

Site Layout Plan

1 : 500

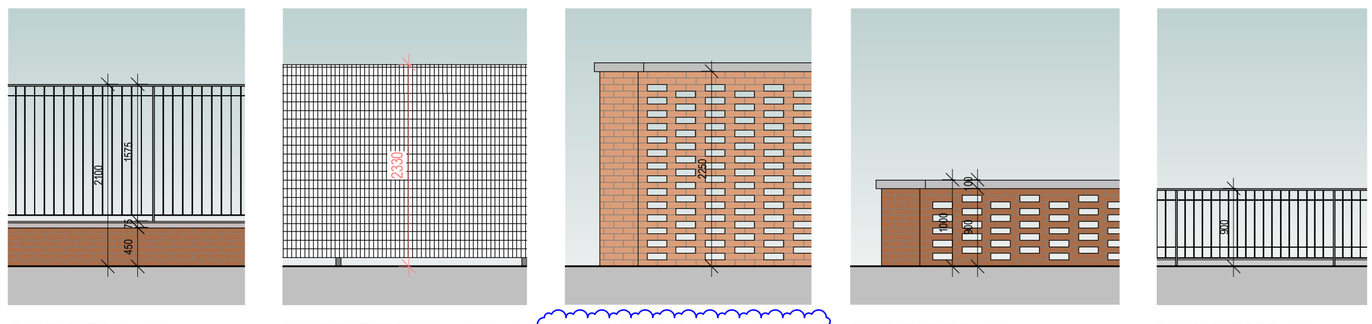


A Site Section

1 : 500

Boundary Type Key

1 : 50



BOUNDARY TYPE A - 1800mm 450mm high brick wall with single weathered coping and railing above.

BOUNDARY TYPE B - 2330mm HSF mesh fence (green).

BOUNDARY TYPE C2 Brick type 1 (lighter)
BOUNDARY TYPE C2 Brick type 2 (darker)

2250mm perforated boundary brick wall matching building plinth brick with single weathered coping.

BOUNDARY TYPE D - 1050mm Perforated boundary brick wall matching building plinth (brick type 2 - darker) with single weathered coping.

BOUNDARY TYPE E - 900mm Metal railing with concrete plinth at the base to stop rubbish blowing under.

Notes

The Contractor is to check all dimensions and conditions on site before commencing. Do not scale from this drawing.

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Scale Bars "TO BE USED ONLY AS GUIDANCE

1:100	mm	1000		3000		5000
1:200	mm		5000		8000	
1:500	M	5		15		25
1:1250	M	10	30		50	70

SCHEME SUMMARY

TOTAL OF 106 EXTRA CARE APARTMENTS
43 One Bedroom Apartments (51m²)
63 Two Bedroom Apartments (61m²)

PARKING FOR 83 CARS
69 Parking spaces to the North of the site (6 of which are disabled accessible)
14 Parking spaces to the South of the site

CYCLE STORAGE FOR 40 CYCLES

ELECTRIC CHARGING FOR 14 VEHICLES
(6 of which are disabled accessible)

KEY

Existing trees (root protection zones shown dashed in pink)
Refer to the tree survey for further detail

Existing trees to be removed

Proposed Trees to compensate for the loss of trees. Species undecided but should be native to the UK

Symbol indicates the parking spaces with electric vehicle charging available

PLEASE NOTE: This drawing is to be read in conjunction with the Landscape Plan (drawing 3380.02A) and Lighting Proposals (drawing D32546/JM/A within the Lighting Report)

MATERIALS

Walls
Facing materials - two tones of red multi brick
Feature materials - metal cladding, colour still to be decided
Garden Walls - two tones of red multi brick to match the facing materials
Waste Container & Cycle Store - vertical, close boarded timber

Roof
Main roofing material - Slate effect tile, grey
Low pitch roofing material ('link' section) - metal standing seam room, grey
Residents Bin and Cycle store small format tile

Windows, Doors and Curtain Walling
Apartments - UPVC, Grey externally, white internally
Communal Areas - Aluminium, grey
Services Areas - Louvred doors and inserts to be aluminium, grey

Boundary Treatments
Walls - two tones of red multi brick to match the building with concrete coping
Railings - metal
Fencing - timber close boarding with timber gravel board and posts

External Surface Treatments (to be read in conjunction with the landscape proposal
Car park - tarmacadam
Shared Surface Car Park - block paving
Paving at Entrance and Communal Patios - large format stone effect paving
Garden Paths - Coloured asphalt, buff
Apartment patios - block paving

Lighting (to be read in conjunction with the lighting proposals
Entrance and Bistro canopy - Feature Lighting
Car Parks - Lamp posts
Garden - Lighting Bollards

Sub-Station
Walls and Roof: GPR

NOTE: All areas clouded in blue are for the purpose for highlighting the previously approved areas which are proposed to be amended in the Minor Amendments Application.

Rev	Description	By	Date
P	Minor amendments to substation position and emergency vehicle gates	AD	15/10/20
N	Amended accommodation notes	BAP	14/07/20
M	Planning amendments annotations and dimensions as required	BAP	06/05/20
L	Proposed substation added, fence amendments incorporated	AD	06/04/20
K	Additional trees placed on the Abbey Hey Lane boundary.	EMc	12/06/18
J	Electric vehicle charging points indicated on plan and schedule/key updated.	EMc	17/05/18
H	Boundary around the substation adjusted. And surface added to the side of the northern footpath.	EMc	16/04/18
G	Boundary type F added around the substation. Plinth added to boundary type E. Northern boundary alongside existing footway set back behind the existing lamp posts. Segregated footpath route added in car park.	EMc	12/04/18
F	Hard landscaping updated to match Landscape Architects Layout.	EMc	20/02/18
E	Site boundary adjusted.	EMc	15/02/18
D	Site boundary adjusted. 300mm trellis added to fence type B.	EMc	14/02/18
C	Changes to ground floor communal areas, additional appartment added.	ALM	30/01/18
B	Ground floor communal area adjusted to relocate reception at the Ground floor communal area adjusted to relocate reception at the clients request	EMc	20/12/17
A	Wall enclosing courtyard removed following consultation with Planners 15-02-17. Pathways adjusted to suit. Second gate to south car park omitted. Air conditioning condenser enclosure moved to alongside commercial bin store.	EMc	23/02/17

Client: Southway Housing Trust

Job: Gorton Extra Care, Abbey Hey Lane

Drawing: Planning_Proposed Site Layout Plan

BS.Ref / POZ Ref: 4332_8000 Rev: P

Date: 17/02/16 Scale: As indicated @ A1

3D CoOrd: EMc 2D CoOrd: EMc Approved: TW/ JC

Project Status: Feasibility | Tender | Construction | Design | Contract | As Built

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