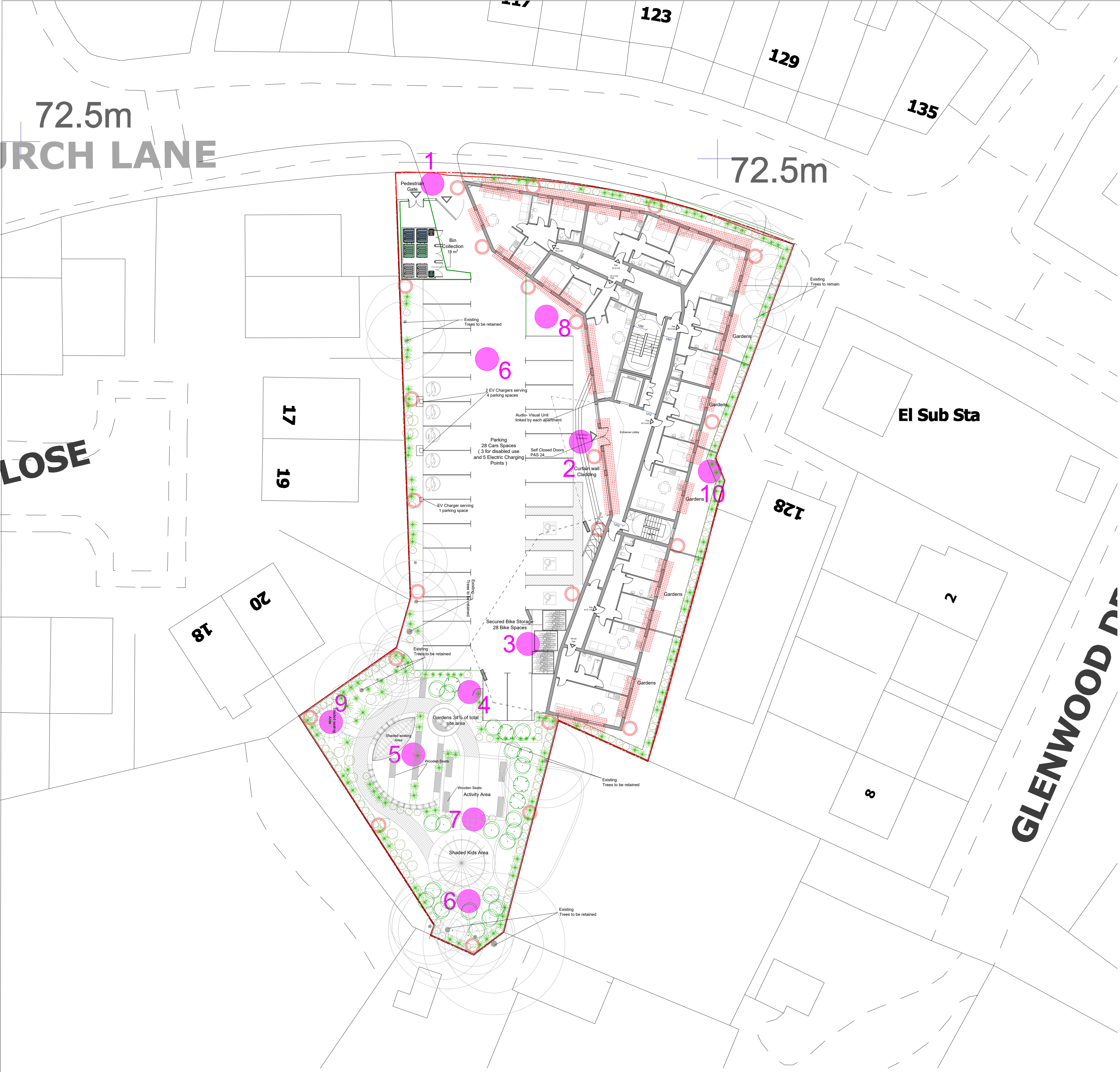
Title: Proposed Site Plans **Drawn:** HA

Client: MKenny Properties Ltd **Checked:** SH

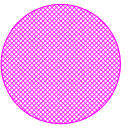
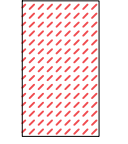
Date: 02-02-2022 **Paper:** A3

Drawing No: HAD3384-10 **Scale:** 1:500

Revision:



Danger Zones:

-  Vulnerable recesses and potential loitering spots
-  Potential break-in spots for intruder access

- 1- Recess for the main gate entrance - CCTV cover and electronic fob access only.
- 2- The Residential Building entrance/ lobby- CCTV cover, intruder alarm sensors and toughened glazing.
- 3- Recess for Bike Park- to be covered by CCTV.
- 4- Bottom of steps and proposed ramp below to access the garden- add Fence and CCTV cover.
- 5- Garden steps down from pavement- CCTV cover.
- 6- Recess below pavement level from car park area- covered by CCTV.
- 7- Activity area steps down from pavement- CCTV cover.
- 8- Recess near to apartment windows - CCTV cover.
- 9- Shaded seating area steps down from the garden- CCTV cover.
- 10- Recess near to gardens and apartment windows - CCTV cover.

- A- Ground floor low level glazing on the main street- toughened glazing, intruder alarms and sensors, CCTV cover and add Fence.
- B- Bike store - add locks and CCTV cover.
- C- Residential entrance- 2x double door sets with toughened glazing, intruder alarm sensors and CCTV coverage.
- D- Low level glazing- toughened glass with small apertures, intruder alarm and CCTV cover.
- E- Fully glazed wall- privacy to be addressed, toughened glass and intruder alarm sensors.
- F- Garden access windows- privacy to be addressed, CCTV cover outside, toughened glazing with intruder alarm sensors and add fence.

