



- 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
- Water butt (volume to be a minimum of 200ltrs)
- UCP New uncontrolled crossing point
- External storage
- Dwelling bin storage (4x240l bin capacity)
- New sewer diversion with 6m easement highlighted

Boundary Treatments

- 1800mm high concrete post and timber panel fence (to separate rear gardens to a distance of 3000mm from the rear facade)
- 1800mm high concrete post with 1500mm high timber panel fence and 300mm timber trellis on top (used between rear gardens). No trellis adjacent to bin store.
- 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 Boundary Treatments

- High metal railings
- Low metal railings

Existing Features

- LP Existing lamp post

Schedule of Accommodation

Housetype	Description	Area/m2	Total	Plot Nos.
A	283P House	70.6	10	09-12, 17-22
B	384P House	87.9	7	03-08, 23
C	485P House	100.2	3	01,02, 24
D1(Gr)	283P Apartment	61.9	2	13, 14
D2(1st)	283P Apartment	69.4	2	15, 16
Total			24	

(Car parking : 2 & 3-bed 100%; 4-bed 200% shown)

Tenure

- Social Rent (4no.)
- Affordable Rent (10no.)
- Shared Ownership (10no.)

A Layout amended to planning comments. Tenure 10.05.23 MT updated
Rev Date By

Client:
One Manchester

Project:
Project500.Ph1.Brigham Street Openshaw

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	20-051	02 A

