

- Application site
- Adjoining land in the ownership of the application



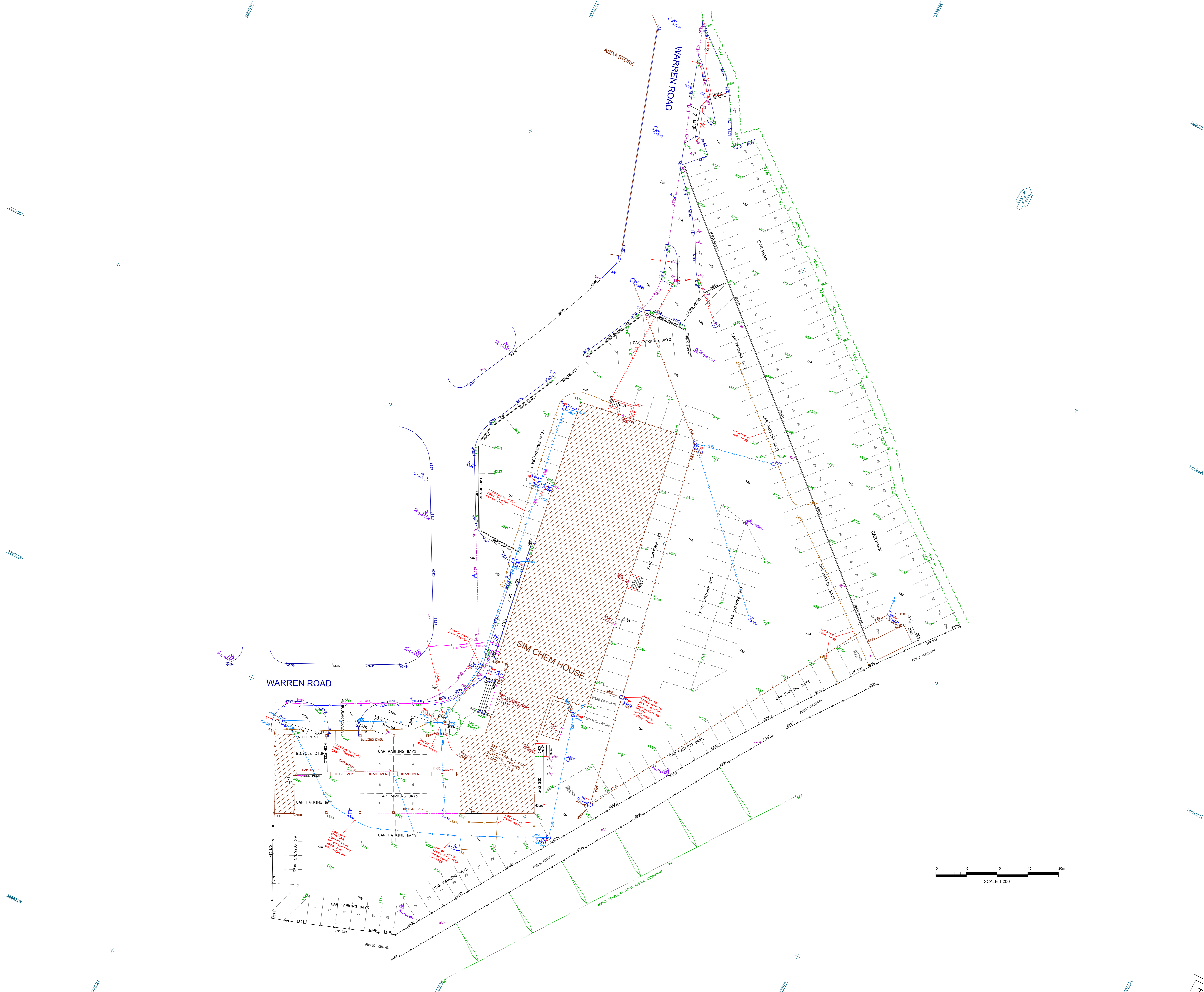
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A 17.01.22 SP Blue boundary added PJ

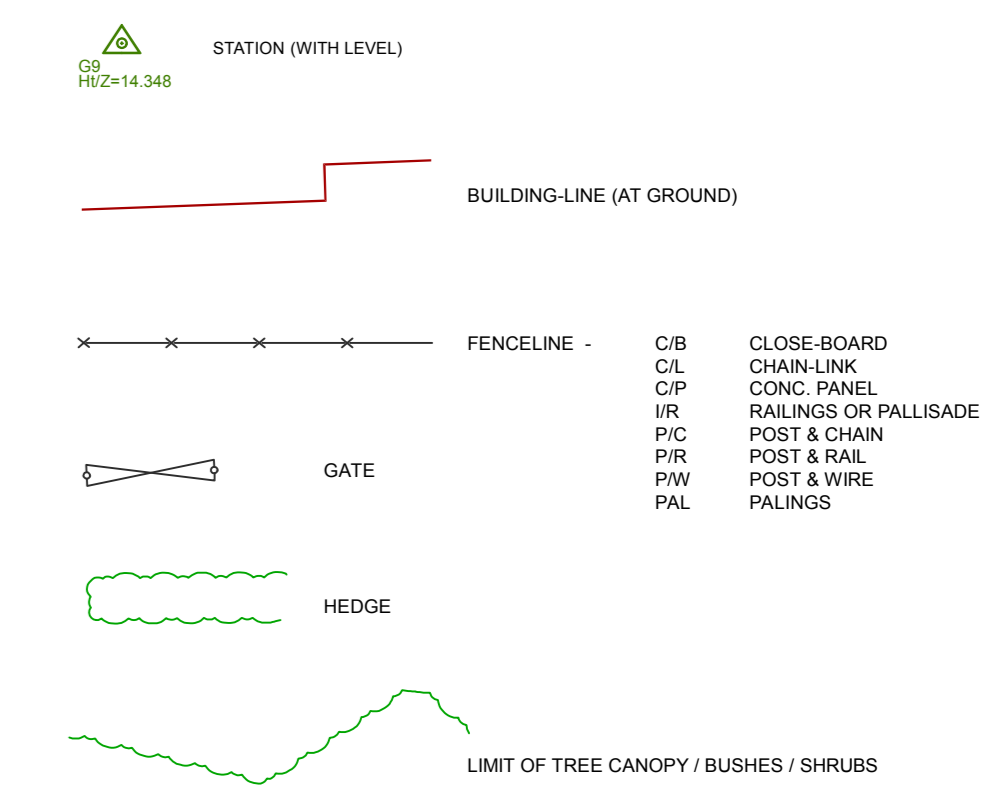
REV. E	DRN.	CHKD.
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CLIENT Inspired Fabrick Ltd					PROJECT Fabrick, Cheadle Hulme			BOWKER SADLER ARCHITECTURE		
DRAWING Location plan					JOB No 21046	DRAWING No 1000	REVISION A			
SCALE 1 : 1250	SHEET SIZE @ A4	DRAWN SP	CHECKED PJ	DATE	STATUS Planning			A: Hatherlow House, Hatherlow, Romiley, Stockport SK6 3DY T: 0161 406 7333 E: office@bowker-sadler.co.uk W: www.bowker-sadler.co.uk		

