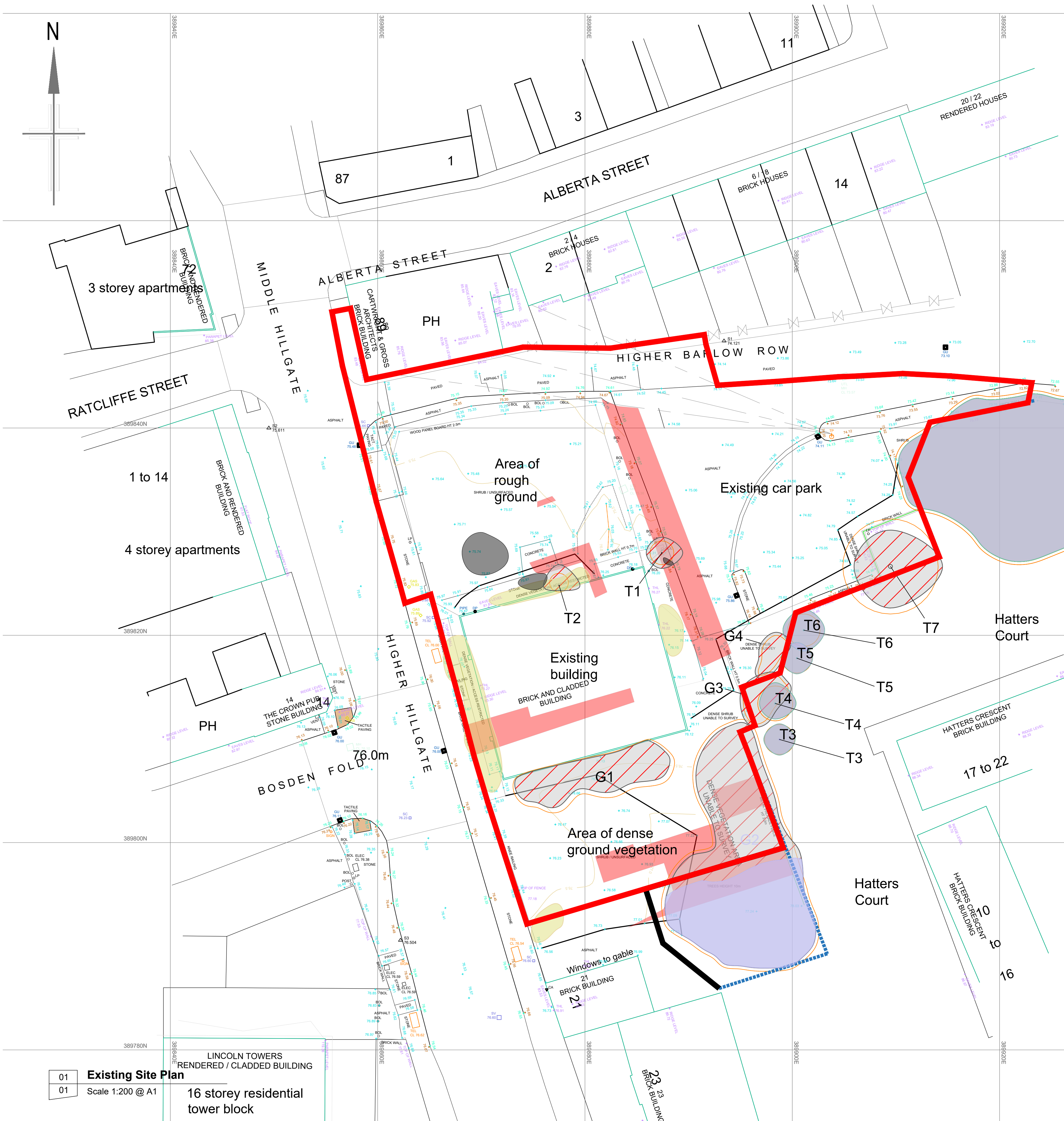




01 Existing Site Plan
01 Scale 1:200 @ A1
16 storey residential tower block

Topographic survey undertaken by MET Consultancy. Please refer to drawing number P21-01018-MET-EXT-XX-TOP-M2-G-01 Rev 01 for full details



