













SITE LOCATION PLAN  
AREA 2 HA  
SCALE: 1:1250 on A4  
CENTRE COORDINATES: 398352 , 387961



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14:48:06 01/03/2024

**LEGEND**

-  Grassed area
-  Existing hedgerows to be retained
-  Tarmac that drains to a channel drain connected to a Shallow trench soakaway to drainage engineer design. Specification to be 50mm of 20mm binder course and 25mm of 6mm surface coat applied and duly rolled
-  Indian stone that drains to a soakaway/SUDs system to drainage engineer design
-  Existing farm track to be retained
-  Visibility splay - within this area any existing structure, object, plant or tree shall be cut down to a maximum height of 1000mm and shall be maintained as such thereafter and any subsequently erected shall also be a maximum height of 1000mm and maintained as such there after
-  1m by 1m pedestrian visibility splays at either side of the access - within this area any existing structure, object, plant or tree shall be cut down to a maximum height of 600mm and shall be maintained as such thereafter and any subsequently erected shall also be a maximum height of 600mm and maintained as such there after
-  Refuse and recycling storage
-  Electric vehicle charging point
-  1no. Midi Beaumaris Woodstone Bat Box to be provided high level on Northern Gable
-  Access / verge crossing surfaced to SMBC specification (refer to SMBC drawing STP/H/36)
-  -0.15 Proposed levels in metres



**NOTES:**

1. do not scale from this drawing - use figured dimensions only
2. read in conjunction with all other consultants/specialists drawings and report any discrepancies before work commences
3. all setting out dimensions to be checked on site by contractor before work commences
4. these drawings are for General Arrangement only, and under no circumstances will the draughtsman be liable for errors that may occur during and after construction.
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**NOTE:** Verge crossing from site edge to road to be as per Stockport Council's Vehicular Crossing Detail, drawing title: Standard Detail (Issue 13), ref: STP/H/36

Proposed drive to have a maximum gradient of 1:12

Existing dry stone wall to be retained and lowered where necessary to suit visibility splays

Rev C - Scheme updated, levels added - 15.02.24  
 Rev B - In accordance with Highway Engineer comments - 15.11.22  
 Rev A - Additional tree added, bat box added and highway info updated - 01.08.22



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**client**  
 Eileen and Peter Waterfall

**project**  
 Lower Cobden Edge Farm, 11  
 Whetmorhurst Lane, Mellor, SK6 5NZ

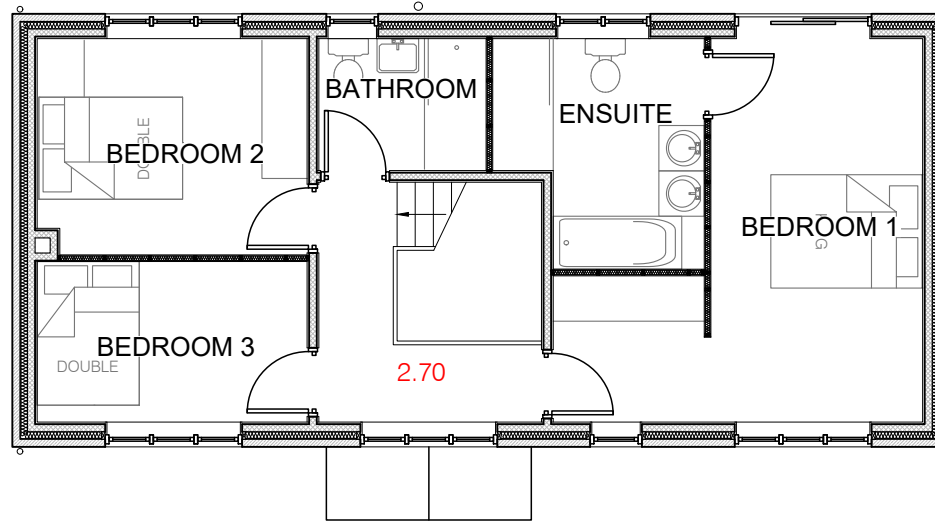
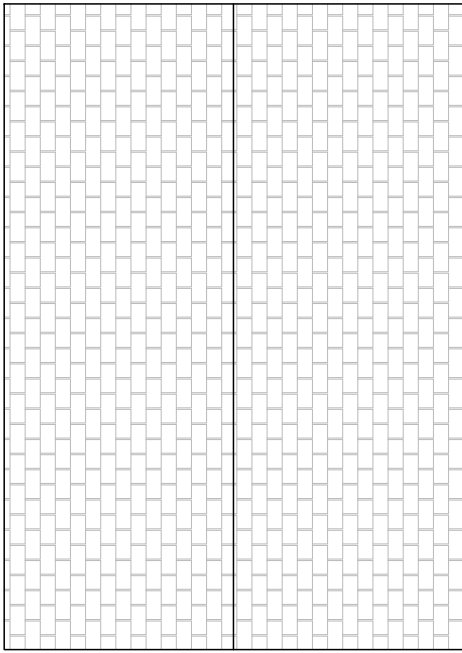
**drawing**  
 Proposed Site Plan