CCTV:

-  Proposed cameras to be installed and linked into same CCTV system
-  Internal CCTV to be installed to monitor communal areas

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Revisions List:

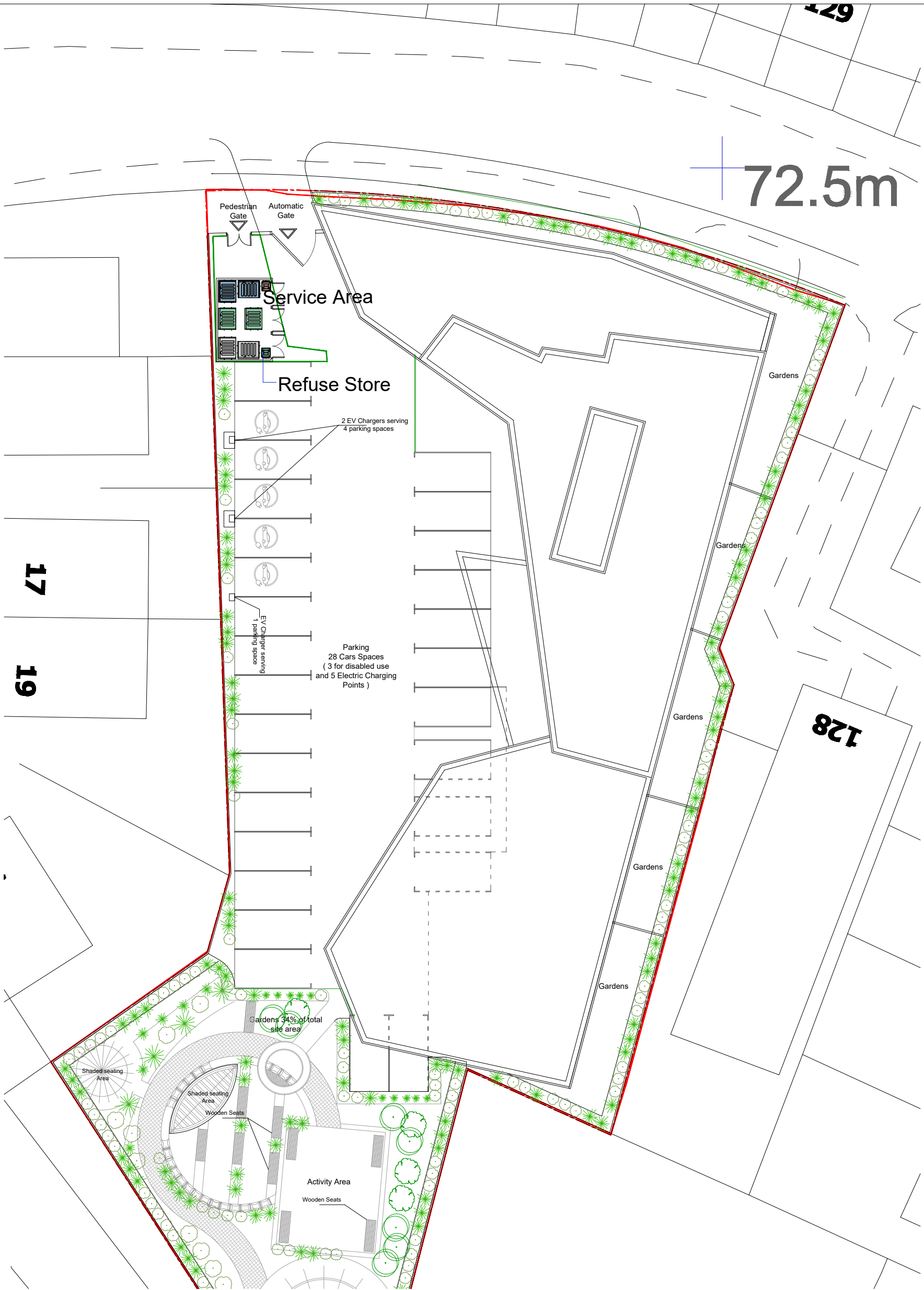
Rev	Description	Date



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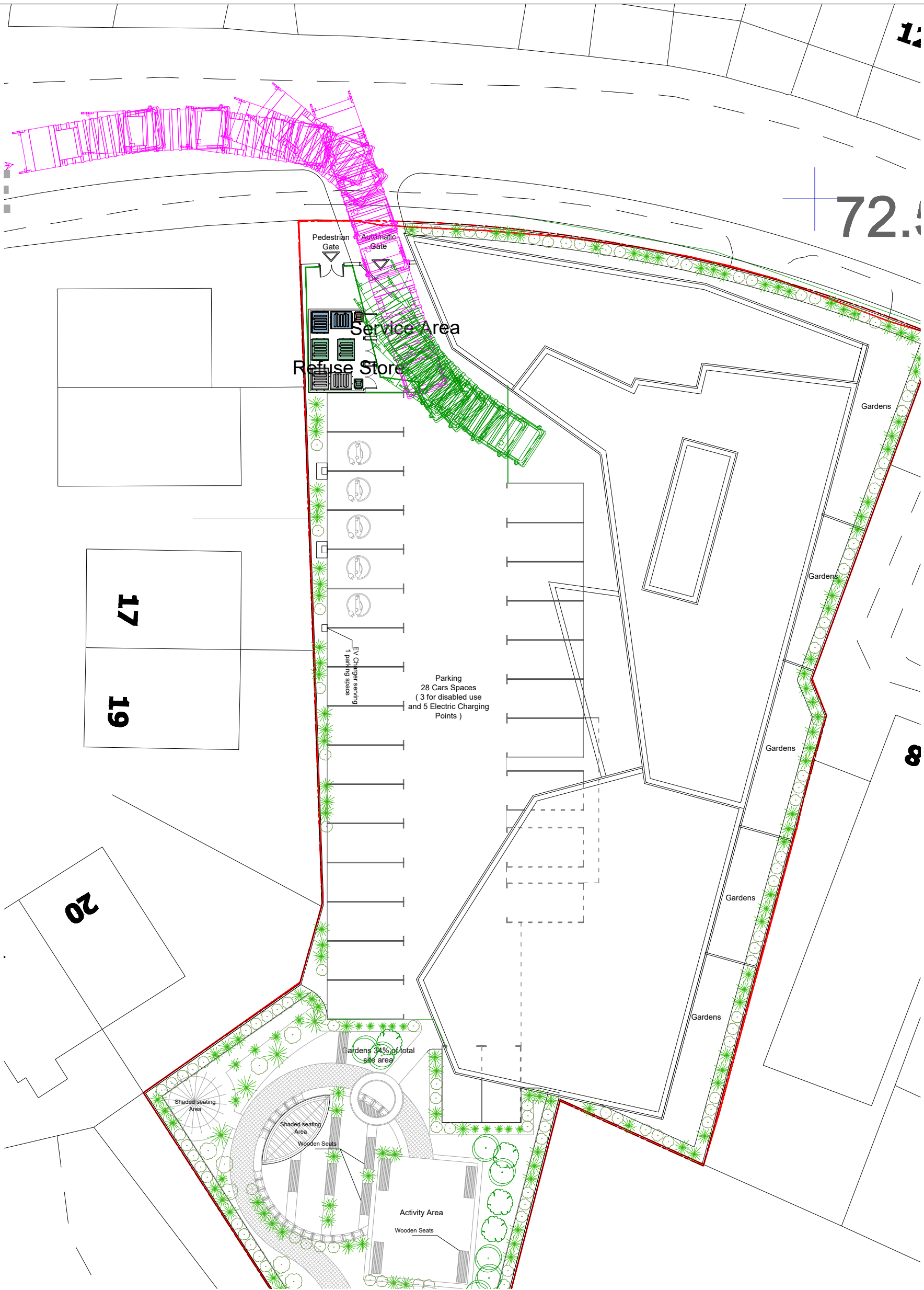
Address: Land at Church Lane
Moston
Manchester
Greater Manchester
M20 4PH

