REVISIONS			
A	-	RWP POSITIONS ADJUSTED -	GO - 27/04/23
B	-	SUBSTATION LOCATION REVISED-	AB- 22/05/23
C	-	PARKING BAYS CHANGED TO TARMAC	AB- 22/05/23
D	-	SECONDARY MEANS OF ESCAPE PROVIDED IN APT 1	AB- 10/10/23
E	-	LANCASTER BOUNDARY TREATMENT AMENDED	AB- 10/10/23

EXISTING ACCESS TO BE IMPROVED AND REMODDELLED AS NECCESSARY TO FACILITATE APPROPRIATE VEHICULAR ACCESS- SEE ACCESS TREATMENT DETAILS.

SUBSTATION TO BE CONFIRMED BY OTHERS

SPATH ROAD

BOUNDARY WALL TO BE RETAINED

LINE OF EXISTING HOUSE TO BE DEMOLISHED.

LANCASTER ROAD

0m 1m 2m 4m 6m 8m 10m 20m 30m 40m

1 : 200

SOFT LANDSCAPE

Existing Trees and Hedges to be Retained
Trees to be retained and protected in line with BS5837:2012.

Existing Trees and Hedges to be Removed
Trees to be removed in accordance with tree consultants recommendations

Proposed Grass
To be turf.

Proposed ornamental planting

Proposed native shrub mix

BOUNDARIES

Proposed 2.1m high close boarded screen fence

Existing boundary to be retained (Wall in the site frontage)

Proposed 1.8m high close boarded screen fence

1.1m High post & rail fence with hedgerow set behind fence (interior side of site)

Proposed 1.8m high Timber Gate to be fob access with fire alarm override

Proposed 2.1m high Gate to be fob access with fire alarm override

Proposed 2.1m high double gate for maintenance access

Proposed 1.5m trellis screen fence to edge of patio

MISC

Vehicle charging point

Dry riser inlet locations RLP locations to be confirmed

External water tap locations to be confirmed

HARD LANDSCAPE

Proposed Flag Paving (Private/ Resident's Patio and around service areas)
Material: Broadway Flag Paving by Brett (or similar approved)
Dimensions: 450 x 450 x 32mm
Colour: Buff
Laying Bond: Stack Bond

Proposed Block Paving (Front Building Entrance Area)
Material: Omega Classic Standard block paving (or similar approved)
Dimensions: 200x100x50mm
Colour: Buff
Laying Bond: Running Bond

Proposed Permeable Bitmac Surface
To engineers specification. Due to location within Root Protection Areas surface to be permeable. Area to be built in line with NO DIG construction method.

Proposed Gravel
Gravel bed around the proposed building, or next to parking bays.

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Our Ref.

Project Title
Retirement Living
Spath Road
Didsbury

Drawing Title
External works Plan

Scale@A1 ***1:200*** Date ***15/06/22***
Drawn ***GO*** Checked -
Drawing No.
NO - 2697 - 04 - AC - 0018 E
Division | Project No. | Stage | Discipline | Number | Revision

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all dimensions to be checked on site prior to commencement of work and any discrepancy shall be immediately reported and resolved prior to work commencing. this drawing is to be read in conjunction with all relevant drawings and specifications relating to the job whether or not indicated on this drawing.

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