New ramp

Extent of existing community centre to be demolished

New Bus stop Pole to be relocated.

New pedestrian refuge

Traffic island to be relocated

New Bus stop Pole.

New road access to engineers details

Existing bus shelter to be relocated in agreement with highways authority and in line with structural engineers details

Existing bollards to be removed

VICTORIA AVENUE

Higher Blackley Community Centre

New retaining wall to structural engineers details

Existing Overhead line

10m Stand Off

Sub Sta.

KEY

- **Landscaping** - Shrubs / Hedging (See LA drawing)
- **Landscaping** - Grass, generally
- **Surface** - Tarmac
- **Surface** - Concrete flags
- **Tree** - Existing, retained
- **Tree** - New
- **Hedge** - Retained & trimmed
- **Tree** - Removed
- **FF&E** - Bins / bin store
- Dwelling rear access
- Dwelling front access
- Line indicates element to be demolished
- **Surface** - Terram and Mulch
- Bike Store - Tiger Low Pent Compact 7X3 Timber Bike Shed. Capacity- 2x Bicycles (refer to drawing (00)0029- Bike storage)

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All drawings and specifications should be read in conjunction with the project health and safety plan, any possible conflicts should be presented to the Planning Coordinator.

All work to be carried out in accordance with current Building Regulations.

Contractors must verify all dimensions at the job before commencing any work or making shop drawings.

Written dimensions should be taken. Do not scale off drawing. Do not take digital dimensions from this drawing.

Any discrepancies to be reported to the Architect.

Development Boundary

0 1m 5m 10m

Scale - 1:200 @A1

Accommodation Schedule

- 2b/3p Dwelling (24A-1) - 13no.
- 3b/4p Dwelling (35A-1) - 4no.
- 3b/4p Dwelling (35A-1-D) - 6no.
- 3b/5p Dwelling (35C) - 2no.

Total - 25 dwellings

Rev	Date	Comment	Dr	Ch
P10	04.12.23	Update as clouded	CT	DT
P09	13.10.23	Update as clouded & bike stores added to each plot	CT	DT
P08	29.08.23	Update as clouded	CT	DT
P07	25.08.23	Update as clouded - tree removed	CT	DT
P06	24.05.23	Update to boundary and Plot 2 location	CT	DT
P05	03.05.23	Update as clouded	CT	DT
P04	07.03.23	Update to Unit 7&8 FFL	CT	DT
P03	17.02.23	Omitted waherbuds	CT	DT
P02	10.02.23	General update	CT	DT
P01	13.01.23	First issue	CT	DT

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GWPA Ref (515)2240

Job Title Victoria Ave, Blackley

Client JOHN SOUTHWORTH BUILDING FUTURES TODAY

Proposed Site Plan

Name	2240-GWP-01-01-DR-A-(00)-0003		
Scale	1:200@A1	Revision	P10
Drawn/Checked	CT / DT	First Issue	13.01.23
Drawing Status	A4 - Technical Drawing		

GWP

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