

Barclay House, Whitworth Street West,
Manchester, M1 5NG



Unit 2

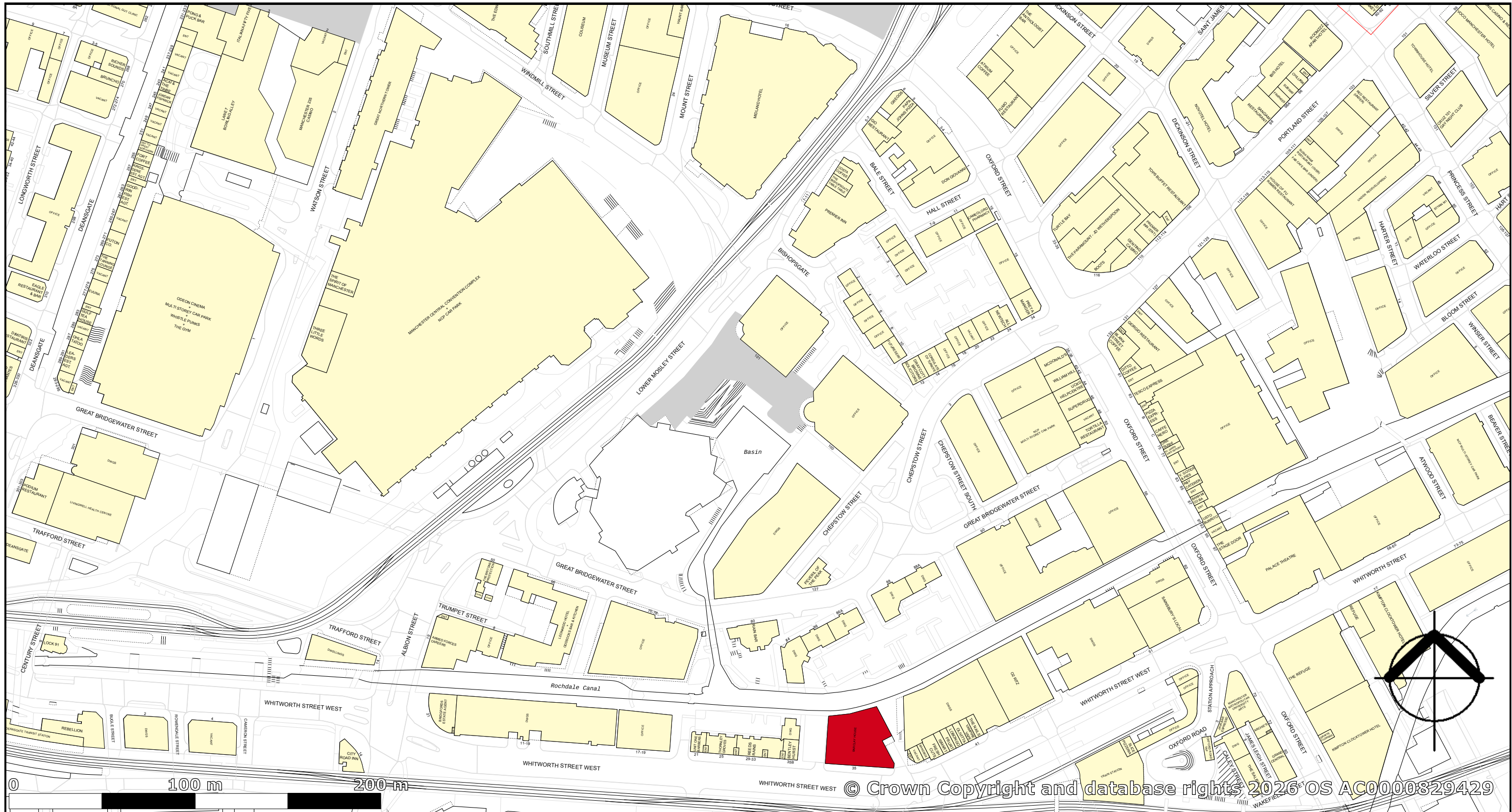


Unit 1

Apartment
Reception
Entrance

Commercial Units
Entrance

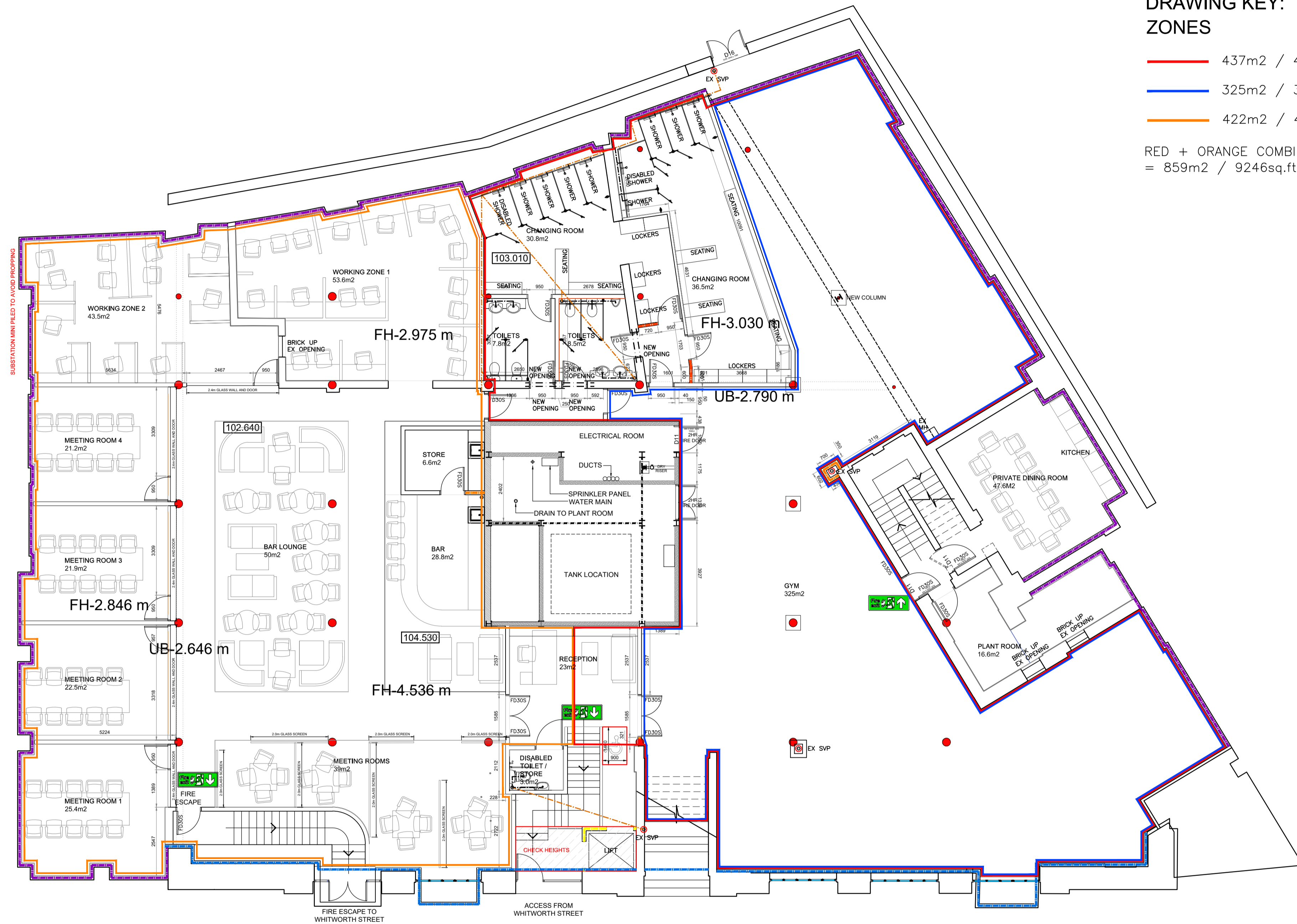
Barclay House



NOTES
 ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO ANY MANUFACTURING OR FABRICATION AND ANY ANOMALIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

**DRAWING KEY:
 ZONES**

- 437m² / 4703sq.ft.
- 325m² / 3498sq.ft.
- 422m² / 4542sq.ft.
- RED + ORANGE COMBINED**
 = 859m² / 9246sq.ft.



PROPOSED BASEMENT PLAN

PRELIMINARY
 SUBJECT TO L.A & BUILDING REGULATION APPROVAL

REV	AMENDMENTS	BY	DATE
G	AREAS REVISED	SM	16.10.2025
F	LAYOUT REVISED	SM	15.10.2025
E	LAYOUT REVISED	SM	16.09.2025
D	LAYOUT REVISED	SM	16.09.2025
C	ROOM NAME REVISED	SM	02.09.2025
B	GAMES ROOM & DINING SWITCH	SM	18.11.2024
A	FIRST ISSUE	SM	01.11.2024

