

OLDHAM ROAD PHASE 2 - TRAFFIC MANAGEMENT PLAN

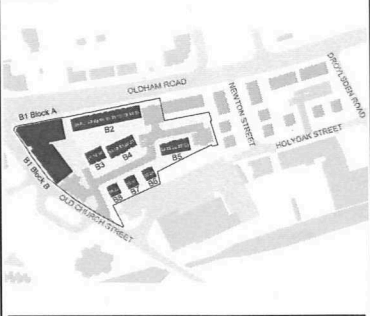
CLIENT
One Manchester

STRUCTURAL ENGINEER
Curtins Consulting

SERVICES ENGINEER
TBC

CONSULTANT
Wilkinson Cowan Partnership Ltd

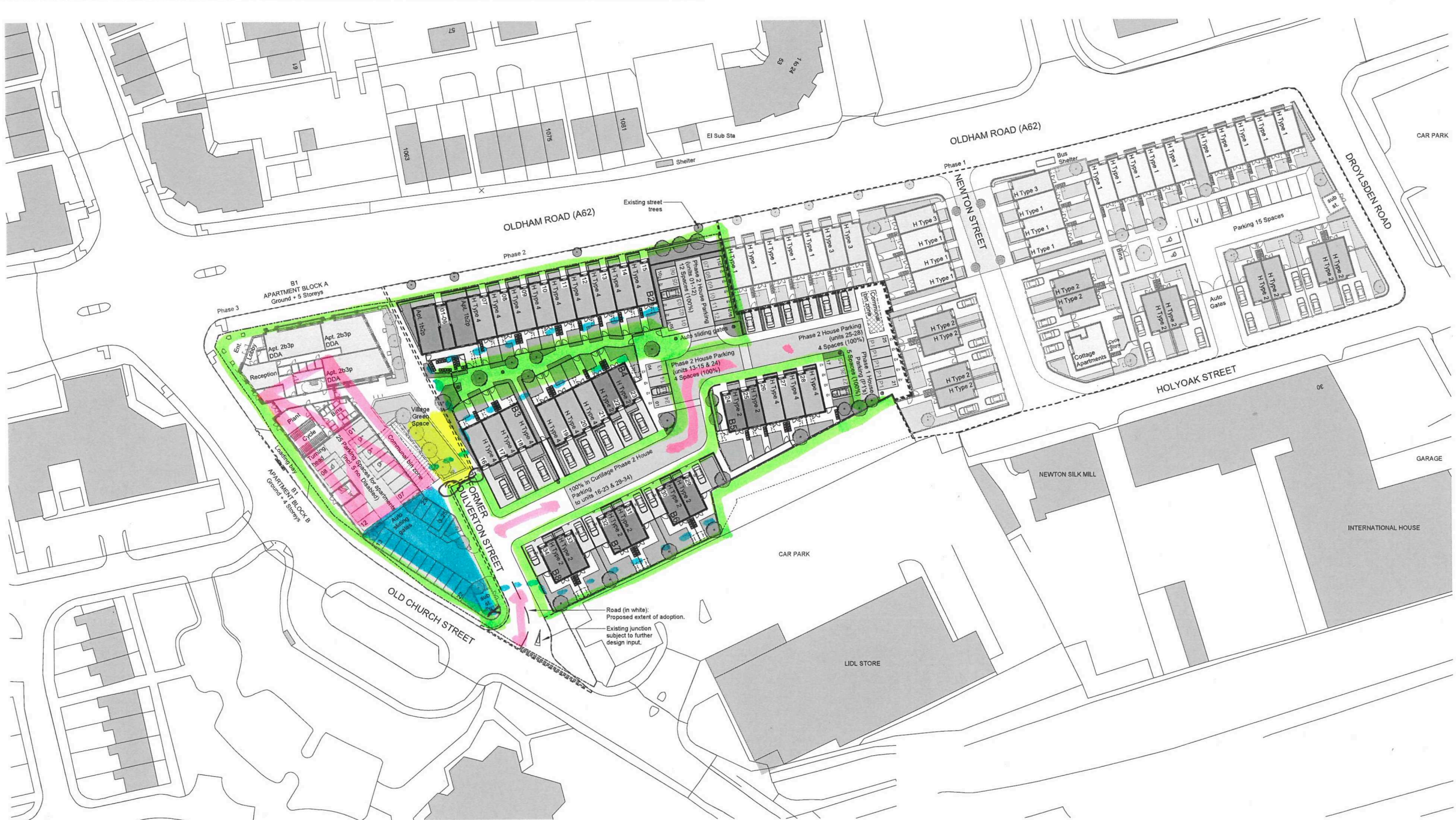
KEY PLAN



NOTES:
DO NOT SCALE. FIGURED DIMENSIONS ONLY TO BE TAKEN FROM THIS DRAWING. CHECK DIMENSIONS ON SITE AND REPORT DISCREPANCIES TO THE ARCHITECT.

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1 Proposed Site Plan
1:500

Type 1 3b4p - 2.5 Storey 95.1m ² (33.5m ² /floor + 15.3m ² /roof)	21 no.
Type 2 2b3p - 2 Storey 70 m ² (35m ² /floor)	22 no.
Type 3 3b5p - 3 Storey 106.9m ² (35.5m ² /floor)	04 no.
Type 4 3b4p - 2 Storey 87m ² (43.5m ² /floor)	18 no.
Cottage Apartments 2b3p 61.5m ² g / 63.5m ² ff	02 no.
Corner Plot Apartment 1b2p 50m ²	06 no.
Phase 3 Apartment 1b2p 50m ²	41 no.
Phase 3 Apartment 2b3p 61m ²	34 no.
Houses	65 no.
Apartments	83 no.
Total	148 no.

PHASING BREAKDOWN

PHASE 3 - 75 HOMES			
HOUSES	00		
APARTMENTS	75		
1B 2P	41	54.6%	
2B 3P	34	45.4%	
TOTAL	75	100%	

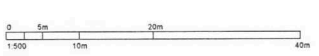
