



Appendix 4.1 Environmental Statement Chapter 4 Figures



Figure 4.1a Brotherton House General Arrangement Plan

- 1 Later Living Garden
2 Cycle store
3 Substation/Generator
4 Parking Court
5 Dementia Garden
6 Dementia Lounge Garden
7 Extra Care Garden
8 Grow space with raised planters and a shed for storage
9 Mown path through woodland with integrated seating along the way

A raised table indicates entering a private road/parking court

Existing boundary fence to be inspected and made good where required

Existing boundary fence to be inspected and made good where required.

Reinforced grass to the front of the substation to allow for access when needed but will contribute to greening of the street

Existing boundary fence to be inspected and made good where required

KEY

- Surface Type 1**
High quality concrete block paving to pedestrian areas
Colour TBC
- Surface Type 2**
Tarmac to road surfacings. Flush kerbs across roads to delineate adoption boundary. Adopted road to feature 100mm upstand kerb edges, dropped kerbs where required to access parking bays and crossing points. Private road extends to feature 15mm upstand conservation kerb edge
Conservation kerb to all edges
- Surface Type 3**
Concrete block paving to adaptable standards to loading bays and traffic ramps. Combination of conservation kerbs and flush pin kerbs to edges to facilitate level access for vehicles.
- Surface Type 4**
Permeable tarmac to parking bays with painted line work to demark accessible bays. Combination of conservation kerbs and pin kerbs to all edges to suit
- Surface Type 5**
Tarmac to pedestrian paths associated with roads. Concrete conservation kerb to road edges and concrete conservation pin kerb edging to planting beds.
- Surface Type 6**
Reinforced grass paving to substation entrance
- Surface Type 7**
Maintenance strip to building perimeter
Clean round decorative gravel with timber edging - spec TBC
- Surface Type 8**
Compacted gravel to woodland path and seating areas within the extra care garden. Crushed gravel, compacted with a timber edge.
- Surface Type 9**
Handstanding to dementia garden
Reinforced gravel - vehicle loading spec in front of substation and generator, pedestrian elsewhere
Colour TBC to complement brickwork
Metal edging to all edges - Kinley Bison edging or similar approved
- Surface Type 10**
Tackle paving to crossing points
- Ornamental Planting**
Mixed shrub, herbaceous perennial & ornamental grass planting
Notes: 300mm topsoil over 400mm subsoil
Refer to planting plan. Reuse soil on site where feasible
- Amenity Lawn**
Managed at close cut lawn
To include 10% turf planting
Lawn Turf laid over 100mm Topsoil over 150mm Subsoil / 300mm if surplus available. Reuse soil on site where feasible
- Native Scrub**
Native scrub planting to the perimeter of car parking bays. Bark mulch as ground cover below shrubs
Notes: 300mm topsoil over 600mm subsoil
Reuse soil on site where feasible
- Wildflower Meadow**
Wildflower mix to be overseeded
Notes: 100mm topsoil over 150mm Subsoil / 300mm if surplus available
Reuse soil on site where feasible
- Instant Hedgerow**
1.6m high native species hedgerow to the perimeter of the dementia garden to provide privacy
Notes: 15m per site, 30m in and double staggered. Planted in 300mm topsoil over 600mm subsoil
- Hedgerow**
Mixed Native Species to the edge of the apartment block and perimeter of the plot
Notes: Double staggered whip planting. Planted in 300mm topsoil over 600mm subsoil
- Climbers**
Twining climber species - refer to planting plans
- Existing Tree Retained**
- Proposed Feature Tree**
Semi-mature tree
30-50cm girth - Refer to planting plans
