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)
UCP New uncontrolled crossing point
External storage
Dwelling bin storage (4x240l bin capacity)

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/m2	Total	Plot Nos.
A	2B3P House	71.1	2	02, 03
B1	3B4P House	87.9	3	01, 05, 06
B2 AD M4(3)	3B4P House	108.9	1	07
C	4B5P House	100.2	1	04
Total			7	

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

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Tenure

All dwellings will be Affordable Rent

Rev		Date	By
B	Rear gardens altered, tenure mix added, generally updated	29.09.22	MT
A	Amendments to suit adjusted housetype shell sizes. Type B2 replaced with Wheelchair Adaptable Type B2 AD M4(3)	26.04.22	JH

Client:
One Manchester

Project:
Blackwin Street Development
Gorton

Description:
Proposed Site Plan
FINAL

Purpose of issue:
PRELIMINARY

Drawn by:	Checked by:	Scale:	
JH	MT	1:200@A1	
Date:	Project No:	Drawing No	Rev:
Oct 21	20-050	SK11	B

TRIANGLE ARCHITECTS