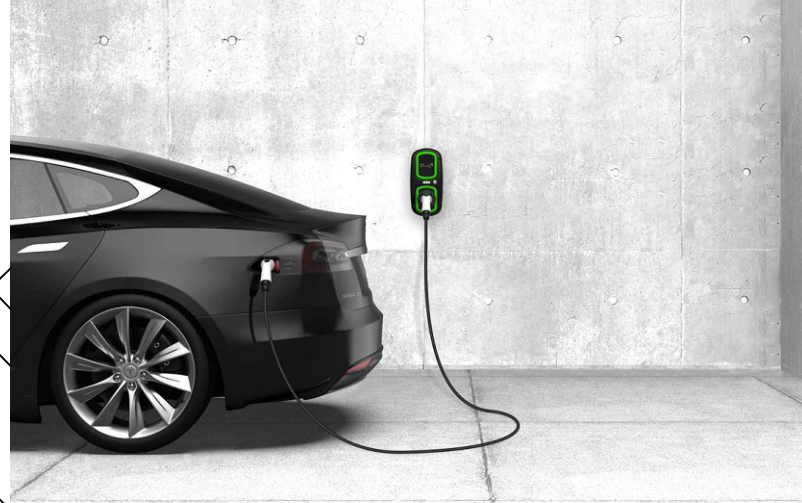


Scale 1:1250

# SITE LOCATION PLAN



## ELECTRIC CAR CHARGING



Each dwelling to be provided with min.1 domestic electric car charging point wall mounted or otherwise within the each garage. Charging point location is to be determined by manufacturer and installation is to be completed by manufacturer.

Charging unit is to be certificated to BS EN 60335-1 for safe use in the home. Manufactured in compliance with BS7671 wiring regulations Compliant with IET EV regulations. Be BS EN 60529 : IP65 category 1 certified (weatherproof).



**PODPOINT SOLO**  
Electric Car Charger, Low Cost & High Quality  
3.6kW, 7kW (single phase) or 22kW (three-phase)  
speeds available.

Branch new road surface water drainage into existing highway drainage system

TURNING CP AREA

M2

M1

M1

M1

M1

M1

M1

M1

M1

M1

M1

M1

M1

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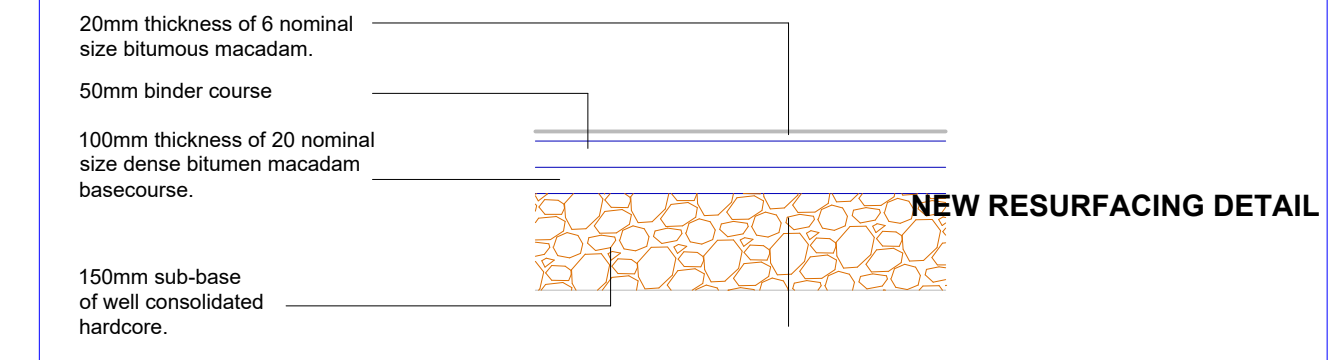
## Secure metal cycle storage by Trimetals UK



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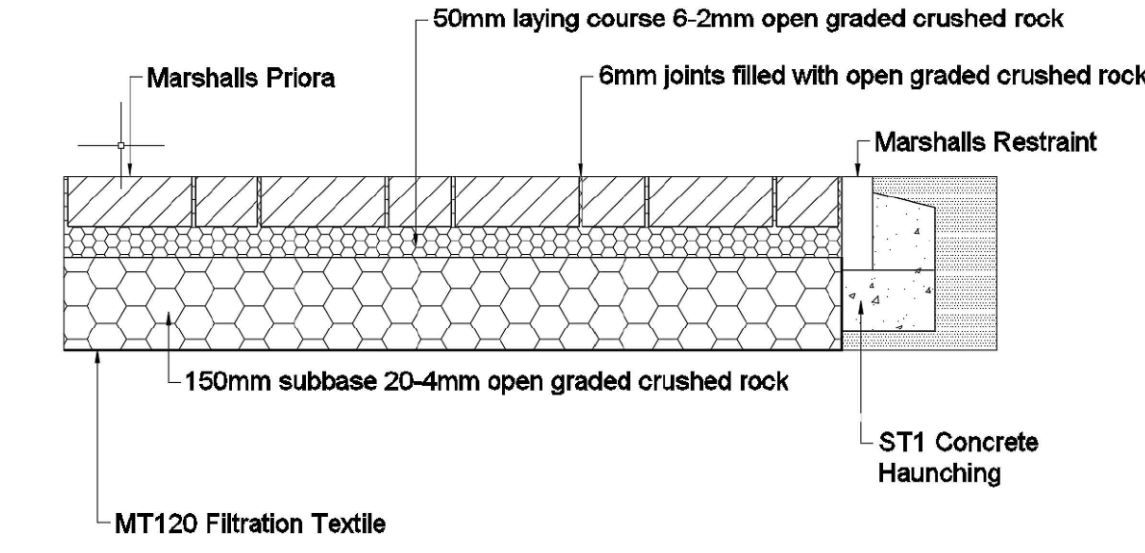
## CONSTRUCTION NOTES:-

### PROPOSED NEW ROAD SURFACING



### PROPOSED NEW CHANNEL DRAIN

PROVIDING DRAINAGE TO NEW ROAD SURFACE AND PROPOSED DRIVEWAYS



### M1 - Driveway Surface

Block Paving (Buff colour)  
Marshalls Driveline® Priora Block Paving  
Permeable surface provides drainage



### M1 - Driveway Surface

Block Paving (Buff colour)  
Marshalls Driveline® Priora Block Paving  
Permeable surface provides drainage



### M2 - Road Surface

20mm Compacted Bituminous Macadam

### REFUSE STORAGE

The dwellings will be provided with:

- 1no 240 litre General Rubbish Bin
- 1no 240 litre Glass / Can Recycling Bin
- 1no 240 litre Paper Recycling Bin
- 1no 240 litre Garden / Food waste Bin

Bins are to be located to the rear of each property as indicated by the above plan. Collection strategy to match that of the existing properties on Eaton Close.

