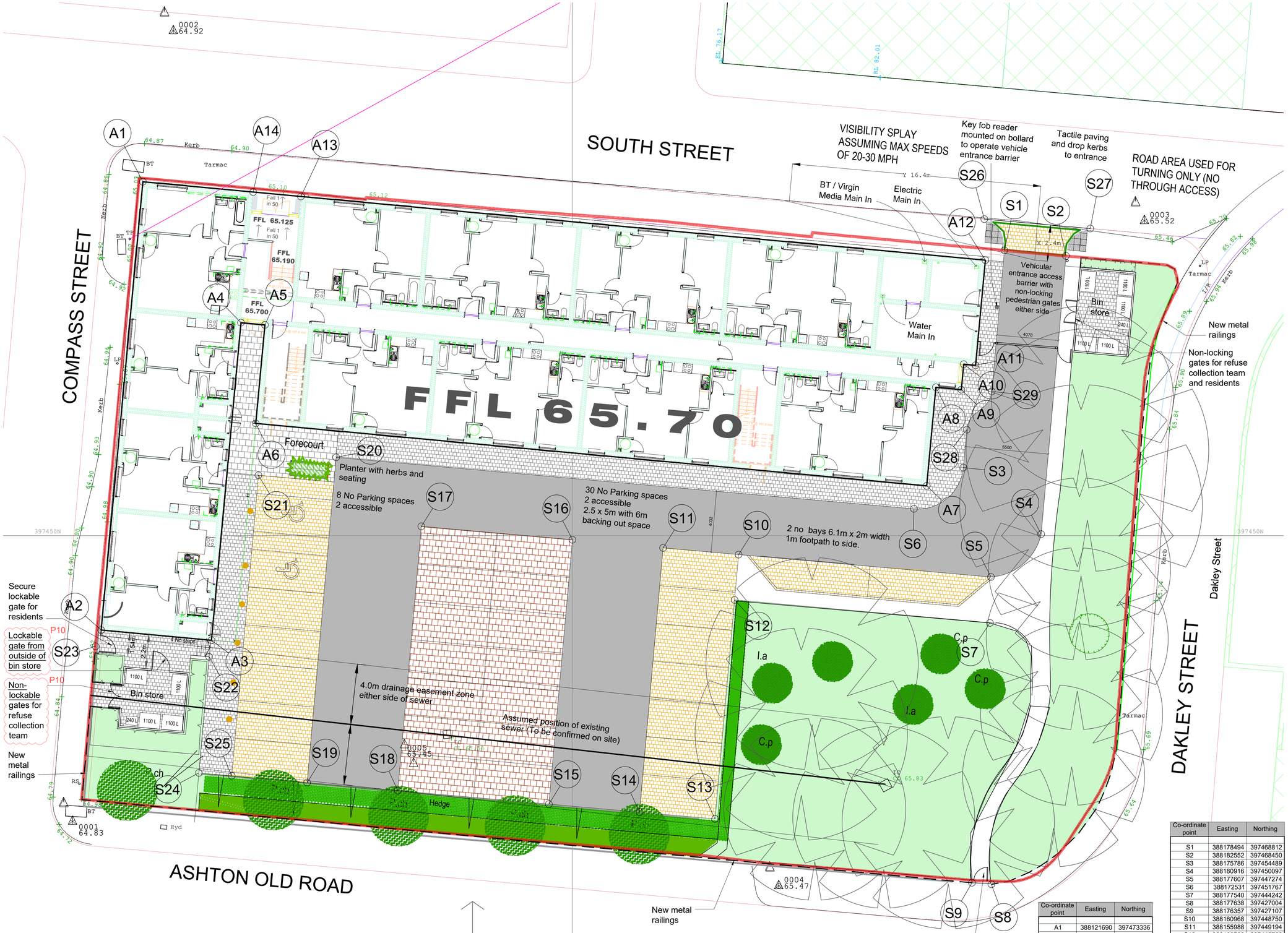


01 **Proposed Site Plan**
101 Scale 1:125 @ A1

Co-ordinate point	Easting	Northing
A1	388121690	397473336
A2	388118939	397443774
A3	388126210	397443098
A4	388128160	397464045
A5	388129738	397463898
A6	388129133	397457401
A7	388173369	397453284
A8	388173974	397459781
A9	388175654	397459625
A10	388175811	397461305
A11	388176595	397461232
A12	388177240	397468167
A13	388132108	397472366
A14	388128961	397472658

