Do not scale from this drawing for construction purposes

SCALE Metres 0 2.0 4.0

N

MATERIALS
As noted on plan

SANDY LANE

Red common brick wall approx. 700mm hihg with flat stone coping.

Stone/flag wall approx. 300mm high with 600x450m concrete flag topping.

Tarmac and concrete flag paving on solid (concrete) level with top of wall.

Vertical boarded fence approx. 2.0m high atop raised ground' part profiled steel fencing behind 2.2m.

Footpath

edging concrete paving flags above low wall

Low planters (vacant)

planter

Tarmac paving

planter

Registered title boundary (and boundary of application site).

Vertical boarded fence approx. 2.0m on boundary with 2 Fairhaven Avenue

Area within curtilage but not on registered title.

Tarmac paving

approximate concrete paving/ rubble hardcore boundary

Tarmac paving

2 Sandy Lane

4 Sandy Lane

4 - hardcore

5 - hardcore

approximate position of piles of accumulated rubbish/debris

3 - hardcore

6 - Tarmac

7 - Tarmac

approximate Tarmac/ rubble hardcore boundary

2 - hardcore

Pole

Profiled steel fence approx. 2.2m, with small access hatch.

Alley walls generally red common brick with brick or flat stone cappings 2.0-2.2m.

1 - Tarmac

Soil

Red brick wall with matching cappings approx.2.0m.

Alley walls generally red common brick with brick or flat stone cappings 2.0-2.2m.

380 Barlow Moor Road

EXISTING SITE
The existing site is partially covered with Tarmac to the north, south and east and has some posts/overhead timbers.
Most of the central area is covered with compacted hardcore/brick rubble (possibly from the demolition of the dwellings that appear to have formerly occupied the site).
These surfaces are exposed in places and are covered with approximately 25mm debris/soil elsewhere. This 25mm surface has been scraped where indicated (pink circles) to confirm the underlying site coverage.
The site is periodically cleared/maintained. At the time of this assessment in November 2025, this had not been done since July 2025 and there are two large piles of rubbish/waste on the site together with some sproutings of bramble centrally, ivy on the brick walls, Buddhlia up to aproximately 600mm in the SW corner and sycamore shoots up to approximately 600mm centrally.
The frontage to Sandy Lane is raised approimately 300mm above pavement level with a concrete flag edging, and is covered with Tarmac with two planter beds (possibly from the time when this housed a large advertising hoarding). The Tarmac extends beyond the fencing into the main site.

GROUND SITE PLAN
(with landscaping notes)

revision	date	item	by
A	23.11.2025	Site surface materials/condition added, minor alteration to fence line	HP

James De Santis : Hilary Philipson

project
New Houses
Land Adjacent to 4 Sandy Lane Chorlton M21 8TN

drawing
Existing Ground Plan

scale	plot size	date	drawn by
1:50/1:100	A1/A3	07.2025	JDS/HP

job no.	drawing no.	revision
2025	**11**	A