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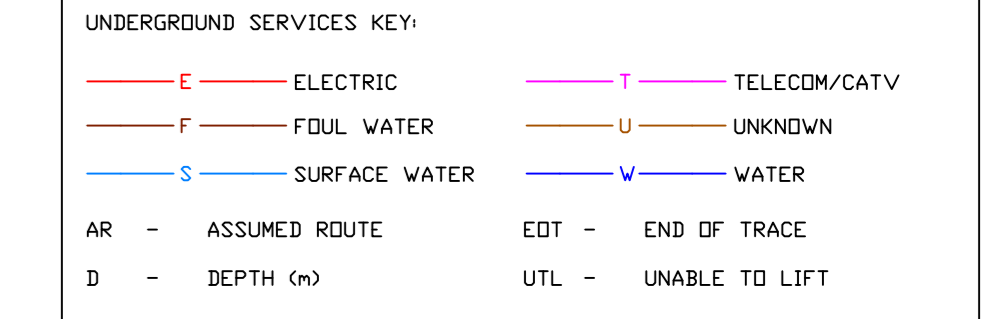


SYMBOLS



ABBREVIATIONS

ACD	'ACD' DRAINAGE CHANNEL	MH	MANHOLE
BPAV	BLDCK PAVING	NP	NAME-PLATE
BAL	BED-LEVEL	NTL	NTL COMMS. LC
BEL	BUILDING EAVES LEVEL	ONE	OVERHEAD ELECTRIC CABLES
BN	BOLLARD	OTL	OVERHEAD TELECOM CABLES
BS	BTELECOM IC	OP	OUTLET OF OUTFALL PIPE
CPAV	CONCRETE PAVING (FLAGS)	OSM	ORDNANCE SURVEY BENCH-MARK
CH	CHANNEL	P	PIET
CHN	CHANNEL SLIT-BRAIN	PV	PIPE (VERTICAL)
CHL	CEILING HEIGHT	PZ	PIEZOMETER (WITH GROUND-LEVEL)
CHL	CEILING LEVEL	RE	RISING-EYE
CDMS	STONE COBLES	RS	ROAD-SIGN
CONC	CONCRETE	RWP	RADWATER PIPE
CTV	CABLE TV POINT/IC	SPAV	STONE PAVING
EIC	ELECTRIC IC	Sap	SAPLING
EP	ELECTRIC-POLE	SB	SIGN-BOARD
ER	EARTH-RD	SETTS	STONE SETTS
ER	EARTH-RD	ST	STEP-TAP
ER	EARTH-RD	STP	TREE-STUMP
ER	EARTH-RD	SV	STOP-VALVE
ER	EARTH-RD	TAC	TACTILE PAVING
ER	EARTH-RD	TAR	TARMAK
ER	EARTH-RD	TBC	TO BE CONFIRMED ON-SITE
ER	EARTH-RD	TBM	TEMPORARY BENCH-MARK
ER	EARTH-RD	TEL	TELECOM BOX
ER	EARTH-RD	TFAR	TAKEN FROM UTILITY RECORDS
ER	EARTH-RD	TL	THRESHOLD LEVEL
ER	EARTH-RD	TL	TRAFFIC LIGHT
ER	EARTH-RD	TP	TELECOM POLE
ER	EARTH-RD	UTL	UNABLE TO LIFT
ER	EARTH-RD	UTL	UNABLE TO LIFT
ER	EARTH-RD	VP	VENT-PIPE
ER	EARTH-RD	VM	WATER METER
ER	EARTH-RD	VV	WATER VALVE



NOTES
 1. This survey has been presented at the survey scale indicated below with its accuracy commensurate with that scale.
 2. Do not scale off critical dimensions - Check on site. Door and window openings in particular are not necessarily indicative of the structural opening due to architraves etc.
 3. All heights and levels in metres (u.o.n.)

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CONTROL STATIONS

REF	EASTING	NORTHING	LEVEL	TYPE
G1	387549.549	386703.603	64.215	NAIL
G2	387572.350	386716.147	63.567	NAIL
G3	387563.184	386736.815	63.289	NAIL
G4	387562.344	386767.281	63.201	NAIL
G5	387590.353	386780.407	63.263	NAIL
G6	387610.372	386759.127	63.186	NAIL
G7	387617.241	386717.259	63.365	NAIL
G8	387604.274	386659.050	63.450	NAIL
G9	387588.805	386677.948	64.204	NAIL

SURVEY GRID
 ORDNANCE SURVEY OSGB36 NATIONAL GRID AT STATION G5
 GPS OBSERVATIONS ON ETR589 TRANSFORMED USING OSTN02
 SURVEY THEN TRANSFORMED TO A SCALE FACTOR OF 1.000000 FROM STATION G5

LEVEL DATUM
 ORDNANCE SURVEY DATUM NEWLYN (ODN) BY GPS OBSERVATIONS AT STATION G5
 TRANSFORMED FROM ETR589 USING OSGM02 GEIOD