## DRAWING TITLE

PROPOSED ACCESS ROAD AND DRIVEWAY DETAILS



Campbell House  
173 Rochdale Road  
Firgrove  
Rochdale  
OL16 3BN  
Tel: 01706 354888  
Mob: 07817 623183  
Email: admin@jamescampbellassociates.co.uk  
Web: www.jamescampbellassociates.co.uk

## PROJECT

PROPOSED RESIDENTIAL DEVELOPMENT

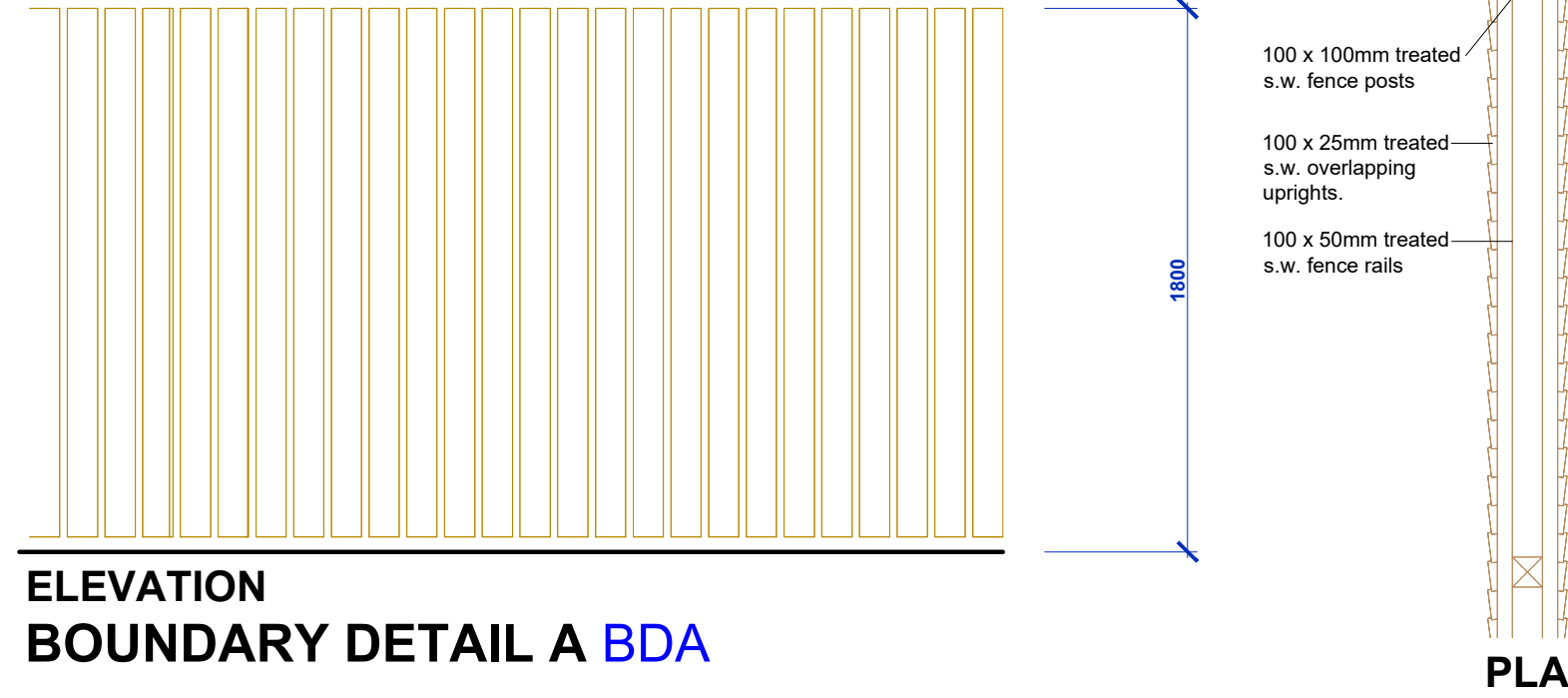
## LOCATION

Land @ 45 Cheadle Road / 1 Eaton Close  
Cheadle  
Stockport

DRAWN:-	Frank James Smith	DRAWING NUMBER:-
DATE:-	March 2023	
SCALE:-	1:200 at A1	
ISSUE:-	G	