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KEY		
AIR VALVE	AV	KERB OUTLET
BENCH MARK	BM	LAMP POST
BIN	BN	MANHOLE (CIRCULAR)
BOLLARD	BOL	MANHOLE (RECTANGULAR)
BORER HOLE	BH	MANHOLE (TRIANGULAR)
BRITISH TELECOM COVER	BT	MARKER POST
BUS STOP	BUS	GULLY
CABLE TV COVER	CATV	RODDING EYE
CABLE TV SUPPLY	CA	SIGN POST
COLUMN	COL	TELECOM COVER
DROPPED KERB	DK	TELEGRAPH POLE
EARTHING POINT	ER	THRESHOLD LEVEL
ELECTRICITY COVER	ELEC	TRAFFIC LIGHT
ELECTRICITY POLE	EP	TRIAL PIT
FIRE HYDRANT	PH	WASH OUT
GAS VALVE	GAS	WATER METER
GATE	GT	WATER STOP COCK
INSPECTION COVER (CIRCULAR)	IC	WATER STOP VALVE
INSPECTION COVER (RECTANGULAR)	IC	
COVER LEVEL	CL	CHAMBER BASE LEVEL
INVERT LEVEL	IL	WATER SURFACE LEVEL
UNABLE TO RAISE	UTR	UNABLE TO MEASURE
GIRTH OF TREE TRUNK	G	DIAMETER OF TREE TRUNK
HEIGHT TO TOP OF TREE CANOPY	H	MULTI BOLE TREE

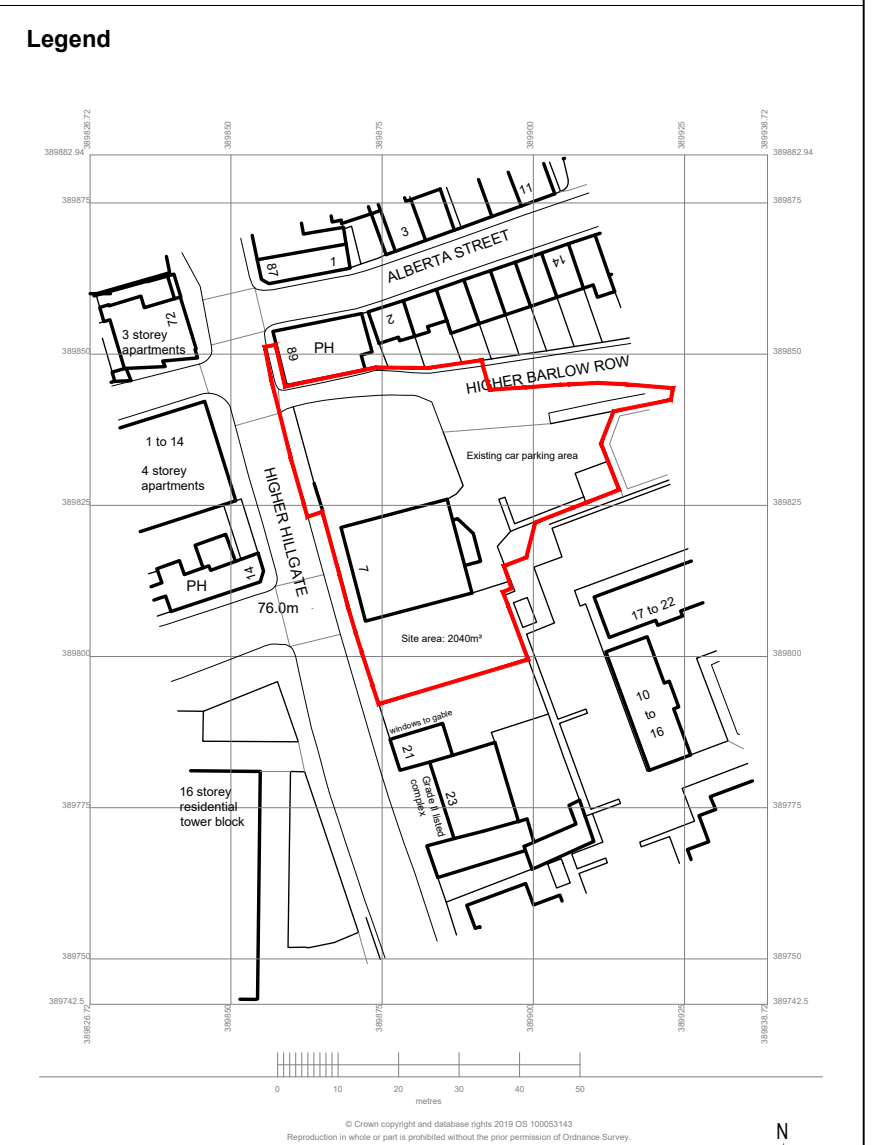
Arboricultural Survey provided by TEP. Please refer to Arboricultural Impact Assessment dated August 2022 for full details.



