



KEY SITE AREA/ VOLUME MEASUREMENTS

Site area: 1821m²
Existing buildings footprint (inc Flora Cottage): 738m²
Percentage existing site coverage: 40%
Existing buildings volume: 1723 m³

**TO BE READ IN CONJUNCTION WITH
DESIGN AND ACCESS STATEMENT**

REV	DATE	AMENDMENT
A	09/02/20	RE-issued FOR PLANNING PERMISSION
B	23/07/19	ISSUED FOR OUTLINE PLANNING PERMISSION

KEY PLAN

PROJECT NAME

FLORA COTTAGE + PLOT 438 CHESTER ROAD
WOODFORD STOCKPORT
SK7 1QS

another
ARCHITECTURE + INTERIORS

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**EXISTING TOPOGRAPHICAL SURVEY
GENERAL ARRANGEMENT**

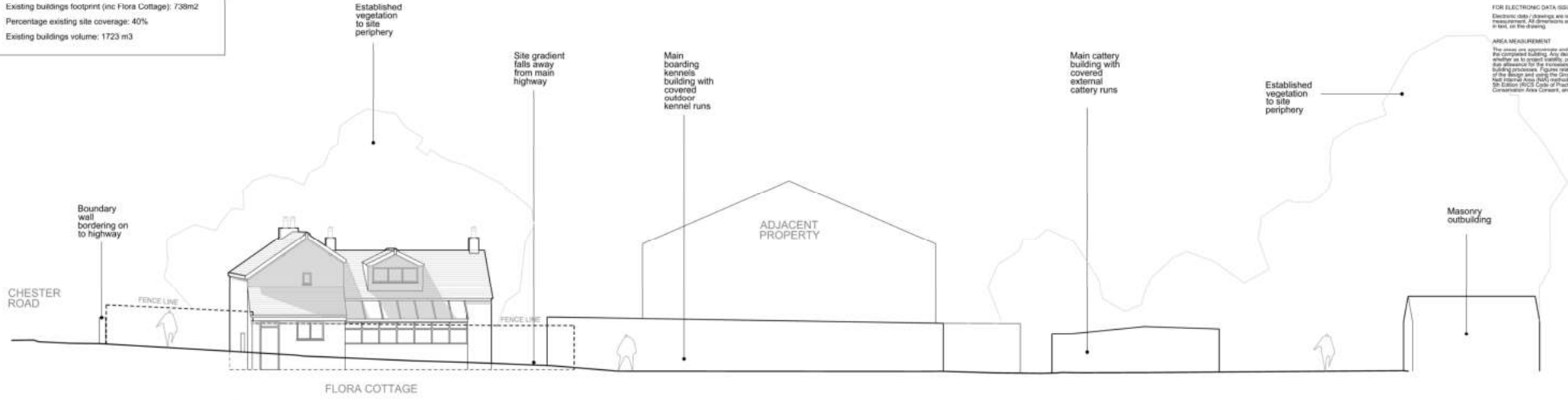
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1:100	27/05/19	SG	SG	SG	

STATUS

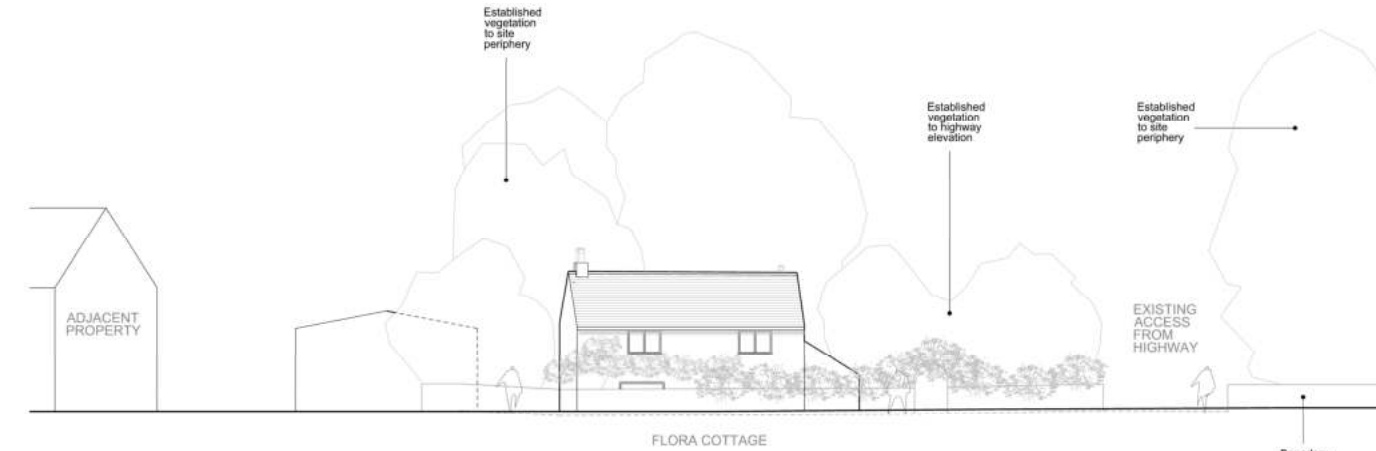
PLANNING

DRAWING NO.	REV
0118.00.200	A

KEY SITE AREA / VOLUME MEASUREMENTS
Site area: 1821m²
Existing buildings footprint (inc Flora Cottage): 738m²
Percentage existing site coverage: 40%
Existing buildings volume: 1723 m³



