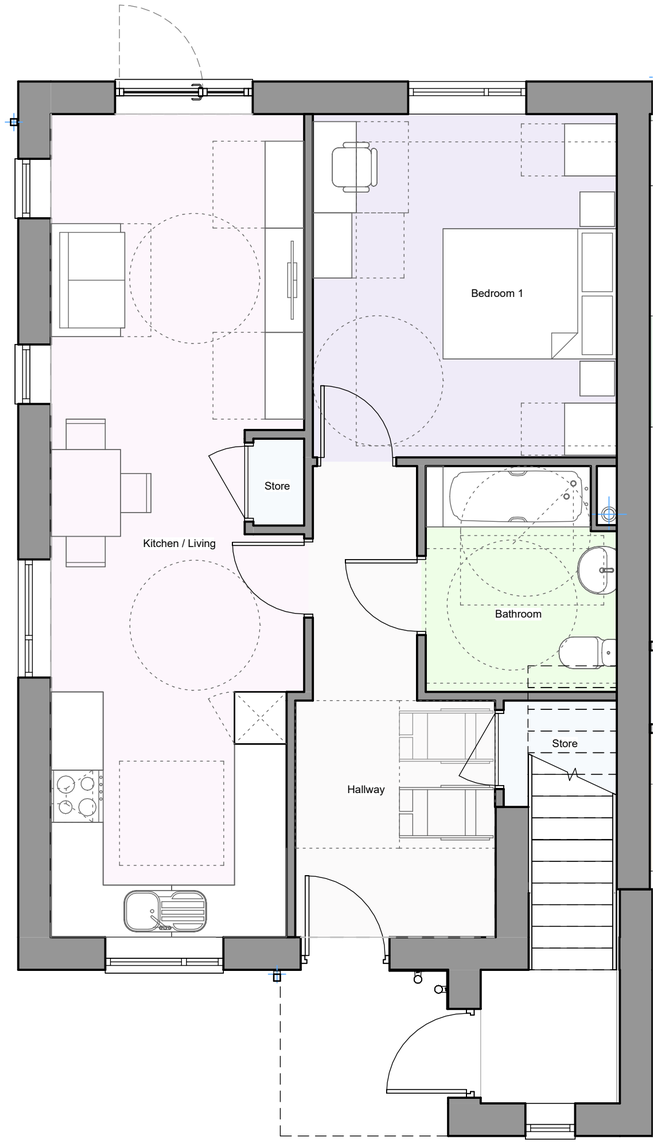
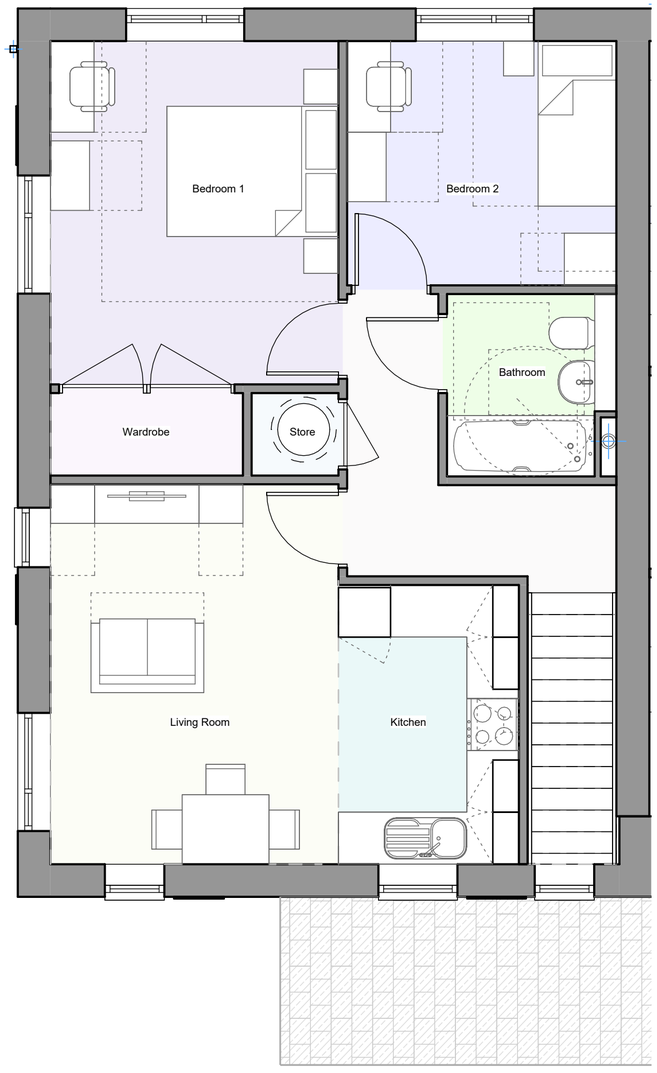
© TRIANGLE ARCHITECTS LIMITED

- THIS DRAWING IS THE SUBJECT OF COPYRIGHT WHICH VESTS IN TRIANGLE ARCHITECTS LIMTED. IT IS AN INFRINGEMENT OF COPYRIGHT TO REPRODUCE THIS DRAWING, BY WHATEVER MEANS, INCLUDING ELECTRONIC, WITHOUT THE EXPRESS WRITTEN CONSENT OF TRIANGLE ARCHITECTS LIMITED WHICH RESERVES ALL ITS RIGHTS.
- TRIANGLE ARCHITECTS LIMITED ASSERTS ITS RIGHTS TO BE IDENTIFIED AS THE AUTHOR OF THIS DESIGN.

