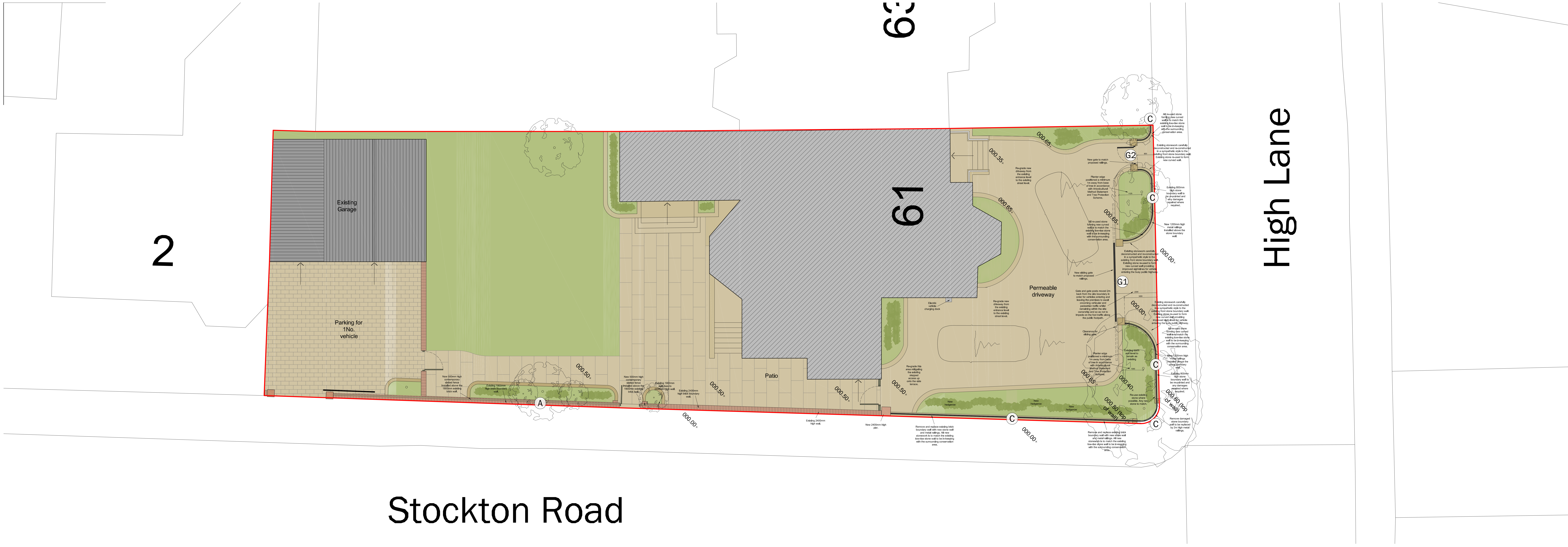
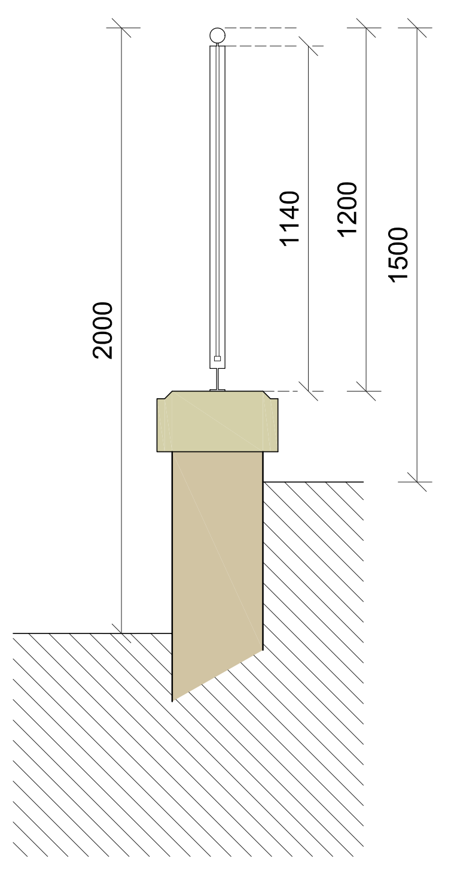
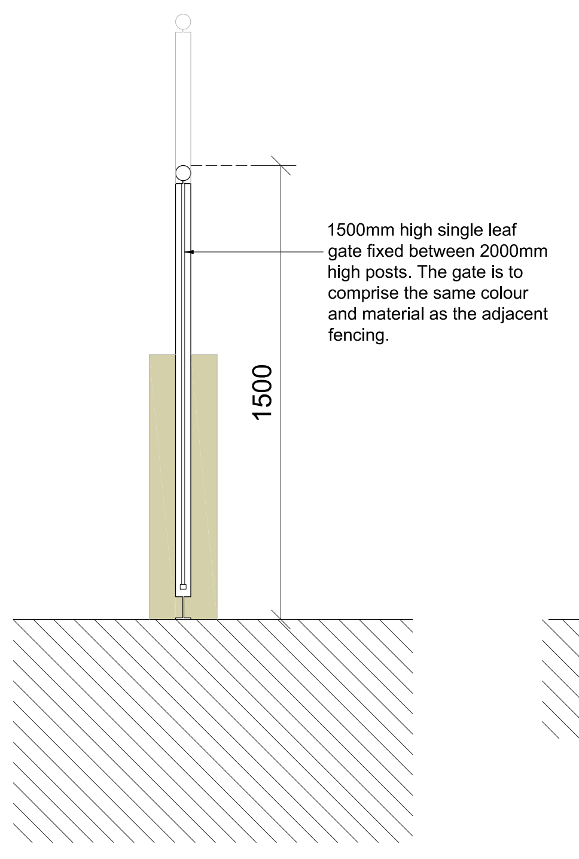