Notes: 300mm topsoil over 600mm subsoil
- Proposed Street Tree**
Semi-mature tree
20-25cm girth - Refer to planting plans
Notes: 300mm topsoil over 600mm subsoil
- Proposed Multistem Tree**
Shrubbed within the extra care garden to add layers to the planting and help offer privacy - Refer to planting schedules
Notes: 300mm topsoil over 600mm subsoil
- Whip Planting**
Planted at 2.2m centres - Refer to planting schedules
Notes: 300mm topsoil over 600mm subsoil
- Seating**
Mix of materials and cubic blocks. PPC finished metal framework with timber seated top. Bench specification to include options for back and arm rests. Tables and positioning of seating to consider users requiring wheelchair access
Colour TBC
- Landscape Structures**
Timber and steel pergola structures fabricated to enhanced seating areas requiring cover. To include for example wire system spanning between to facilitate greening of structures with climbing plants.
- Raised Grow Beds**
Natural hardwood dressed timber raised grow beds constructed from hardwood timber sleepers. Beds internal face to be lined with waterproof membrane with loose gravel drainage and geotextile separation layer below
- Tool Shed**
Small timber shed with windows to store communal residents gardening supplies. Standard wooden garden shed (8ft x 4ft) with secure, lockable door from Shed Store or similar approved. To be installed over suitable paved base to match existing hardstanding
- Timber Fence**
To boundary of residential terrace gardens. Double slatted (horizontal) timber pressure treated screening panels. To include lockable gate in match line style. Height: 1.2m with climber planting
Product TBC
- Timber Screen**
To boundary of residential terrace gardens. Double slatted (horizontal) timber pressure treated screening panels. To include lockable gate in match line style. Height: 1.8m
Product TBC
- Metal Railing**
Railing to the perimeter of the dementia garden
1.8m high mild steel PPC railing consisting of flat bar profiles. To incorporate electronic top access to all gates. Colour to match architectural metalwork
- Metal Railing**
Secure railing to the perimeter of shared gardens
2.2m high mild steel PPC railing consisting of flat bar profiles. To incorporate electronic top access to all gates. Colour to match architectural metalwork
- Low brick wall**
To entrance road forming part of the boundary to the private terrace gardens. Low wall to delineate the entrance gateway to the site
Wall height 1.5m high for 3m adjacent to properties before lowering to 1.2m high elsewhere. Brick to match architectural brickwork
- Bird and Bat boxes**
Housed environmental measures installed within existing trees. Final locations and quantities to be advised by ecologist. Schweigler bird and bat box or equal and approved
- Handrail**
1.1m high metal handrail along sloped footpath. Mild steel with PPC finish, to include an integrated handrail at 0.8m high
Colour to match architectural metalwork
- Bin Store**
To individual house footpaths. Constructed out of brick (to match building) with a green roof to the bin store and timber screening doors
Large enough to house 4x2x1.5m bins
- Cycle Store**
To private rear gardens of houses. Proprietary product, spec TBC
- Lighting Column**
External lighting to internal road and parking areas. Lighting layout indicative subject to specialist design input
Proprietary product, spec TBC and subject to adoptable standards
- Lighting Bollard**
Low level lighting bollard to resident amenity and ecologically sensitive areas. Lighting layout indicative subject to specialist design input.
Proprietary product, spec TBC
- Fixed Bollard**
Stainless steel fixed bollard. Spec TBC

