



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	08/02/20	RE-issued FOR PLANNING PERMISSION
B	23/07/19	ISSUED FOR OUTLINE PLANNING PERMISSION



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

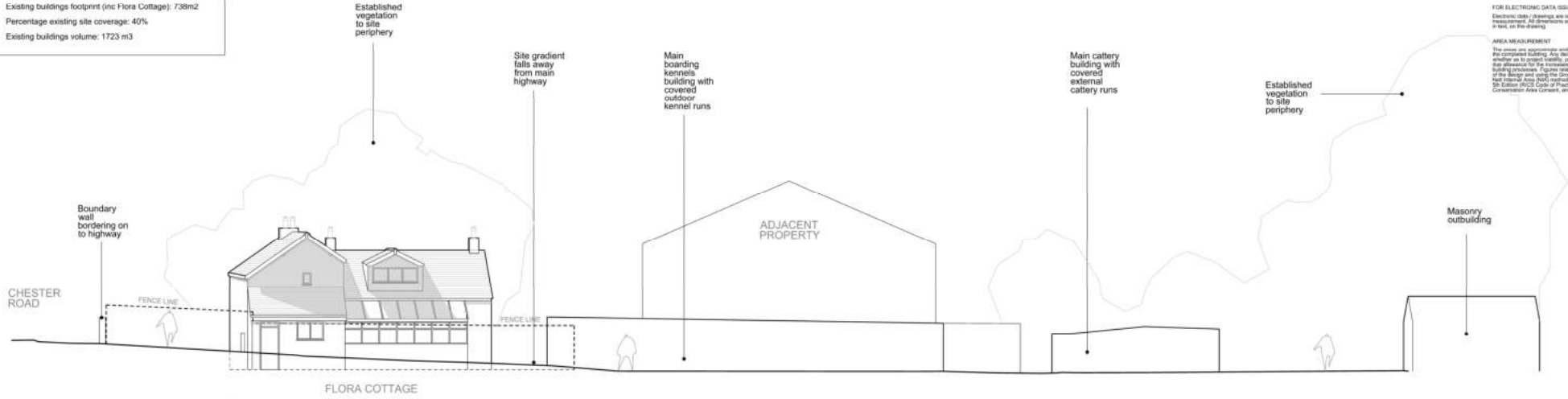
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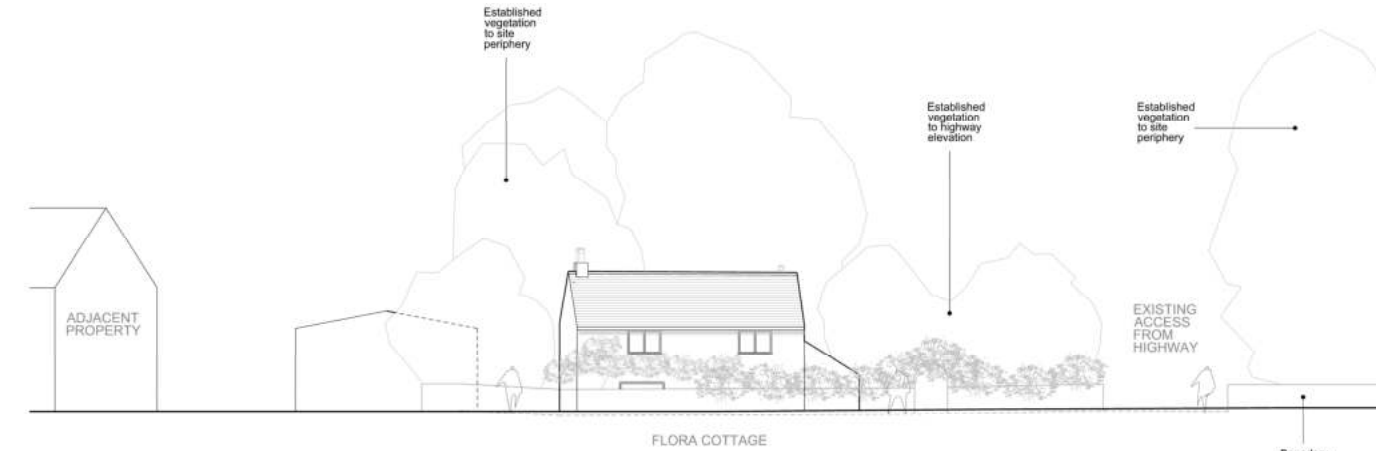
**EXISTING TOPOGRAPHICAL SURVEY
GENERAL ARRANGEMENT**