|                             |                  |               |
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| drawing no.<br>RG226 / BR01 |                  | revision<br>C |

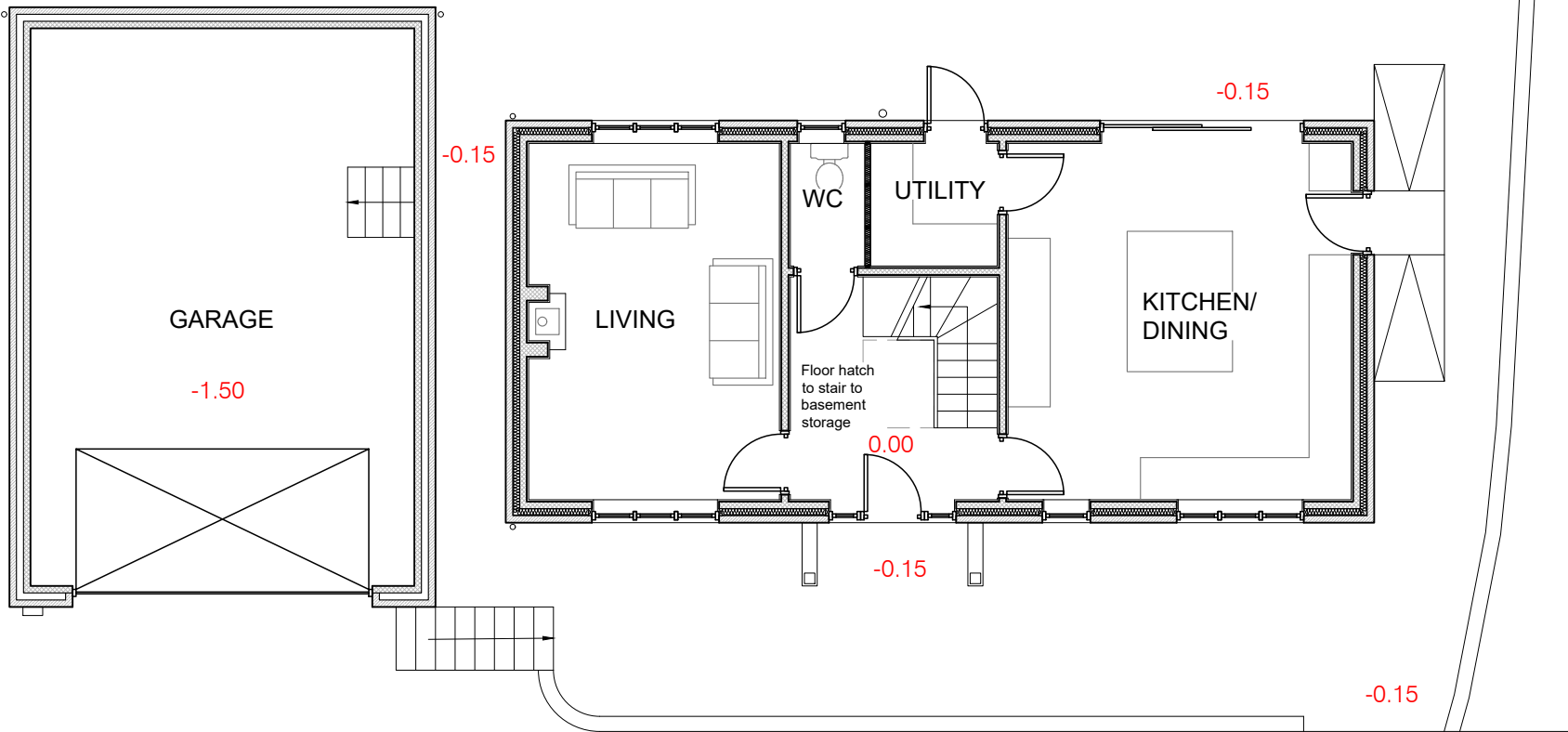
