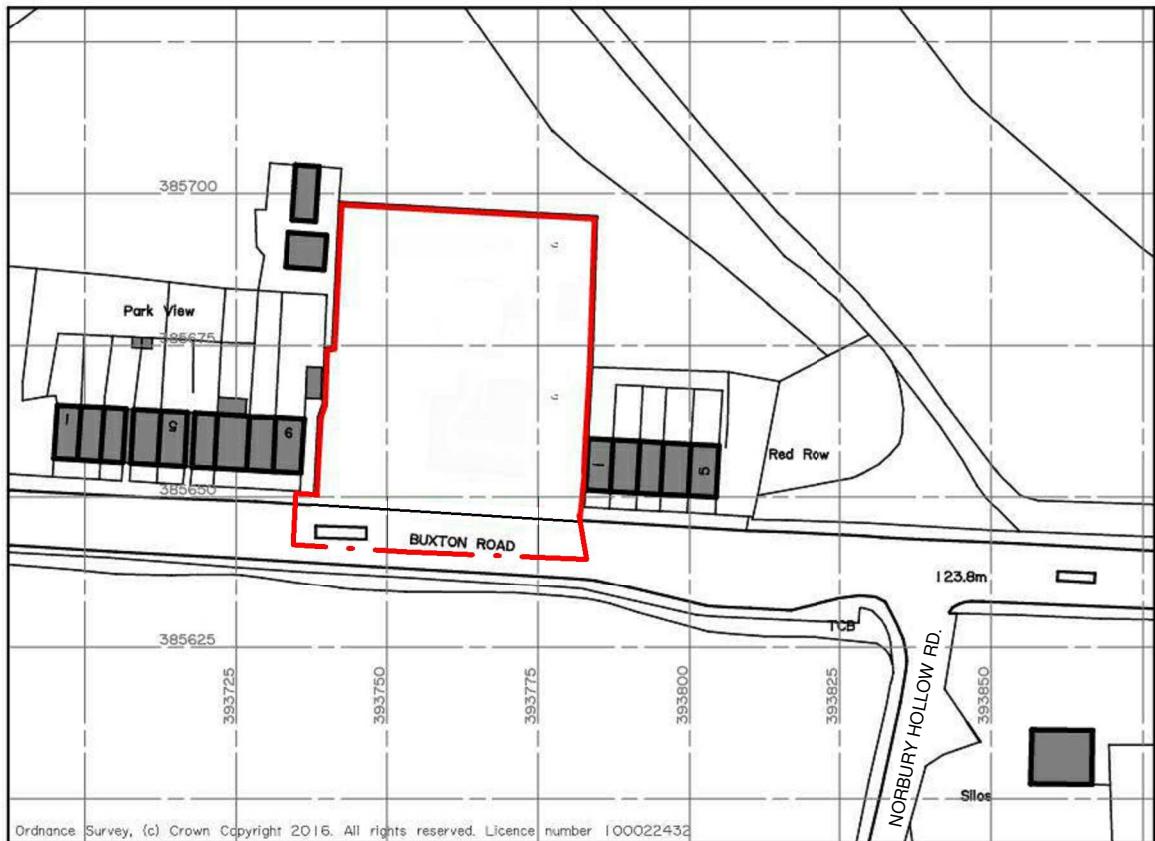
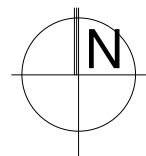




Location Plan

1 : 1250



- B 04/08/21 DH Boundary line adjacent to entrance CL
amended to back of footpath
- A 28/07/21 AK Site boundary line amended CL

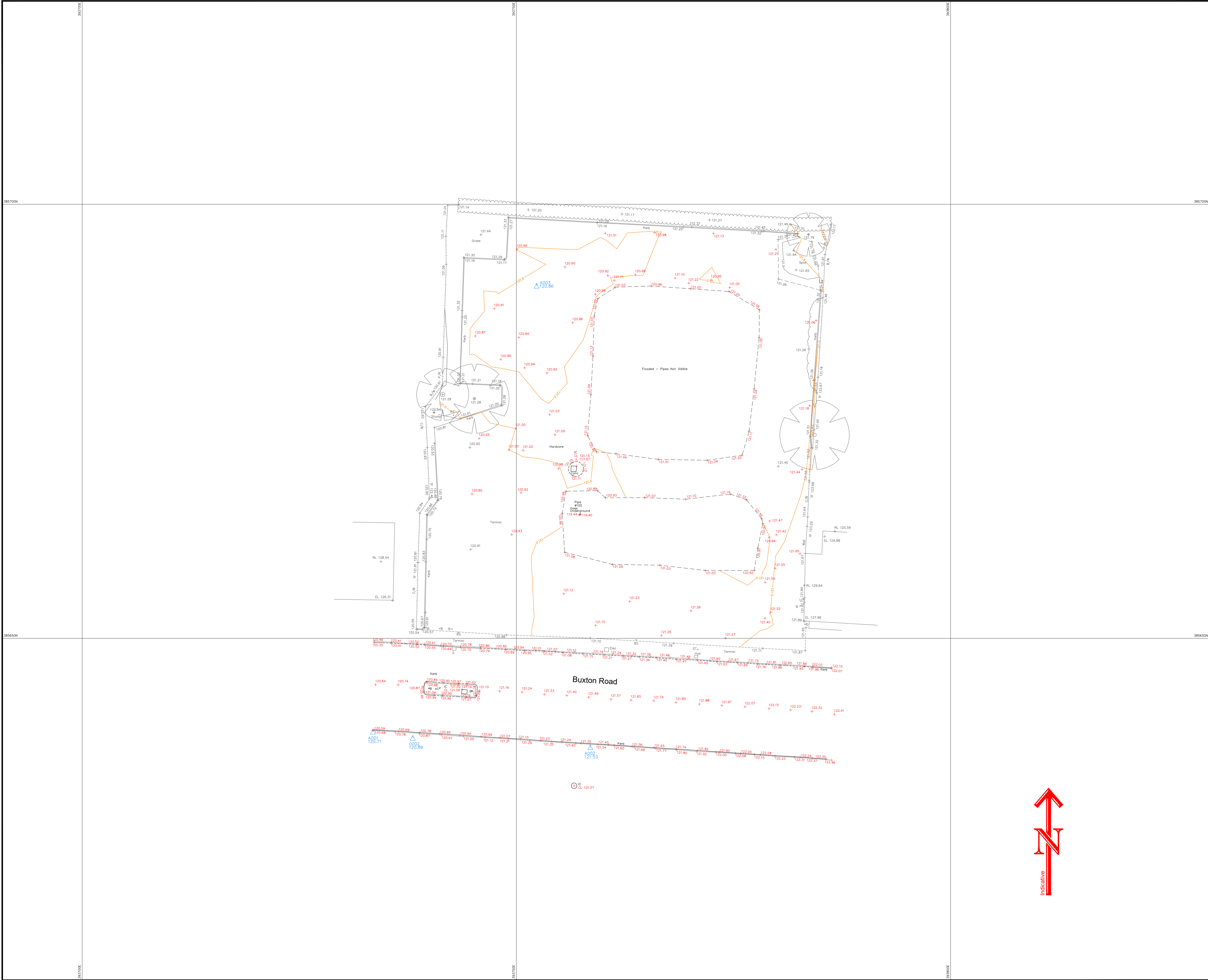
REV.	DATE	DRN.	CHKD.
------	------	------	-------

