



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 boundary comprising Jakoustic absorptive acoustic 1.8m high close boarded timber fence panel (with min surface density 33 kg/m²) 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 D**
(Boundary fence adjacent to site perimeter)
2.1 m high boundary comprising 1.8m high close boarded timber fence infill panel (with min surface density 10 kg/m²) 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.

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

Schedule of Accommodation

- 11no. 2B3P apartments at 61sqm each
- 20no. 1B2P apartments at 50sqm each
- 6no. 2B3P two storey houses at 70sqm each

Total 37 units

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 adopted 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

DESIGN CONSIDERATIONS

- Plots 1 to 6 - 2 storey 2b3p houses.
- Plot 7 - Plot 37 - 3 storey apartment block
- Single apartment building split into two blocks, each with separate main entrances and single stair arrangement
- Site boundary to be confirmed
- Apartment sizes comply with NDSS sizes
- Apartment block respects overlooking distances with surrounding properties
- Apartment block to be predominantly brick elevations
- Access into development for pedestrians and cars via new road crossing off Levenshulme Road
- New access road to be adopted up to rumble strip
- It is assumed refuse vehicles will access the site for bin collections
- 84% parking provision (including visitor spaces)
- Secure communal bike store provided
- A number of existing trees to be removed to enable development
- Generally timber fencing and metal railings to site boundary in line with SBD standards

P21	Landscaping Proposals amended to reflect Landscape Plan	07.02.23	KM	MH
P20	Amendments to Boundary Types E and F	25.01.23	KM	MH
P19	Car parking space to Plot 4 relocated	03.01.23	KM	MH
P18	Amended following Highways' comments. New access road to be unadopted. Boundary at side of Plot 2 changed to Type H boundary. External bike store added to Plots 1-6 rear gardens.	14.12.22	KM	MH
P17	Planning application submission	19.10.22	KM	MH
P16	Site plan layout updated	07.10.22	KM	MH
P15	Apartment buildings combined into single block	22.08.22	KM	MH
P14	House types amended. Apartments separated into two blocks	17.08.22	KM	MH
P13	House types and apartment mix updated	16.08.22	KM	MH
P12	Site plan updated.	12.07.22	KM	MH
P11	Site plan updated. Boundary treatments indicated	08.07.22	KM	MH
Issue	Description	Date	Drawn	Checked

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

For Approval

tadwarchitects

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Client	Watson Construction Ltd	
Job	Levenshulme Road Gorton	
Title	Proposed Site Plan	
Scale	1:250 @ A1	
Note - Prints from PDF files may not be to scale, check accuracy against scale		
Job Number	Drawing Number	Issue
221310	02	P21