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NOTES:

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- The dimensions of all materials must be checked on site before being laid out.
- This drawing must be read with the relevant specification clauses and detail drawings.
- Order of construction and setting out to be agreed on site.



Red Line Boundary



Existing Surface Level



Proposed Surface Level

P08	11/11/2025	Planning	CB	SC
P07	31/10/25	Planning	CB	SC
P06	20/10/25	Draft Planning - For Coordination	CB	SC
P05	15/10/25	For Information	CB	SC
P04	03/10/25	For Information	CB	SC

Revision	Date	Description	Drawn	Apprv.
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Client Muse

Project Wythenshawe Civic Plot 3.3

Drg Title General Arrangement

Created on 13-08-25	Created by MB	Approved by SPL
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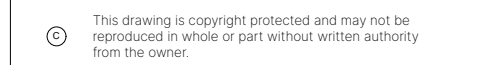
Scale 1:500	Size A2	Workstage RIBA 2
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Drg No. 3475b-PLA-XX-XX-DR-L-0001	Suitability Revision S1 P08
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Appendix 4.1b C2 The Birtles General Arrangement Plan



- # KEY
- | | |
|---|--|
|  | Red Line Boundary |
|  | Paving Type 1
Accent Banding to Main entrance / Birlies pedestrian areas - to match LUF works |
|  | Paving Type 2
Hand-painting 1 pedestrian areas
Resin bound gravel or similar - Vehicle loading space in front of substation and general pedestrian pedestrian elements. Cobble T10 to complement brickwork
Metal edging to all edges. Kinley Beton edging or similar approved |
|  | Paving Type 3
Accent Banding to Commercial unit entrances / Birlies pedestrian areas - to match LUF works |
|  | Paving Type 4
Tarmac with coloured chippings to parking bays- to include line painting to demark accessible bays.
Consideration taken to all edges. Along car garden edges, breaks in the tarmac to allow for water drainage into planting |
|  | Paving Type 5
Temporary hand-painting to cover footprint of demolished building |
|  | Paving Type 6
Reinforced grass (geogrid) surfacing to facilitate substation access |
|  | Paving Type 7
Maintenance strip to building perimeter: Clean round decorative gravel with timber edging - to retain 100mm of soft landscaping beyond |
|  | Tactile Paving
Tactile paving to crossing points |
|  | Ornamental Planting
Mixed shrub, herbaceous perennial & ornamental grass planting
Notes: 300mm topsoil over 400mm subsoil
Gravel garden and rain garden suitable mo planted within the loose decorative gravel and raised concrete area boundaries - Refer to planting plan and drainage strategy drawings (CWC) |
|  | Rain Garden Planting
To be 200mm plastic 60% Decorative loose gravel with natural stone boulders.
Gravel garden and rain garden suitable mo - Refer to planting plans and drainage strategy drawings (CWC)
Notes: 300mm topsoil over 400mm subsoil (rain garden specific soil) |
|  | Native Hedge
Hedge/line to visually screen service area
1.6m high native hedge. Cloude dogwood
Notes: 300mm topsoil over 400mm subsoil |
|  | Climbers
Flexible wire system with climbing plants to soften and screen existing and new substation elements
Tearing other systems - Final extent to be coordinated with substation ventilation requirements |
|  | Proposed Feature Tree
Bark-mature tree planted in soft landscape with underground geyring system 30-50mm girth. Refer to planting schedule
Notes: 300mm topsoil over 400mm subsoil |
|  | Proposed Accent Trees
Semi-mature tree planted in soft landscape with underground geyring system 30-50mm girth. Refer to planting schedule
Notes: 300mm topsoil over 400mm subsoil |

P01	27/11/25	Planning	CB	SC
Revision	Date	Description	Drawn	Apprvd.

Manchester | London | Liverpool | Leeds | Standish

Client	Muse
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Project	Wythenshawe Civic Plot C2
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Drg Title	General Arrangement
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Created on 13-08-25	Created by MB	Approved by SPL
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Scale	Size	Workstage
1:200	A2	RIBA 2

Drg No.	Suitability Revision
18702-PLA-XX-XX-D-L-0001	S3 P01

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Figure 4.1c Alpha House General Arrangement Plan



Notes

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- Application Boundary
- WCHG Ownership Boundary

Flat Type

- 1B2P
- 1B2P M4(3)
- 2B3P
- 2B3P M4(3)

C01	21.11.25	FINAL PLANNING ISSUE	TM/DM
P08	10.11.25	PLANNING ISSUE	TM/DM
P07	06.11.25	PLANNING ISSUE	TM/DM
P06	31.10.25	Draft planning issue	TM/DM
P05	26.09.25	For information	TF/TM
P04	28.08.25	Updated following comments	TM
P03	22.08.25	Updated following comment	DM
P02	08/07/25	For Information	TM/DM
P01	27/06/25	For Information	TM/DM
Rev	Date	Description	Drawn / Checked

