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
- WB Water butt (volume to be a minimum of 200ltrs)
- S External storage (e.g.: bike)
- 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 | 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.)

| Rev | | Date | By |
|---|---|---|---|
| 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 |

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 | A |

N

0m 4m 8m 16m 24m

TRIANGLE ARCHITECTS
Manchester office: Raven House, 113 Fairfield Street, Manchester, M12 6BL Tel: 0161 272 3500 Fax: 0161 272 3501
studio@triangle-architects.co.uk www.triangle-architects.co.uk www.twitter.com/TriangleArch