01	UNDERGROUND UTILITIES SURVEY RESULTS ADDED	AEB	MPW	19/04/17
0	ORIGINAL ISSUE	MPW	LW	05/01/17
REV	DESCRIPTION	BY	CHK	DATE
DRAWN	MPW	CHECKED	LW	DATE 19 APRIL 2017

TITLE
 TOPOGRAPHICAL & UTILITIES SURVEY AT
 SIM CHEM HOUSE, WARREN ROAD
 CHEADLE HULME SK8 5AA

CLIENT
 INSPIRED CHESHIRE LTD

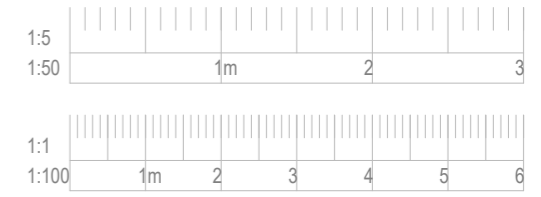
SURVEYED BY
 GEOSPATIAL ENGINEERING SERVICES LTD
 27 PROSPECT VALE
 LINDRUP, L6 8PE
 TEL 0151-280-2021
 EMAIL: mail@GESuk.net

CAD FILE	00492-R_Rev01.DWG	SCALE	1 : 200	SHEET	A0
DRAWING NO	00492-B			REVISION	01



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NOTES

Existing parking spaces = 136
 Proposed parking spaces = 108
 Parking spaces removed = 28

Rev.	Date	Drn.	Chkd.

BOWKER SADLER ARCHITECTURE

Hatherlow House | Hatherlow | Romiley | Stockport | SK6 3DY
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Project
Fabrick, Cheadle Hulme

Client
Inspired Fabrick Ltd

Drawing
Proposed Site Plan

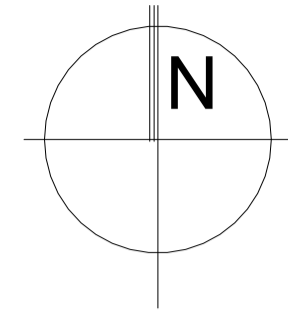
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Project No.	Originator	Zone	Level	Form Discipline Number	Revision
21046 -					1001

Status
Planning

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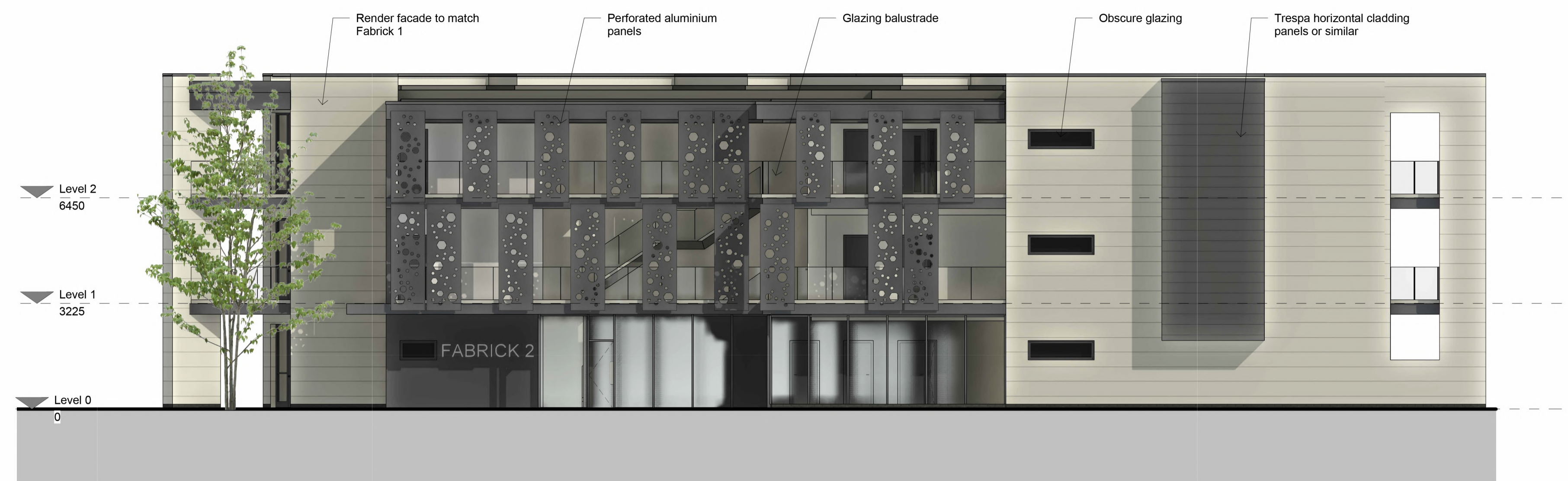
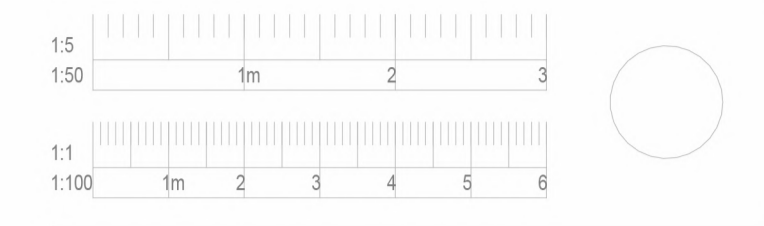
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Project No.	Originator	Zone	Level	Form	Discipline	Number	Revision
21046 -						1002	

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West Elevation, facing existing Fabrick block
 1 : 100