**PROPOSED SITE PLAN - 1:200**

**NOTES:**

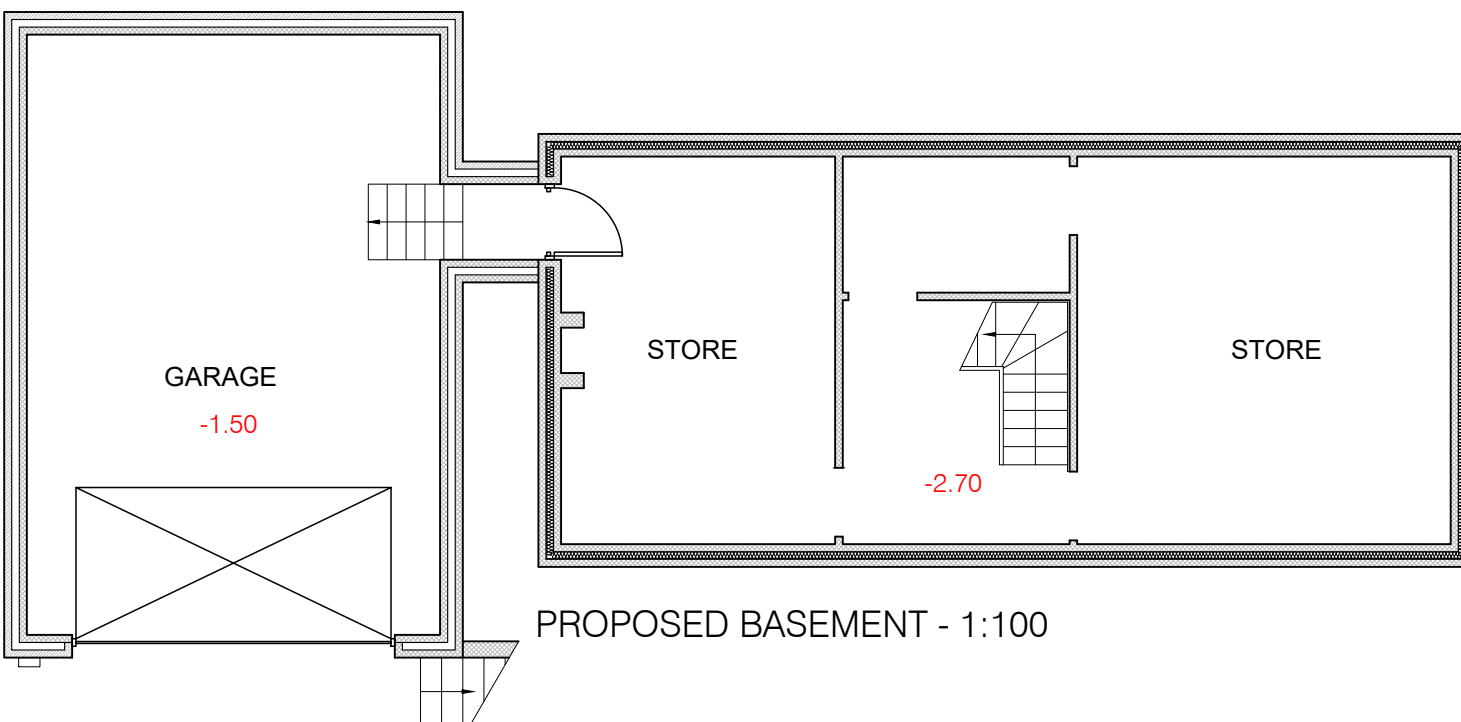
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PROPOSED FIRST FLOOR - 1:100



PROPOSED GROUND FLOOR - 1:100



PROPOSED BASEMENT - 1:100

Rev A.