63
2
61
High Lane
Stockton Road
Existing Garage
Parking for 1No. vehicle
Patio
Permeable driveway
Electric vehicle charging dock
Re-grade new driveway from the existing entrance level to the existing street level.
Re-grade this area mitigating the existing stepped access up onto the side terrace.
New 500mm high contemporary slatted fence installed above the 1900mm existing brick wall.
Existing 1900mm high brick boundary wall.
Existing 1900mm wall rises to 2400mm high wall.
Existing 2400mm high brick boundary wall.
Existing 2400mm high wall.
New 2400mm high pier.
Remove and replace existing brick boundary wall with new stone wall and metal railings. All new stonework is to match the existing low-rise stone wall to be in-keeping with the surrounding conservation area.
All re-used stone forming new curved wall is to match the existing low-rise stone wall to be in-keeping with the surrounding conservation area.
Existing stonework carefully deconstructed and re-constructed in a sympathetic style to the existing front stone boundary wall. Existing stone re-used to form new curved wall.
Existing stonework carefully deconstructed and re-constructed in a sympathetic style to the existing front stone boundary wall. Existing stone re-used to form new curved wall providing improved sight-lines for vehicle entering the busy public highway.
New gate to match proposed railings.
New sliding gate to match proposed railings.
Planter edge positioned a minimum 1m away from base of tree in accordance with Arboricultural Method Statement and Tree Protection Scheme.
Existing 800mm high stone boundary wall to be re-pointed and any damages repaired where required.
New 1200mm high metal railings installed above the stone boundary wall.
Gate and gate posts moved 2m back from the site boundary in order for vehicles entering and leaving the premises to await oncoming vehicular and pedestrian traffic whilst remaining within the site ownership and so as not to impede on the foot traffic along the public footpath.
Clearance for sliding gate.
Existing earth and level to remain as existing
Re-use existing stone where possible. Any new stone to match.
Remove damaged stone boundary wall to be replaced by 2m high metal railings.
New hedgerow
000.65
000.35
000.50
000.40
000.00
000.80 (top of wall)
800
1125
1000
2000
1600
A
C
G1
G2