South-East Elevation
 1 : 100



North-East Elevation
 1 : 100

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Fabrick - Cheadle Hulme

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Drawing
Proposed Elevations

Scale	Sheet Size	Drawn	Checked	Date
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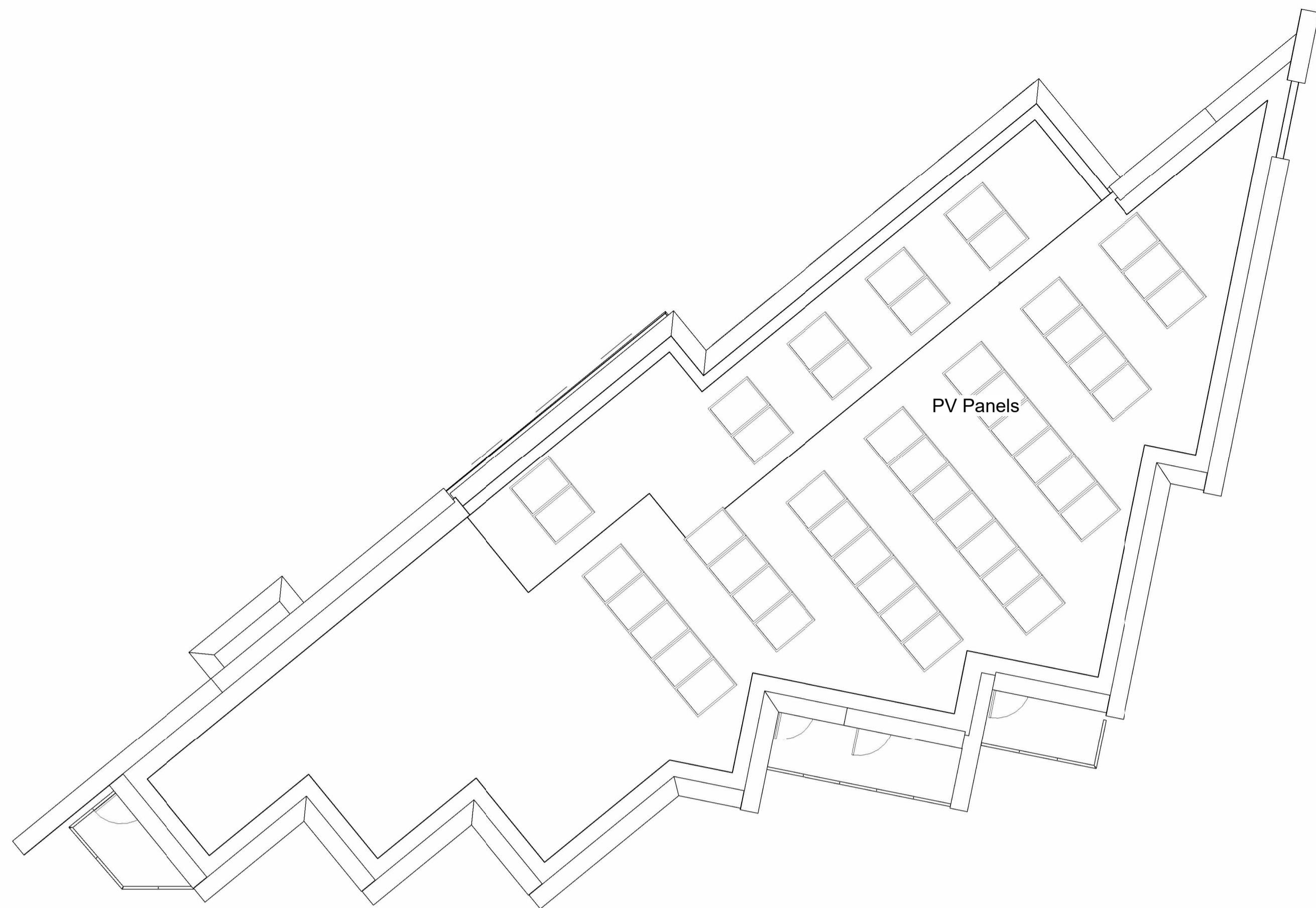
Project No.	Originator	Zone	Level	Form	Discipline	Number	Revision
21-046 -							1011

Status
Planning

Accommodation Area Schedule (GIA)			
Plot Number	Level	Area	House Type
Apt 1	Level 0	75.6 m ²	Apartment
Apt 2	Level 0	79.7 m ²	Apartment
Apt 3	Level 0	81.3 m ²	Apartment
Apt 4	Level 1	77.8 m ²	Apartment
Apt 5	Level 1	79.7 m ²	Apartment
Apt 6	Level 1	81.1 m ²	Apartment
Apt 7	Level 2	77.8 m ²	Apartment
Apt 8	Level 2	79.7 m ²	Apartment
Apt 9	Level 2	80.9 m ²	Apartment
Communal area	Level 0	38.3 m ²	
Communal area	Level 1	48.4 m ²	
Communal area	Level 2	48.4 m ²	
Grand total	12	848.5 m ²	