Title: Crime Impact Statement Plan	Drawn: HA
Client: McKerr Properties Ltd	Checked: SH
Date: 1-04-2022	Paper: A1
Drawing No: HAD0384-11	Scale: 1:200
Revision:	

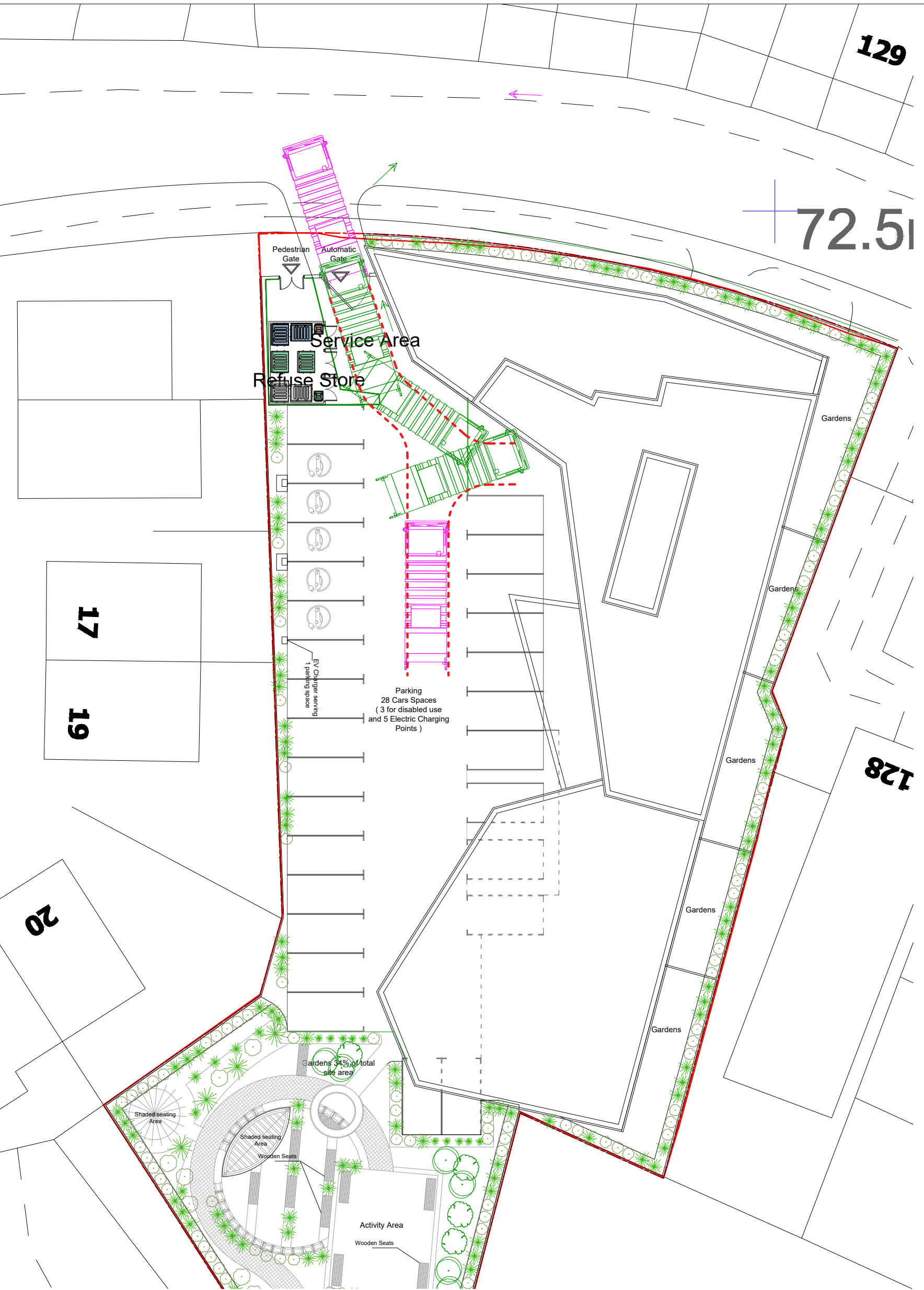


Entrance: Parking Plan 1:250

Large Vehicle Movement



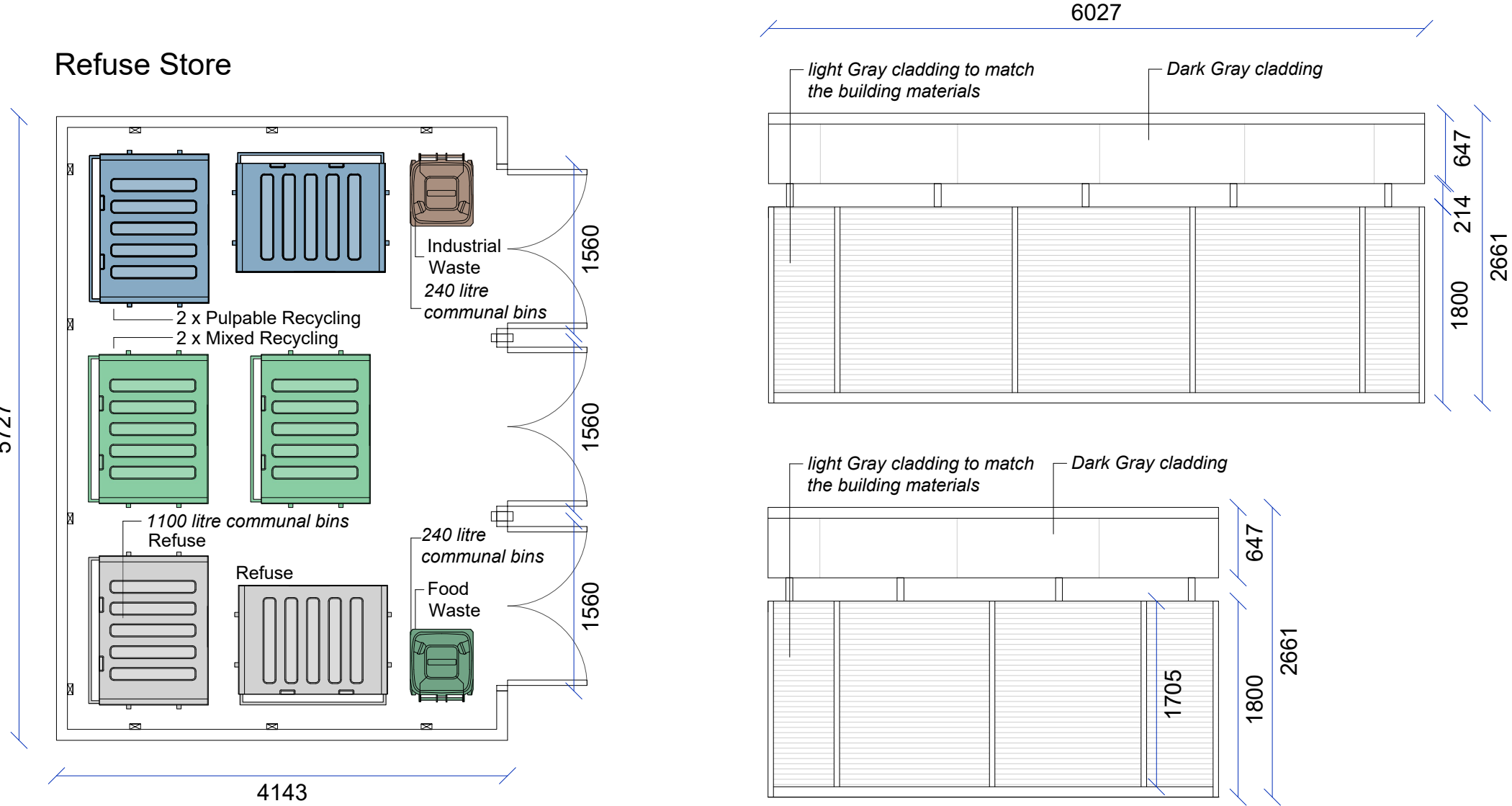