SCALE @	A1	DATE	ORIGINATOR	CHECKED	AUTHORIZED
1:100	27/05/19	SG	SG	SG	
PLANNING					
DRAWING NO.	0118.00.200				
REV	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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DO NOT SCALE FROM THIS DRAWING
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FOR ELECTRONIC DATA ISSUE
Electronic data / drawings are issued as 'best only' and should not be interpreted for measurement. All dimensions and levels should be read, only from those values stated in text, on the drawing.
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, or otherwise, 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, 20th Edition (2022) Code of Practice. All areas are subject to Topographical and Construction Area Consent, 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

PROJECT NAME
FLORA COTTAGE + PLOT
438 CHESTER ROAD
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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.

REV

0118.00.201

A

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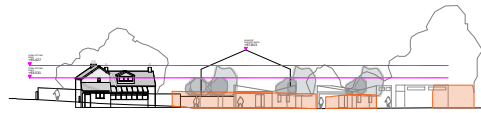
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AREA MEASUREMENT
The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions to be made on the basis of these predictions, whether as to proposed liability, pre-emptive, lease agreements or the like, should include due allowance for the increase and decrease inherent in the design development and building processes. Figures closer to the final design stage will be provided. The survey will be taken using the best available data and will be taken in accordance with the (BSI) First Internal Area (FIA) method of measurement from the Code of Measuring Practice, 8th Edition (RICS Code of Practice). All areas are subject to Time Planning and Conservation Area Consent, and detailed Rights to Light analysis.

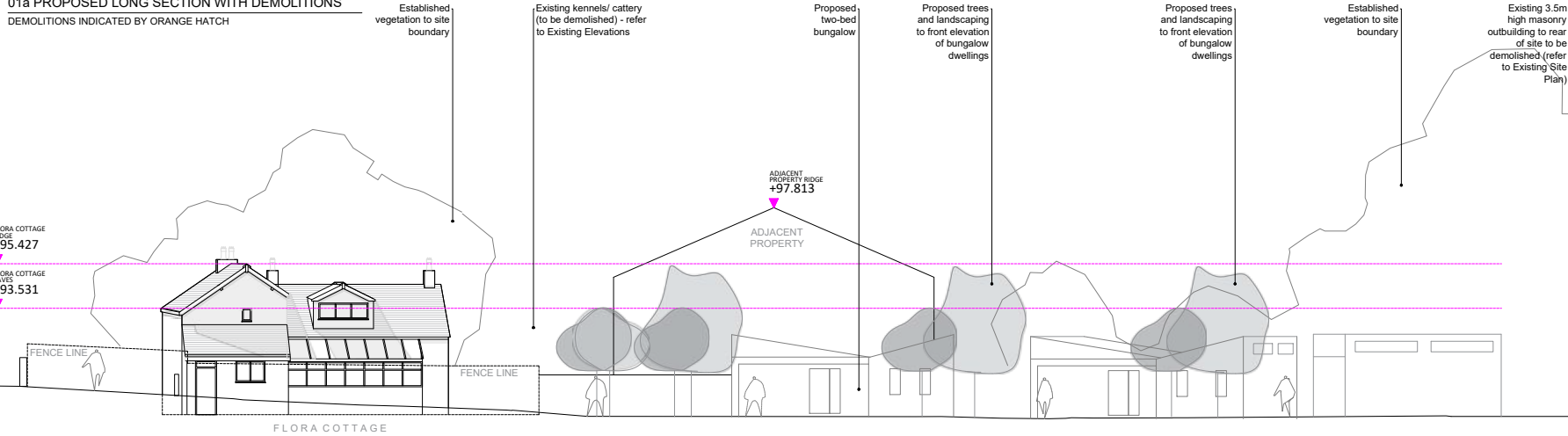
KEY SITE/ AREA/ VOLUME MEASUREMENTS:

Site area: 1821m²
Existing buildings footprint (inc Flora Cottage): 738m²
Proposed buildings footprint (inc Flora Cottage): 308m²
Percentage existing site coverage: 40%
Percentage proposed site coverage: 17%
Existing buildings volume: 1723m³
Proposed buildings volume: 594m³ + 365m³ existing
TOTAL = 959m³

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

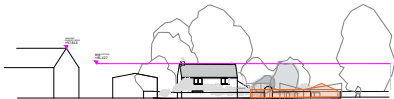


01a PROPOSED LONG SECTION WITH DEMOLITIONS
DEMOLITIONS INDICATED BY ORANGE HATCH

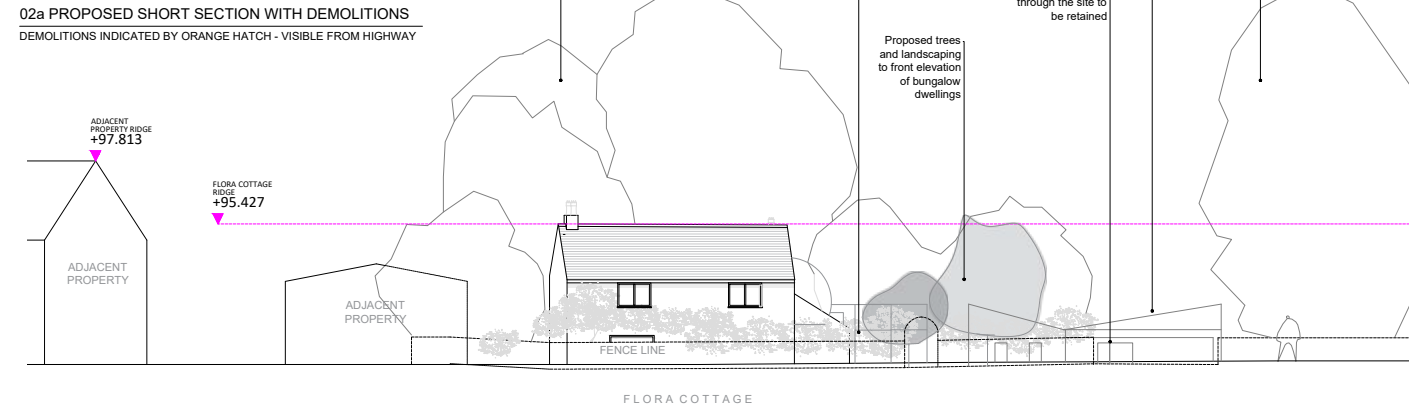


01 PROPOSED LONG SITE SECTION SHOWING MASSING AND DEMOLITIONS | 1:100 @ A1

0 1 2 3 4 5m 10m



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



02 PROPOSED SHORT SITE SECTION SHOWING MASSING AND DEMOLITIONS | 1:100 @ A1

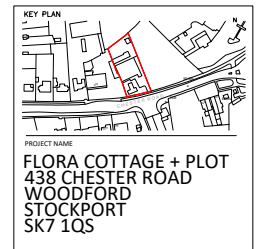
0 1 2 3 4 5m 10m



KEY SITE PLAN

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

REV	DATE	AMENDMENT
E	11/05/20	DEMOLITION LINES REMOVED, DEMOLITIONS DIAGRAM ADDED, REISSUED FOR PLANNING
D	08/03/20	RE-ISSUED FOR OUTLINE PLANNING
C	09/04/20	ISSUED FOR CLIENT COMMENT
B	10/03/20	ISSUED FOR CLIENT COMMENT