CLIENT Jasmine Hazel Grove Ltd					PROJECT Buxton Rd, Hazel Grove			BOWKER SADLER ARCHITECTURE A: Hatherlow House, Hatherlow, Romiley, Stockport SK6 3DY T: 0161 406 7333 E: office@bowker-sadler.co.uk W: www.bowker-sadler.co.uk	
DRAWING Location Plan					JOB No 21006	DRAWING No 1000	REVISION B		
SCALE 1 : 1250	SHEET SIZE @ A4	DRAWN AK	CHECKED CL	DATE 01.07.21	STATUS				

BOWKER SADLER PARTNERSHIP LIMITED
 THIS DRAWING IS THE SUBJECT OF COPYRIGHT WHICH VESTS IN BOWKER SADLER PARTNERSHIP LIMITED. IT IS AN INFRINGEMENT
 OF COPYRIGHT TO REPRODUCE THIS DRAWING, BY WHATEVER MEANS, INCLUDING ELECTRONIC, WITHOUT THE EXPRESS WRITTEN
 CONSENT OF BOWKER SADLER PARTNERSHIP LIMITED WHICH RESERVES ALL ITS RIGHTS
 BOWKER SADLER PARTNERSHIP LIMITED ASSERTS ITS RIGHTS TO BE IDENTIFIED AS THE AUTHOR OF THIS DESIGN

REPORT ERRORS & OMISSIONS TO ARCHITECT. AND SAFETY PLAN AND ALL RELEVANT RISK ASSESSMENTS
 CHECK ALL DIMENSIONS ON SITE

DRAWING TO BE READ IN CONJUNCTION WITH THE HEALTH
 AND SAFETY PLAN AND ALL RELEVANT RISK ASSESSMENTS



Topographical Survey Legend

B Boltard

BS Bus Stop

BT Telecommunications IC

CPS Concrete Paving Slabs

CTV Cable Television Cover

DP Downpipe

DR Drain

ELC Electrical IC

EP Elec. Pole

FR Earth Floor

FP Flagpole

FT Floodlight

G Gulley

GP Gate Post

GV Gas Valve

Fence Annotation

B/W Barbed Wire

C/B Closed Boarded

C/I Corrugated Iron

C/L Chain Link

C/P Concrete Panel

H/R Hard Rail

I/R Iron Railings

O/B Open Boarded

P/C Post & Chain

P/R Post & Rail

P/W Post & Wire

W/M Wire Mesh

h Height

Hyd Hydrant

IC Inspection Cover

JB Junction Box

KO Koth Outlet

LB Letter Box

LP Lamp Post

Mx Utility Marker

MP Mile Post

NP Name Plate

P Post

PM Parking Meter

RE Rodding Eye

R/S Road Sign

RTW Retaining Wall

C/L Fence

Z Safety Barrier

Gate

Site

Hedge

Limit of Foliage & Tree Canopy

RWP Rain Water Pipe

SP Soil Pipe

SFS Stone Paving Slabs

ST Stop Tap

SLay Cable Stay

SV Stop Valve

TCD Telephone Call Box

TL Traffic Light

TP Telegraph Pole

TFS Tactile Paving Slabs

VP Vent Pipe

WM Water Meter

WO Water Outlet

UTL Unable To Lift

Level Prefix Descriptions

AL Arch Level

BL Bed Level

CL Cover Level

EL Eaves Level

FL Floor Level

IL Invert Level

OL Overhead Cable Level

PL Parapet Level

RL Roofridge Level

SL Soffit Level

Spr Arch Springing Level

TF Top Of Fence Level

Thr Threshold Level

WL Water Level

Spot Level

Survey Control Station (coordinated point)

Tree

MT Multi Trunk

Levels defining edge of carriageway are observed at channel (bottom of kerb). Unless otherwise stated.

Survey Station Coordinates

Stn	Easting	Northing	Level
0002	393738.07	385639.52	120.89
A001	393733.48	385639.24	120.71
A002	393758.51	385637.45	121.53
A003	393752.33	385690.61	120.86

Please note:

Any discrepancy found between an Ordnance Survey benchmark and an OSGB15 computed orthometric height is likely to be due to bench mark subsidence or uplift and, assuming precise GPS survey has been carefully carried out, the orthometric height given by OSGB15 should be considered correct in preference to archive benchmark heights. OSGB15 converts GPS ellipsoid heights to orthometric heights above mean sea level.

Head and Registered Office

Survey Systems Ltd

Willow Bank House

Old Road

Handforth • Wilmslow

Cheshire SK9 3AZ

Tel. 01625 553444

Fax 01625 526815

mail@survsys.co.uk

www.survsys.co.uk

Levels are related to OSGB15

Value n/a

Coordinates are related to National Grid (GPS)

Scale

1:200

metres

The accuracy of this survey is commensurate with the drawing scale specified within the title block. Copyright in this drawing remains with Survey Systems Ltd. Do not scale from this drawing, work to figured dimensions. Check all dimensions on-site. In the event of any discrepancy, please refer query to Survey Systems Ltd.

Title

Topographical Survey

Buxton Road

Hazel Grove

SK7 6ND

Surveyed SO IH

Drawn GAT

Date June 2021

Checked AG SO

File name 18893A

Revision No.