Genesis Centre, Birchwood Science Park, Warrington WA3 7BH
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

KEY	
[This drawing must be reproduced in colour]	
T1/G1/W1 Trees	Trees and hedgerow to be retained and protected
Root Protection Area (RPA)	Category A (High quality)
Application Boundary	Category B (Moderate quality)
Existing Retaining Wall	Category C (Low quality)
NOTES:	
This drawing should be read in conjunction with the respective Arboricultural Survey Data (Appendix A).	
All tree locations are estimated using aerial photography and on-site observations.	
Proposed tree and hedgerow works	
Trees to be removed (Canopy outline denotes tree quality category)	
Proposed tree and hedgerow works	
Temporary Tree Protection Fencing (Must be installed prior to works commencement)	

General Notes
01: Dimensions must not be scaled from this drawing. If in doubt, please ask.
02: All dimensions are in millimetres unless noted otherwise.
03: All dimensions should be verified on site before proceeding with the work.
04: TADW Architects shall be notified in writing of any discrepancies.
05: © TADW Limited (UK) 2015



02 Location Plan
01 Scale 1:1250 @ A1

P4	Red edged amended	13.10.22	AM	-
P3	Arboricultural information added	25.08.22	VA	AM
P2	Revised to suit latest information	07.10.21	AM	AM
P1	Drawn	08.01.19	AM	GN
Issue	Description	Date	Drawn	Checked

Drawing Status
P - Planning | T - Tender | C - Construction | R - As Record

For Approval

Six St. Petersgate Stockport Cheshire SK1 1HD
Ph 0161 477 6158 Fx 0161 480 8342 mail@tadw.co.uk www.tadw.co.uk

Client	Stockport Homes	
Job	1-19 Higher Hillgate, Stockport	
Title	Existing Site Plan and Location Plan	
Scale	1:200, 1:1250 @ A1	
Note - Prints from PDF files may not be to scale, check accuracy against scale		
Job Number	Drawing Number	Issue
911268	01	P4



01 Proposed Site Plan
02 Scale 1:200 @ A1

- Notes**
- Proposed 3 storey apartment block at back of footpath
 - Open bin store to have brick elevation to front and part return to tie in with main apartment block and boundary walls. Beyond brickwork, enclosure to be timber fencing.
 - Long stay cycle storage for 24 cycles. Short stay Sheffield stands provided in car parking area.
 - 4 no. Electric Vehicle charging points, one of which is to be an accessible parking bay.
 - Ground floor flats to Higher Hillgate provided with front door to street

Proposed Schedule of Dwellings:

- 3no. 2B3P Apartment @ 61.1m²
- 9no. 2B3P Apartment @ 61.3m²
- 4no. 2B3P Apartment @ 61.0m²
- 1no. 2B3P Apartment @ 65.7m²
- 6no. 1B2P Apartments @ 50.0m²
- 1no. 1B2P Apartments @ 59.2m²

TOTAL 24 no. Units

Parking Provision
17 no. parking spaces (70.8%)

General Notes
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02: All dimensions are in millimetres unless noted otherwise.
03: All dimensions should be verified on site before proceeding with the work.
04: TADW Architects shall be notified in writing of any discrepancies.
05: © TADW Limited (UK) 2015

- Legend**
- Main Aspect
 - Apartments Entrance
 - Existing Trees
 - New Trees
 - EV Electric Vehicle Charging Point

P12	Oriel windows indicated to Higher Barlow Row elevation	20.03.23	AM	-
P11	Cycle storage amended	16.02.23	AM	-
P10	Cycle storage amended following feedback from Highways	13.02.23	AM	-
P9	Red edged amended	13.10.22	AM	-
P8	Car park design and site levels updates	27.09.22	AM	AM
P7	Existing trees added following arboricultural information.	25.08.22	VA	AM
P6	Amended to suit topographic information	04.07.22	VA	AM
P5	Amended to suit Client comments. Scale and paper sheet amended.	27.06.22	VA	AM
P4	Amended to suit planning /conservation officer comments	25.06.21	VA	AM
P3	Apartment areas meet NDSS areas, additional parking shown	10.06.21	AM	GN
P2	Distance from site boundary to 21 Higher Hillgate increased	10.04.19	AM	GN
P1	Drawn	08.01.19	AM	GN
Issue	Description	Date	Drawn	Checked

