



NOTES:

This drawing is the property of Equilibrium Architects and copyright is reserved by them. This drawing is not to be copied or disclosed by or to any unauthorised persons without the prior written consent of Equilibrium Architects.

Do not scale from this drawing.

All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment.

Any discrepancies are to be reported to the architect for clarification.

All materials and workmanship to be in accordance with the current British Standards and codes of practice.

This drawing is to be read in conjunction with all relevant Architectural, Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications.

As with all construction projects the CDM 2015 regulations apply and the work on this project may require both the issue of a notification to the HSE (because of the duration of the works on site) and the client may also need to appoint a Principal Designer because there may be more than one contractor working on site.

The Principal Designer will be able to coordinate the pre-construction information and also ensure that all duty holders under CDM comply with their relevant duties.

The building owner is to serve a Party Wall Act Notice as applicable to adjoining property owners as outlined in The Party Wall Act 1996. The Building Contractor is to verify the thickness of the party walls prior to commencement of the proposed works.

Schedule of Accommodation:

Block 1				
Type	Accommodation	NOF	NOF	NO
A	2B3P Apartment	61-68	657-732	17
Block 2				
Type	Accommodation	NOF	NOF	NO
B	1B2P Cottage	50-55	538-592	8
Total				25

Car Parking - 25no spaces - 100%
Cycle Spaces - 26no spaces - 100%

Note: cycle parking is proposed on a double rack system underneath protective canopy

Part M compliance:

Block 1 -
6no units at M4(1)
9no units at M4(2)
2no units at M4(3)

Block 2 -
6no units at M4(1)
2no units have internal compliance but stepped access due to levels on site.

Note: For further details and layout please see tech corresponding floor plans for each block.

Key:	
Line	Type
—	900mm metal railings
—	900mm timber fence
—	900mm masonry wall
—	1800mm timber fence
—	1800mm metal gate
—	Retaining wall to engineers specification

Note: Where double lines are shown the 900mm fence will be placed on top of the corresponding wall to make up 1800mm from the highest FFL



Note:
Site is subject to confirmation of levels from the engineers to determine any splits in the blocks or retaining wall positions.

DRAWING STATUS				
Rev	Description	Check	Date	
F	Final detailed parking bay added to layout		12.08.2024	
G	Move car parking out of 1802 where possible		06.11.2024	
H	Metal gate and railings added to the boundary adjacent to Hyde Road		08.01.2025	
J	Metal railings extended across full southern boundary		15.01.2025	
K	Front seating area removed		09.08.2025	

CLIENT:

Franstep Ltd

PROJECT:

Tan Yard Brow

DRAWING:

Site Layout

SCALE @ A4	DATE	DRAWN	CHECKED
1 : 200	31/5/2024	KS	GRF
DRAWING NO	CAD REFERENCE NO	REVISION	
R0863-01		K	



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