Sheet size A1

Drawing No. SSL:18893A:200:1:1

SURVEYsystems

© Registered in England No. 1576674



○ BOWKER SADLER PARTNERSHIP LIMITED
■ THIS DRAWING IS THE SUBJECT OF COPYRIGHT WHICH VESTS IN BOWKER SADLER PARTNERSHIP LIMITED. IT IS AN INFRINGEMENT OF COPYRIGHT TO REPRODUCE THIS DRAWING, BY WHATEVER MEANS, INCLUDING ELECTRONIC, WITHOUT THE EXPRESS WRITTEN CONSENT OF BOWKER SADLER PARTNERSHIP LIMITED WHICH RESERVES ALL ITS RIGHTS

BOWKER SADLER PARTNERSHIP LIMITED ASSERTS ITS RIGHTS TO BE IDENTIFIED AS THE AUTHOR OF THIS DESIGN

■ DRAWING NOT TO BE SCALED.
■ REPORT ERRORS & OMISSIONS TO ARCHITECT.
■ CHECK ALL DIMENSIONS ON SITE
■ DRAWING TO BE READ IN CONJUNCTION WITH THE HEALTH AND SAFETY PLAN AND ALL RELEVANT RISK ASSESSMENTS

Schedule of Accommodation			
House Type	Key	Area	No. of Units
House Type A		111.7 m²	6
House Type B		112.5 m²	2
Total			8 no.

F	Date 9	SP	Amendments following RSA	
E	22.03.22	SP	Road amendments	CL
D	07.02.22	SP	Highway comments	CL
C	04/08/21	DH	2No. existing trees on west boundary shown as removed, proposed trees added, boundary line adjacent to entrance amended, visibility splays reduced to 2.4 x 25m	CL
B	28/07/21	AK	House type and layout revisions	CL
A	14/07/21	KLM	Plot 1 fence amended to brick wall.	CL

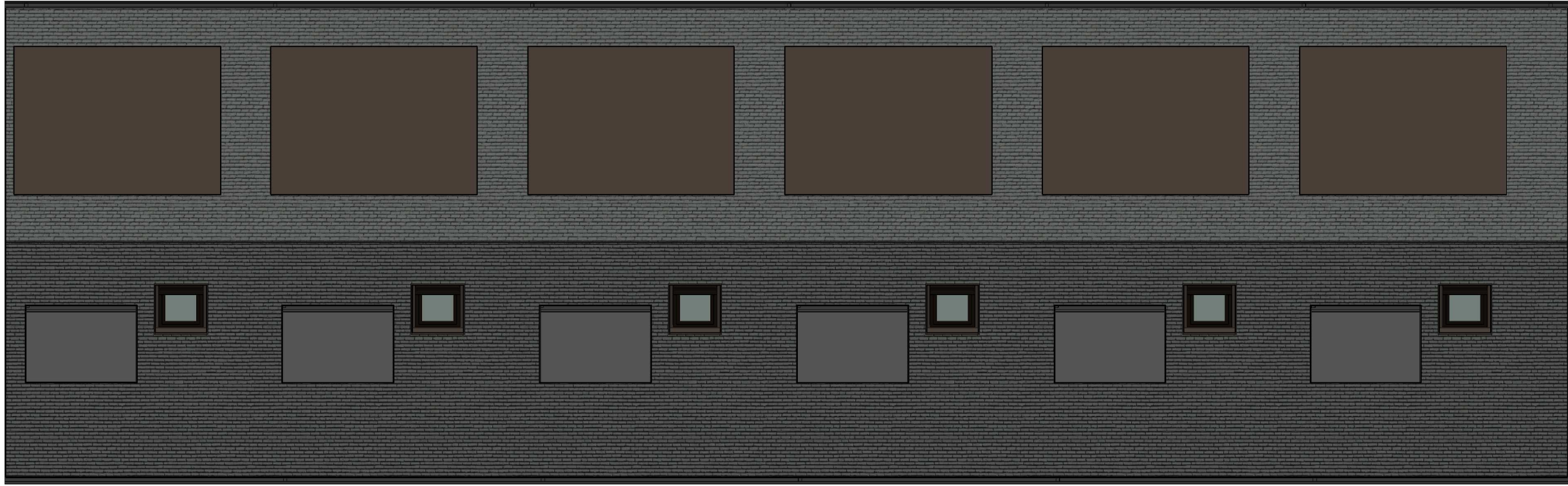
REV.	DATE	DRN.		CHKD.
------	------	------	--	-------

PROJECT Buxton Rd, Hazel Grove				
CLIENT Jasmine Hazel Grove Ltd				
DRAWING Site Plan Proposed				
SCALE 1 : 200	SHEET SIZE @ A2	DRAWN KLM	CHECKED CL	DATE 24/06/2021

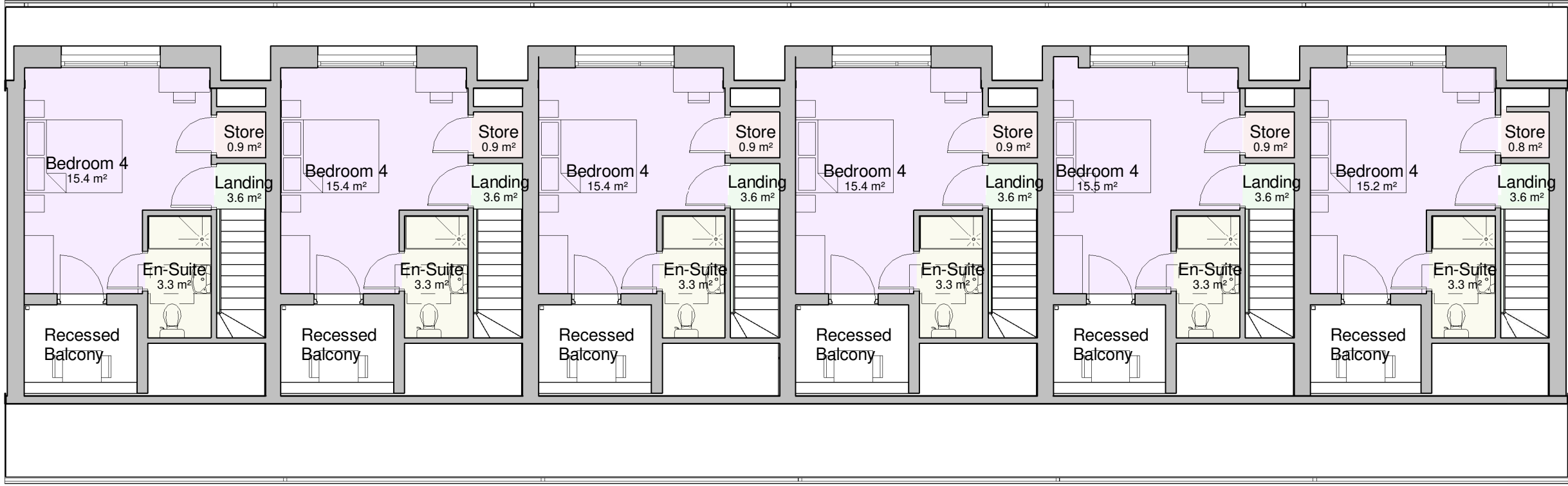
BOWKER SADLER ARCHITECTURE				
A: Hatherlow House, Hatherlow, Romiley, Stockport SK6 3DY				
T: 0161 406 7333				
E: office@bowker-sadler.co.uk				
W: www.bowker-sadler.co.uk				