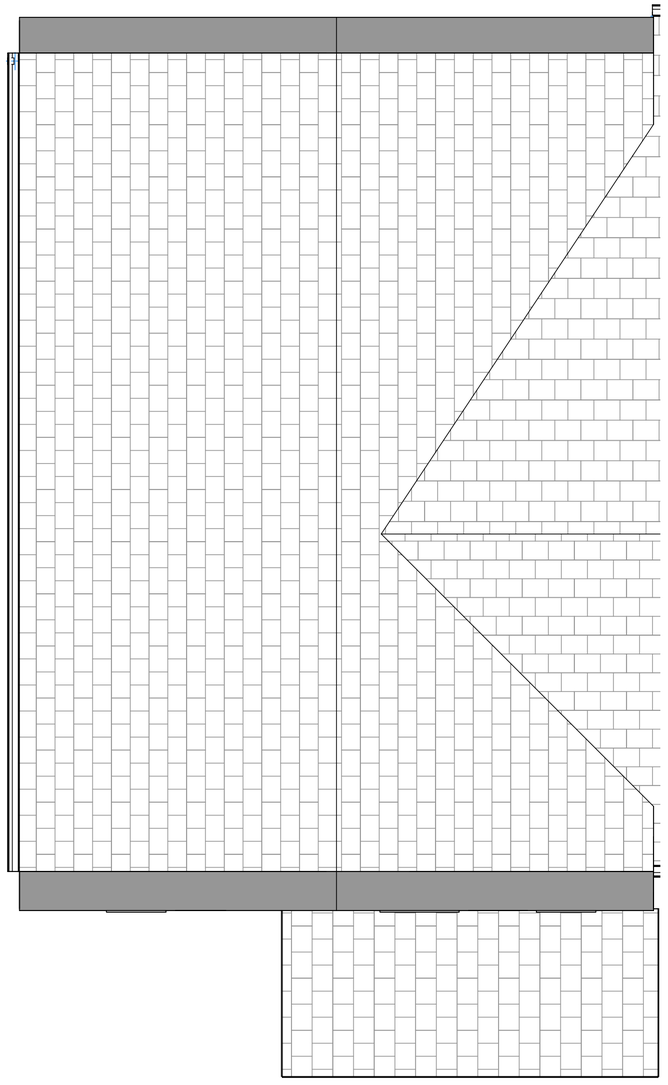
- DRAWING NOT TO BE SCALED. FIGURE DIMENSIONS TO BE WORKED TO IN ALL CASES
- THE CONTRACTOR IS RESPONSIBLE FOR CHECKING DIMENSIONS, TOLERANCES & REFERENCES.
- ANY DISCREPANCY TO BE VERIFIED WITH THE ARCHITECT BEFORE PROCEEDING WITH THE WORKS
- REPORT ERRORS & OMISSIONS TO ARCHITECT.
- WHERE AN ITEM IS COVERED BY DRAWINGS OF DIFFERENT SCALE, THE LARGER SCALE DRAWING TO BE WORKED TO. DO NOT SCALE FROM THE DRAWING. FIGURED DIMENSIONS TO BE WORKED TO IN ALL CASES.
- CHECK ALL DIMENSIONS ON SITE.
- DRAWING TO BE READ IN CONJUNCTION WITH THE HEALTH & SAFETY PLAN, AND ALL RELEVANT RISK ASSESSMENTS AND THE FOLLOWING DRAWINGS:



Ground Floor Plan



First Floor Plan



Roof Plan

COTTAGE FLATS

Ground Floor Flat

Occupancy: 1b2p
Gross Internal Area: 59.5m²

Designed in accordance with:
- *Nationally Described Space Standards*
- *Approved Document M4(3): Category 3 - Wheelchair Adaptable Dwelling ('Cat 3')*

NDSS Storage: 2.0m²
Storage under Stair: 1.5m²
Store: 0.5m²

First Floor Flat

Occupancy: 2b3p
Gross Internal Area: 61.5m² (+ 2m² lobby)

Designed in accordance with:
- *Nationally Described Space Standards*
- *Approved Document M4(2): Category 2*

NDSS Storage: 2.3m²
Store: 1.0m²
Bedroom 1: 1.3m² (in addition to bedroom 0.72m²)

Total Gross Internal Area: 123.0m²

Rev	Date	By	Remarks
P07	10.06.26	BM	Planning Issue
P06	13.03.26	BM	Updated as current proposals
P05	28.04.23	JS	Issued for Full Planning Application.
P04	12.04.23	JS	Updated following client comments.
P03	17.03.23	JS	Updated following client comments.
P02	02.03.23	JS	House types issued with elevations for comment.

Client: TrueNorth Partnerships

Project Name: Newsome Mills

Drawing Name: Cottage Flats

Drawing Purpose: **Planning**

Dwg no.	Project	Origin	Vol/Sys	Level	Type	Role	Number
	NSM-	TRI-	ZZ-	ZZ-	DR-	A-	3405

TRI no.	Project Number:	TRI dwg no:	Revision
	21-003	3405	P07

Status	Scale @ A2	Drawn	Checked	Date
	1 : 50	JS	BPM	April 2023

Scale 1:50
0m 0.5m 1m 2.5m

TRIANGLE ARCHITECTS

Tel: 0161 272 3500
E-mail: studio@trianglearchitects.co.uk
Web: www.trianglearchitects.co.uk
Twitter: @TriangleArch

Lower Ground Floor,
4 Jordan Street,
Manchester,
M15 4PY