18.1806.74G

## PROPOSED SITE PLAN

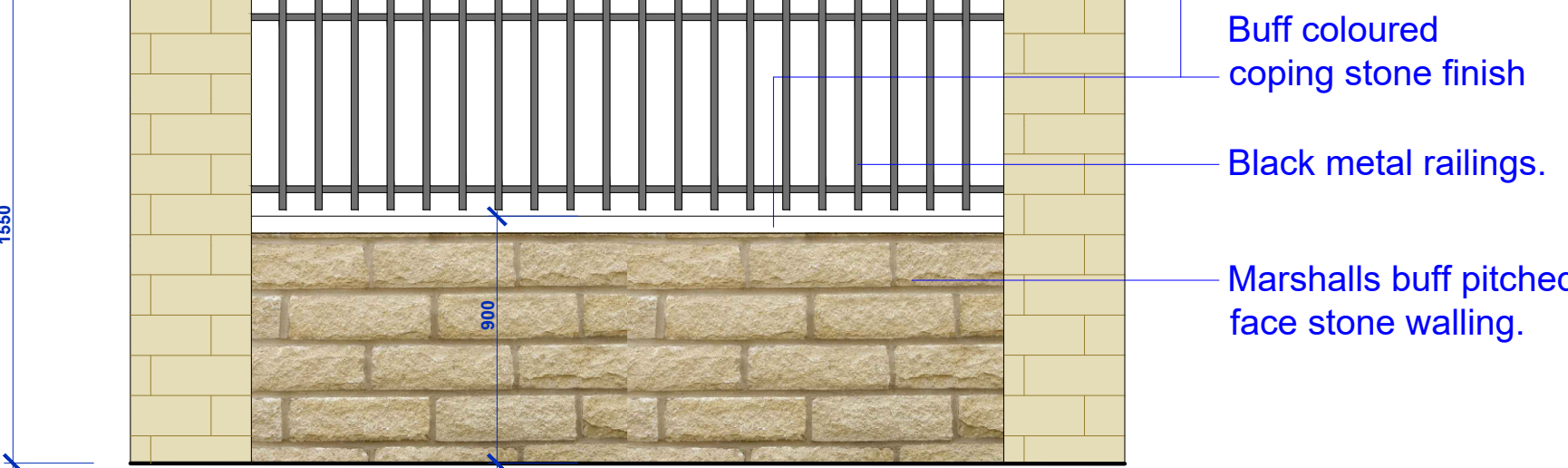


### ELEVATION

BOUNDARY DETAIL A BDA

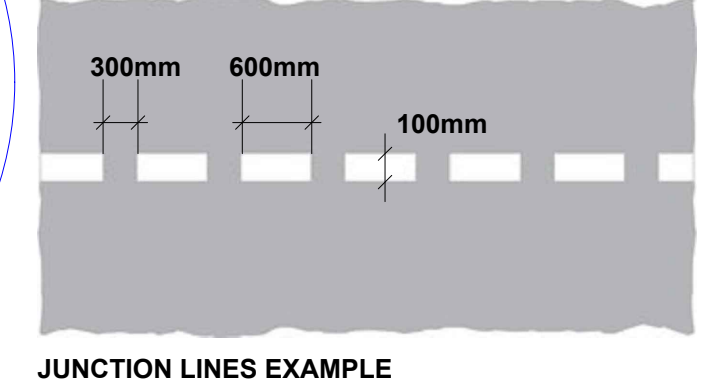
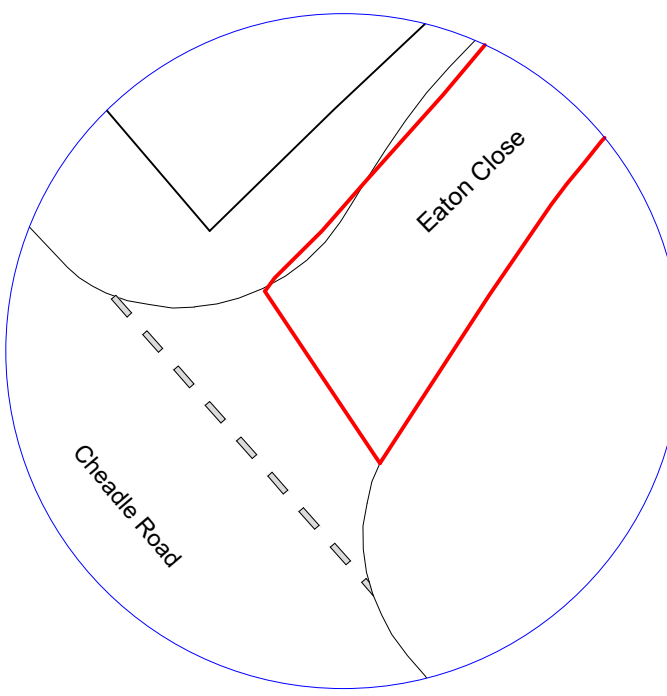
### ELEVATION 1:25

BOUNDARY DETAIL B BDB



### JUNCTION WARNING LINES

Provide give way / edge of carriageway warning lines to the junction of Eaton Close and Cheadle Road.

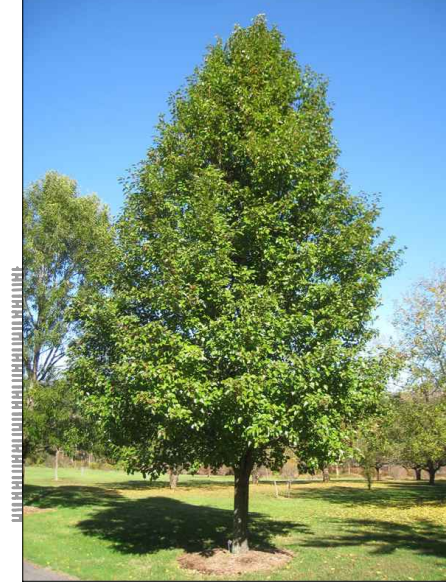


JUNCTION LINES EXAMPLE



### 4. PROPOSED NEW TURF

Dwarf Perennial Ryegrass



Pyrus calleyrana 'Chanticleer'



Laurus nobilis 'Bay Laurel'