Drawing Status
P - Planning | T - Tender | C - Construction | R - As Record

For Approval

tadw architects

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Client Stockport Homes

Job 1-19 Higher Hillgate, Stockport

Title Proposed Site Plan

Scale 1:200 @ A1

Note - Prints from PDF files may not be to scale, check accuracy against scale

5 10 20m 1:200

Job Number 911268 Drawing Number 02 Issue P12



03 **Proposed Second Floor Plan**
04 Scale 1:200 @ A3



02 **Proposed First Floor Plan**
04 Scale 1:200 @ A3



01 **Proposed Ground Floor Plan**
04 Scale 1:200 @ A3

General Notes
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03: All dimensions should be verified on site before proceeding with the work.
04: TADW Architects shall be notified in writing of any discrepancies.
05: © TADW Limited (UK) 2015

Notes

- All apartments to Nationally Described Space Standards
- 4no. ground floor apartments with front doors directly off Higher Hillgate
- Home office space to all apartments
- Breakfast bars provided to all apartments
- Glazed door to open plan living/dining and kitchen space, allows light into hallway

Proposed Schedule of Accommodation:

17no. 2B3P Apartments @ 61-65.7m²

7no. 1B2P Apartments @ 50.3-59.1m²

TOTAL 24 no. Units

Parking Provision

17 no. parking spaces to apartments (70.8%)

P6	Oriel windows indicated to Higher Barlow Row elevation	20.03.23	AM	-
P5	Second floor level shown, flats numbered	18.10.22	AM	-
P4	Wall thickness revised to suit required thermal performance	13.10.22	VA	AM
P3	Notes amended	12.08.22	VA	AM
P2	Layout amended following Client comments	11.07.22	VA	AM
P1	Drawn	25.06.21	VA	AM
Issue	Description	Date	Drawn	Checked

Drawing Status
P - Planning | T - Tender | C - Construction | R - As Record

For Approval

tadw architects

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Client Stockport Homes

Job 1-19 Higher Hillgate, Stockport

Title Proposed Plans

Scale 1:100 @ A1

Note - Prints from PDF files may not be to scale, check accuracy against scale

5

10m

1:100

Job Number
911268

Drawing Number
04

Issue
P6

01

06

Proposed Street Scene Elevation - Higher Hillgate
Scale 1:100 @ A1



02

06

Proposed Rear Elevation
Scale 1:100 @ A1



03

06

Proposed Side Elevation - Higher Barlow Row
Scale 1:100 @ A1



04

06

Proposed Side Elevation
Scale 1:100 @ A1

General Notes
01: Dimensions must not be scaled from this drawing. If in doubt, please ask.
02: All dimensions are in millimetres unless noted otherwise.
03: All dimensions should be verified on site before proceeding with the work.
04: TADW Architects shall be notified in writing of any discrepancies.
05: © TADW Limited (UK) 2015

Proposed Materials

- Two types of multi-red brickwork.
- Timber sash windows.
- Natural slate roof.
- PPC Black Aluminium rainwater goods - square profile.
- Cast stone window cills / surrounds and infill panels as shown.
- Guarding to inset balconies to be metal frame with glass infill, to replicate the appearance of the lower pane of sash windows.
- Brick detailing features include sailing course and plinth detail.
- Railings with conservation kerb at back of footpath and with soft landscaping behind.

P4	Oriel windows indicated to Higher Barlow Row elevation	20.03.23	AM	-
P3	Levels revused	13.10.22	AM	-
P2	Notes amended	12.08.22	VA	AM
P1	Drawn	11.07.22	VA	AM
Issue	Description	Date	Drawn	Checked