**CANDID**  
Architecture

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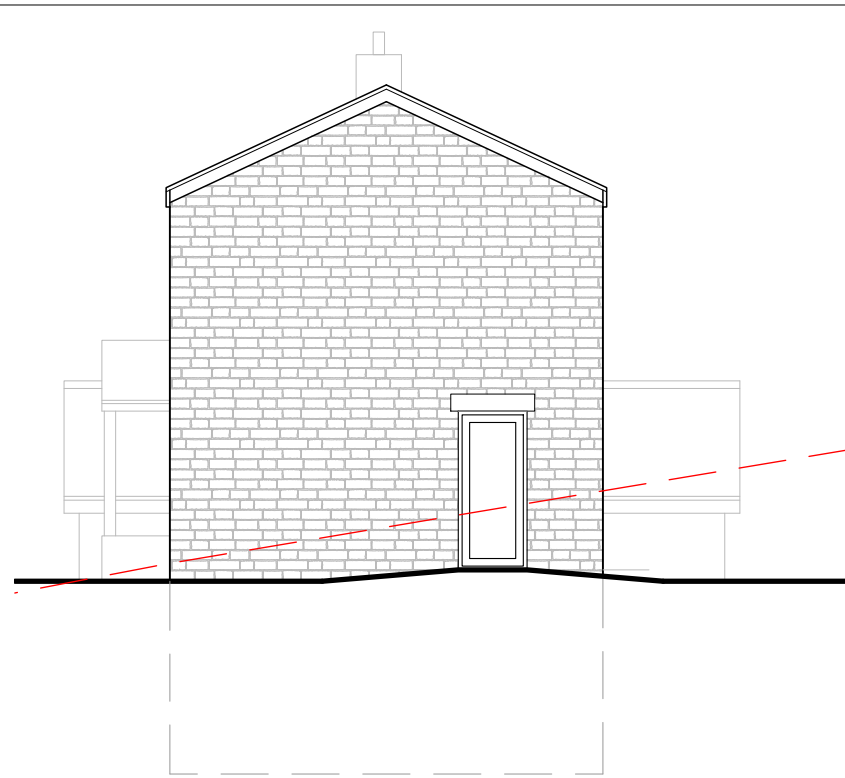
project  
Lower Cobden Edge Farm, 11  
Whetmorhurst Lane, Mellor, SK6 5NZ

drawing  
Proposed Floor Plans

|                              |                  |             |
|------------------------------|------------------|-------------|
| scale<br>SHOWN@A3            | date<br>15.02.24 | drawn<br>RL |
| drawing no.<br>RG226 / PL201 | revision<br>-    |             |