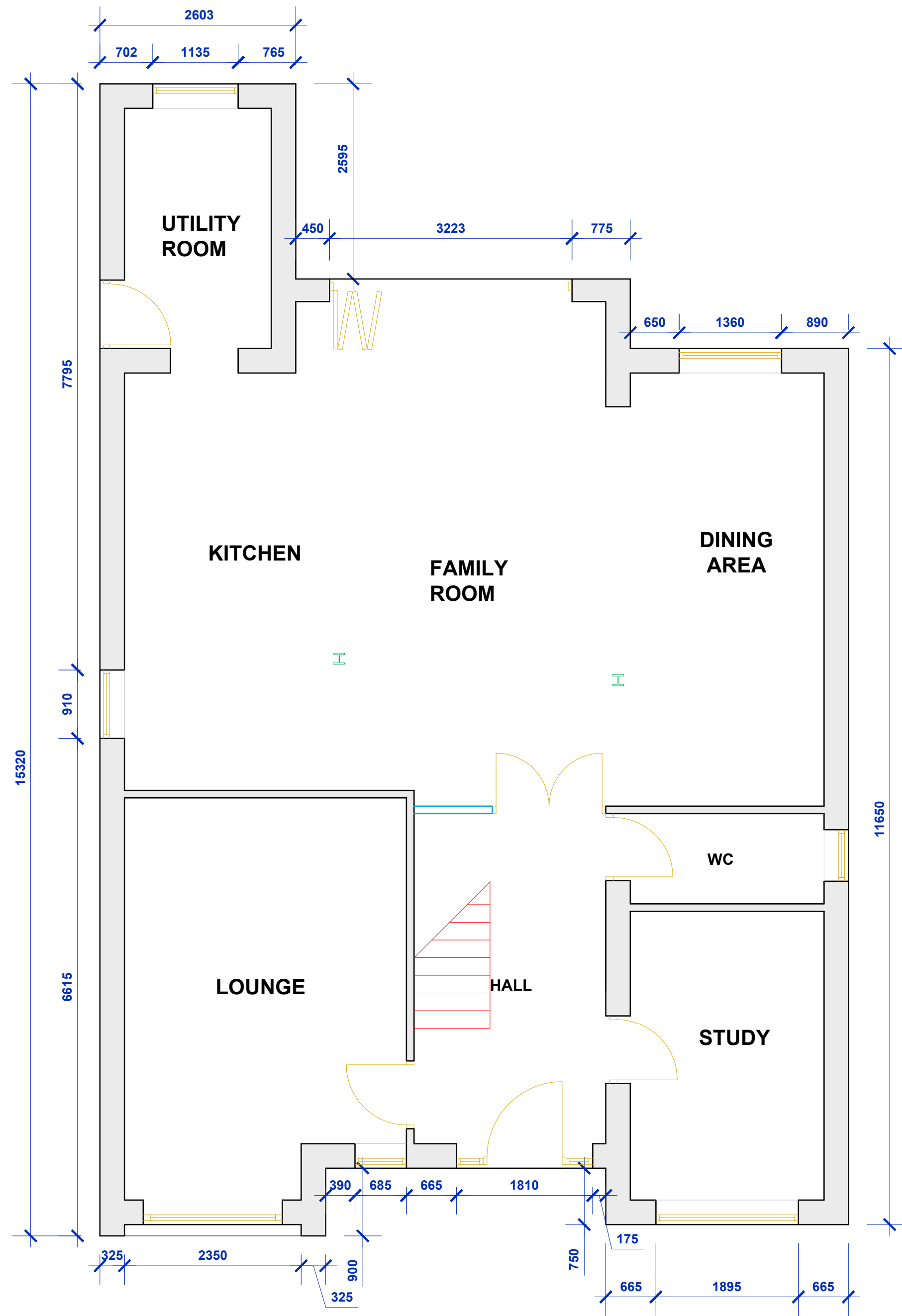
Liriodendron Tulipifera



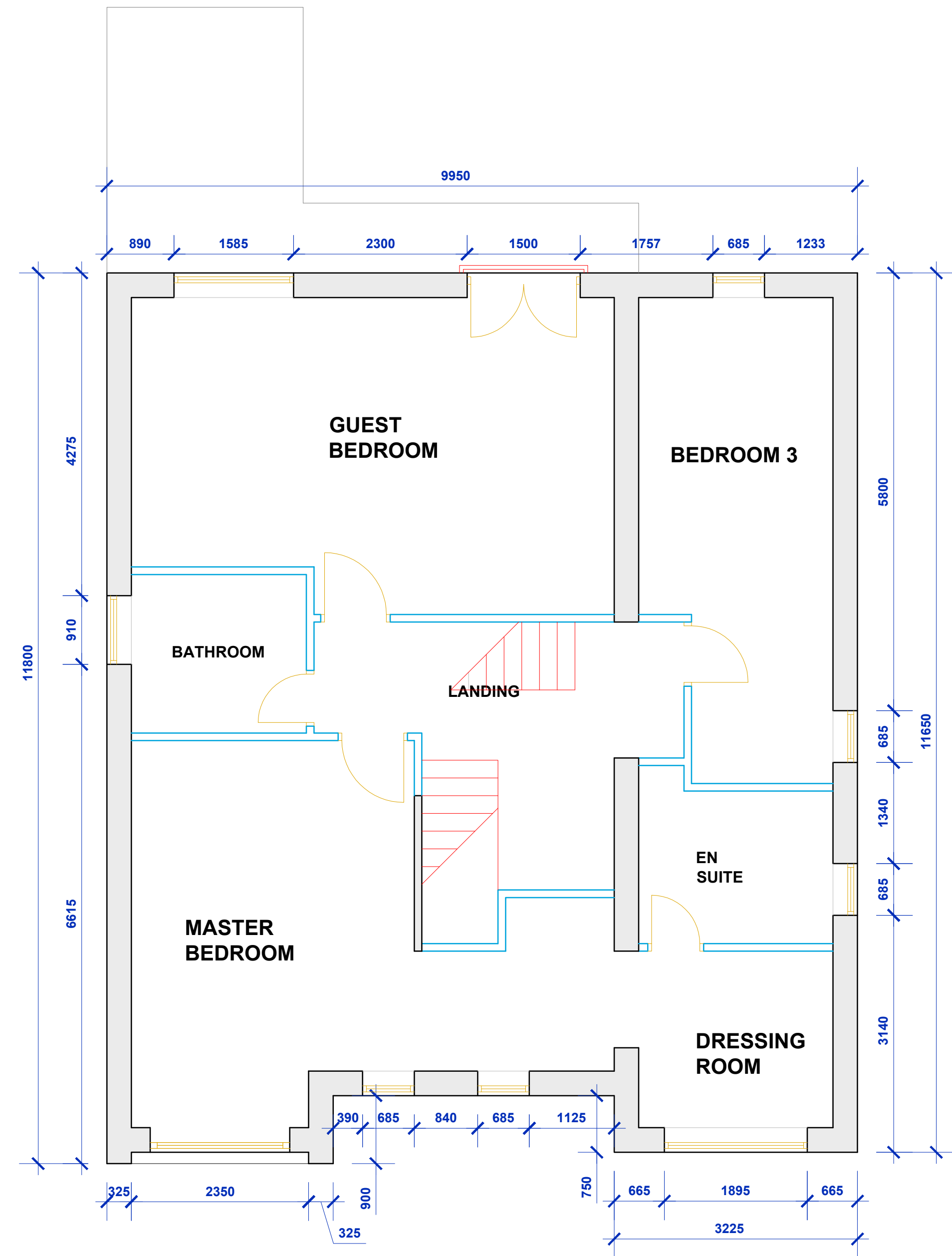
### 5. PROPOSED DECKING

Oak Timber Garden Decking

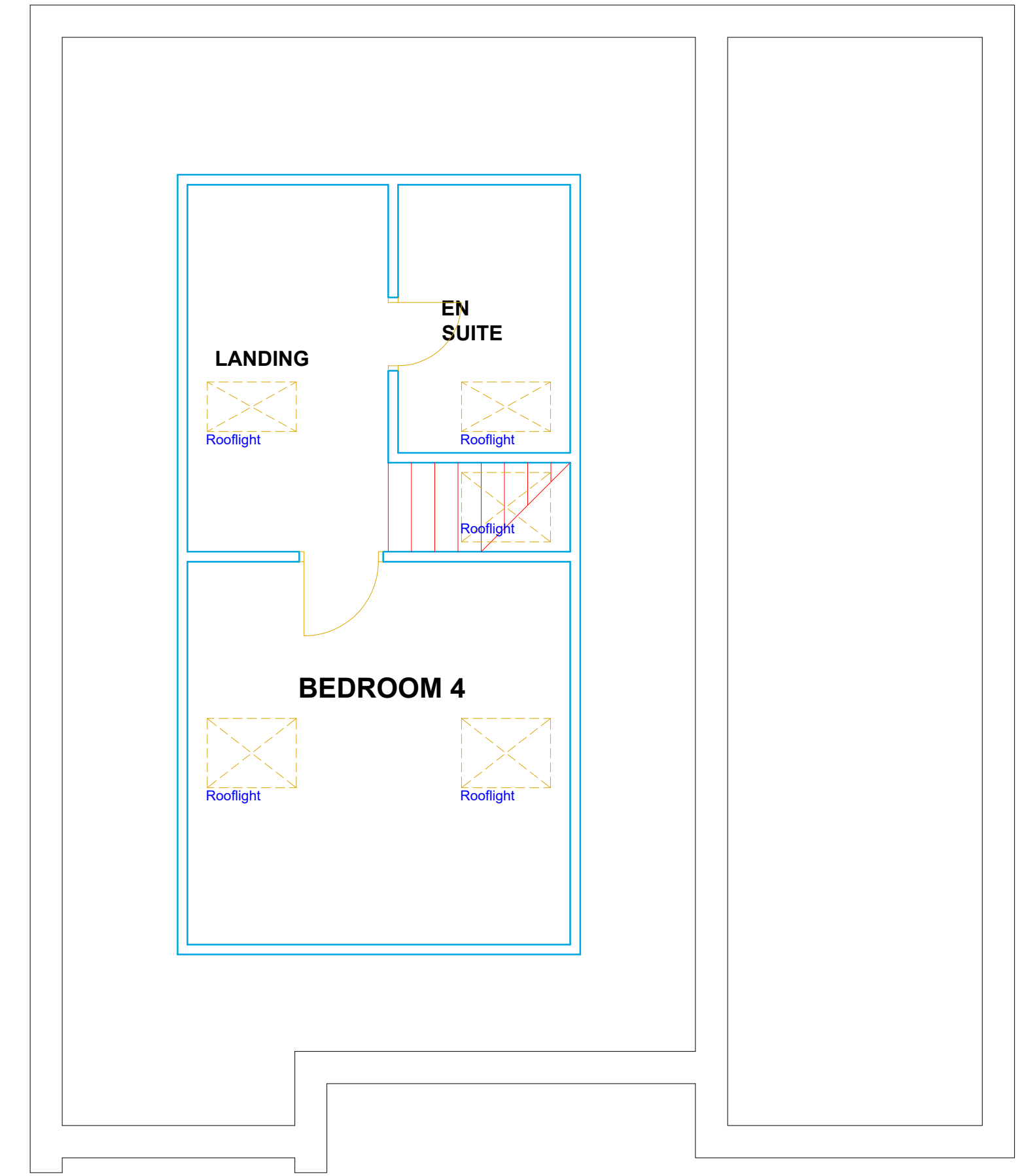




PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

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CONSTRUCTION NOTES:-

DRAWING TITLE		
DWELLING A - AS BUILT FLOOR PLANS		
<div><div><div>JCA</div><div>JAMES CAMPBELL ASSOCIATES LTD</div><div>CHARTERED ARCHITECTURAL SERVICES</div></div><div><div>CIOB</div><div>THE CHARTERED INSTITUTE OF BUILDING</div></div><div><div>CIAT</div><div>THE CHARTERED INSTITUTE OF ARCHITECTS</div></div></div>		
<div><div><div>Campbell House</div><div>173 Rochdale Road</div><div>Firgrove</div><div>Rochdale</div><div>OL16 3BN</div></div><div><div>Tel: 01706 354888</div><div>Mob: 07817 623183</div><div>Email: admin@jamescampbellassociates.co.uk</div><div>Web: www.jamescampbellassociates.co.uk</div></div></div>		
PROJECT		
AS BUILT RESIDENTIAL DEVELOPMENT		
LOCATION		