Drawing Status
P - Planning | T - Tender | C - Construction | R - As Record

For Approval

tadw

architects



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ClientStockport Homes

Job1-19 Higher Hillgate, Stockport

TitleProposed Elevations

Scale1:100 @ A1

Note - Prints from PDF files may not be to scale, check accuracy against scale

5

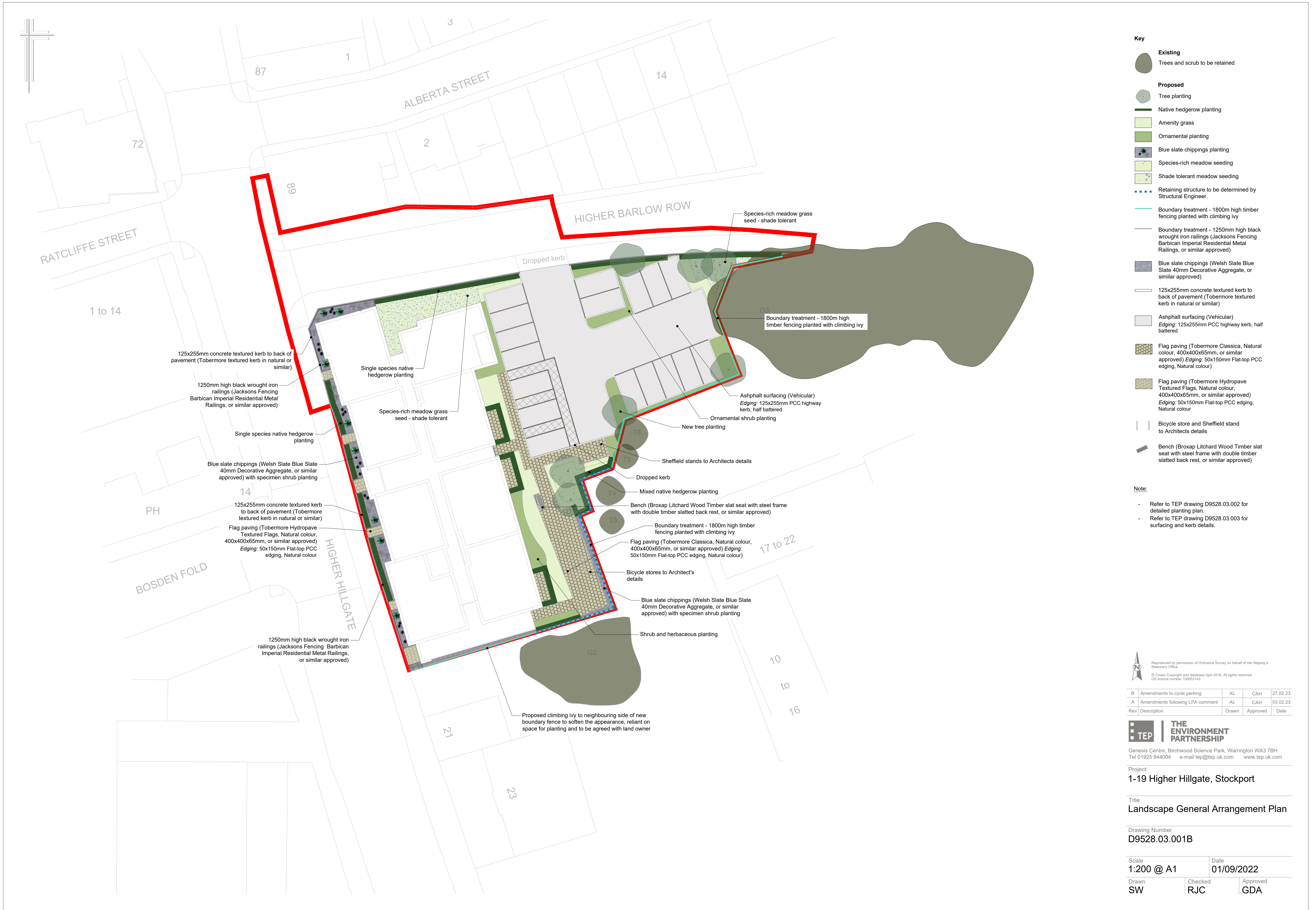
10m

1:100

Job Number911268

Drawing Number06

IssueP4



- Key**
- Existing**
 - Trees and scrub to be retained
 - Proposed**
 - Tree planting
 - Native hedgerow planting
 - Amenity grass
 - Ornamental planting
 - Blue slate chippings planting
 - Species-rich meadow seeding
 - Shade tolerant meadow seeding
 - Retaining structure to be determined by Structural Engineer.
 - Boundary treatment - 1800m high timber fencing planted with climbing ivy
 - Boundary treatment - 1250mm high black wrought iron railings (Jacksons Fencing Barbican Imperial Residential Metal Railings, or similar approved)
 - Blue slate chippings (Welsh Slate Blue Slate 40mm Decorative Aggregate, or similar approved)
 - 125x255mm concrete textured kerb to back of pavement (Tobermore textured kerb in natural or similar)