Exit: Forward movement 1:250



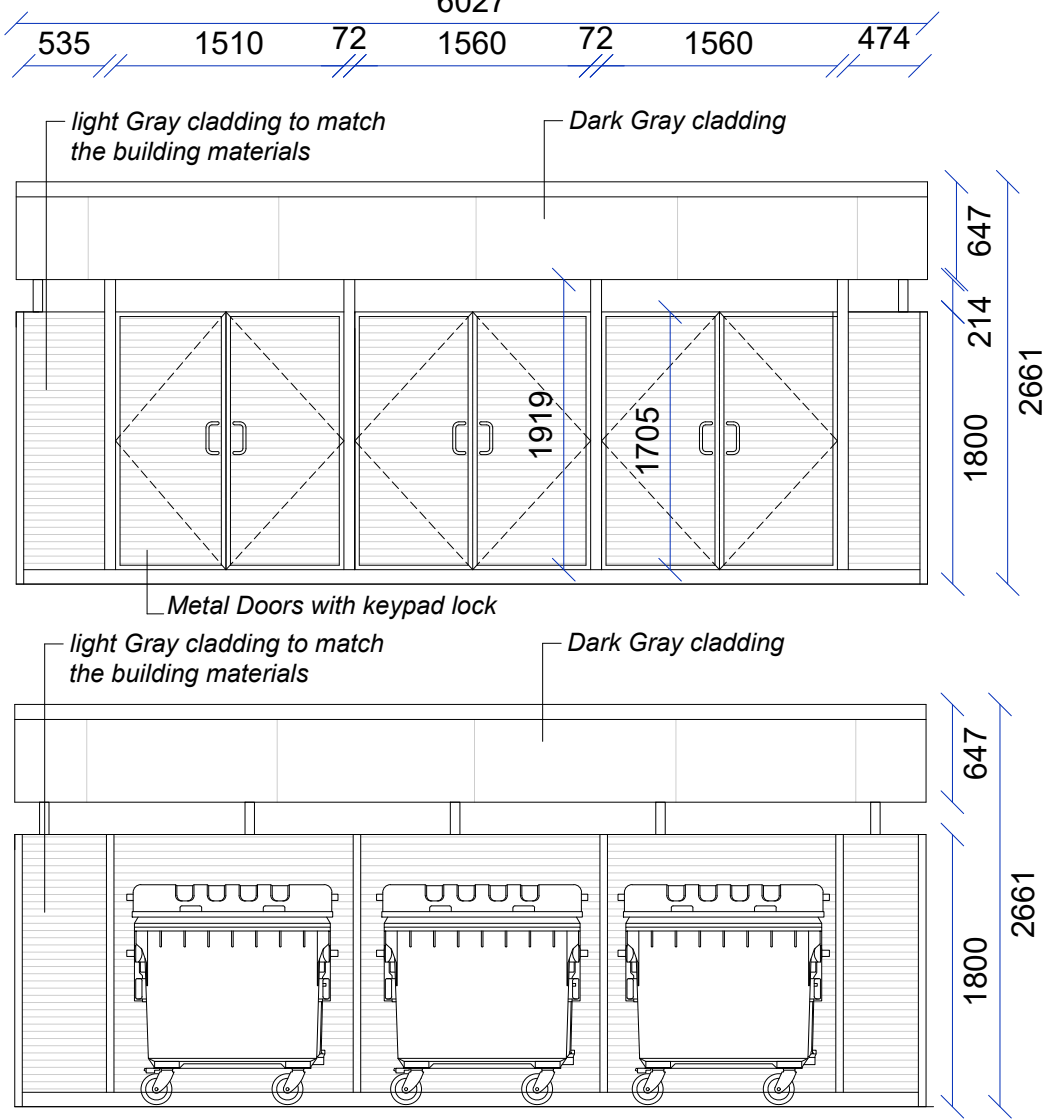
Manoeuvre: Reverse movement 1:250



Refuse Store Example



Refuse Store Details 1:50



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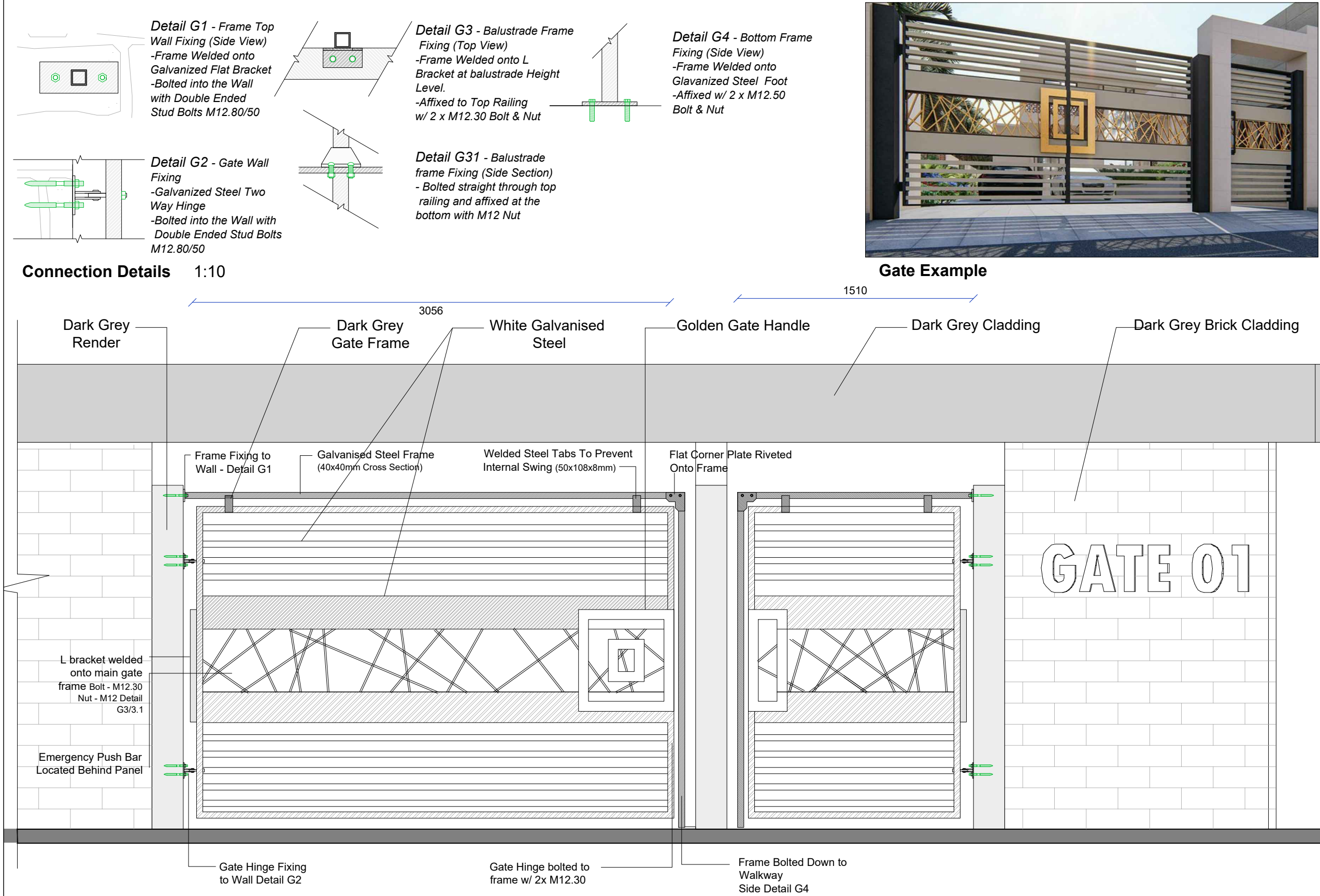
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Revisions List:

 HAD & Co. www.hadmanchester.co.uk 0161 327 2529	
Address: Land at Church Lane Moston Manchester Greater Manchester M20 4PH	
Title: Refuse Collection Plan	Drawn: HA
Client: McKerr Properties Ltd	Checked: SH
Date: 4-04-2022	Paper: A1
Drawing No: HAD0384-12	Scale: VARIES
Revision:	