Land @ 45 Cheadle Road / 1 Eaton Close Cheadle Stockport		
DRAWN:-	Frank James Smith	DRAWING NUMBER:-
DATE:-	March 2023	18.1806.70D
SCALE:-	1:50 at A1	
ISSUE:-	D	

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CONSTRUCTION NOTES:-



PROPOSED SIDE ELEVATION 1



PROPOSED SIDE ELEVATION 2



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

DRAWING TITLE		
DWELLING A - AS BUILT ELEVATIONS		
<div><div><div>JCA</div><div><div>Campbell House 173 Rochdale Road Firgrove Rochdale OL16 3BN</div></div></div><div><div><div>JAMES CAMPBELL ASSOCIATES LTD</div><div>CHARTERED ARCHITECTURAL SERVICES</div><div><div>CIOB</div><div>CIAT</div></div></div><div><div>Tel: 01706 354888 Mob: 07817 623183 Email: admin@jamescampbellassociates.co.uk Web: www.jamescampbellassociates.co.uk</div></div></div></div>		
PROJECT		
AS BUILT RESIDENTIAL DEVELOPMENT		
LOCATION		
Land @ 45 Cheadle Road / 1 Eaton Close Cheadle Stockport		
DRAWN:-	Frank James Smith	DRAWING NUMBER:-
DATE:-	March 2023	18.1806.71E
SCALE:-	1:50 at A1	
ISSUE:-	E	