 - Asphalt surfacing (Vehicular)
Edging: 125x255mm PCC highway kerb, half battered
 - Flag paving (Tobermore Classica, Natural colour, 400x400x65mm, or similar approved) Edging: 50x150mm Flat-top PCC edging, Natural colour
 - Flag paving (Tobermore Hydropave Textured Flags, Natural colour, 400x400x65mm, or similar approved) Edging: 50x150mm Flat-top PCC edging, Natural colour
 - Bicycle store and Sheffield stand to Architects details
 - Bench (Broxap Litchard Wood Timber slat seat with steel frame with double timber slatted back rest, or similar approved)

Note:

- Refer to TEP drawing D9528.03.002 for detailed planting plan.
- Refer to TEP drawing D9528.03.003 for surfacing and kerb details.

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B	Amendments to cycle parking	AL	CAH	27.02.23
A	Amendments following LPA comment	AL	CAH	03.02.23
Rev	Description	Drawn	Approved	Date

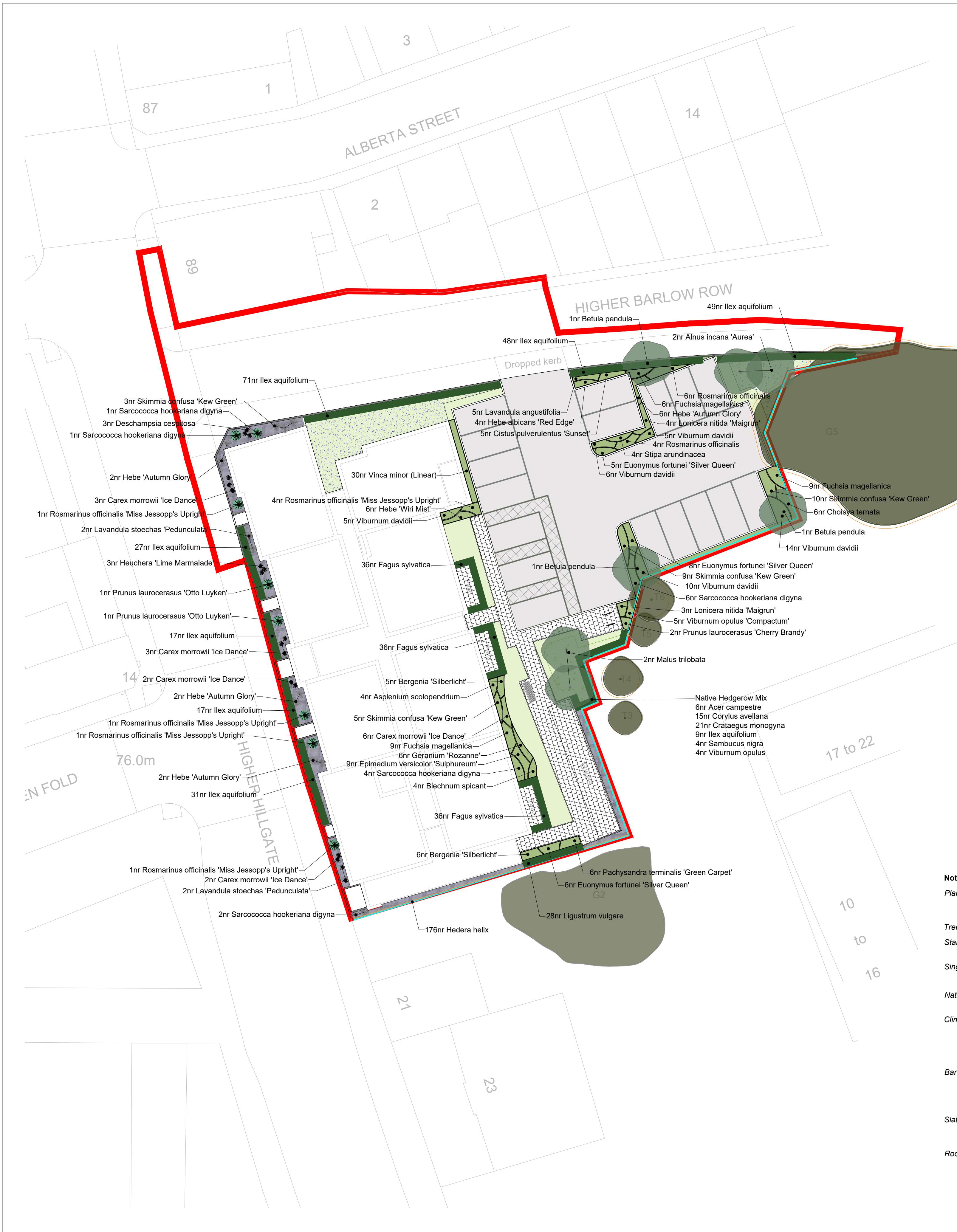
THE ENVIRONMENT PARTNERSHIP
Genesis Centre, Birchwood Science Park, Warrington WA3 7BH
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
1-19 Higher Hillgate, Stockport