Project name

Alpha House
3995B

Drawing number

Rev

18703 - LB - ZZ - XX - D - A - 120000

C01

Drawing

GA Plan - Ground Floor

Purpose of issue

Planning Submission

Suitability code

S2

Scale

1 : 200 @ A1

First issue date

27/06/2025

Client

Wythenshawe Community Housing Group & Muse Places

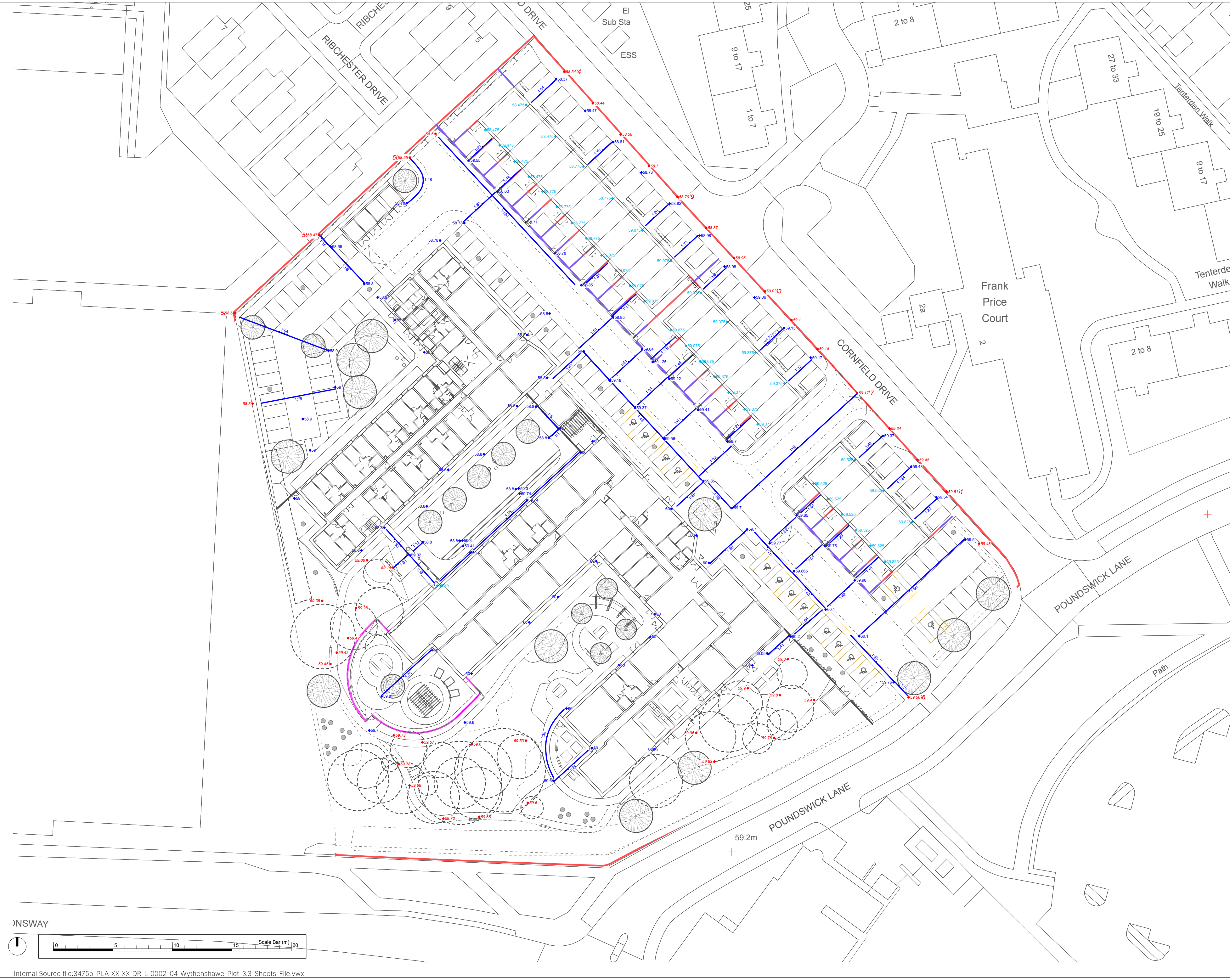
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Figure 4.2a Brotherton House Levels



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Red Line Boundary

•185.1m

Existing Surface Level

◆184.9m

Proposed Surface Level

1.40

Proposed Surface Gradient

◆184.6m

Proposed FFL tbc

NOTE:
Layout and levels subject to design team review and drainage strategy coordination.

P01	27/11/25	Planning	CB	SC
Revision	Date	Description	Drawn	Apprvd.