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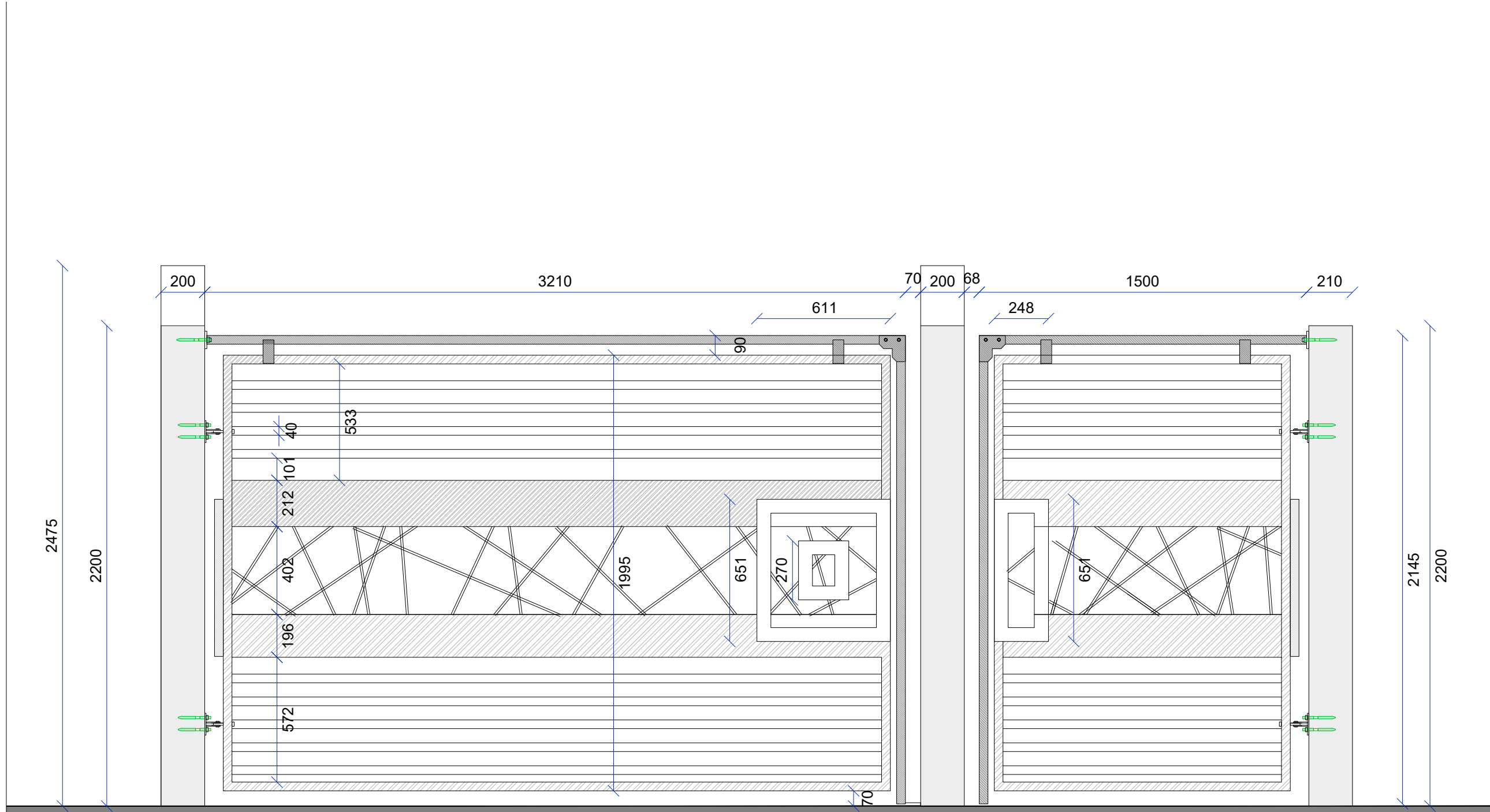
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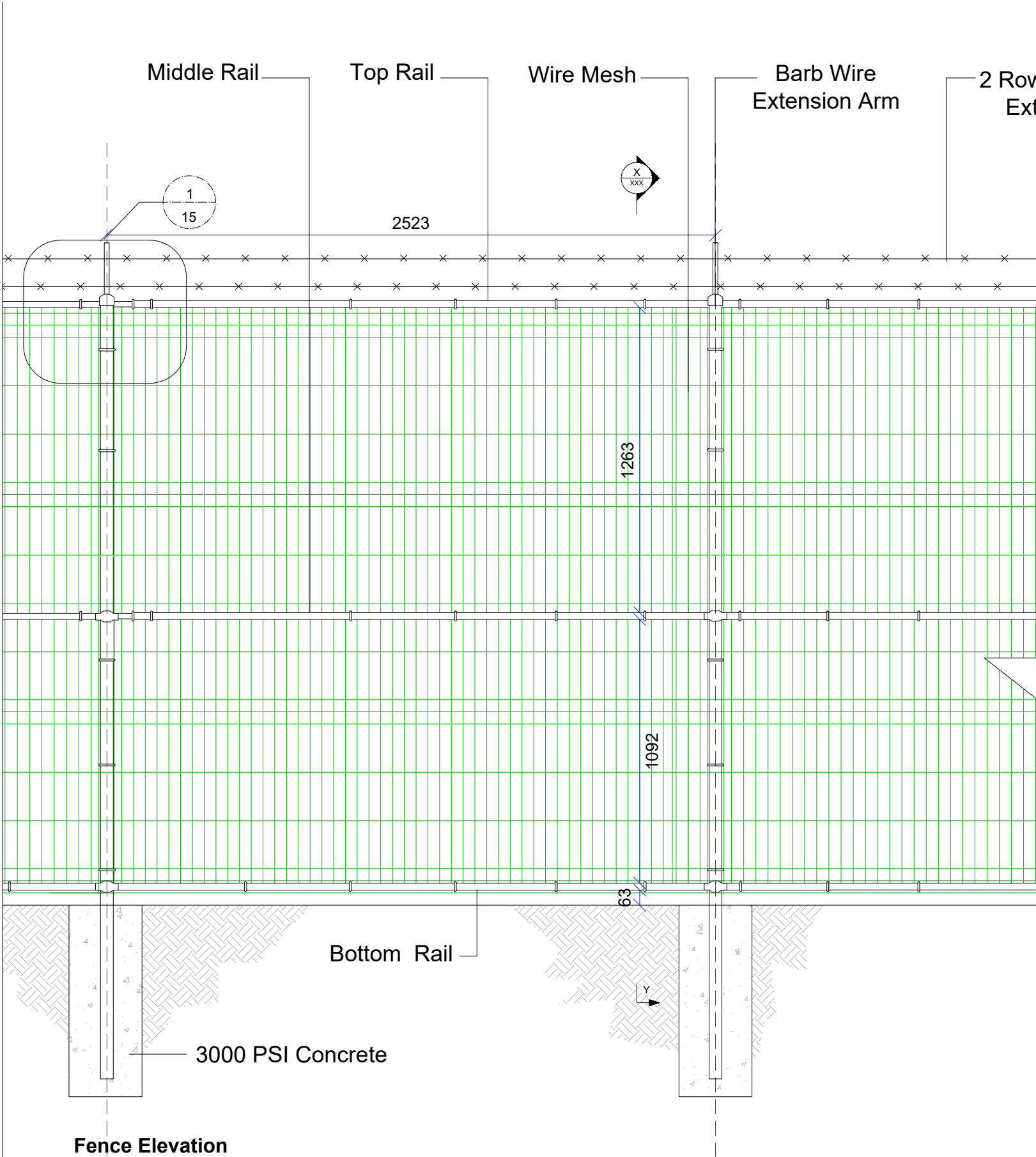
Revisions List:	
 HAD & Co. www.hadmanchester.co.uk 0161 327 2529	
Address: Land at Church Lane Moston Manchester Greater Manchester M9 4WH	
Title: Outdoor Gates	Drawn: HA
Client: MKenny Properties Ltd	Checked: SH
Date: 04-04-2022	Paper: A3
Drawing No: HAD3384-13	Scale: VARIES
Revision:	

