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

SL

RAILWAY LINE

RAILWAY LINE

SM

CR

MAN187507

Vine Street

Burstead Street

Public combined sewer 225 VC

Public combined sewer 150 VC

Public combined sewer 300 VC

10m COVENANT NO BUILD ZONE

Retain as many existing trees as possible alongembankment, subject to construction and engineering constraints

STEEP EMBANKMENT

STEEL SECURITY FENCE

private access to adoptable standards

BIN WAGGON TURNING

B1 B1(H) B2 B2(H) B3 B4 B5 B5(H) B6 E1 E2 E2(H)

A1 A2 A3

2b3p plot 1 B5(H)
2b3p plot 2 B5
2b3p plot 3 B4
2b3p plot 4 B1
2b3p plot 5 B1(H)
2b3p plot 6 B2
2b3p plot 7 B2(H)
2b3p plot 8 B1
3b4p plot 9 E1
3b4p plot 10 B3
4b5p plot 11 B3
4b5p plot 12 B4
4b5p plot 13 B5
3b4p plot 14 A3
3b4p plot 15 D
3b4p plot 16 E1
3b4p plot 17 E2
3b4p plot 18 E2(H)
3b4p plot 19 E2
2b3p plot 20 B2
2b3p plot 21 B2(H)
2b3p plot 22 B2
2b3p plot 23 B2(H)
2b3p plot 24 B2
2b3p plot 25 B6
3b4p plot 26 A3
3b4p plot 27 A2
3b4p plot 28 A1

A B C D

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.

N

SCALE 0 5m

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.
rev: C 06.11.23 Boundary type 5 changed to dashed line. 600mm trellis at request of GMP SBD.

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
PL06C
10.04.23
dwn MS
passed

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