



NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR CHECKING DIMENSIONS, TOLERANCES & REFERENCES. ANY DISCREPANCY TO BE VERIFIED WITH THE ARCHITECT BEFORE PROCEEDING WITH THE WORKS.
- WHERE AN ITEM IS COVERED BY DRAWINGS OF DIFFERENT SCALES, THE LARGER SCALE DRAWING TO BE WORKED TO.
- DO NOT SCALE FROM THE DRAWING. FIGURED DIMENSIONS TO BE WORKED TO IN ALL CASES.
- THIS DRAWING TO BE READ IN CONJUNCTION WITH:

Materials Key

- 450mm x 450mm concrete paving to front and 1800mm wide patios at rear of dwellings
- Tarmac areas
- Grassed areas
- Shrub planting
- Existing tree to be retained
- Existing tree to be removed
- New tree
- Water butt (volume to be a minimum of 200ltrs)
- External storage (e.g.: bike)
- Dwelling bin storage (4x240 bin capacity)
- EV Charging points (wall-mounted, 1 per dwelling)

Boundary Treatments

- 2100mm high concrete post and timber panel fence (used around existing electric substation)
- 1800mm high concrete post and timber panel fence (to separate rear gardens to a distance of 3000mm from the rear facade)
- 1500mm high concrete post with 1200mm high timber panel fence and 300mm timber trellis on top (used between rear gardens)
- 900mm high metal railings (from back of pavement to building line)
- 450mm high low brick wall with 450mm high metal railings, on low side (along back of pavement)

Existing Features

- LP Existing lamp post
- LP(R) Existing lamp post re-located

Schedule of Accommodation

Housetype	Description	Area/m ²	Total	Plot Nos.
A	2B3P House	71.1	2	02, 03
B1	3B4P House	87.9	3	01, 05, 06
B2	3B4P House	90.8	1	07
C	4B5P House	102.4	1	04
Total			7	

(Car parking : 2 & 3-bed 100%; 4-bed 200% shown)

Tenure

- Affordable Rent (3no.)
- Social Rent (4no.)

B EV Charging point reference added to key. Locations as shown on plan. 16.12.24 MT

A Layout amended to where clouded. Existing tree retained to rear garden of Plot 05. 2 new trees added along Plot 07 boundary. 30.11.23 JH

Rev Date By

Client:

One Manchester

Project:

Blackwin Street Development
Gorton

Description:

Proposed Site Plan

Purpose of issue:

PLANNING

Drawn by: Checked by: Scale:

JH MT 1:200@A1

Date: Project No: Drawing No: Rev:

Aug 22 20-050 02 B



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