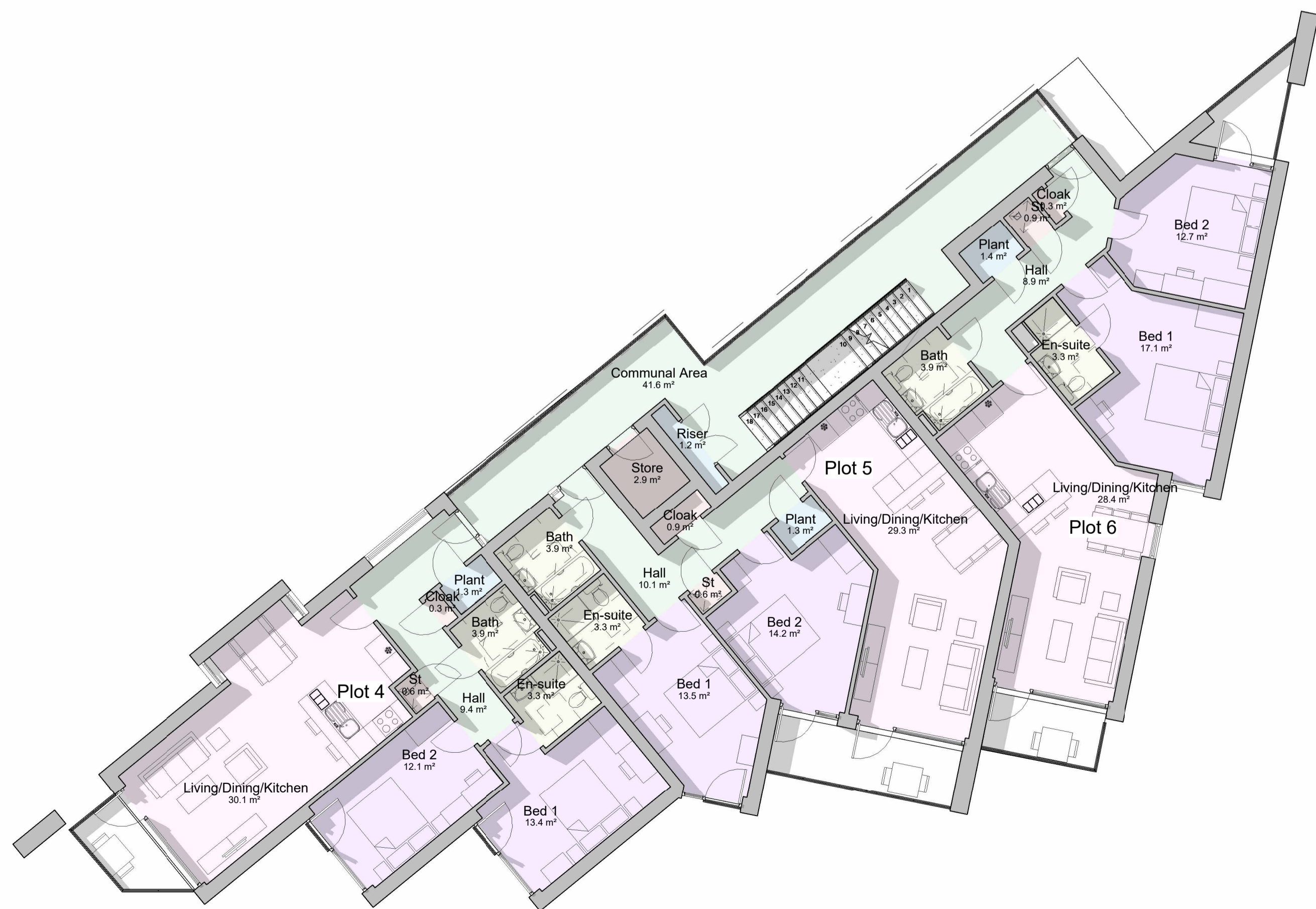
Second Floor Plan
1 : 100



Roof Plan
1 : 100

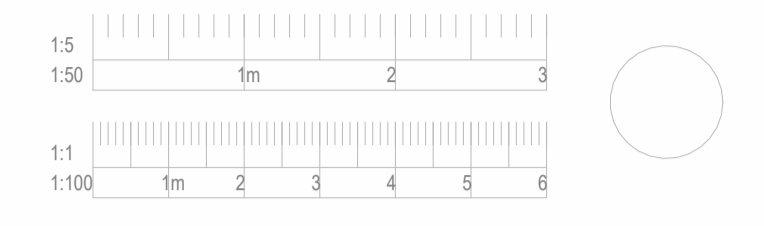


Ground Floor Plan
1 : 100



First Floor Plan
1 : 100

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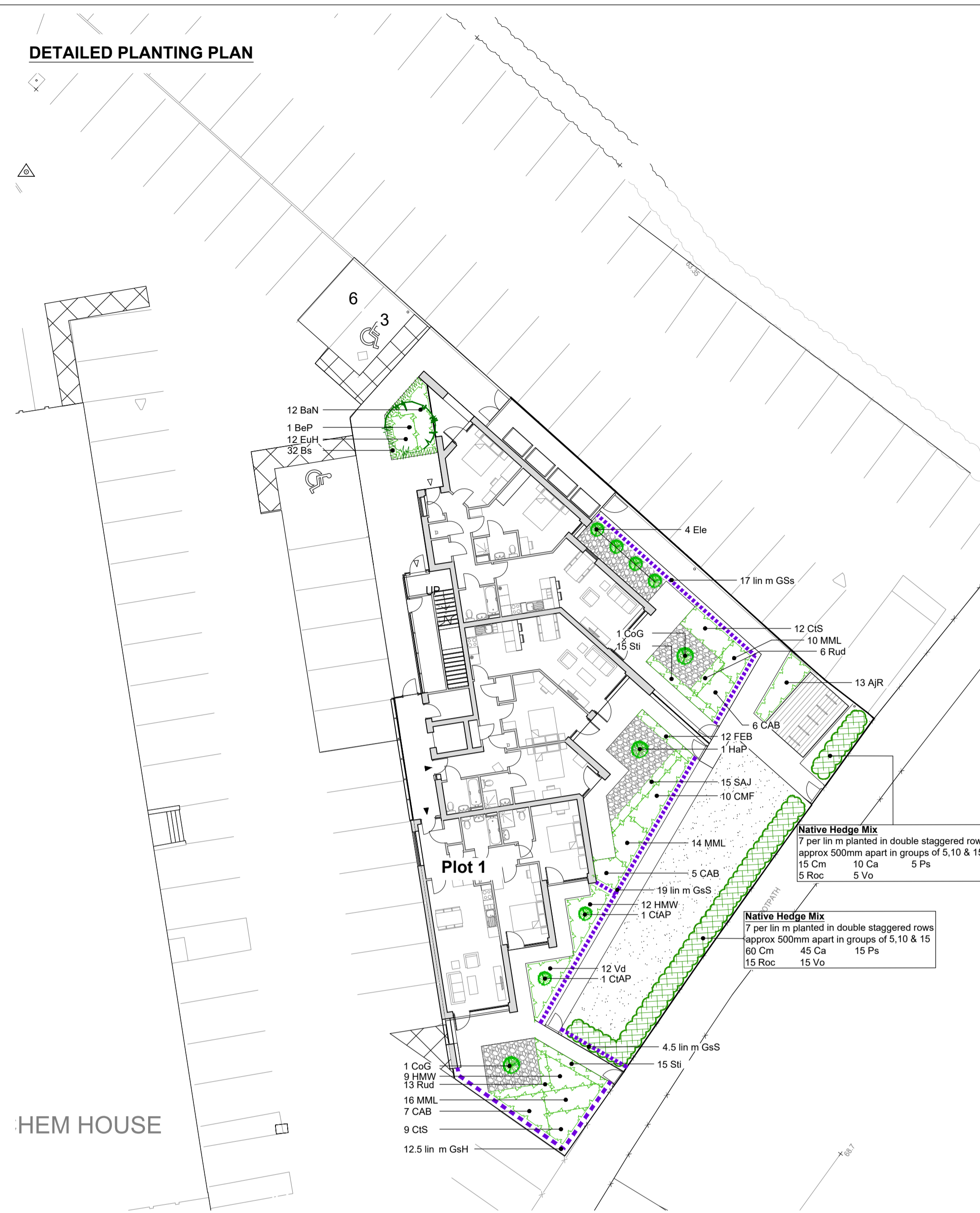
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Project No.	Originator	Zone	Level	Form	Discipline	Number	Revision
21-046	BSA	-	All	-	-	1010	
Status	Planning						

