Copyright Michael Stewart Architecture Ltd.Check all dimensions prior to construction.Please request clarification of any discrepancies.

RETAINING STRUCTURE'S EXACT POSITION DETERMINED BY DIMENSIONS AND SETTING OUT OF THE ACOUSTIC FENCE AND ITS FOUNDATIONS.

Boro Const and Ward Bdy

MAN187507

SL

CR

RAILWAY LINE

RAILWAY LINE

SM

Burstead Street

Public combined sewer 225 VC

Vine Street

Public combined sewer 150 VC

Public combined sewer 300 VC

10m COVENANT NO BUILD ZONE

Retain as many existing trees as possible along embankment, subject to construction and engineering constraints.

private access to adoptable standards

BM WAGGON TURNING

Boundary type 1:
max 337mm high brick wall with 65mm Smooth Red brick on edge coping)
& 562mm high steel railings
total height max 900mm high with steel gates and brick piers.

Boundary type 2:
900mm high steel railings

Boundary type 3:
900mm high steel railings on conservation kerb or similar. Steel pedestrian gates and steel posts to plots 1,2 and 3 on Vine St. Driveway steel gate and posts to plot 1 on Vine St.

Boundary type 4:
1800mm high closed boarded fence (with gate to frontage) inc 300mm trellis

Boundary type 5:
1800mm high closed boarded fence inc 600mm trellis

Boundary type 6:
1500mm high closed boarded fence and concrete posts inc 300mm trellis

Boundary type 7:
440mm x 440mm brick piers and low level 215mm thick brick wall with 65mm Smooth Red coping and closed boarded fence panels inc 300mm trellis

Boundary type 8:
max 252mm high brick wall with 65mm Smooth Red brick on edge coping)
& 593mm high steel railings
total height max 900mm high.

Boundary type 9:
Existing timber panel fence in concrete posts to be surveyed and reviewed. Allow for new 1800mm high closed boarded fence on development side to run adjacent to existing fence.

Boundary type 10:
min 2500mm high acoustic fence (height measured from ground floor ffl in dwellings). Closed boarded timber min mass per unit of 12kg/m2 or proprietary noise barrier product to satisfy noise and vibration survey assessment by AEC.

Boundary type 11:
1200mm high closed boarded fence and concrete posts.

Read with detail sheets BDT01 and BDT02

rev: A 30.04.23 Revised to suit updated layout.
rev: B 09.05.23 Acoustic fence updated. Vine St boundary revised. Type 3 and 5 revised.

KIRKLAND DEVELOPMENTS LTD

KIRKLAND DEVELOPMENTS (GORTON) LTD
VINE STREET, ABBEY HEY, GORTON, MANCHESTER
SITE PLAN GROUND
1: 200 @ A0 FULL BLEED
RESERVED MATTERS PLANNING
A0 original sheet size

23.01
PL06B
10.04.23
dwn MS
passed

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