External Automatic Gate and Pedestrian Gate Detail 1:25

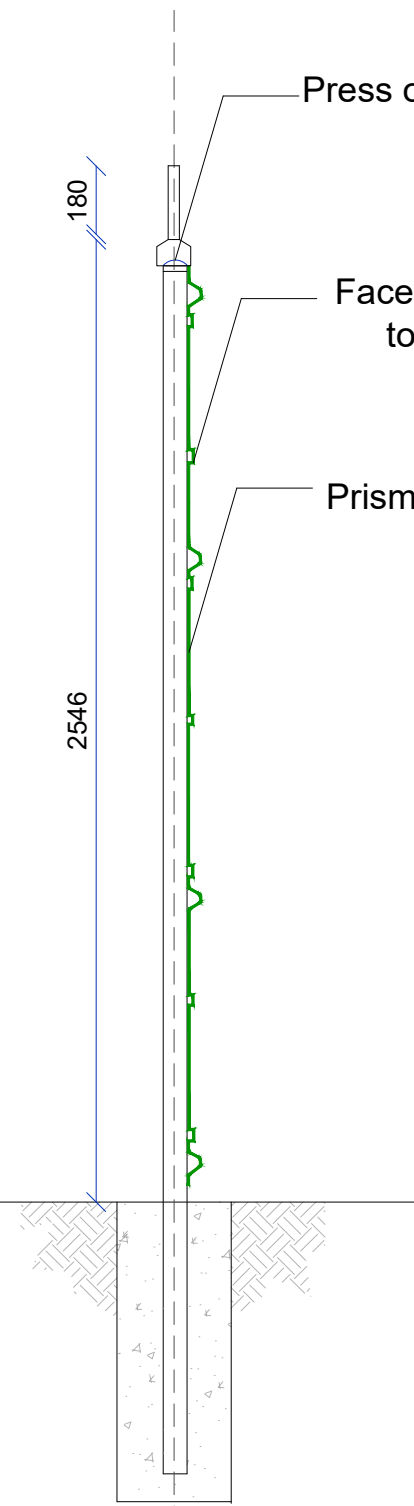


External Gate Dimensions 1:20

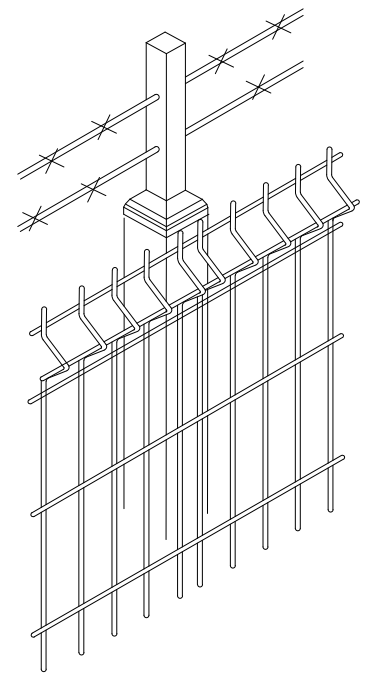
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Revisions List:	
 HAD & Co. www.hadmanchester.co.uk 0161 327 2529	
Address: Land at Church Lane Moston Manchester Greater Manchester M9 4WH	
Title: Outdoor Gate Dimensions	Drawn: HA
Client: MKenny Properties Ltd	Checked: SH
Date: 04-04-2022	Paper: A3
Drawing No: HAD3384-14	Scale: VARIES
Revision:	



Fence Elevation
1:20



Fence Section
1:20



Fence Detail 1

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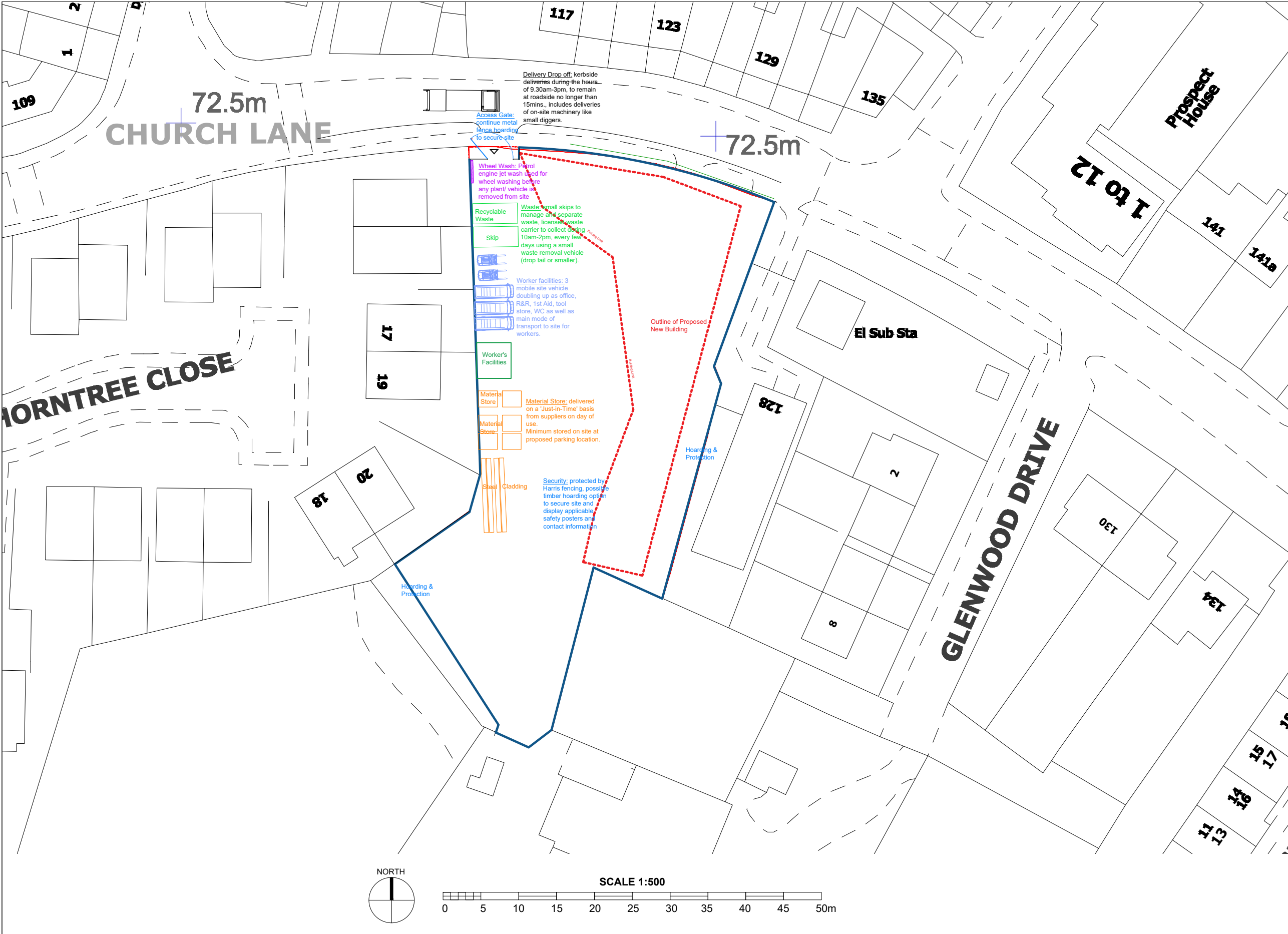
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Revisions List:

Title: Fence Details		Drawn: HA	
Client: MKenny Properties Ltd		Checked: SH	
Date: 04-04-2022		Paper: A3	
Drawing No: HAD3384-15		Scale: 1:20	
Revision:			



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All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