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LANDSCAPE GA



DETAILED PLANTING PLAN



PLANTING SCHEDULE

Shrubs						
Nr	Code	Name	Height (cm)	Container	Habit	Density
13	A/R	Aucuba jap. 'Rozannie'	30-40	5L	Bushy	3 per m2
12	BaN	Berberis thun. 'Atropurpurea'	30-40	5L	Bushy	3 per m2
18	CAB	Ceanothus 'Autumnal Blue'	40-60	5L	Bushy	2 per m2
2	CIAP	Choisya 'Aztec Pearl'	60-80	10L	Bushy	Refer to plan
21	CIS	Choisya temata 'Sundance'	30-40	5L	Bushy	3 per m2
10	CMF	Comus 'Midwinter Fire'	40-60	5L	Branched	2 per m2
2	CoG	Cotinus 'Grace'	150-175	70L	Branched	Refer to plan
4	Ele	Elaeagnus x ebbingei 'LimeLight'	100-125	25L	Bushy	Refer to plan
12	EuH	Euonymus 'Harlequin'	30-40	5L	Bushy	4 per m2
1	HaP	Hamamelis x intermedia 'Pallida'	150-175	70L	Branched	Refer to plan
21	HMW	Hebe 'Mrs Winder'	30-40	5L	Bushy	3 per m2
12	Vd	Viburnum davidii	30-40	5L	Bushy	3 per m2

Herbaceous						
Nr	Code	Name	Height (cm)	Container	Habit	Density
13	FEB	Festuca 'Elijah Blue'		5L		6 per m2
40	MML	Mischanthus 'Morning Light'		7.5L		4 per m2
19	Rud	Rudbeckia 'Goldsturm'		5L		5 per m2
15	SAJ	Sedum 'Autumn Joy'		5L		5 per m2
30	Sti	Stipa tenuissima		5L		5 per m2

Hedge						
Nr	Code	Name	Height (cm)	Container	Habit	Density
32	Bs	Buxus sempervirens	30-40	2L	Clipped	4 per lin m

Native Hedge Mix - Planted in double staggered rows 7 per lin m						
Nr	Code	Name	Height (cm)	Root	Age	Mix %
75	Cm	Crataegus monogyna	40-60	BR	1+0	40
55	Ca	Corylus avellana	40-60	BR	1+1	30
20	Ps	Prunus spinosa	40-60	BR	1+1	10
20	Rc	Rosa canina	60-90	BR	1+1	10
20	Vo	Viburnum opulus	60-90	BR	1+1	10

Trees						
Nr	Code	Name	Height (cm)	Girth	Root	Form
1	BeP	Betula pendula	350-400		110L/ RB	Multi stem

GsS Greenscreen - Mobilane GreenScreen metal support posts 1.55m high pre planted with Hedera helix Woerner 40.5 lin m

GsH Greenscreen - Mobilane GreenScreen timber support posts 2.0m high pre planted with Hedera helix Woerner 12.5 lin m

KEY

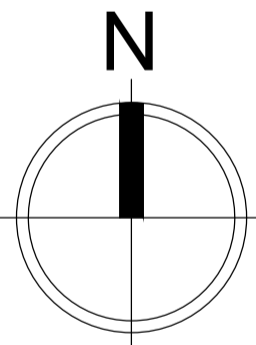
- Multi stem tree 350-400cm high, 110L container set in soft landscaping with timber stake support
- Ornamental shrub planting Plants supplied in 3-5L pots planted @ 3-6m2 in 450mm imported topsoil with 50mm ornamental bark mulch dressing
- Feature specimen shrub 10-70L containers planted in 600mm imported topsoil
- Native hedge mix Whips/ transplants/ container grown plants planted in double staggered rows (rows 500mm apart), 7 per lin. m with suitable spiral guards
- Low Hedge 300-400mm high, 2L containers, planted 4 per lin. m
- Grass Grass Seed OR Turf (to be hard wearing amenity quality) eg AITurf Festival or similar approved laid on minimum 150mm imported topsoil
- Pedestrian Concrete flag paving eg. Tobermore Mayfair Flag, 450x450x50mm, Silver Colour laid in a slack bond pattern
- Loose ornamental aggregate, dove grey pebbles 8-16mm, laid on a weedproof membrane with timber edge restraint
- 2.1m high security fence eg. Jacksons Fencing Euroguard Regular welded mesh fence with metal support posts & lockable gates finished in Green RAL 6005
- 1.0m high timber fence eg. Jacksons Fencing Venetian Hit & Miss panel
- 1.0m high metal railings
- 1.0m high GreenScreen fence with metal support posts eg. Mobilane pre-planted GreenScreen
- 2.0m high GreenScreen fence with metal support posts eg. Mobilane pre-planted GreenScreen