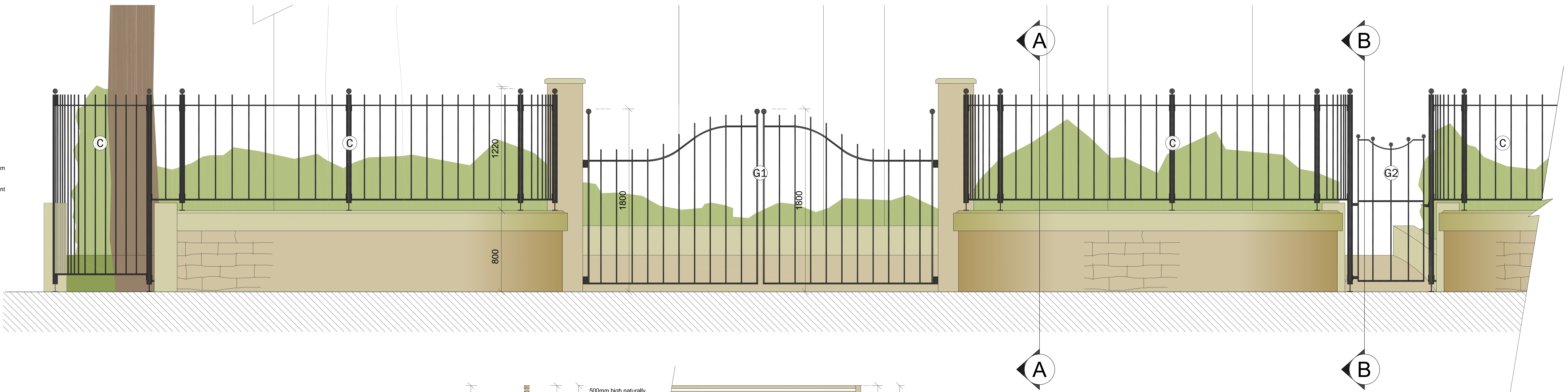
## Proposed Site Layout Plan



Section A-A


1500mm high single leaf gate fixed between 2000mm high posts. The gate is to comprise the same colour and material as the adjacent fencing.
1500

