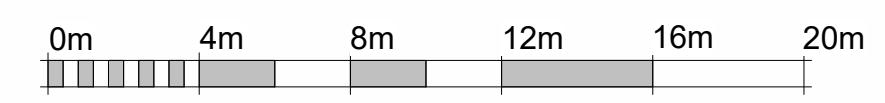


Proposed Site Layout  
1:200



VISUAL SCALE 1:200 @ A1

NOTES

This drawing is the property of Equilibrium Architects and copyright is reserved by them. This drawing is not to be copied or disclosed by or to any unauthorised persons without the prior written consent of Equilibrium Architects.

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
A	4B7P House	157	1690	1

Car Parking - 300%

Car parking to no 31 and 33 reconfigured to allow for 3no spaces as per Bury Council's Parking Standards

Current position of fence for no 33 Victoria Court to be removed and reduced by 2.8m

no 33 has 4no windows within gable: hallway, bathroom, WC and secondary window to the kitchen/bathroom

Fence line placed at the top of slope to minimise any disturbance to the brook below. Retaining structure may be required, structural engineer to confirm

New tree planting proposed 6no in total please refer to landscaping drawing for further details

Land towards the brook to be left in its natural state and maintained in accordance with BNG Habitat survey

New planted hedgerow proposed to screen car parking spaces.

Retaining wall may be required at the top of slope, rail to top of slope/retaining wall to the minimum height of 1100mm in accordance with Part K of the Building Regulations. Structural engineers to confirm.

DRAWING STATUS:

Rev	Description	Check	Date
B	Fence line revised to allow for BNG mitigation		12.02.2025
C	Parking to no 31 revised		03.06.2025

CLIENT:  
Mrs A. Delaney

PROJECT:  
Victoria Court, Tottington

DRAWING:  
Site Layout

SCALE: as A1:	DATE:	DRAWN:	CHECKED:
1 : 200	13/11/2024	KS	RS
DRAWING NO.:	CAD REFERENCE NO.:	REVISION:	
R0823-01		C	