PLANTING NOTES

- Plant handling at the nursery, & transit up to delivery, shall be in accordance with 'Plant Handling', the booklet published by the Committee for the Plant Supply & Establishment (CPE). The contractor shall comply with clauses 3 & 4 of the above booklet (obtained from the Horticulture Trades Association 19 High Street, Theale, Berks RG7 5H) which refers to the receipt, unloading & temporary storage of plants.
- Plants shall be first class examples of their species or variety, free from all pests & diseases, with good fibrous root systems & materially undamaged (refer to relevant section of BS5396 Parts 1-4 Specification of Nursery Stock)
- All planting is to be in general compliance with BS4428:1989 'Code of Practice for general landscape operations (excluding hard surfaces)'
- Areas of large roots to be grubbed up without undue disturbance of surrounding soil & adjacent areas. Rubbish, concrete, metal, glass, hard surfacing, hardcore, decayed vegetation, weed growth & any contaminated topsoil are to be removed & disposed off-site prior to planting.
- Shrub beds to have a min. depth of 450mm good quality imported topsoil (BS3882), do not use topsoil contaminated with subsoil, rubbish or other materials. Do not compact soil, preserve a friable texture of separate visible crumbs where ever possible. Topsoil to be treated with an application of herbicide prior to planting, where necessary, strictly in accordance with the Control of Pesticides Regulations 1986 (or otherwise updated/ superceded legislation), & following manufacturer's instructions by qualified staff & then should be cultivated to 150mm depth prior to planting. Where existing beds are to be cleared & recultivated, incorporate new spent compost 20% & topsoil 80% into all tree, shrub & hedge areas. All shrub beds/ grasses areas shall have a suitable slow release fertilizer applied at the manufacturers specified rates.
- Shrub Compost. Specimen plants to be planted in a pit 400 x 400 x 250mm depth with 5 litres Tree & Shrub Compost.
- All areas of ornamental planting are to be mulched to a depth of 75mm with an amenity grade bark mulch unless plants are located in gravel.
- Native shrub/tree planting. Whole area to be treated with a non-residual glyphosate based herbicide prior to planting. All BR stock to be notch planted into the ground & heeled into place.
- All BR, whips & BR stock (woodland mix & hedge) to be protected with a spiral bound biodegradable guard secured in place with a cane.
- All turf & grass seed mixes are to be supplied by an approved supplier. All turves are to be laid horizontally to adjacent hard surfaces in a staggered pattern to encourage establishment. All grassed areas are to be watered as necessary to ensure their establishment & continued thriving. New grassed areas to have a min. depth of 150mm good quality imported topsoil (BS3882) & to be treated as Item 5, marry new soils into existing where necessary. Carry out all work when soil & weather are suitable:
-Do not sow or turf during periods of frost or strong winds
-Sow only in Spring & Autumn
-Ensure that adequate watering & weed control is available.
- Trees are to be planted securely either underground guyed in accordance with an approved guying system or staked & secured as follows:
-Multi-stem trees are to be secured using a single angled stake driven firmly into ground & secured with a rubber tie & spacer.
- For all ornamental trees one 80litre bag of tree planting compost (non-peat based) is to be incorporated in the tree pits. For all ornamental trees the tree pit should be large enough to comfortably accommodate the rootball. Backfilling with excavated soils to replicate the existing horizons. All trees are to be planted in line with BS8545:2014 Trees from nursery to independence in the landscape - Recommendations: Para 10.2.7 Topsoil should not be used below depth of the original topsoil.
- Carry out all work when soil & weather conditions are suitable. Do not plant during periods of frost or strong winds. Plant only in the following periods: - Container grown plants. At anytime if ground water & weather conditions are favourable- Rootballed & bare root trees & shrubs: November-March- Ensure adequate watering & weed control is available.
- Water all plants & trees on the same day of planting, plant only into moist soil & water thoroughly to the full depth of soil immediately after planting. Water regularly through the establishment period (minimum 3 months) to prevent dehydration (min. once a week in periods of drought) to ensure the establishment of the plants during the 12month defects period.
- The contractor must ascertain for himself/herself the exact position of underground services & maintenance points prior to carrying out any digging on site.