NORTH WEST ELEVATION - 1:100



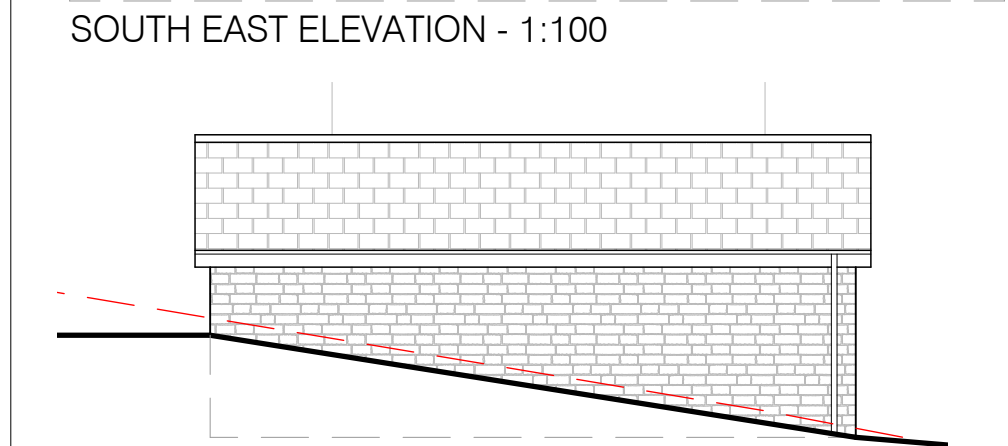
SOUTH WEST ELEVATION - 1:100



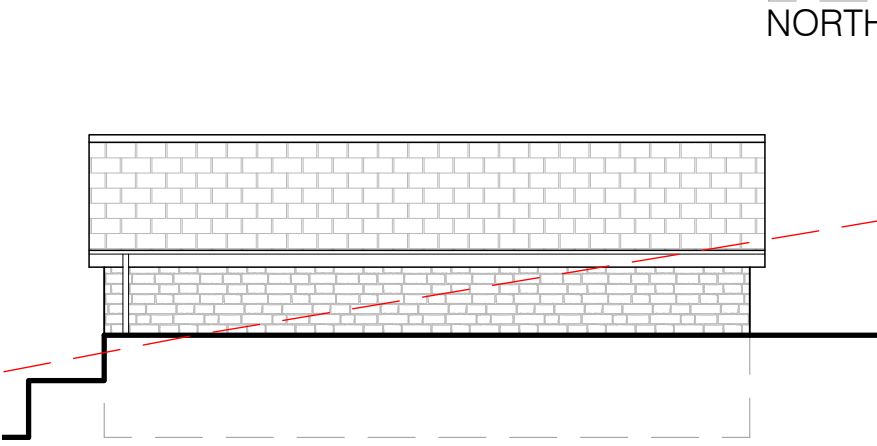
SOUTH EAST ELEVATION - 1:100



NORTH EAST ELEVATION - 1:100



NORTH EAST ELEVATION (of garage) - 1:100



SOUTH WEST ELEVATION (of garage) - 1:100

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**NOTES**

Materials to be as those approved by application DC/085436.

Red dashed line denotes approximate line of existing ground level prior to development as provided by contractor

Garage and dwelling positioned to suit ground levels and proposed drive gradient

Rev A.