Section B-B

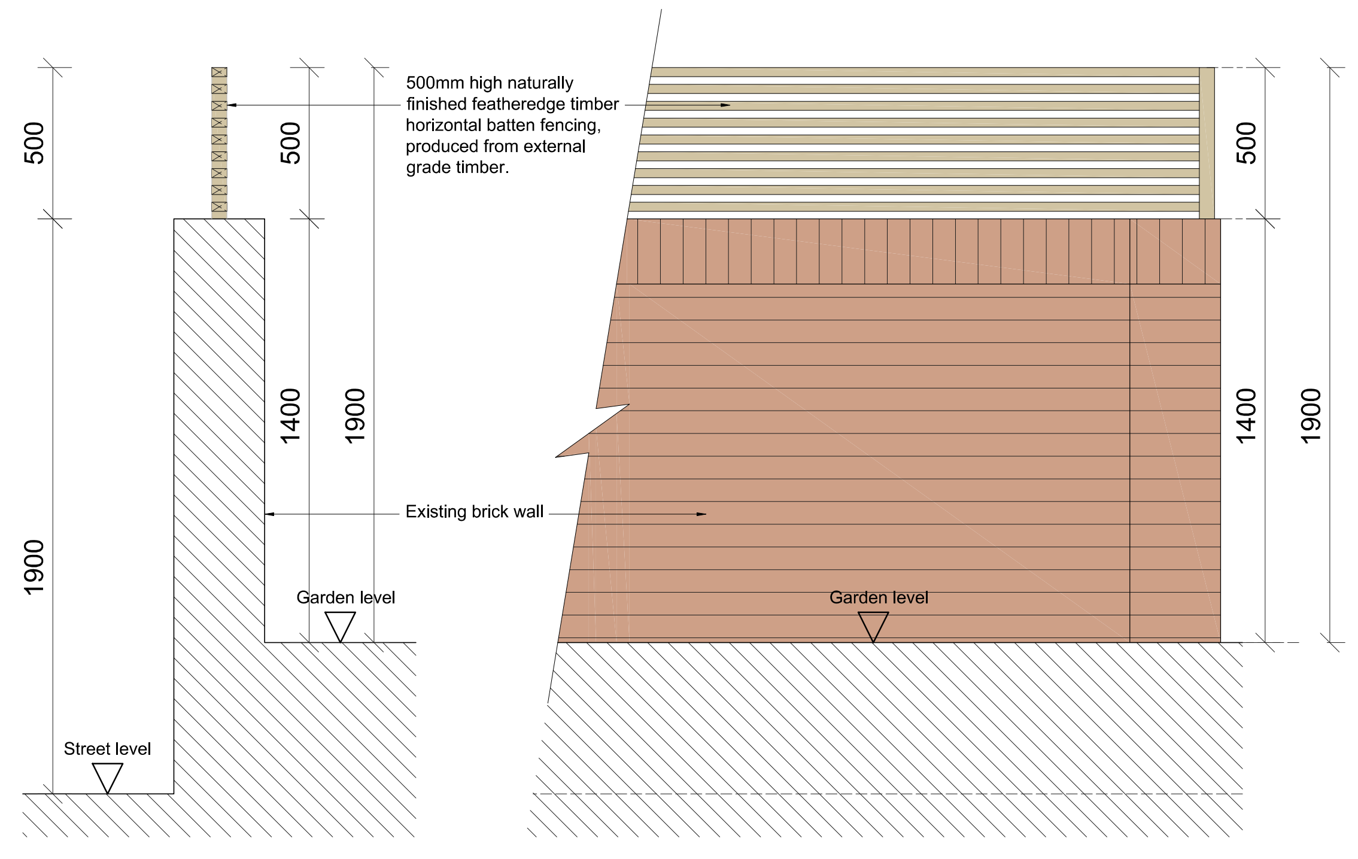


Gate Type G1: G1
1700mm high timber sliding gate comprising of naturally finished external grade timber to match rear fencing with a black powder coated steel surround.

Gate Type G2: G2
1500mm high single leaf gate fixed between 2000mm high posts. The gate is to comprise the same colour and material as the adjacent fencing.

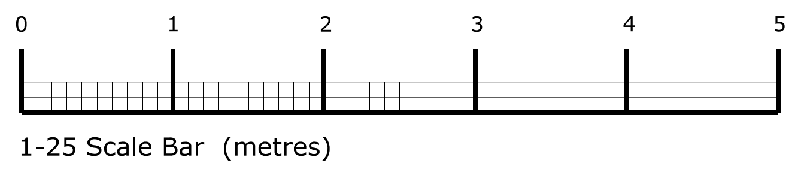
Boundary Treatment: C
1400mm high black painted metal railing panels fixed between 1200mm high posts. The panel and posts are of hollow steel sections constructed in a fully welded, pale through method with no visible joints and to comprise decorative finials. The fence panel to post fixing is by way of concealed, vandal resistant fixings. Where the railings return around the corner, 1940mm high black painted metal railing panels fixed between 2000mm high posts.

NB:
Any works carried out in a 1m vicinity of the existing trees are to be carried out by hand without the aid of heavy machinery in order to protect the roots.

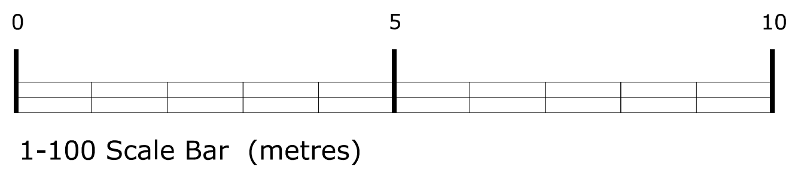

500mm high naturally finished featheredge timber horizontal batten fencing, produced from external grade timber.
Existing brick wall
Garden level
Street level
500
1400
1900

Boundary Treatment: A
500mm high naturally finished featheredge timber horizontal batten fencing, produced from external grade timber. To be fixed above the existing 1900mm high brick boundary wall. Full extent of new fencing to be located on site layout and location plans.

## Proposed Boundary Treatments



1-25 Scale Bar (metres)



1-100 Scale Bar (metres)

| REV | DATE | AMENDMENT | BY | CHKD |
|---|---|---|---|---|
| A | 10/08/2021 | Driveway position amended in accordance with sketch drawing '1000-SK002 - sketch site layout plan' as agreed by MCC's Highways Engineer; Gate and gate posts moved 2m back from the site boundary in order for vehicles entering and leaving the premises to wait for on coming vehicular and pedestrian traffic whilst remaining within the site ownership and so as not to impede on the foot traffic along the public footpath; boundary treatment revised to low-rise stone wall and metal railings; amount of landscaping increased in acc. with AMS statement & TP scheme; and hedgerow and driveway notation added. | GC | -- |

| | | | |
|---|---|---|---|
| PROJECT: | 61 High Lane, Chorlton | | |
| CLIENT: | Mr J. Kennedy | | |
| DRAWING: | Proposed Site Layout Plan & Boundary Treatments | | |
| DRAWN BY: | GC | CHECKED BY: | -- |
| | DATE: 19/04/2021 | SCALE: 1:100 & 1:50 @ A1 | |
| STATUS: | Planning | | |
| | DRAWING No: 1000-SLP-000 | REVISION: A | |

DO NOT SCALE.
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E-MAIL: gc_cormode@outlook.com