

Note: topographical required to accurately plot scheme and surrounding areas

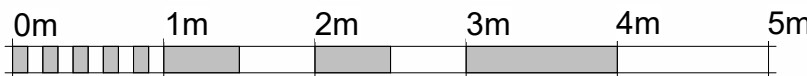
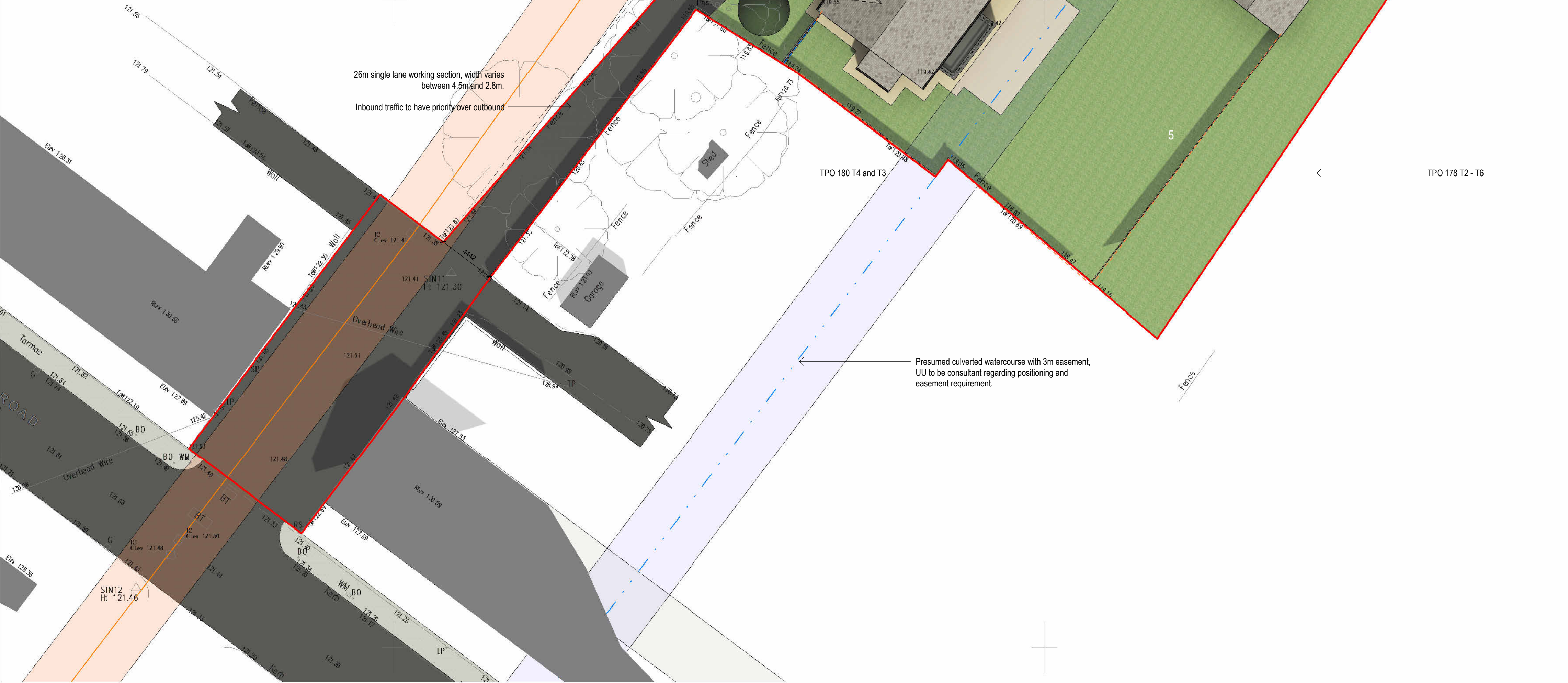
Point	Grid Reference	Level
1	412445.681	121.736
2	412474.236	123.148

376380E
412380N

376340E

376360E

376380E



VISUAL SCALE 1:50 @ A1

NOTES:

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Do not scale from this drawing.

All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment.

Any discrepancies are to be reported to the architect for clarification.

All materials and workmanship to be in accordance with the current British Standards and codes of practice.

This drawing is to be read in conjunction with all relevant Architectural, Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications.

As with all construction projects the CDM 2015 regulations apply and the work on this project may require both the issue of a notification to the HSE (because of the duration of the works on site) and the client may also need to appoint a Principal Designer because there may be more than one contractor working on site.

The Principal Designer will be able to coordinate the pre-construction information and also ensure that all duty holders under CDM comply with their relevant duties.

The building owner is to serve a Party Wall Act Notice as applicable to adjoining property owners as outlined in The Party Wall Act 1996. The Building Contractor is to verify the thickness of the party walls prior to commencement of the proposed works.

Schedule of Accommodation:

Type	Accommodation	sqm	sqft	no
C	5B10P House	356	3832	1

Car Parking - 600%

Type C has a detached triple garage please note that the sizes above do not include the garage. The garage is measured at 55.51sqm.

Key:

Line	Type
1	900mm metal railings
2	900mm wall with 900mm timber fence
3	1800mm timber fence
4	1800mm metal gates
5	Public combined sewer easement
6	Culverted watercourse

Note:

Sprinkler/mist system to be fitted to all dwellings in accordance with BS 9251:2014 or other subsequent standard to allow for a single access road up to 500m as required by GMFR.

All areas inside dwellings are within 45m of the fire appliance which is to be positioned no more than 165m from a suitable fire hydrant. Rearest of which is located on Bury Road

A review of the United Utilities sewer records has identified multiple sewers networks to be present within the site boundary. UU have established that a 6m easement is required (3m either side of the centre line).

DRAWING STATUS:

Rev	Description	Check	Date
C	attenuation pond attend to the scheme as per drainage design.		27.01.2025

CLIENT:

Dickens Property Group

PROJECT:

Brownhills Close, Tottington

DRAWING:

Southern Site Layout

SCALE 1:50	DATE	DRAWN	CHECKED
1 : 200	26/03/2024	KS	GRF
DRAWING NO.	CAD REFERENCE NO.	REVISION	
R0826 - 07		C	