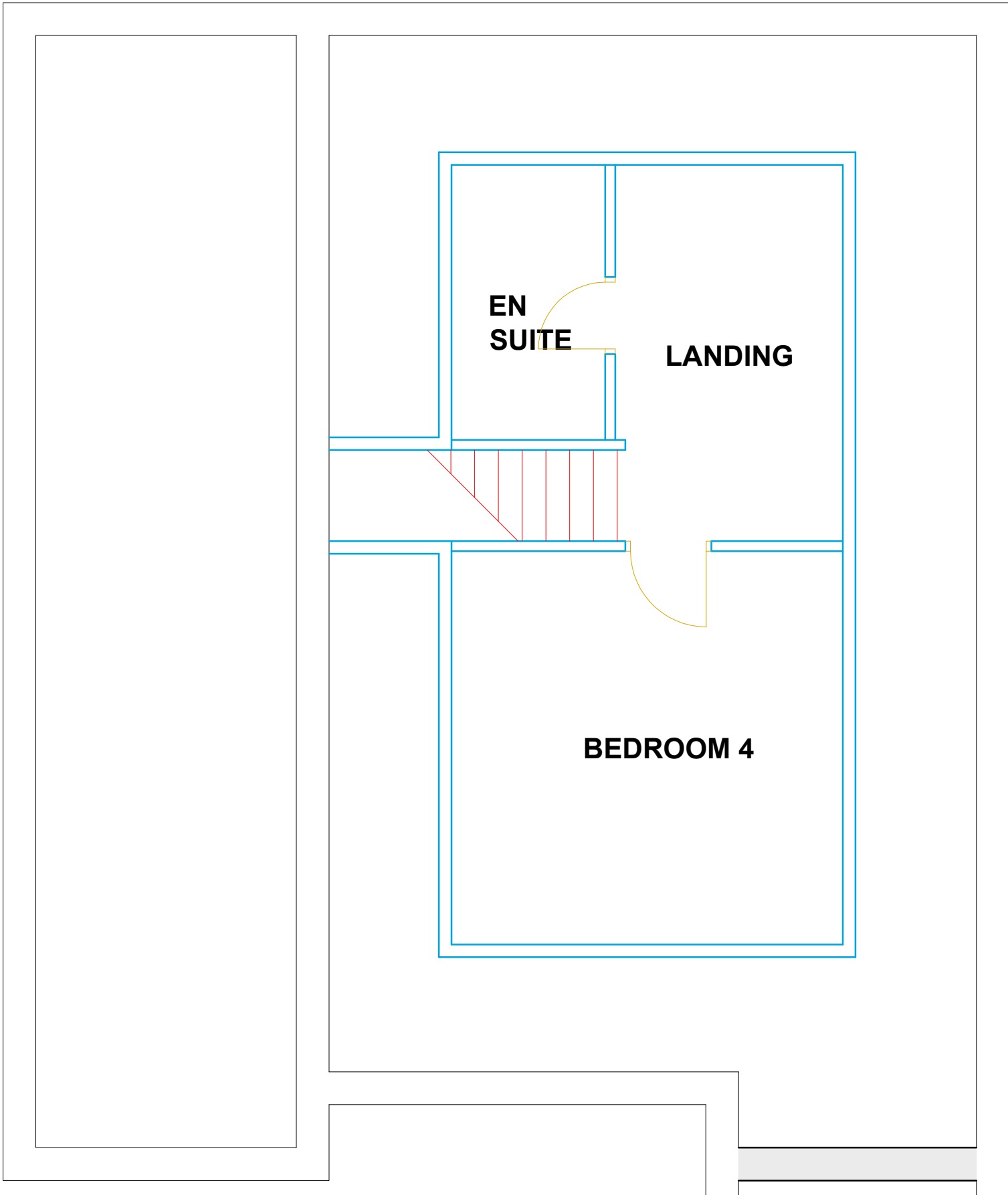
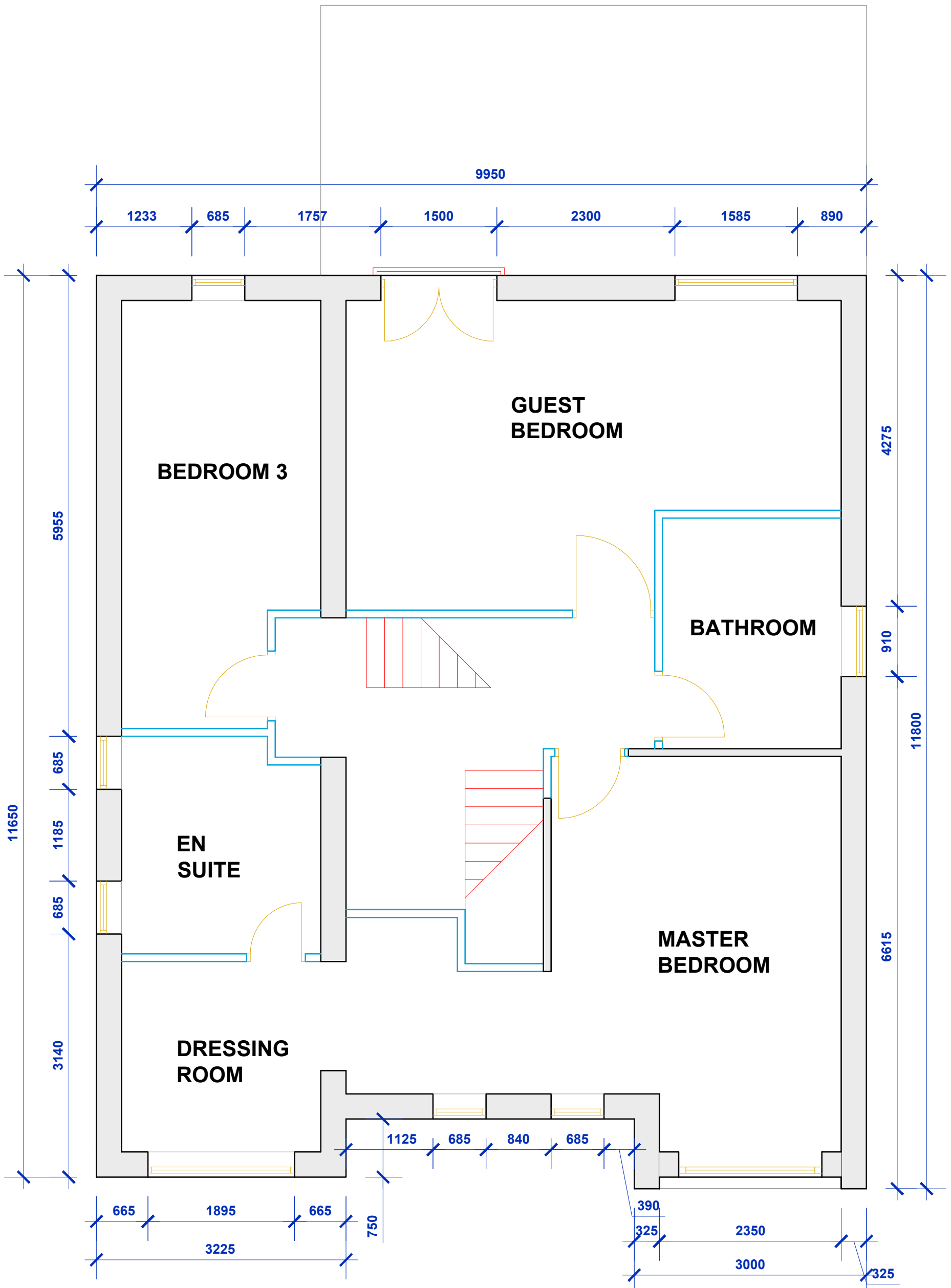