PHASE 2 - 34 HOMES			
HOUSES	28		
APARTMENTS	06		
TYPE 1	-		
TYPE 2	10		
TYPE 3	-		
TYPE 4	18		
Apt. 1B 2P	06		
TOTAL	34		

PHASE 1 - 39 HOMES			
HOUSES	37		
APARTMENTS	02		
TYPE 1	21		
TYPE 2	12		
TYPE 3	04		
TYPE 4	-		
Apt. 2B 3P	02		
TOTAL	39		

PHASE BREAKDOWN		OVERALL SPLIT	
HOUSES	65	1B 2P Apartment	47 31.7%
APARTMENTS	83	2B 3P Apartment	36 24.3%
PHASE 1	39	2B 3P House	22 14.9%
PHASE 2	34	3B 4P House	39 26.4%
PHASE 3	75	3B 5P House	04 2.7%
TOTAL	148		

PHASING KEY
Phase 1 (shown faded out)
Phase 2
Phase 3

- Driveway
- Soft landscape
- Low level planters
- Road
- EV 7.3kW Electric Vehicle Wall AC Charger



- SECURE BOUNDARY FENCING/POSTING
- WELFARE
- TEMP ELEC + WATER
- VEHICLE HOLDING AREA

- TRAFFIC ROUTE
- HAUL ROAD DURING BUILD
- PARKING AND STORAGE

- SITE GATES
- PEDESTRIAN ROUTES

Tender

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Project
Residential Development
Phase 2 & 3
Newton Heath, Manchester

Drawing Title
Phase 2
Proposed Site Plan

Drawn	Date	Scale	Alt. Ref.
JHW	30/11/2023	1:500	

By Internal Project No.	Series	Zone	Drawing Number	Rev.
T8170	G	0	020	T1