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Project	Wythenshawe Civic Plot 3.3		
Drg Title	Levels GA		
Created on 13-08-25	Created by MB	Approved by SPL	
Scale 1:500	Size A2	Workstage RIBA 2	
Drg No. 18704-PLA-XX-XX-D-L-3000	Suitability Revision S1 P01		



Figure 4.2b C2 The Birtles Levels

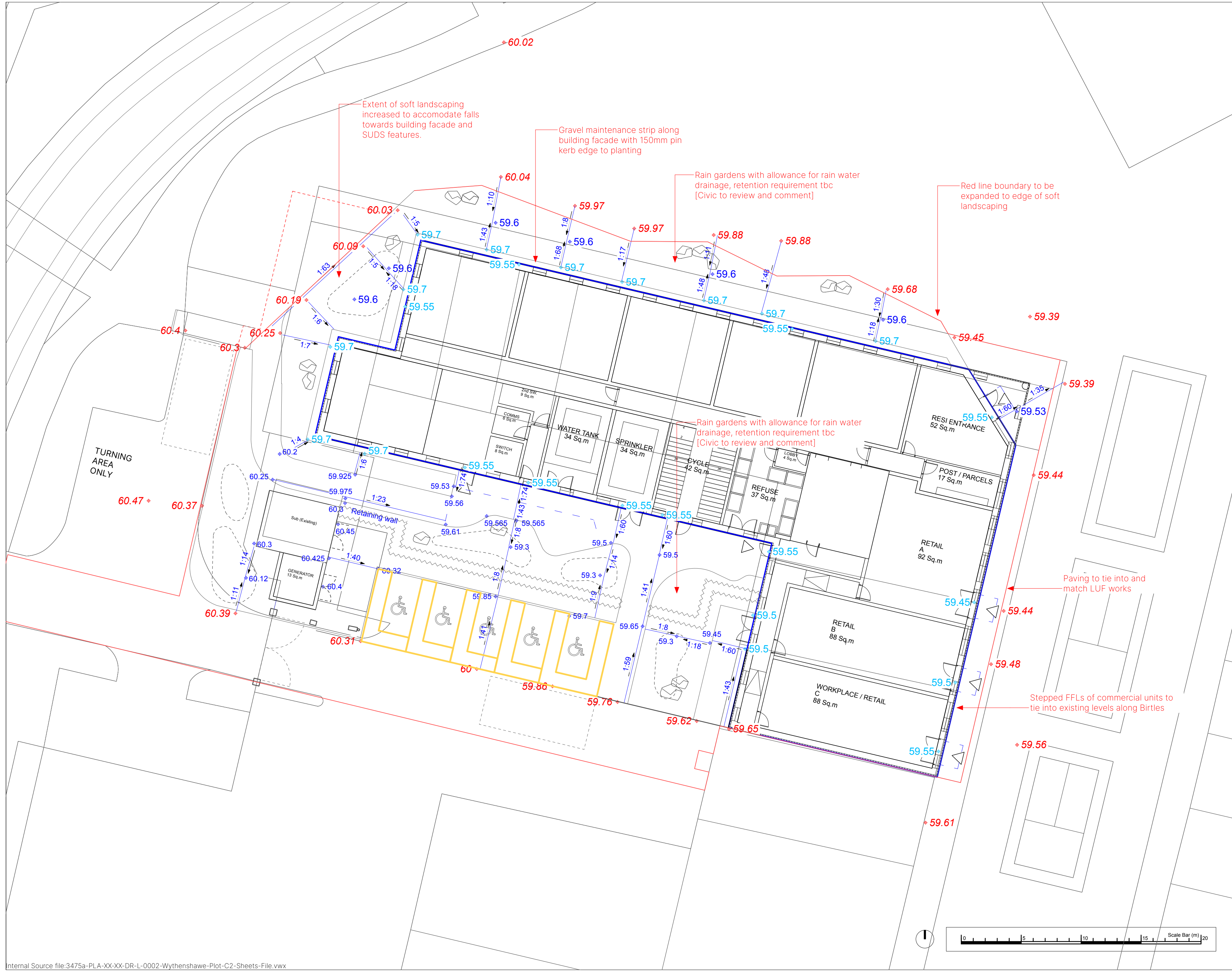




Figure 4.2c Alpha House Elevations



1 | Sitewide - West Elevation



2 | Sitewide - South Elevation



3 | Sidewide - East Elevation



4 | Sitewide - North Elevation



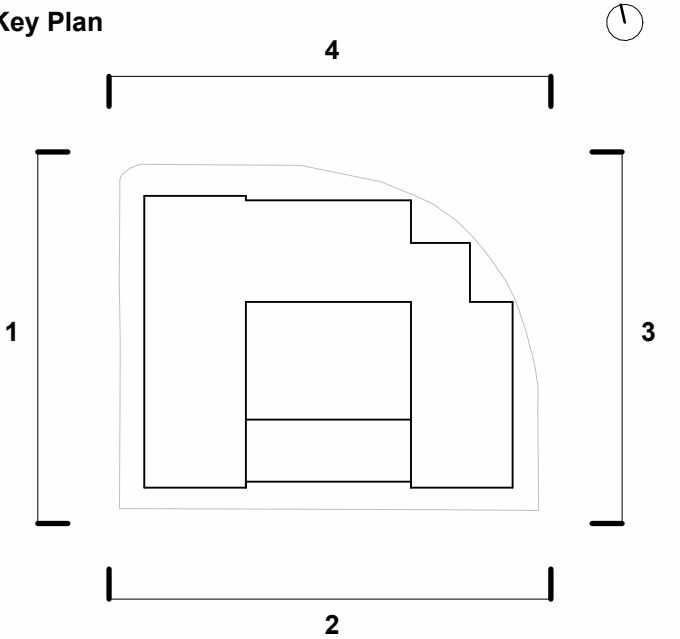
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Key Plan



C01	21.11.25	FINAL PLANNING ISSUE	TM/DM
P03	06.11.25	PLANNING ISSUE	TM/DM
P02	31.10.25	Draft planning issue	TM/DM
P01	16.09.25	For Information	TF/TM
Rev	Date	Description	Drawn / Checked

Project name

Alpha House
3995B

Drawing number Rev

18703 - LB - ZZ - XX - D - A - 130000 C01

Drawing

Sitewide Street Elevations

Purpose of issue	Suitability code
Planning Submission	S2

Scale	First issue date
1 : 500 @ A1	16.09.2025

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Figure 4.3a Brotherton House Access Plan



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6.

BASED ON OS MAPPING PROVIDED BY PLANIT

7.

BASED ON PLANIT'S SITE LAYOUT DRAWING REF.: "3475b-PLA-XX-XX-DR-L-0001General Arrangement"

KEY:

RED LINE BOUNDARY (SUPPLIED BY PLANIT)

PROPOSED VISIBILITY SPLAYS (30mph)

Rev:

Description:

Date:

By:

Chkd:

Curtins

Merchant Exchange, 17-19 Whitworth Street West, Manchester, M1 5WG
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manchester@curtins.com
www.curtins.com

Civils & Structures • Transport Planning • Environmental • Infrastructure • Geotechnical • Conservation & Heritage • Principal Designer
Birmingham • Bristol • Cambridge • Cardiff • Douglas • Dublin • Edinburgh • Glasgow • Kendal • Leeds • Liverpool • London • Manchester • Nottingham

Status:

PRELIMINARY

Project:

BROTHERTON HOUSE

Orig Title:

SITE ACCESS ARRANGEMENT

Drawn By

PB

Designed By

PB

Checked By

AT

Date

28/11/25

Scales @ A1

1:125

Project No - Originator - Function - Spatial - Form - Discipline - Number

87688 - CUR - XX - 00 - D - TP- 75001

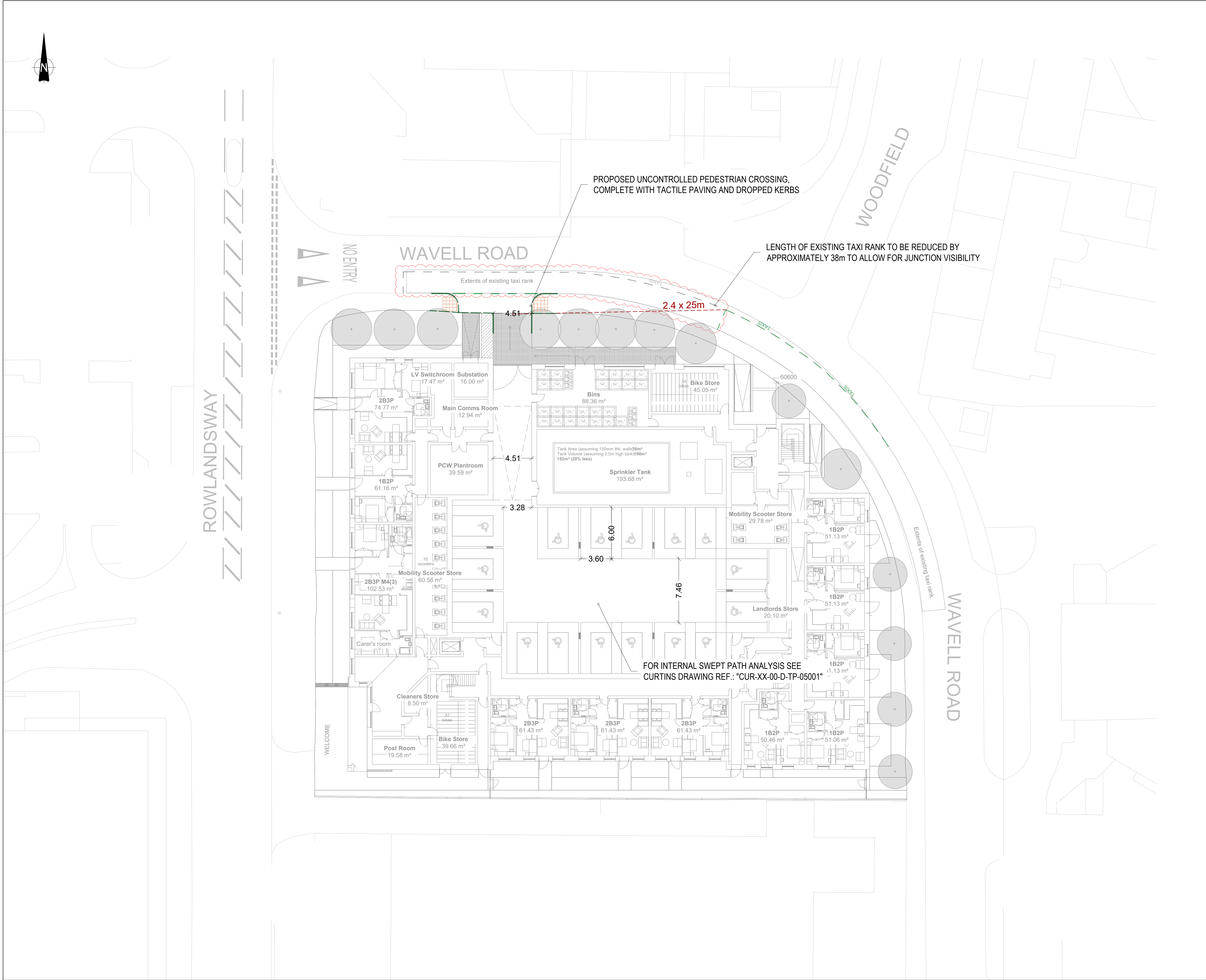
Revision

P02

\\ms-b-11\Projects\87688 - Wythenshawe Plots C2 and 3\2023-24\Drawings\11106-Drawings\



Figure 4.3b Alpha House Access Plan



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BASED ON LEVITT BERNSTEIN'S LAYOUT DRAWING REF.: "3995B-LB-ZZ-XX-D-A-120000-P08 - GA Plan - Ground Floor"

KEY:

PROPOSED RAISED KERB

PROPOSED FLUSH KERB / BACK OF FOOTWAY

PROPOSED ROAD MARKINGS

PROPOSED VISIBILITY SPLAYS (BASED ON A 20mph SPEED LIMIT)

Rev:

Description:

Date:

By:

Chkd:

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Status:

PRELIMINARY

Project:

TPMA WYTHENSHAW, ALPHA HOUSE

Dwg Title:

PROPOSED ACCESS ARRANGEMENT

Drawn By

MQ

Designed By

MQ

Checked By

AT

Date

18/11/25

Scales @ A1

1:200

Project No - Originator - Function - Spatial - Form - Discipline - Number

88423 - CUR - XX - 00 - D -TP- 75001

Revision

P01