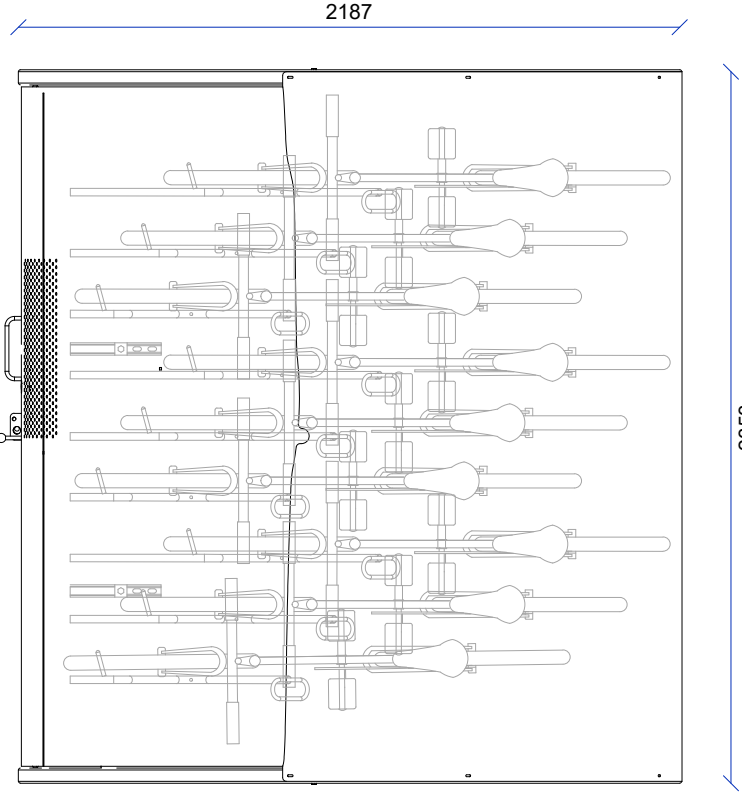
Revisions List:



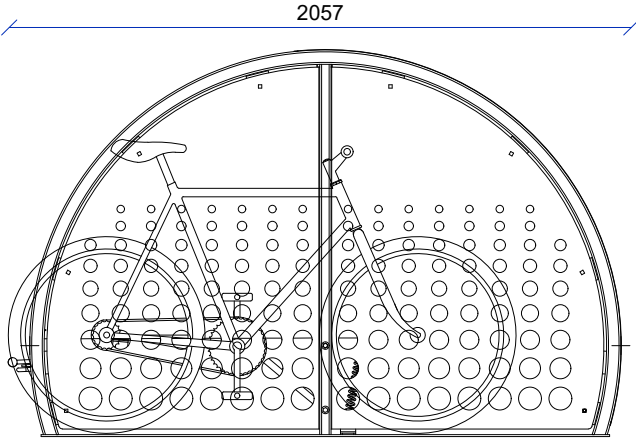
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www.hadmanchester.co.uk
0161 327 2529

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Moston
Manchester
Greater Manchester
M9 4WH

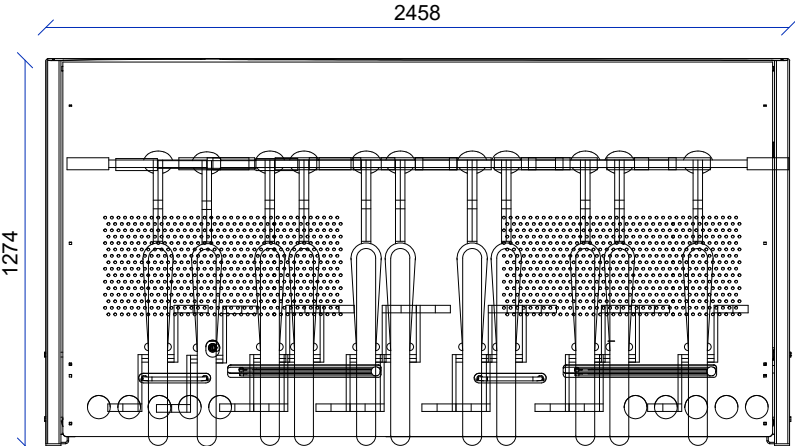
Title: Construction Plan	Drawn: HA
Client: MKenny Properties Ltd	Checked: SH
Date: 22-04-2022	Paper: A3
Drawing No: HAD3384-16	Scale: 1:500
Revision:	



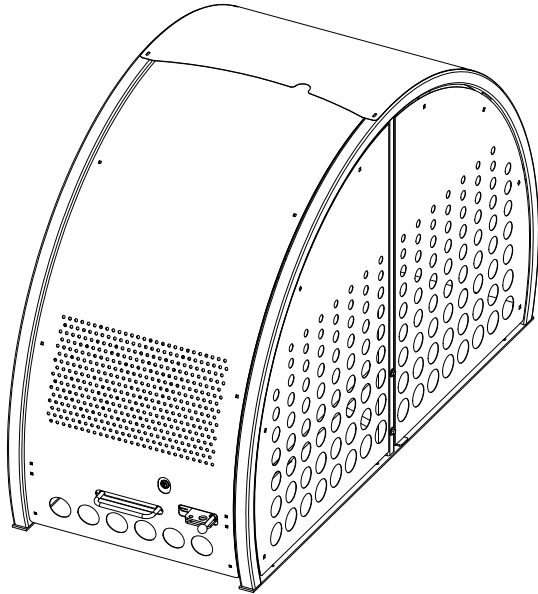
Bike Store Unit Plan



Bike Store Elevation



Bike Store Section



Bike Store Isometric

Bike Store Examples

Notes: All work is to be carried out to the latest current British Standards Codes of Practice and recognised working practices. All work and materials should comply with Health and Safety legislation. All dimensions are in millimetres unless where explicitly shown otherwise. The contractor should check and certify all dimensions as work proceeds and notify the agent of any discrepancies. Do not scale off the drawings, if in doubt ask. HAD & Co. are not liable for any work undertaken prior to Full Planning Consent and/ or Building Regulations Approval. CDM REGULATIONS 2015 The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project). Domestic clients The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor. If not your duties will automatically transferred to the contractor or principal contractor. The designer can take on the duties, provided there is a written agreement between you and the designer to do so. The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works: (a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project. Or: (b) Exceeds 500 person days. PARTY WALL ACT The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following: • Support of beam • Insertion of DPC through wall • Raising a wall or cutting off projections • Demolition and rebuilding • Underpinning • Insertion of lead flashings • Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations. A Party Wall Agreement is to be in place prior to start of works on site. THERMAL BRIDGING Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric. MATERIALS AND WORKMANSHIP All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kitemarks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.	
Revisions List:	
 HAD & Co. www.hadmanchester.co.uk 0161 327 2529	
Address: Land at Church Lane Moston Manchester Greater Manchester M9 4WH	
Title: Bike Store Details	Drawn: HA
Client: MKenny Properties Ltd	Checked: SH
Date: 23-06-2022	Paper: A3
Drawing No: HAD3384-17	Scale: 1:25
Revision:	