Title
Landscape General Arrangement Plan

Drawing Number
D9528.03.001B

Scale 1:200 @ A1	Date 01/09/2022
Drawn SW	Checked RJC
	Approved GDA



Amenity Grassland Mix (if seeded)

Supplier: Emorsgate Seeds
Seed mix: EG22 - Strong Lawn Grass Mixture
Sowing rate: 25g/m2

Grasses

2.5% Agrostis capillaris (Common Bent)
2.5% Agrostis castellana (Highland Bent)
50% Festuca rubra (Slender-creeping Red-fescue)
25% Lolium perenne (Perennial Ryegrass)
20% Poa pratensis (Smooth-stalked Meadow-grass)

Species-rich Meadow Seeding

Supplier: Emorsgate Seeds
Seed mix: EM2 - Standard General Purpose Meadow Mixture
Sowing rate: 4g/m2

Shade Tolerant Meadow Seeding

Supplier: Emorsgate Seeds
Seed mix: EH1 - Hedgerow Mixture
Sowing rate: 4g/m2

Full Planting Schedule

Climber Planting

Qty	Name	Age	Height	Form	Girth	Cir Stem	Brks	Root	Cntr	Ctrs	Mix%
176	Hedera helix		60-80cm				3	C	3L	0.500	
176											

Hedgerow

Qty	Name	Age	Height	Form	Girth	Cir Stem	Brks	Root	Cntr	Ctrs	Mix%
108	Fagus sylvatica	1/2	60-80cm	Transplant				B		0.200	
260	Ilex aquifolium		60-80cm					C	5L	0.250	
28	Ligustrum vulgare	0/2	60-80cm	Cutting			3	B		0.200	
396											

Herbaceous

Qty	Name	Age	Height	Form	Girth	Cir Stem	Brks	Root	Cntr	Ctrs	Mix%
4	Asplenium scolopendrium							C	5L	0.450	
11	Bergenia 'Silberlicht'							C	3L	0.450	
4	Blechnum spicant							C	5L	0.450	
10	Carex morrowii 'Ice Dance'							C	5L		
6	Carex morrowii 'Ice Dance'							C	5L	0.450	
3	Deschampsia cespitosa							C	5L		
9	Epimedium versicolor 'Sulphureum'							C	3L	0.450	
6	Geranium 'Rozanne'							C	4L	0.450	
3	Heuchera 'Lime Marmalade'							C	5L		
4	Stipa arundinacea							C	5L	0.450	
60											

Native Hedgerow Mix

Qty	Name	Age	Height	Form	Girth	Cir Stem	Brks	Root	Cntr	Ctrs	Mix%
6	Acer campestre	1/2	60-80cm	Transplant			3	B		0.200	10.00 %
15	Corylus avellana	1/2	60-80cm	Transplant			3	B		0.200	25.00 %
21	Crataegus monogyna	1/1	60-80cm	Transplant				B		0.200	35.00 %
9	Ilex aquifolium		60-80cm					C	3L	0.200	15.00 %
4	Sambucus nigra	1/1	60-80cm	Transplant			3	B		0.200	7.50 %
4	Viburnum opulus	1/2	60-80cm	Transplant			3	B		0.200	7.50 %
59											