JOB No 21006	DRAWING No 1002	REVISION F
STATUS Planning		

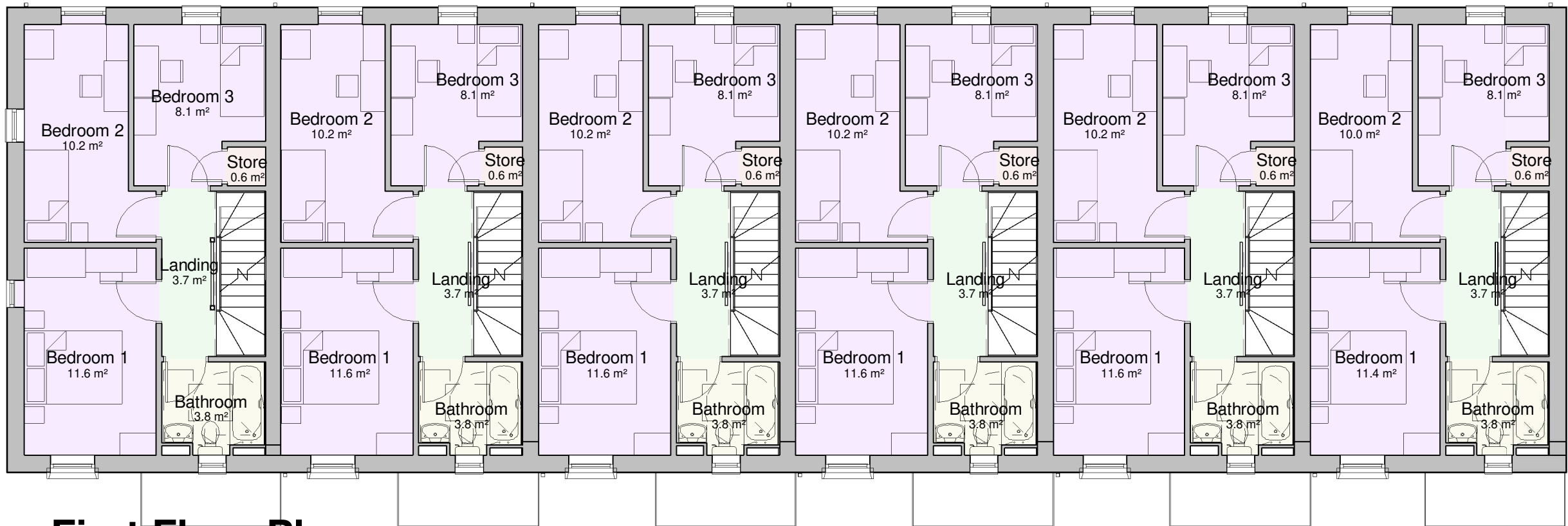
Site Layout as Proposed
1 : 200



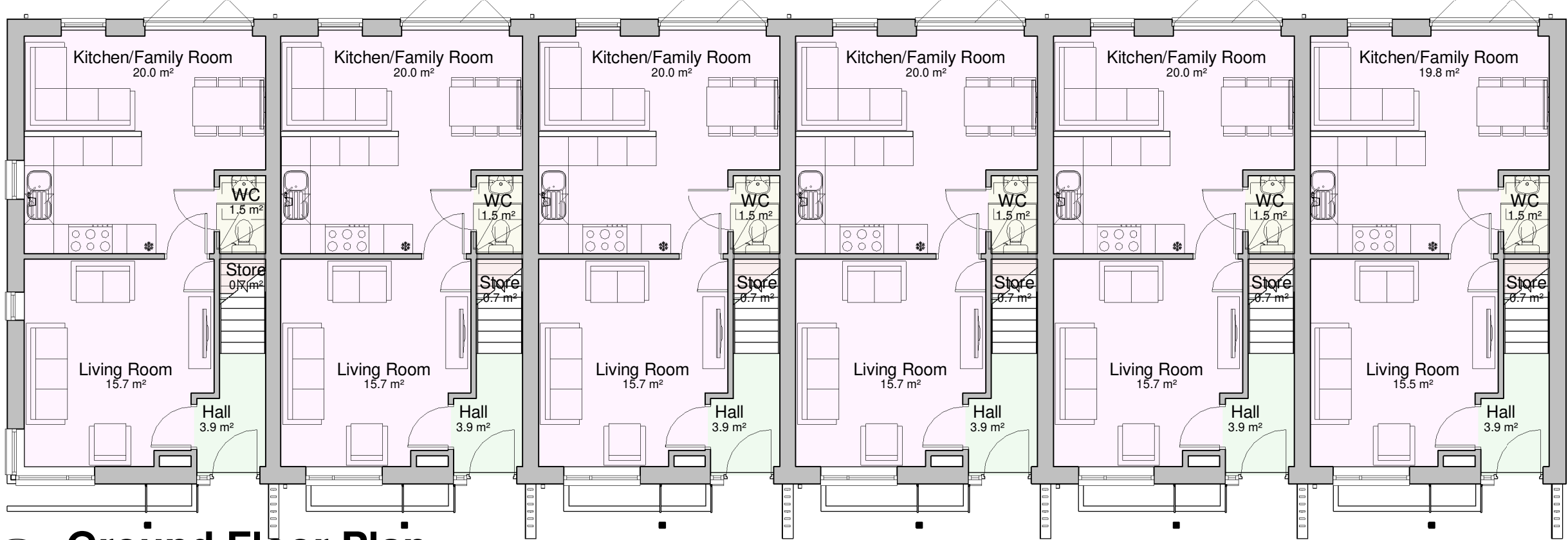
6 Roof Plan
1 : 100



5 Second Floor Plan
1 : 100



4 First Floor Plan
1 : 100



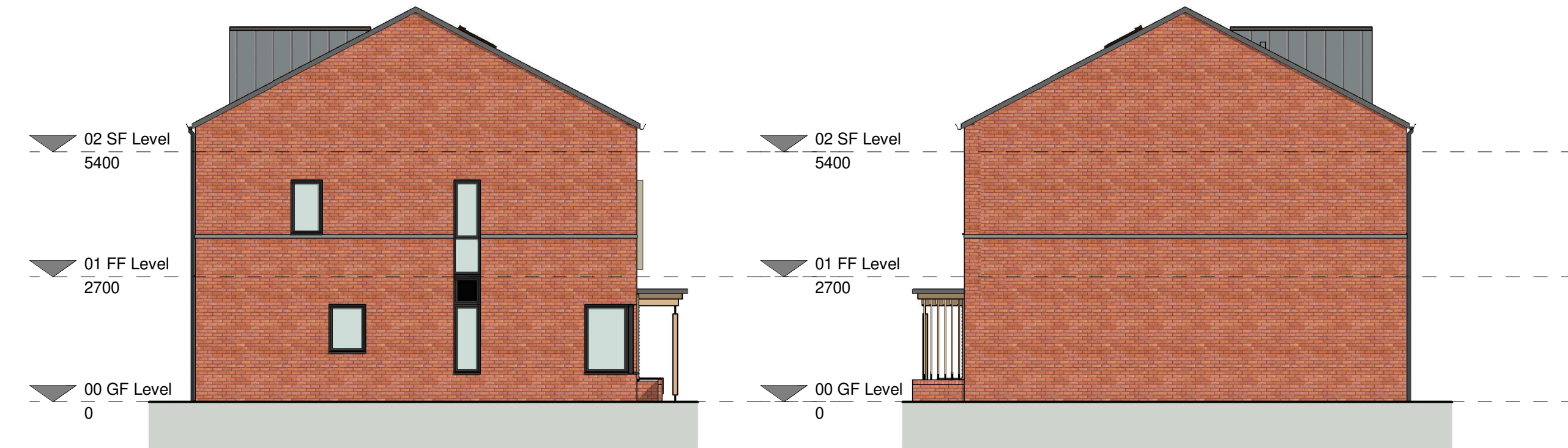
3 Ground Floor Plan
1 : 100



1 Front Elevation
1 : 100

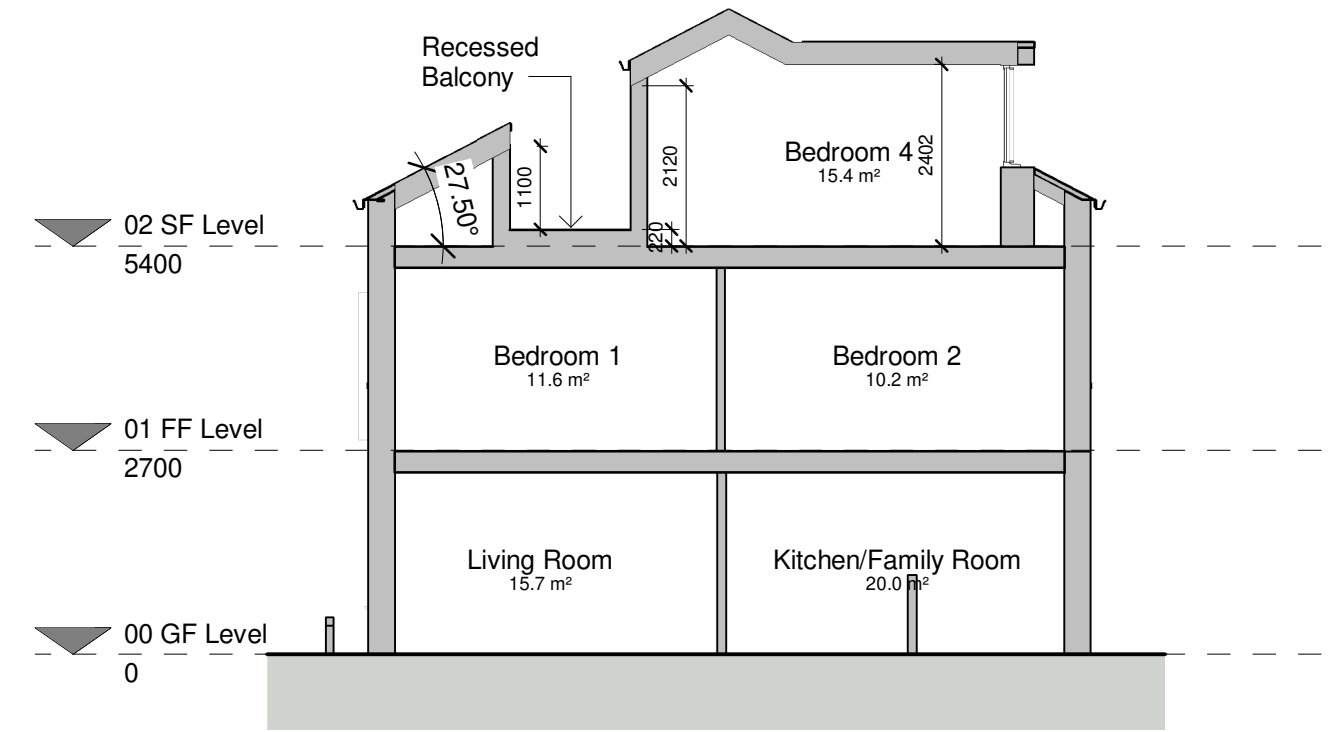


2 Rear Elevation
1 : 100



7 Left Elevation
1 : 100

8 Right Elevation
1 : 100



9 Section 1
1 : 100

○ BOWKER SADLER PARTNERSHIP LIMITED
■ THIS DRAWING IS THE SUBJECT OF COPYRIGHT WHICH VESTS IN BOWKER SADLER PARTNERSHIP LIMITED. IT IS AN INFRINGEMENT OF COPYRIGHT TO REPRODUCE THIS DRAWING, BY WHATEVER MEANS, INCLUDING ELECTRONIC, WITHOUT THE EXPRESS WRITTEN CONSENT OF BOWKER SADLER PARTNERSHIP LIMITED WHICH RESERVES ALL ITS RIGHTS.
BOWKER SADLER PARTNERSHIP LIMITED ASSERTS ITS RIGHTS TO BE IDENTIFIED AS THE AUTHOR OF THIS DESIGN.
■ DRAWING NOT TO BE SCALED.
■ REPORT ERRORS & OMISSIONS TO ARCHITECT.
■ CHECK ALL DIMENSIONS ON SITE.
■ DRAWING TO BE READ IN CONJUNCTION WITH THE HEALTH AND SAFETY PLAN AND ALL RELEVANT RISK ASSESSMENTS