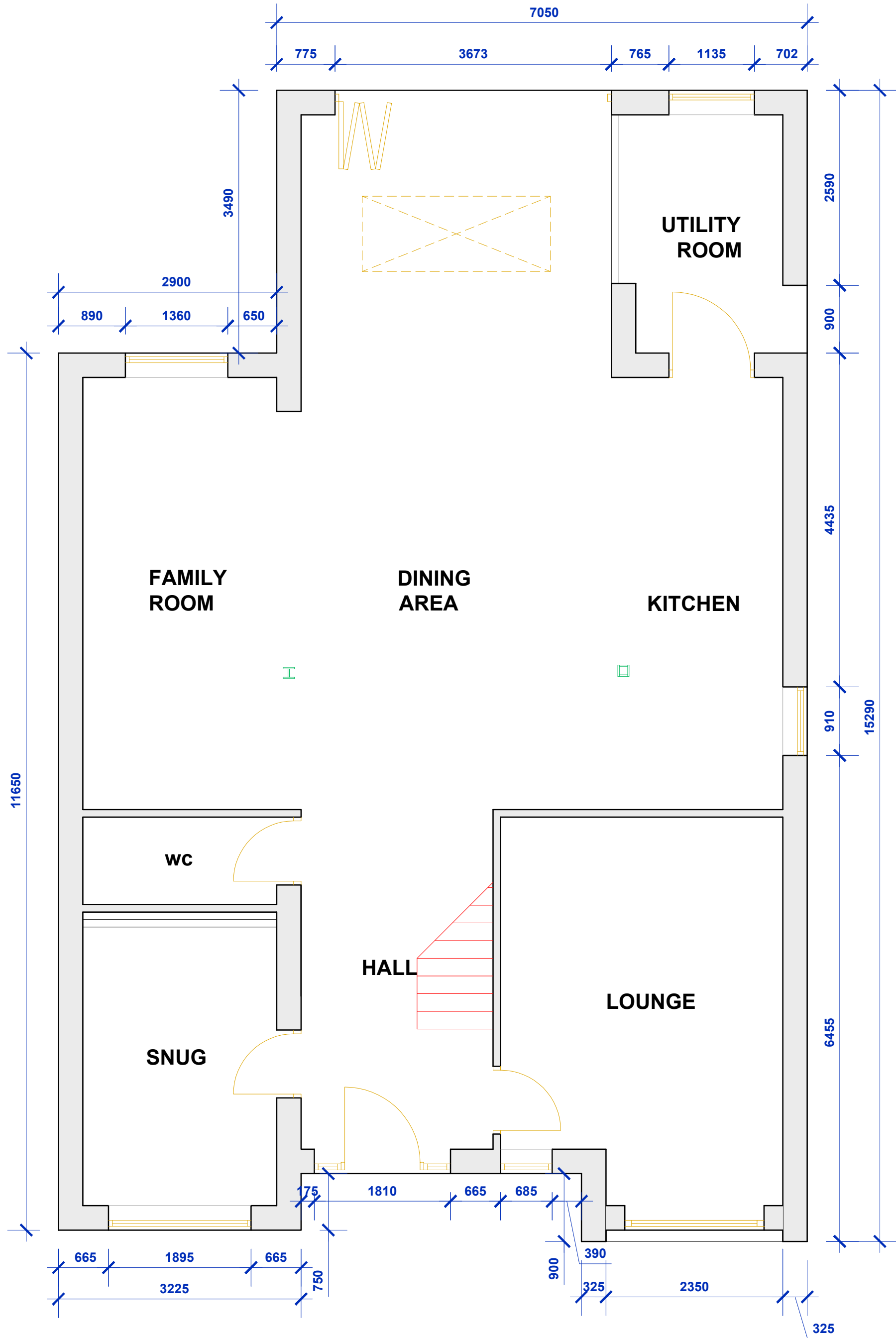
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CONSTRUCTION NOTES:-