Building Setting Out Co-ordinates

Note: All setting out co-ordinates taken at outside face of brickwork corners

Co-ordinate point	Easting	Northing
S1	388178494	397468812
S2	388182552	397468450
S3	388175786	397454489
S4	388180916	397450097
S5	388177607	397447274
S6	388172531	397451767
S7	388177540	397444242
S8	388177638	397427004
S9	388176357	397427107
S10	388160968	397448750
S11	388155988	397449194
S12	388160702	397445762
S13	388159415	397431319
S14	388154434	397431763
S15	388148458	397432296
S16	388150012	397449727
S17	388140051	397450615
S18	388138498	397433184
S19	388132521	397433717
S20	388134433	397455163
S21	388129308	397453982
S22	388126063	397442007
S23	388118576	397442703
S24	388125381	397434353
S25	388127541	397434160
S26	388177172	397470874
S27	388184155	397470252
S28	388176008	397456985
S29	388177658	397459509

Site Setting Out Co-ordinates

General Notes
01: Dimensions must not be scaled from this drawing. If in doubt, please ask.
02: All dimensions are in millimetres unless noted otherwise.
03: All dimensions should be verified on site before proceeding with the work.
04: TADW Architects shall be notified in writing of any discrepancies.
05: © TADW Limited (UK) 2015

PLANTING

Existing mature Maple and Sycamore trees retained

Proposed trees as schedule.

Ornamental shrub / groundcover

Hedging to rear of parking bays-maintained at 1.2 m. height with protective fence (Holly)

GRASS
Verge alongside road planted with general amenity seed mix
e.g Germinal A19(All purpose seed mix)

Bulb planting in drifts along Ashton Old Road frontage
Crocus/ Snowdrops/ Naricissus.

Woodland areas to be renovated and sown with Emorsgate EW1
woodland seed mix. Areas to be selectivly planted with wildflower plugs.

PAVING

Block paving to forecourt Tobermore Fusion colour Noir 200x300/300x300x60mm P3

80mm porous pavers with 300mm Type 3 material with min 30% void ratio

80mm porous pavers with 400mm Type 3 material with min 30% void ratio

Tobermore fusion Colour Noir I 300x300/600x300x 60mm to footpaths at building frontages. P9

Bound gravel or tarmac to woodland footpath TBC

Porous Macadam to parking areas and vehicle access

Steel Railings or Estate fencing to boundarsy edge 1.2m. -1.5m. height with matching pedestrian gates.

Bollards to forecourt with accessible bays ands drop kerb edging.
Woodscape Hardwood bollards

Parking spaces 2.5x5m. 6m backing out space
30 no spaces 2 accessible spaces.

Communal cycle storage - covered secure cycle storage with suited key access - e.g. Falco Lock 2 tiered 6.2m x 1.9m x 2.7m height for 29 cycles.

Issue	Description	Date	Drawn	Checked
P10	Locking arrangement of bin store from Compass St updated	03.03.21	KM	xx
P9	Vehicle entrance area revised. Lockable gate from Compass St	28.10.20	KM	xx
P8	Bin store access points amended. Vehicular entrance gate design amended. Lockable pedestrian gate added to Ashton Old Road	18.09.20	KM	xx
P7	Bin store capacity increased in line with comments from MCC. Communal cycle store details updated	06.07.20	KM	xx
P6	Bin store at Compass Street relocated	05.07.20	KM	xx
P5	Main entrance lobby levels amended. Incoming services main added.	10.03.20	KM	xx
P4	Main entrance area recessed. Additional drainage point to GF corridor	10.03.20	KM	xx

Drawing Status
P - Planning | **T** - Tender | **C** - Construction | **R** - As Record

For Approval

tadw architects
Six St. Petersgate Stockport Cheshire SK1 1HD
Ph 0161 477 6158 Fx 0161 480 8342 mail@tadw.co.uk www.tadw.co.uk

Client Watson Homes

Job Dakley Street, Openshaw

Title Proposed Site Plan

Scale 1:125 @ A1

Note - Prints from PDF files may not be to scale, check accuracy against scale

5 10 12m 1:125

Job No. Originator Ph. Level View Role Dwg Status Rev
911286-TADW-XX-00-DR-A-101-P-10