Gross Internal Area Schedule			
Type Ref	House Type	Level	Area
House Type A	4 Bed 6 Person	00 GF Level	43.9 m²
House Type A	4 Bed 6 Person	01 FF Level	43.9 m²
House Type A	4 Bed 6 Person	02 SF Level	23.9 m²
			111.7 m²

C	08.02.22	SP	Revised Ridge height	CL
B	28.07.21	AK	Revised elevation treatment	CL
A	22.07.21	SP	Revised elevations & balconies	CL

REV.	DATE	DRN.		CHKD.
------	------	------	--	-------

PROJECT
Buxton Rd, Hazel Grove

CLIENT
Jasmine Hazel Grove Ltd

DRAWING
Block 1 Floor Plans and Elevations Proposed

SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
1 : 100	@ A1	KLM	CL	30/06/2021

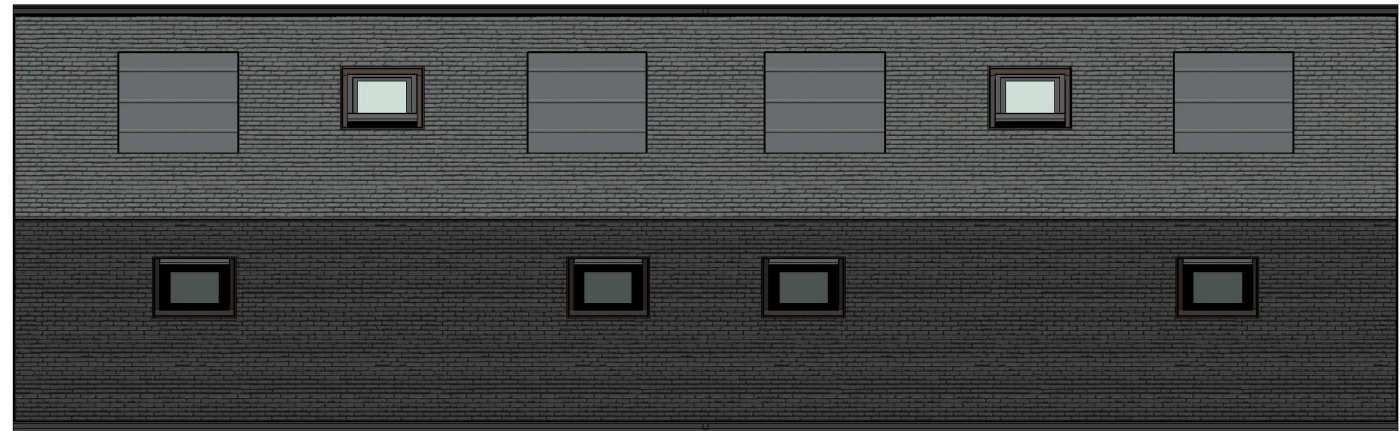
BOWKER SADLER ARCHITECTURE
A: Hatherlow House, Hatherlow, Romiley, Stockport SK6 3DY
T: 0161 406 7333
E: office@bowker-sadler.co.uk
W: www.bowker-sadler.co.uk

JOB No	DRAWING No	REVISION
21-006	1010	C

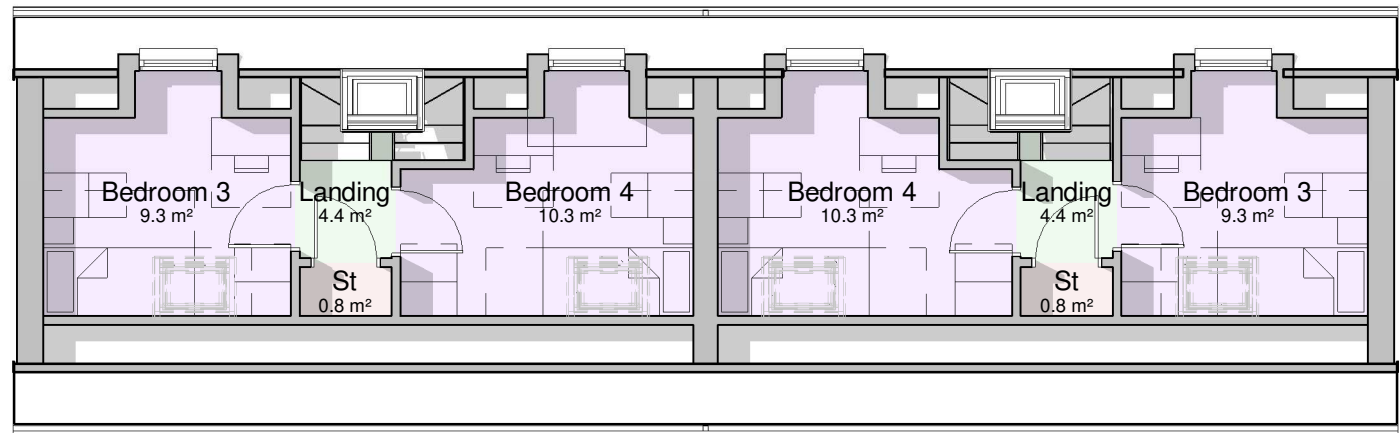
STATUS
Planning

○ BOWKER SADLER PARTNERSHIP LIMITED
■ THIS DRAWING IS THE SUBJECT OF COPYRIGHT WHICH VESTS IN BOWKER SADLER PARTNERSHIP LIMITED. IT IS AN INFRINGEMENT OF COPYRIGHT TO REPRODUCE THIS DRAWING, BY WHATEVER MEANS, INCLUDING ELECTRONIC, WITHOUT THE EXPRESS WRITTEN CONSENT OF BOWKER SADLER PARTNERSHIP LIMITED WHICH RESERVES ALL ITS RIGHTS.
BOWKER SADLER PARTNERSHIP LIMITED ASSERTS ITS RIGHTS TO BE IDENTIFIED AS THE AUTHOR OF THIS DESIGN
■ DRAWING NOT TO BE SCALED.
■ REPORT ERRORS & OMISSIONS TO ARCHITECT.
■ CHECK ALL DIMENSIONS ON SITE
■ DRAWING TO BE READ IN CONJUNCTION WITH THE HEALTH AND SAFETY PLAN AND ALL RELEVANT RISK ASSESSMENTS