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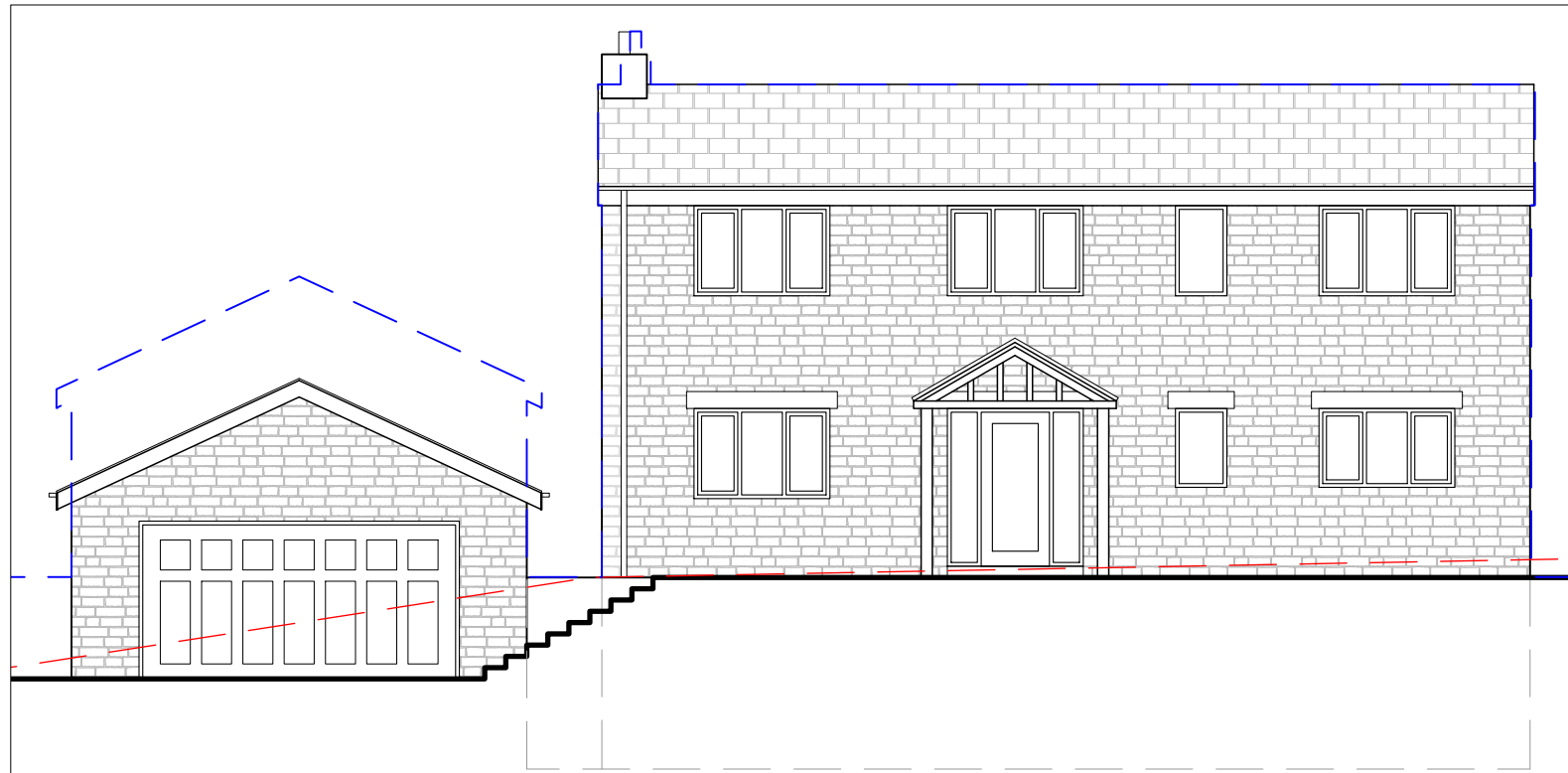
**project**