PROJECT
 BARCLAY HOUSE
 35 WHITWORTH STREET WEST
 MANCHESTER
 M1 5NG

CLIENT
 BROAD STREET REAL ESTATE

DRAWING TITLE
 PROPOSED BASEMENT PLAN

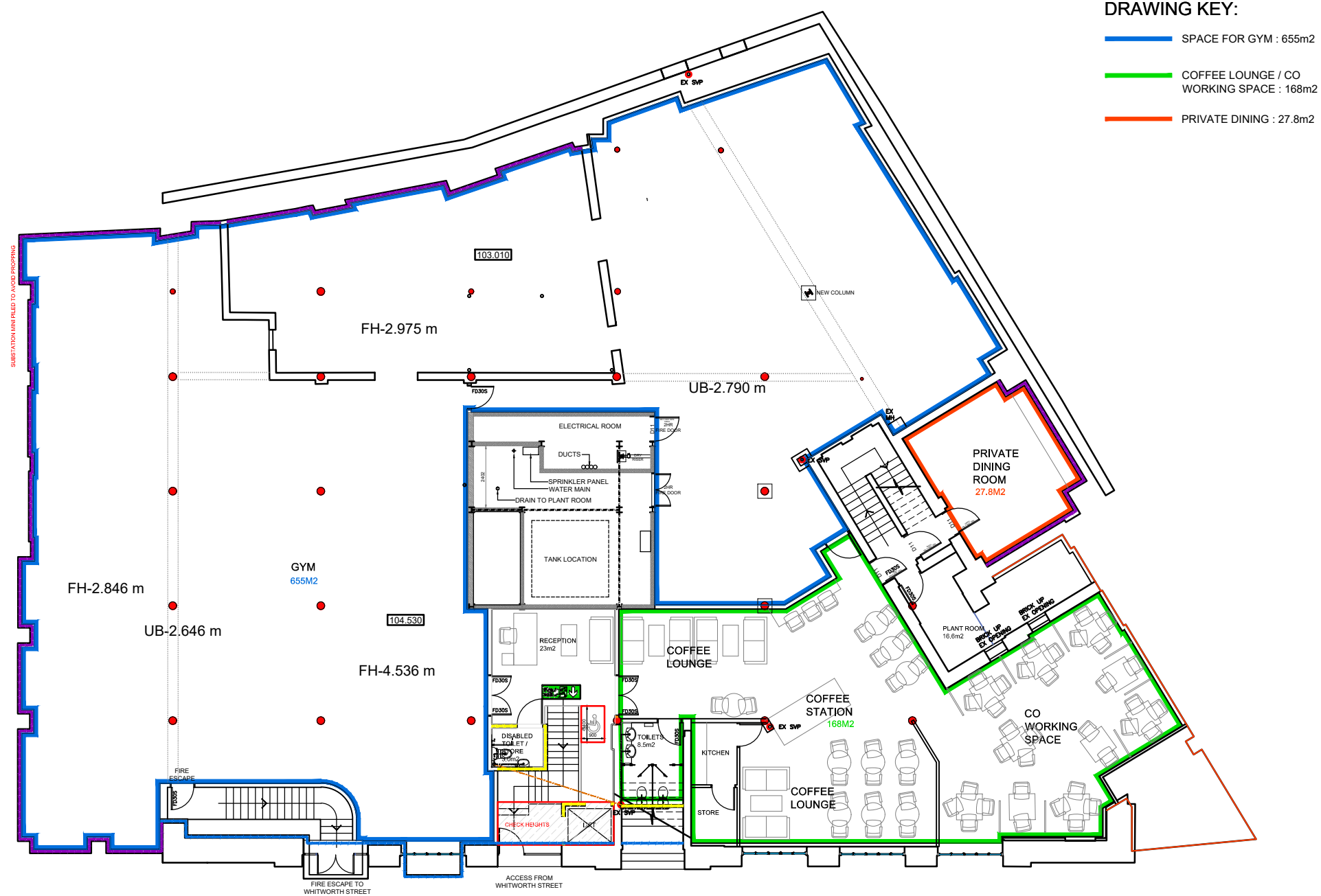
DRAWN	SMCKIERNAN	DATE	01.11.2024
CHECKED		SCALE	1:100 (A1)
APPROVED			

HOWARD & SEDDON A.R.I.B.A.
 CHARTERED ARCHITECTS
 64 WASHWAY ROAD
 SALE, CHESHIRE, M33 7RE
 TEL NO. 0161 - 973 8296
 FAX NO. 0161 - 962 3485
 E-MAIL : ADMIN@HOWARDANDEDSON.CO.UK

BUILDING REGULATIONS ISSUE
 TO BE READ IN CONJUNCTION WITH STRUCTURAL DRAWINGS & CONSTRUCTION NOTES

JOB No.	DRG No.	REVISION
12,982	3001	G





DRAWING KEY:

- SPACE FOR GYM : 655m²
- COFFEE LOUNGE / CO WORKING SPACE : 168m²
- PRIVATE DINING : 27.8m²

PROPOSED BASEMENT PLAN

REV	DESCRIPTION	BY	DATE
A	FIRST ISSUE	SM	17.02.26


HOWARD & SEDDON A.R.I.B.A. CHARTERED ARCHITECTS
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PROJECT	BARCLAY HOUSE MANCHESTER
CLIENT	PLP CONSTRUCTION LTD

TITLE
SKETCH BASEMENT PLAN

DRAWN	S MCK	DRG No.	12,982
DATE	17.02.2026		SK06
SCALE	1:200 (A3)	AMENDMENT	A