DRAWING TITLE  
DWELLING B - AS BUILT FLOOR PLANS



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173 Rochdale Road  
Firgrove  
Rochdale  
OL16 3BN

Tel: 01706 354888  
Mob: 07817 623183  
Email: admin@jamescampbellassociates.co.uk  
Web: www.jamescampbellassociates.co.uk

PROJECT  
AS BUILT RESIDENTIAL DEVELOPMENT

LOCATION

Land @ 45 Cheadle Road / 1 Eaton Close  
Cheadle  
Stockport

DRAWN:- Frank James Smith  
DATE:- March 2023  
SCALE:- 1:50 at A1  
ISSUE:- B

DRAWING NUMBER:-  
18.1806.72B

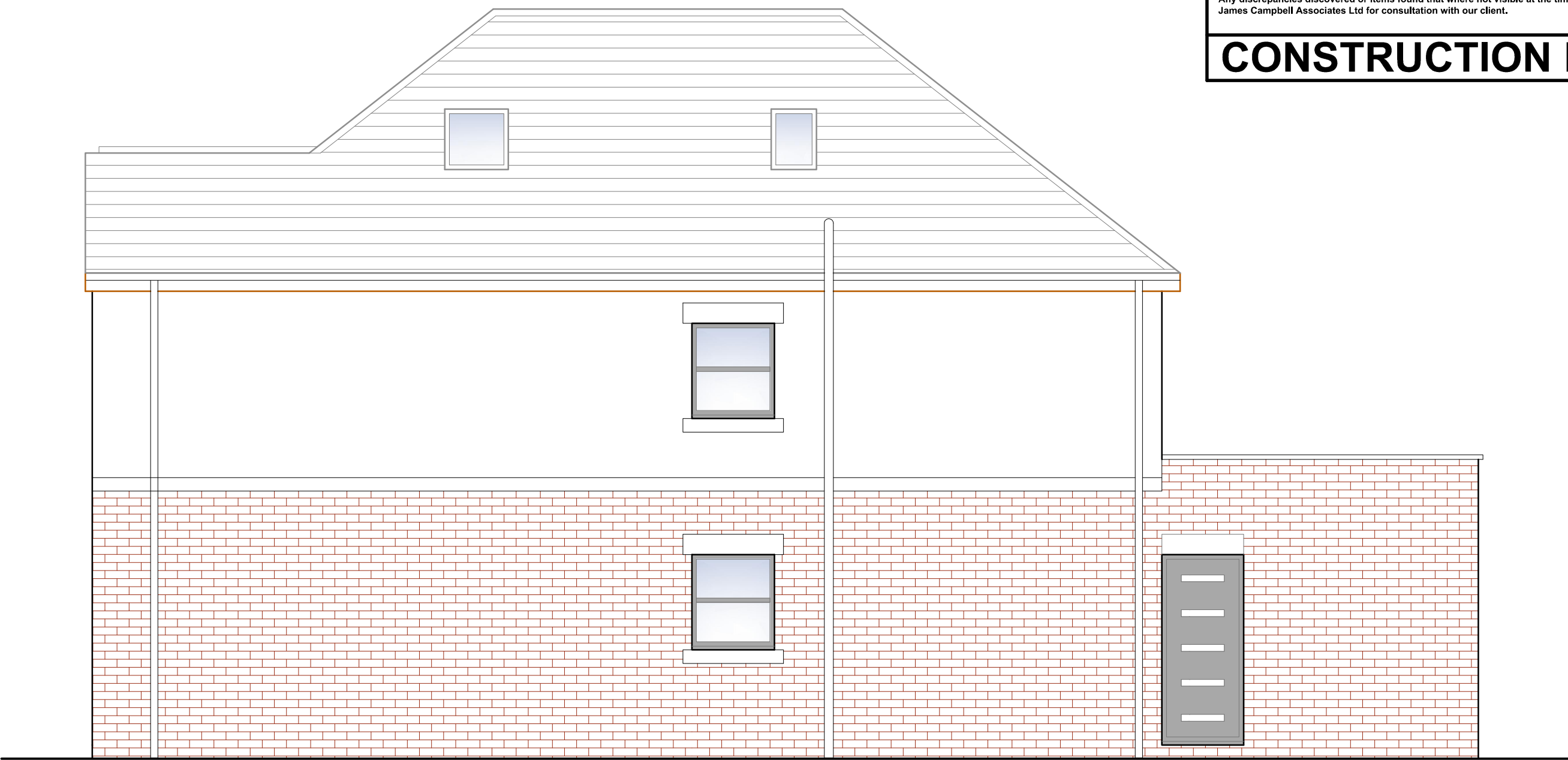


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PROPOSED SIDE ELEVATION 1



PROPOSED SIDE ELEVATION 2



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

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DWELLING B - AS BUILT ELEVATIONS		
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PROJECT		
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CONSTRUCTION NOTES:-



EATON CLOSE

PROPOSED STREET SCENE

DRAWING TITLE																								
AS BUILT STREET SCENE ELEVATION																								
<div><div><div>JCA</div><div><b>JAMES CAMPBELL ASSOCIATES LTD</b> CHARTERED ARCHITECTURAL SERVICES</div></div><div><div> CIOB</div><div> CIAT</div></div></div> <div><div><div>Campbell House 173 Rochdale Road Firgrove Rochdale OL16 3BN</div><div><div>Tel: 01706 354888 Mob: 07817 623183 Email: admin@jamescampbellassociates.co.uk Web: www.jamescampbellassociates.co.uk</div></div></div></div> <tr><td colspan="3">PROJECT</td></tr> <tr><td colspan="3">AS BUILT RESIDENTIAL DEVELOPMENT</td></tr> <tr><td colspan="3">LOCATION</td></tr> <tr><td colspan="3">Land @ 45 Cheadle Road / 1 Eaton Close Cheadle Stockport</td></tr> <tr><td>DRAWN:-</td><td>Frank James Smith</td><td>DRAWING NUMBER:-</td></tr> <tr><td>DATE:-</td><td>March 2023</td><td rowspan="3">18.1806.80<b>F</b></td></tr> <tr><td>SCALE:-</td><td>1:75 at A1</td></tr> <tr><td>ISSUE:-</td><td><b>F</b></td></tr>			PROJECT			AS BUILT RESIDENTIAL DEVELOPMENT			LOCATION			Land @ 45 Cheadle Road / 1 Eaton Close Cheadle Stockport			DRAWN:-	Frank James Smith	DRAWING NUMBER:-	DATE:-	March 2023	18.1806.80 <b>F</b>	SCALE:-	1:75 at A1	ISSUE:-	<b>F</b>
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