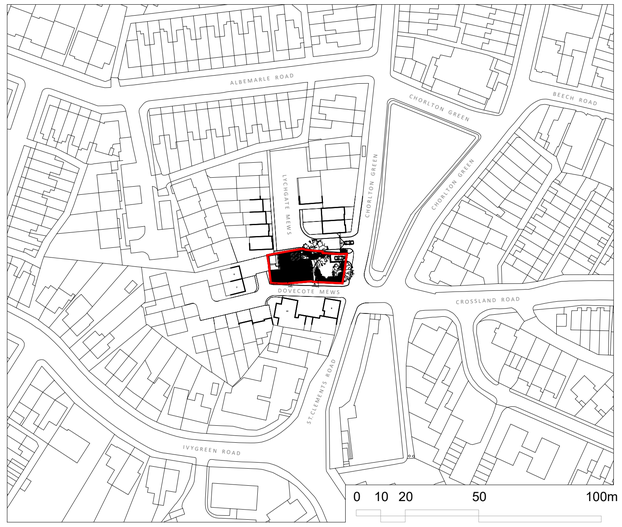


02 PROPOSED LOCATION PLAN

1 : 1250

SITE PREPARATION
GROUND TO BE PREPARED FOR NEW WORKS BY REMOVING ALL UNSUITABLE MATERIAL, VEGETABLE MATTER AND TREE OR SHRUB ROOTS TO A SUITABLE DEPTH TO PREVENT FUTURE GROWTH. SEAL UP, CAP OFF, DISCONNECT AND REMOVE EXISTING REDUNDANT SERVICES AS NECESSARY. REASONABLE PRECAUTIONS MUST ALSO BE TAKEN TO AVOID DANGER TO HEALTH AND SAFETY CAUSED BY CONTAMINANTS AND GROUND GASES, E.G. LANDFILL GASES, RADON, VAPOURS ETC. ON OR IN THE GROUND COVERED, OR TO BE COVERED BY THE BUILDING.

MATERIALS AND WORKMANSHIP
ALL WORKS ARE TO BE CARRIED OUT IN A WORKMANLIKE MANNER. ALL MATERIALS AND WORKMANSHIP MUST COMPLY WITH REGULATION 7 OF THE BUILDING REGULATIONS, ALL RELEVANT BRITISH STANDARDS, EUROPEAN STANDARDS, AGREEMENT CERTIFICATES, PRODUCT CERTIFICATION OF SCHEMES (KITE MARKS) ETC. PRODUCTS CONFORMING TO A EUROPEAN TECHNICAL STANDARD OR HARMONISED EUROPEAN PRODUCT SHOULD HAVE A CE MARKING.

RAINWATER DRAINAGE
NEW RAINWATER GOODS TO BE NEW 110MM UPVC HALF ROUND GUTTERS TAKEN AND CONNECTED INTO 68MM DIA UPVC DOWNPIPES (BRETT MARTIN OR SIMILAR). RAINWATER TAKEN TO NEW SOAKAWAY, SITUATED A MIN DISTANCE OF 5.0M AWAY FROM ANY BUILDING, VIA 110MM DIA UPVC PIPES SURROUNDED IN 150MM GRANULAR FILL. SOAKAWAY TO BE MIN OF 1 CUBIC METRE CAPACITY (OR TO DEPTH TO LOCAL AUTHORITY APPROVAL), FILLED WITH SUITABLE GRANULAR FILL AND PROVIDED WITH GEOTEXTILE SURROUND TO PREVENT MIGRATION OF FINES. IF NECESSARY CARRY OUT A POROSITY TEST TO DETERMINE DESIGN AND DEPTH OF SOAKAWAY.

SOIL AND VENT PIPE
SVP TO BE EXTENDED UP IN 110MM DIA UPVC AND TO TERMINATE MIN 900MM ABOVE ANY OPENINGS WITHIN 3M. PROVIDE A LONG RADIUS BEND AT FOOT OF SVP.

UNDERGROUND FOUL DRAINAGE
UNDERGROUND DRAINAGE TO CONSIST OF 100MM DIAMETER UPVC PROPRIETARY PIPEWORK TO GIVE A 1:40 FALL. SURROUND PIPES IN 100MM PEA SHINGLE. PROVIDE 600MM SUITABLE COVER (900MM UNDER DRIVES). SHALLOW PIPES TO BE COVERED WITH 100MM REINFORCED CONCRETE SLAB OVER COMPRESSIBLE MATERIAL. PROVIDE RODDING ACCESS AT ALL CHANGES OF DIRECTION AND JUNCTIONS. ALL BELOW GROUND DRAINAGE TO COMPLY WITH BS EN 1401-1 AND TO BE INVESTIGATED ON SITE.

NOTE: EXISTING DRAINAGE HAS BEEN PREVIOUSLY REPAIRED. ALL NEW DRAINAGE TO BE RESOLVED ON SITE AND NEW PIPEWORK THROUGH EXISTING BUILDING TO MAKE USE OF EXISTING ROUTES AND PENETRATIONS TO MINIMISE DISTURBANCE OF EXISTING BUILDING FABRIC

01 PROPOSED SITE PLAN

1 : 100

EXISTING SITE AREA: 393.1 sqm PROPOSED BUILDING FOOTPRINT: 148.6 sqm PROPOSED SITE COVERAGE: 37.8 %

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DO NOT SCALE FROM THIS DRAWING

The contractor shall check and verify all dimensions on the site and report any discrepancies iwriting to Space AP before proceeding with work.

FOR ELECTRONIC DATA ISSUE

Electronic data / drawings are issued as "read only" and should not be interrogated for easurement. All dimensions and levels should be read, only from those values stated n text, on the drawing.

AREA MEASUREMENT

The areas are approximate and can only be verified by a detailed dimensional survey of th completed building. Any decisions to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or the like, should include due allowance for the increases and decreases inherent in the design development and building processes. Figures relate to the likely areas at the building at the current state of the design and using the Gross External Area (GEA) / Gross Internal Area (GIA) / Net Internal Area (NIA) method of measurement from the Code of Measuring Practice, 5th Edition (RICS Code of Practice). All areas are subject to Town Planning and Conservation Area Consent, and detailed Rights to Light analysis.

A1

Key:

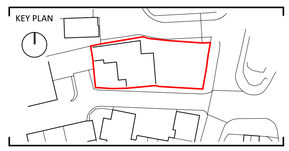
Site boundary	
Direction of roof fall	
Demolitions	

Boundary treatments key:

Fencing	
Hedging	
Low brick wall	

REV	DATE	AMENDMENT
B	19.02.25	AMENDED BOUNDARY HEIGHTS AND VISIBILITY SPLAYS AS PER PLANNERS COMMENTS
A	02.07.24	AMMENDED GLAZING TO REAR EXTENSION AND CANOPY LINK
-	21.02.24	CONSTRUCTION ISSUE

KEY PLAN



TITLE

10 CHORLTON GREEN
CHORLTON-CUM-HARDY
M21 9HS

LOGO

SPACE | ARCHITECTURE+PLANNING
THE OLD TOWN HALL | LAPWING LANE | DIDSBURY

LOCATION M20 2NR WEBSITE www.spaceap.com
PHONE +44 (0) 161 713 2718 E-MAIL info@spaceap.com

DRAWING
PROPOSED SITE PLAN

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1:100	220613	OC	SPT	SPT

STATUS
PLANNING

DRAWING NO. 0265_ 20_200 REV B