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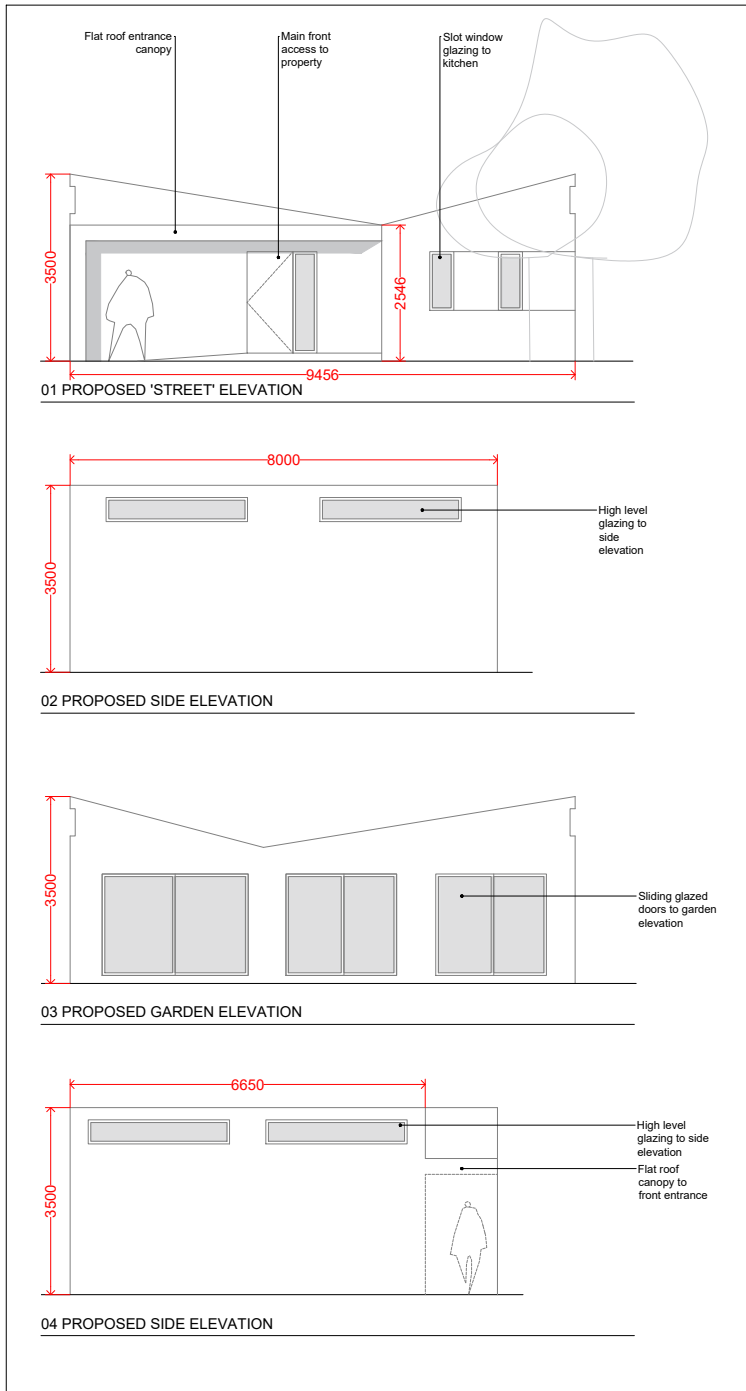
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DRAWING
PROPOSED ELEVATIONS
GENERAL ARRANGEMENT