Shrub

Qty	Name	Age	Height	Form	Girth	Cir Stem	Brks	Root	Cntr	Ctrs	Mix%
6	Choisya ternata		40-60cm	Bushy			3	C	5L	0.580	
5	Cistus pulverulentus 'Sunset'		30-40cm	Bushy				C	5L	0.450	
19	Euonymus fortunei 'Silver Queen'		25-30cm	Bushy			9	C	5L	0.450	
24	Fuchsia magellanica		40-60cm				5	C	5L	0.450	
4	Hebe albicans 'Red Edge'		30-40cm	Bushy			7	C	5L	0.450	
6	Hebe 'Autumn Glory'		30-40cm	Bushy			7	C	5L		
6	Hebe 'Autumn Glory'		30-40cm	Bushy			7	C	5L	0.450	
6	Hebe 'Wiri Mist'		30-40cm(D)	Bushy			7	C	5L	0.450	
5	Lavandula angustifolia		30-40cm	Bushy				C	5L	0.450	
4	Lavandula stoechas 'Pedunculata'		20-30cm				7	C	5L		
7	Lonicera nitida 'Maigrun'		30-40cm	Bushy			3	C	5L	0.580	
6	Pachysandra terminalis 'Green Carpet'		20-30cm(D)				9	C	5L	0.450	
2	Prunus laurocerasus 'Cherry Brandy'		30-40cm				4	C	5L	0.580	
2	Prunus laurocerasus 'Otto Luyken'		40-60cm	Bushy			5	C	5L		
10	Rosmarinus officinalis		40-60cm				3	C	5L	0.580	
4	Rosmarinus officinalis 'Miss Jessopp's Upright'		30-40cm					C	5L		
4	Rosmarinus officinalis 'Miss Jessopp's Upright'		30-40cm					C	5L	0.580	
4	Sarcococca hookeriana digyna		40-60cm	Bushy			5	C	5L		
10	Sarcococca hookeriana digyna		40-60cm	Bushy			5	C	5L	0.580	
3	Skimmia confusa 'Kew Green'		30-40cm	Bushy			3	C	5L		
24	Skimmia confusa 'Kew Green'		30-40cm	Bushy			3	C	5L	0.450	
5	Viburnum davidii		30-40cm	Bushy			4	C	5L	0.450	
5	Viburnum opulus 'Compactum'		30-40cm				4	C	5L	0.450	
30	Vinca minor (Linear)		20-25cm					C	3L	0.250	
236											

Tree

Qty	Name	Age	Height	Form	Girth	Cir Stem	Brks	Root	Cntr	Ctrs	Mix%
2	Alnus incana 'Aurea'	3x	500-550cm	Semi-Mature	20-25cm	min 200cm		RB			
3	Betula pendula	3x	500-550cm	Semi-Mature	20-25cm	min 200cm		RB			
2	Malus trilobata	3x	450-625cm	Semi-Mature	20-25cm	min 200cm		RB			
7											
934											

Notes

Planting:

All species to be sourced from local provenance where possible and planted in the first planting season following completion of construction.

Trees:

All trees to include irrigation points.

Staking generally:

All trees in soft landscaping to be planted with short double timber stakes.

Single species hedgerows:

See planting schedule for spacings of single species hedgerows.

Native hedgerows:

To be planted in one double staggered row at 5nr plants per linn.

Climbers:

Support canes to be left in when climbers planted and existing growth carefully tied into fences, where possible. Planting within 21 Higher Hillgate to be undertaken in agreement with the homeowner

Bark Mulch:

Planting beds to rear of building and car parking are to have 75mm layer of finely composted bark mulch. Trees in grass to be planted in a 1200mm diameter ring of finely composted bark mulch.

Slate mulch:

Planting beds to front of building to include Blue slate chippings (Welsh Slate Blue Slate 40mm Decorative Aggregate, or similar approved).

Root barriers:

Root barriers to be installed where tree and shrub planting is proposed within 3mtrs of underground utilities. Individual trees to be planted with a root director where within 3m of underground utilities. Root barriers to be installed along hard surfacing edges where the tree stem is within 1.5m of the start of the hard surfacing.

Key

Existing

Trees and scrub to be retained

Proposed

Tree planting

Native hedgerow planting

Amenity grass

Ornamental planting

Climbing plants

Blue slate chippings with specimen planting

Species-rich meadow seeding

Shade tolerant meadow seeding



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B	Amendments to cycle parking	AL	CAH	27.02.23
A	Amendments following LPA comment	AL	CAH	03.02.23
Rev	Description	Drawn	Approved	Date

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Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
1-19 Higher Hillgate, Stockport

Title
Detailed Planting Plan

Drawing Number
D9528.03.002B

Scale
1:200 @ A1

Date
24/08/2022

Drawn
SW

Checked
RJC

Approved
GDA