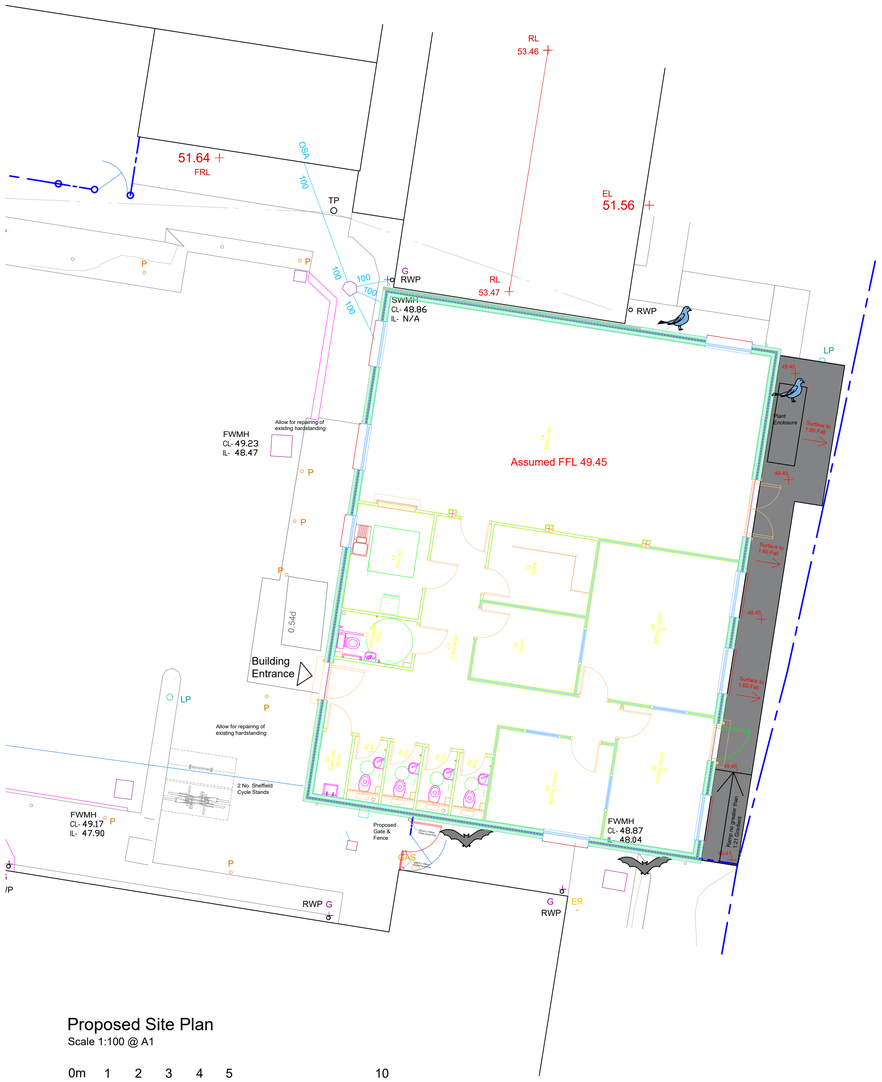


Proposed Site Plan

Scale 1:100 @ A1

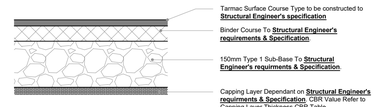
0m 1 2 3 4 5 10

1:100

Landscaping Key

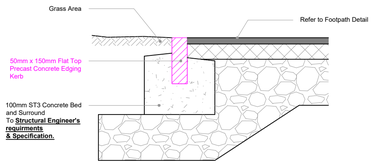
- Tarmac Footpath
- Tarmac Road
- Brick Paving
- Concrete Paving Slabs
- Gravel
- Soft Landscaping
- Embankment
- Proposed Tree
- Existing Tree
- Existing Tree Removed
- Proposed Planting
- 2 No. Bird Box
  25mm of 38mm entrance hole box, house sparrow terrace, swift box attached or integrated within retained or new buildings on site
- 2 No. Bat Box
  Vivara Pro WoodStone Bat Box or similar attached to a retained or new tree on site or provision of a bat box integrated within new or retained buildings.

Capping Layer Thickness CBR Table					
CBR Value	<2%	<2.5%	<3%	<4%	>4%
Min. Capping Layer Thickness	470mm	400mm	225mm	225mm	225mm



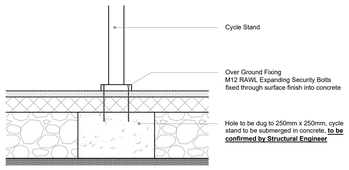
Footpath Detail

Scale 1:10 @ A1



Footpath Edge Detail

Scale 1:10 @ A1



Overground Cycle Stand Fixing

Scale 1:10 @ A1

Important Note:

Drawing to be read in conjunction with Ascerta
Daytime Building Inspection Reference: P.2061.24
First Issued October 2024

UNLESS STATED OTHERWISE, THE DESIGNS SHOWN ARE SUBJECT TO DETAIL SITE SURVEY AND INVESTIGATIONS AND/OR APPROVAL OF THE RELEVANT VARIOUS LOCAL AUTHORITY OFFICERS, STATUTORY UNDERTAKERS, FIRE OFFICERS AND ENGINEERS. THEY ARE PROJECT AND SITE SPECIFIC.

THIS DRAWING SHOULD NOT BE SCALED FROM.

ALL DIMENSIONS SHOULD BE CHECKED ON SITE.

ANY DRAWING ERRORS OR DISCREPANCIES SHOULD BE REPORTED TO VAUGHAN ARCHITECTURE LTD

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DRAWING STATUS

DRAWN BY: JW

SCALE: 1:100 @ A1

DATE: September 2025

A1

P01	First Issue for Client Comments	12/09/25	JW	SC
P02	Amended following PML comments	26/09/25	JW	SC
P03	Bat & Bird Box provision shown	06/10/25	JW	SC
P04	External Wal Build up amended	14/01/26	JW	SC

N

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CLIENT	Youth Investment Fund
PROJECT TITLE	N-Gage - Manchester
DRAWING TITLE	Proposed Site Plan
PROJECT NO.	VAD.25.21
DRAWING NO.	40694-PML-00-DR-A-000021
REVISION	P04
STATUS	S3