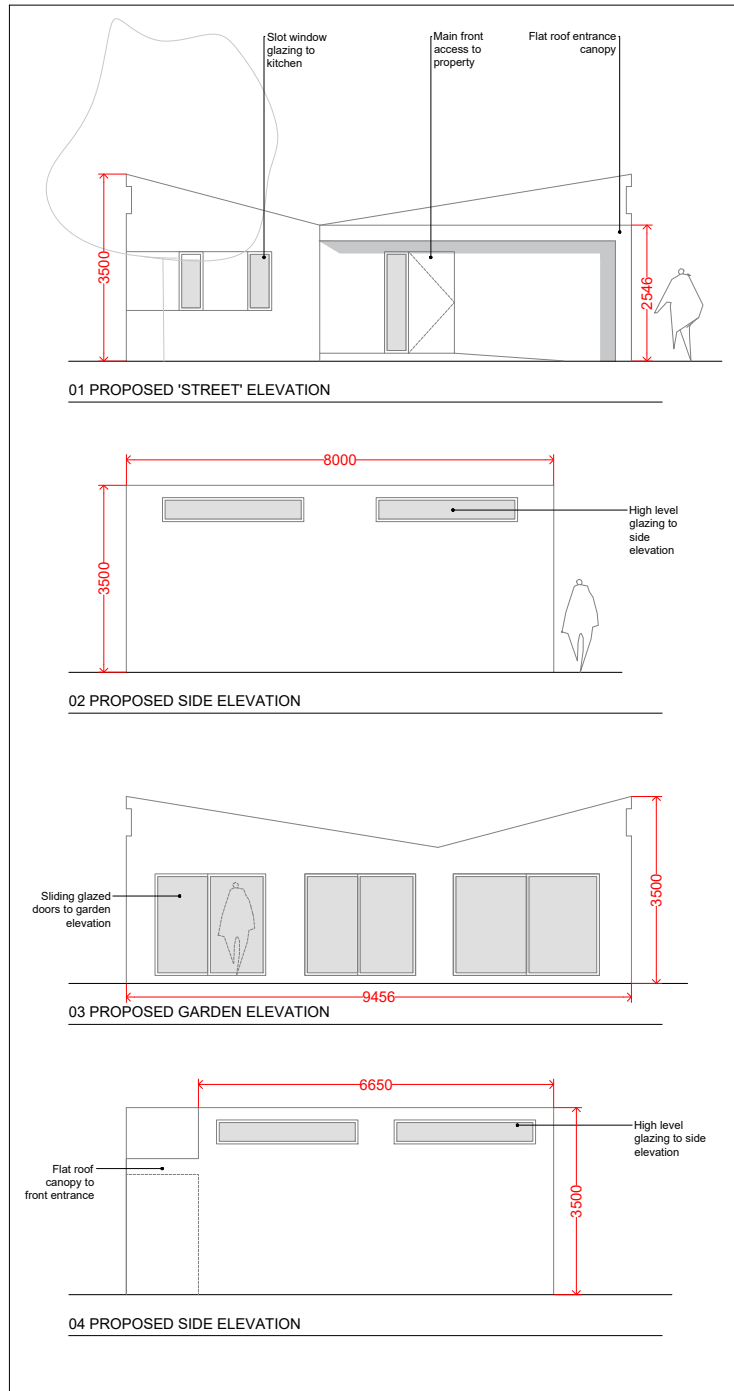
SCALE @ A1 DATE ORIGINATOR CHECKED AUTHORISED
1:100 27/05/19 SG SG SG

STATUS
PLANNING

DRAWING NO. REV
0118_20_201 E



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

0 1 2 3 4m

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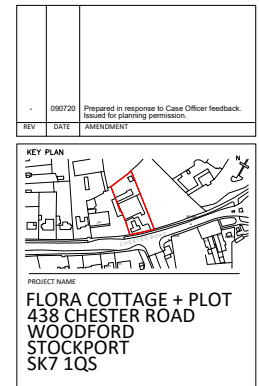
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TO BE READ IN CONJUNCTION WITH DESIGN AND ACCESS STATEMENT, PROPOSED SITE PLAN (0118_20_200) AND PROPOSED ELEVATIONS (0118_20_201)

KEY SITE/ AREA/ VOLUME MEASUREMENTS:
Site area: 1821m²
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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. 0118_20_202
REV -