Boundary /Wall Types

TYPE A
(Boundary wall at access road junction with Levenshulme Road)
New 1.2m high boundary consisting of 600mm high brick wall, topped with 600mm high black powder coated metal railings

TYPE B
(Separation of rear gardens)
1.8 m high boundary comprising 1.5m high close boarded timber fence infill panel on 300mm concrete base panel between concrete posts. Concrete base panels to allow for passage of hedgehogs, as per latest landscape plan.
- height of timber fence panels and concrete base panels may vary - Refer to Structural Engineer's drawings.

TYPE C
(Rear/side private gardens adjacent to railway)
2.1 m high Acoustic Reflective close boarded timber fencing by Nationwide Fencing Services Ltd (with average surface density 10.66 kg/m²).

TYPE D
(Boundary fence adjacent to site perimeter)
2.1 m high boundary comprising 1.8m high close boarded timber fence infill panel on 300mm concrete base panel between concrete posts - height of timber fence panels and concrete base panels may vary - Refer to Structural Engineer's drawings.

TYPE E
(Boundary fence fronting properties on Lowfell Walk)
1.5 m high boundary comprising 200mm high metal plinth acting as litter trap topped with 1.3m high black powder coated metal railings, with shrubs/planting - Refer to latest landscape drawing for planting specification

TYPE F
(Boundary fence fronting Plots 3-6)
1.2 m high boundary comprising 200mm high metal plinth acting as litter trap topped with 1.0m high black powder coated metal railings

TYPE G
Existing metal wired fencing to be made good where required

TYPE H
(Separation of rear gardens overlooking car parking bays behind Plots 1 and 2)
1.8 m high boundary comprising 1.5m high 'hit and miss' timber fence infill panel on 300mm concrete base panel between concrete posts. Concrete base panels to allow for passage of hedgehogs, as per latest landscape plan.
- height of timber fence panels and concrete base panels may vary - Refer to Structural Engineer's drawings.

Co-ordinate point	Easting	Northing
A1	388638862	395471557
A2	388640369	395462466
A3	388649682	395464010
A4	388648175	395473101
B1	388665889	395474864
B2	388669891	395472164
B3	388672408	395475895
B4	388679682	395470988
B5	388682445	395475084
B6	388671168	395482690
C1	388680719	395470289
C2	388687993	395465382
C3	388685477	395461651
C4	388689479	395458952
C5	388694758	395466778
C6	388683481	395474384
D1	388689228	395448690
D2	388701921	395439966
D3	388704248	395438368
D4	388718239	395428752
D5	388720565	395427153
D6	388720936	395426898
D7	388720969	395423073
D8	388728722	395423141
D9	388730082	395423153
D10	388737834	395423220
D11	388737724	395435824
D12	388698780	395462589
D13	388694389	395456200
D14	388693619	395455080

Co-ordinate point	Easting	Northing
S1	388638574	395460045
S2	388639874	395455192
S3	388667155	395464784
S4	388667973	395459851
S5	388674121	395456982
S6	388678427	395459524
S7	388675916	395453942
S8	388675821	395439349
S9	388673390	395437914
S10	388675932	395433608
S11	388678363	395435043
S12	388693332	395434275
S13	388689926	395428387
S14	388677499	395427038
S15	388678147	395421073
S16	388694897	395428927
S17	388707972	395424311
S18	388721108	395422613
S19	388743118	395422805
S20	388744994	395418322
S21	388747993	395425382
S22	388752519	395421593
S23	388758324	395429736
S24	388753821	395433771

Setting Out Co-ordinates

Note: All setting out co-ordinates for houses and apartment block taken to outside face of brickwork corners

01	**Proposed Site Plan with Setting Out Co-Ordinates**
0101	Scale 1:250 @ A1

General Notes
01: Dimensions must not be scaled from this drawing. If in doubt, please ask.
02: All dimensions are in millimetres unless noted otherwise.
03: All dimensions should be verified on site before proceeding with the work.
04: TADW Architects shall be notified in writing of any discrepancies.
05: © TADW Limited (UK) 2015

Legend

Development site boundary

Surface Finishes

Grassed Area (200mm mowing strip where lawn meets buildings)

Footpaths, pavements and paved areas

Block paving to parking bays and raised crossings / rumble strips on access road.

Tarmac to unadopted road and parking courtyards

Refer to Landscape Plan by Trevor Bridge Associates for landscaping proposals

EVCP Electric vehicle charging point

Secure external bike storage container

Electric Meter positions to Houses
Flush fitted electric meter box
409 (w) x 595 (h) x 60 (+ 150mm within wall) (d)

Water Meter positions to Houses
below kitchen sink

Electric and water meters for apartments within plant rooms

Issue	Description	Date	Drawn	Checked
P4	Note to Type E boundary clarified	14.08.23	KM	MH
P3	Type C and D boundary treatment updated. Side gate removed from Plot 1	02.08.23	KM	MH
P2	Proposed FFLs indicated. Bin storage areas added to houses. Parking bay lengths updated to houses.	26.06.23	KM	MH
P1	Issued for comments	23.05.23	KM	MH

Drawing Status
P - Planning | **T** - Tender | **C** - Construction | **R** - As Record

For Approval

tadw architects
Six St. Petersgate Stockport Cheshire SK1 1HD
Ph 0161 477 6158 Fx 0161 480 8342 mail@tadw.co.uk www.tadw.co.uk

Client: Watson Construction Ltd

Job: Levenshulme Road Gorton

Title: Proposed Site Plan with Setting Out Co-ordinates

Scale: 1:250 @ A1

Note - Prints from PDF files may not be to scale, check accuracy against scale
5 10 15 25m 1:250

Job Number	Drawing Number	Issue
221310	0101	P4