Gross Internal Area Schedule			
Type Ref	House Type	Level	Area
House Type B	4 Bed 6 Person	00 GF Level	49.1 m²
House Type B	4 Bed 6 Person	01 FF Level	39.4 m²
House Type B	4 Bed 6 Person	02 SF Level	23.8 m²
			112.3 m²



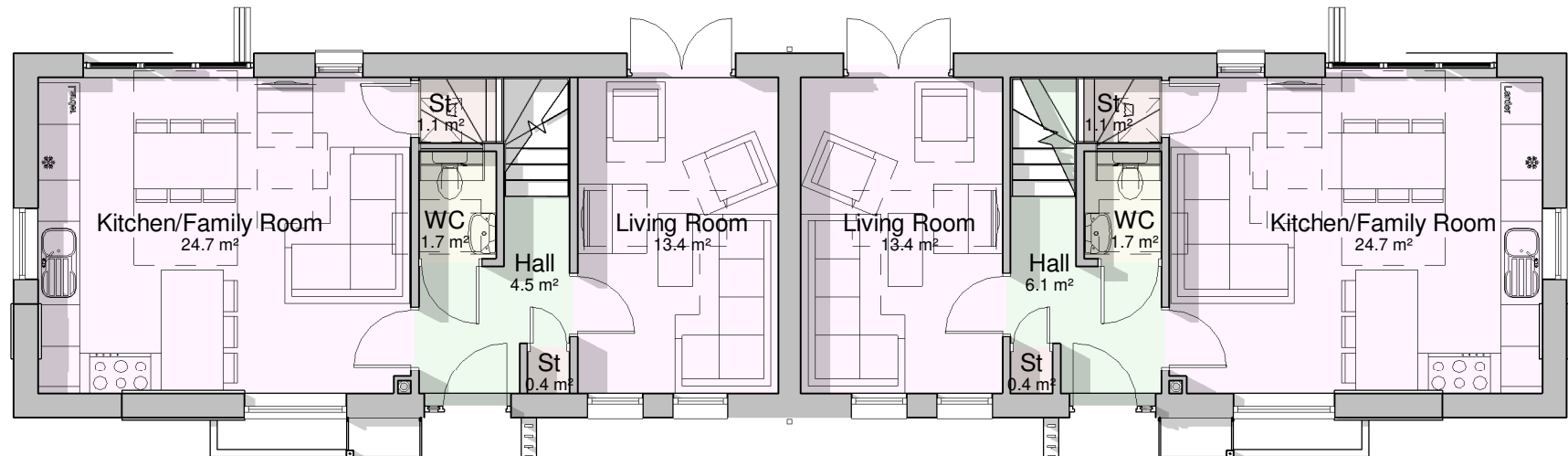
4 Roof Plan
1 : 100



3 Second Floor Plan
1 : 100



2 First Floor Plan
1 : 100



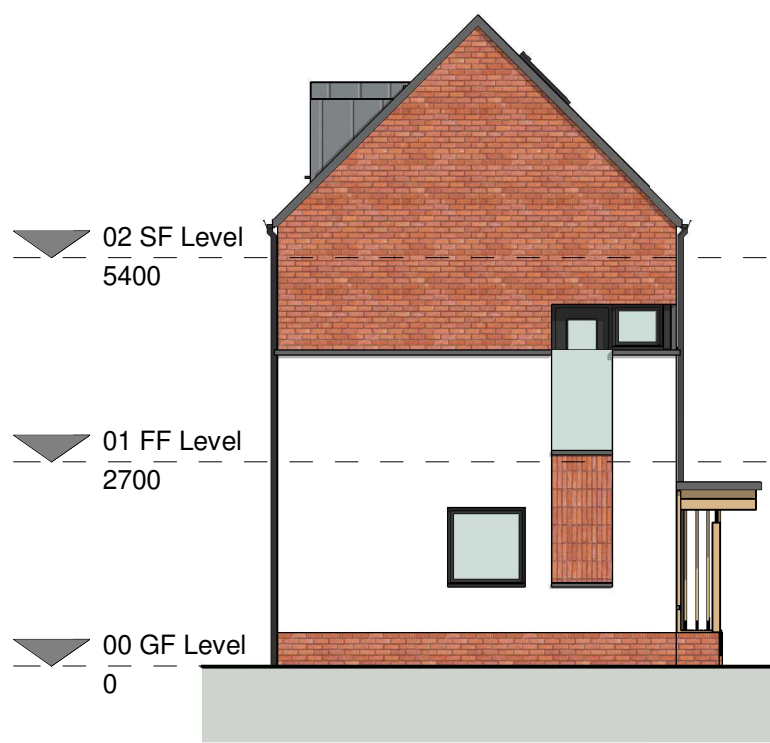
1 Ground Floor Plan
1 : 100



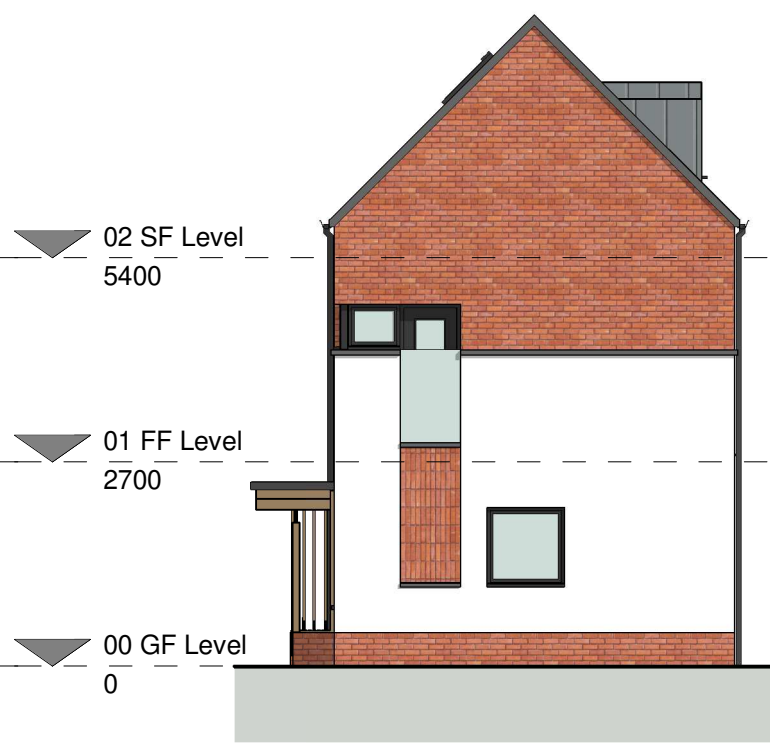
5 Front Elevation
1 : 100



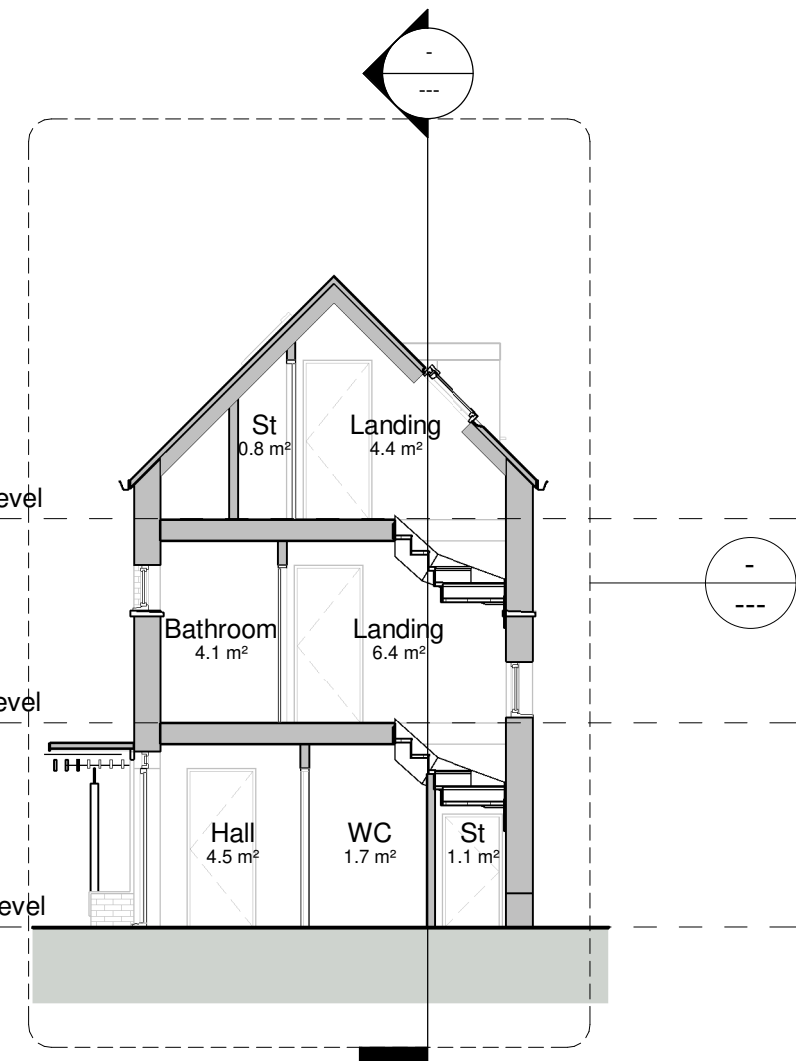
6 Rear Elevation
1 : 100



7 Left Elevation
1 : 100



8 Right Elevation
1 : 100



9 Section 1
1 : 100

A 28.07.21 AK Minor revisions CL

REV. DATE DRN. CHKD.

PROJECT

Buxton Rd, Hazel Grove

CLIENT

Jasmine Hazel Grove Ltd

DRAWING

Block 2 Floor Plans and Elevations Proposed

SCALE 1 : 100 SHEET SIZE @ A1 DRAWN KLM CHECKED CL DATE 08/07/2021

BOWKER SADLER ARCHITECTURE

A: Hatherlow House, Hatherlow, Romiley, Stockport SK6 3DY
T: 0161 406 7333
E: office@bowker-sadler.co.uk
W: www.bowker-sadler.co.uk

JOB No 21-006 DRAWING No 1012 REVISION A

STATUS Planning



○ BOWKER SADLER PARTNERSHIP LIMITED