01 EXISTING LONG SECTION AA | 1:100 @ A1



02 EXISTING HIGHWAY ELEVATION | 1:100 @ A1



KEY SITE PLAN

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AREA MEASUREMENT
The above area measurements and can only be verified by a detailed dimensional survey of the completed building. Any decision to be made on the basis of these positions, whether as to layout, levels, coverage, area measurements or the like, should include the allowance for the thickness and tolerance of the building structure. Figures relate to the likely area of the building in the current state of the design and using the Gross External Area (GEA) / Gross Internal Area (GIA) / Net Internal Area (NIA) method of measurement from the Code of Measuring Practice. All areas are subject to Topographical Survey, and detailed Rights to Light analysis.

TO BE READ IN CONJUNCTION WITH
DESIGN AND ACCESS STATEMENT

REV	DATE	AMENDMENT
A	000001	RE-ISSUED FOR PLANNING PERMISSION
B	000002	ISSUED FOR OUTLINE PLANNING PERMISSION

KEY PLAN

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DRAWING

EXISTING ELEVATIONS
GENERAL ARRANGEMENT

SCALE @ A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1:100	27/05/19	SG	SG	SG

STATUS

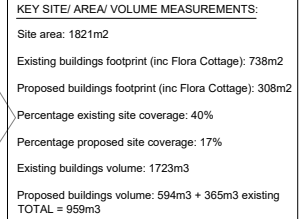
PLANNING

DRAWING NO.

0118.00.201

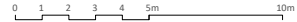
A

01a PROPOSED LONG SECTION WITH
DEMOLITIONS INDICATED BY ORANGE HATCH

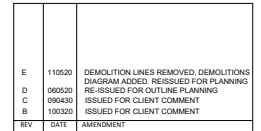
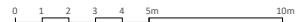


TO BE READ IN CONJUNCTION WITH DESIGN AND
ACCESS STATEMENT AND PROPOSED
ELEVATIONS (0118_20_201)

01 PROPOSED LONG SITE SECTION SHOWING MASSING AND DEMOLITIONS | 1:100 @ A1



02a PROPOSED SHORT SECTION WITH DEMOLITIONS
DEMOLITIONS INDICATED BY ORANGE HATCH - VISIBLE FROM HIGHWAY



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DRAWING

PROPOSED ELEVATIONS
GENERAL ARRANGEMENT

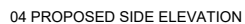
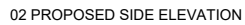
STATUS

PLANNING

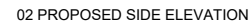
DRAWING NO. _____ REV _____

0118_20_201 E

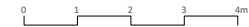
REFER TO EXISTING SITE PLAN (0118_00_201)
FOR EXISTING SITE LAYOUT OF KENNEL/
CATTERY BUILDINGS AND ASSOCIATED
OUTBUILDINGS



UNIT TYPE 1 FOR PLOTS 1 AND 2
REFER TO 0118_20_200-201 FOR SITE POSITIONS AND SITE CONTEXT



UNIT TYPE 2 (HANDED) FOR PLOT 3
REFER TO 0118_20_200-201 FOR SITE POSITIONS AND SITE CONTEXT



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AREA MEASUREMENT

The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions to be made on the basis of these predictions, such as project feasibility, pre-bidding, lease agreements or the like, should include due allowance for the inaccuracies and discrepancies inherent in the design, development and building processes. Figures relate to the likely areas of the building at the current state of the design and using the Gross External Area (GEA) / Gross Internal Area (GIA) / Net Internal Area (NIA) method of measurement from the Code of Measuring Practice, 5th Edition (RICS Code of Practice). All areas are subject to Town Planning and Conservation Area Consent, and detailed Rights to Light analysis.

TO BE READ IN CONJUNCTION WITH DESIGN AND
ACCESS STATEMENT, PROPOSED SITE PLAN
(0118_20_200) AND PROPOSED ELEVATIONS
(0118_20_201)

KEY SITE/ AREA/ VOLUME MEASUREMENTS:

Site area: 1821m²

Existing buildings footprint (inc Flora Cottage): 738m2

Proposed buildings footprint (inc Flora Cottage): 308m2

Percentage existing site coverage
(inc Flora Cottage): 40%

Percentage proposed site coverage
(inc Flora Cottage): 17%

Existing buildings volume (inc Flora Cottage): 1723m3

Proposed buildings volume: 594m3 + 365m3 existing
TOTAL = 959m3

REV	DATE	AMENDMENT



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DRAWING

PROPOSED ELEVATIONS
UNIT MASSING DIAGRAM

SCALE @ A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1:50	090720	SG	SG	SG

STATUS

PLANNING

DRAWING NO.	REV
0118 20 202	-