PLANTING AFTERCARE - 5 year establishment period

- Generally**
- Maintain all grass areas, shrub beds and hedgerow planting free of litter and excessive weed growth (ie. growth that would be detrimental to the intended planting). Do not allow rubbish, grass cuttings, or other deleterious materials to be deposited on any of the planted areas during the establishment period.
 - Water all trees, shrubs & hedges in periods of drought (no significant rainfall for 5-7days) during the growing season of the 12months defect liability period. (Growing season is typically late Spring to early Autumn). Water once a week so the soil is fully saturated to encourage deep roots to establish & continue this until significant rainfall.
 - Any plants which die or show signs of poor health should be replaced towards the end of the 12month defects liability period by the contractor (Exclusions: Theft or malicious damage after completion). The cause of death or poor health should be investigated & the issue re-mediated prior to any new planting. If necessary plant species can be substituted (with prior agreement with the Landscape Architect) if particular plants are not suitable for the situation due to unforeseen circumstances.
 - At the end of the first 12 month maintenance period ensure soil is thoroughly moistened prior to re-mulching, applying water where necessary, re-mulch all planting beds to a depth of 75mm.
 - After the 12month defects liability period the plants within private ownership (front & back gardens) will be the responsibility of the individual home owner, maintenance of all public areas will be passed onto the management company which will need to replace any trees or shrubs that die within a 5 year period in line with the original proposals.
- Grass**
- Maintenance of grassed areas shall include mowing, watering as necessary to saturate soil below, trimming edges to pavings & planted areas at every cut, removing all debris & stones over 30mm in size, prior to mowing, weeding by cultivating, forking hoeing & raking & re-seeding any portions considered necessary & removing from site all debris & stones created by the operations. Pavements to be swept clean of any grass cuttings. Strimming round base of all trees will be carried out with a strimmer fitted with a protective guard to prevent bark damage.
- Grass to be cut fortnightly throughout growing season to height between 25-30mm & remove clippings to tip (April to October)
- Any areas of grass where bulges are planted must not be mown until leaves turn yellow or show signs of die-back.
- Spike and scarify periodically to promote free drainage and remove moss and thatch.
- In drought conditions the following modifications to specified mowing operations shall be implemented:
Cutting heights shall be raised to 45mm, mowing shall only continue so long as grass growth continues to reach maximum advisable height.
- Shrub Beds**
APPLY TO ALL YEARS
Maintain weed free
Replace dead/dying plants
Water in periods of drought 10 litres per shrub per week.
Remove deadwood.
At the end of year 5, thin shrub beds to allow adjacent plants to achieve their species potential.
- Herbaceous Beds**
Maintain weed free
Replace dead/dying plants
Water in periods of drought a minimum of 2 times a week.
Every 2-4 years (species dependant) divide plants.
- Hedging**
The aim is to establish a stable and healthy hedgerow within 3 years from planting with a well shaped framework.
Maintenance operations:
Maintained base of plants weed free; spot treat as necessary.
Replace dead and missing plants or those which fail to establish properly.
Water throughout the summer months after any period without significant rainfall.
Ensure plants are secure and upright in the ground. Firm up where necessary.
After the second growing season, formative prune the hedgerow on an annual basis to remove any dead, diseased or damaged shoots and create a balanced form for future growth.
- Native Hedge mix**
Maintenance operations:
Years 1-3
Water throughout the summer months after any period without significant rainfall.
Treat Shrub/Edge Mix area with residual herbicide applied to bare ground at the end of the second years growth.
Ensure plants are secure and upright in the ground. Firm up where necessary.
Spot treat any weeds to maintain weed free.
Prune out any dead wood.
Replace dead/missing plants
Re-firm plants where necessary.
- Trees**
Inspect trees and ensure that they are establishing in an upright & safe manner, gently firm loosened soil around trees, straighten leaning trees accordingly.
Stakes and ties, check annually that the stakes are secure and adjust ties to allow for growth as necessary. Remove stakes at the end of the third growing season.
Trees should be watered once a month regardless of weather conditions during the defects liability period in the growing season (through the irrigation pipe) to ensure that the trees are encouraged to produce deep roots. Water trees in periods of drought at the following rates:
150 litres per tree - 14-16cm girth trees & above
75 litres per tree - 10-12cm girth trees & below
Prune deadwood, crossing branches etc. Replace dead/dying trees.
Routine pruning should include the following operations:
The removal of dead, diseased, damaged or dying branches only where they pose a risk to the users of the site.
The removal of branches or epicormic growth around the trunk of the tree where it is restricting access, growing over footpaths or obstructing lighting to be cut back.
Inspection and reporting any incidence of pests and diseases which could cause trees or limbs to fail.
Any routine tree works should be carried out between end August to the end February to avoid the bird nesting season. If this is unavoidable a bird nest and/ or bat survey must be undertaken prior to works being carried out.



Rev	Description	Initial	Date
A	Amended to arc comments	KAS	Dec21

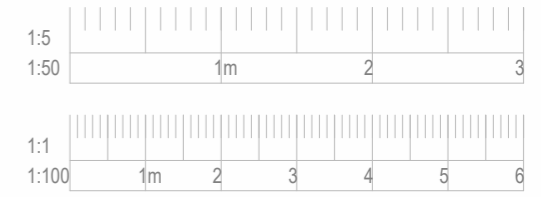
saville LANDSCAPE DESIGN
Hatherlow House Ramlay Stockport Cheshire SK6 3DY
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CLIENT Inspired Fabrick Ltd			
PROJECT TITLE Fabrick, Cheadle Hulme			
DRAWING TITLE Landscape Proposals			
STATUS PRELIMINARY			
SCALE	SHEET SIZE	DRAWN	CHECKED
1:200	A1	KAS	-
DATE	Dec21		
PROJECT NO.	DRAWING NO.	REV.	
356	01	A	



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Rev.	Date	Drn.	Chkd.

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Project
Fabrick - Cheadle Hulme

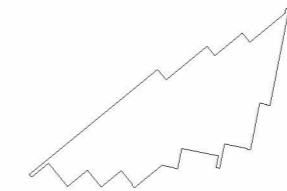
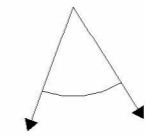
Client
Inspired Fabrick Ltd

Drawing
Photomontage

Scale	Sheet Size	Drawn	Checked	Date
1 : 1000	@ A3	SP	PJ	13.12.21

Project No.	Originator	Zone	Level	Form Discipline Number	Revision
21-046 -					1013

Status
Planning

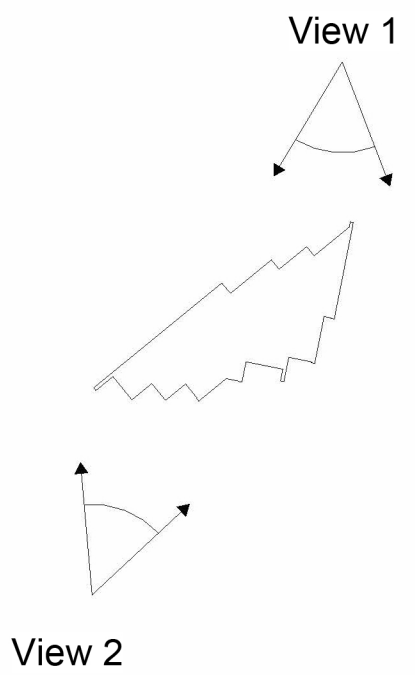




View 1

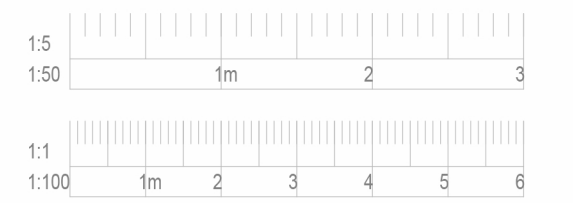


View 2



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Drawing
Views

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Project No.	Originator	Zone	Level	Form Discipline Number	Revision
21-046 -					1012

Status
Planning