■ THIS DRAWING IS THE SUBJECT OF COPYRIGHT WHICH VESTS IN BOWKER SADLER PARTNERSHIP LIMITED. IT IS AN INFRINGEMENT OF COPYRIGHT TO REPRODUCE THIS DRAWING, BY WHATEVER MEANS, INCLUDING ELECTRONIC, WITHOUT THE EXPRESS WRITTEN CONSENT OF BOWKER SADLER PARTNERSHIP LIMITED WHICH RESERVES ALL ITS RIGHTS
BOWKER SADLER PARTNERSHIP LIMITED ASSERTS ITS RIGHTS TO BE IDENTIFIED AS THE AUTHOR OF THIS DESIGN
■ DRAWING NOT TO BE SCALED.
■ REPORT ERRORS & OMISSIONS TO ARCHITECT.
■ CHECK ALL DIMENSIONS ON SITE
■ DRAWING TO BE READ IN CONJUNCTION WITH THE HEALTH AND SAFETY PLAN AND ALL RELEVANT RISK ASSESSMENTS

DRAWING TO BE READ IN
CONJUNCTION WITH 1025 -
RIDGE HEIGHT STUDY



Proposed Street Elevation from Buxton Road
1 : 100

A 07.02.22 SP Ridge height amended CL

REV.	DATE	DRN.	CHKD.
------	------	------	-------

PROJECT Buxton Rd, Hazel Grove				
CLIENT Jasmine Hazel Grove Ltd				
DRAWING Proposed Street Elevation				
SCALE 1 : 100	SHEET SIZE @ A1	DRAWN SP	CHECKED CL	DATE 13/10/21

BOWKER SADLER ARCHITECTURE
A: Hatherlow House, Hatherlow, Romiley, Stockport SK6 3DY
T: 0161 406 7333
E: office@bowker-sadler.co.uk
W: www.bowker-sadler.co.uk

JOB No 21006	DRAWING No 1024	REVISION A
STATUS Planning		