Lower Cobden Edge Farm, 11  
Whetmorhurst Lane, Mellor, SK6 5NZ

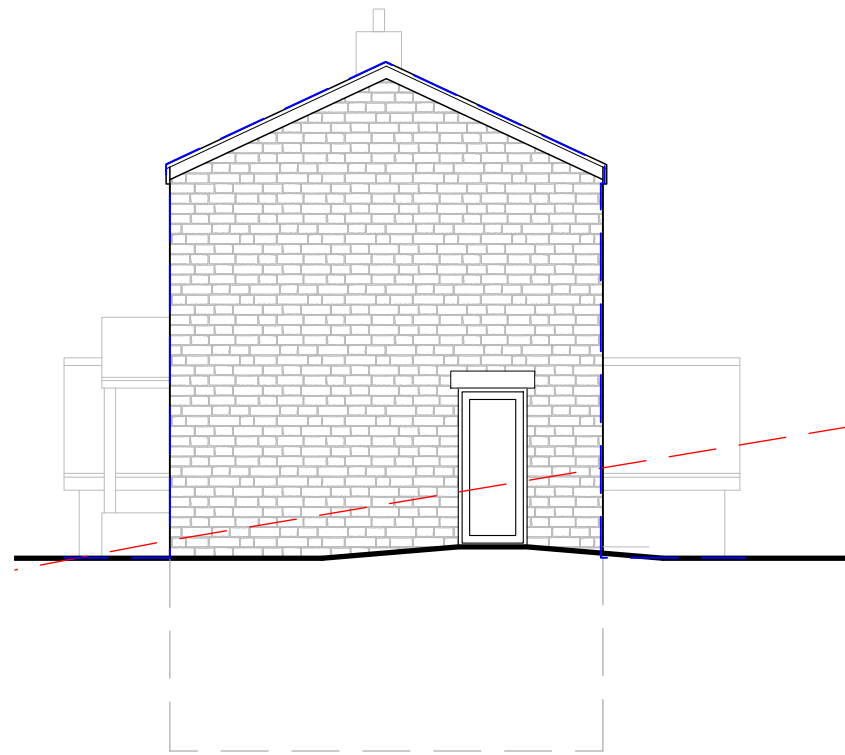
**drawing**

Proposed Elevations

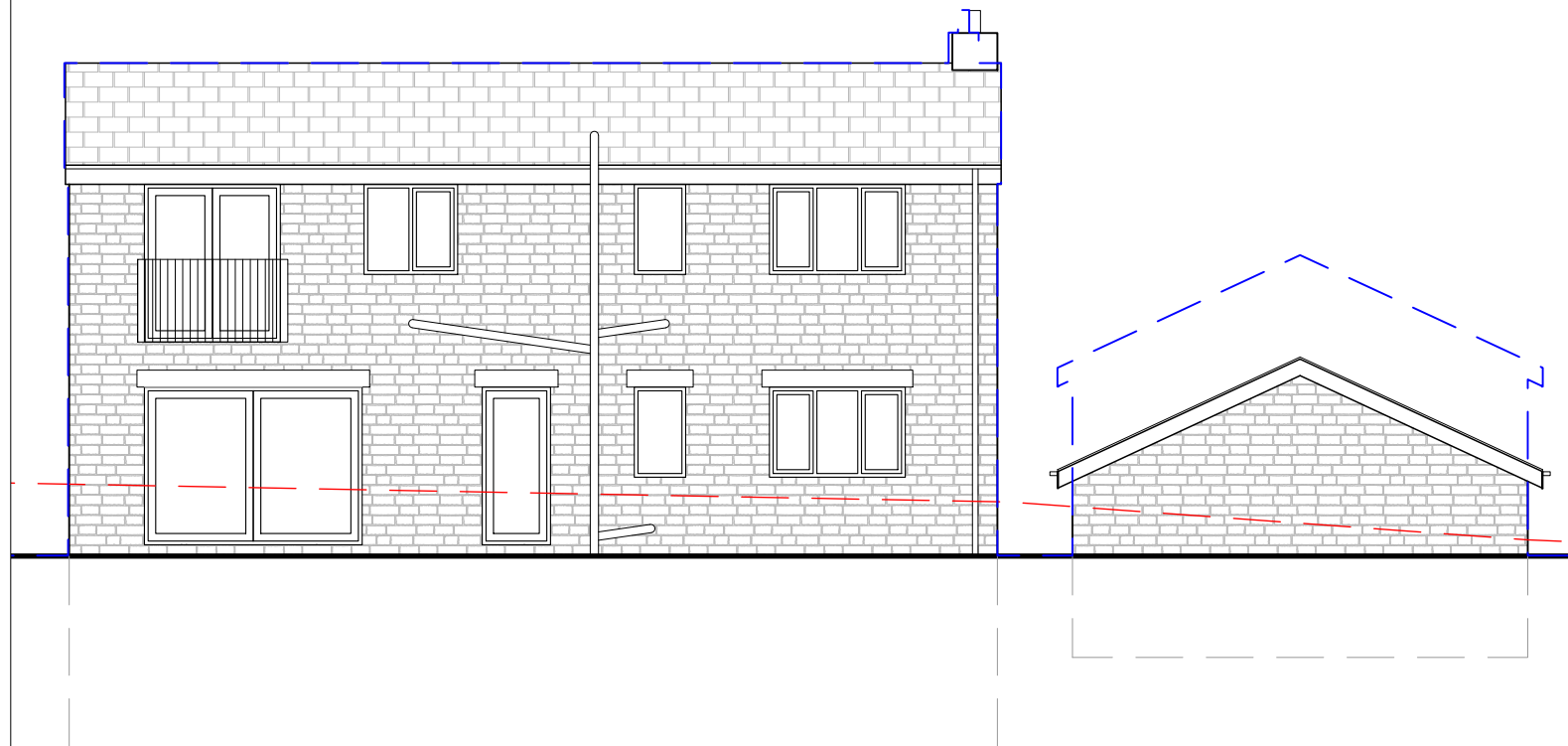
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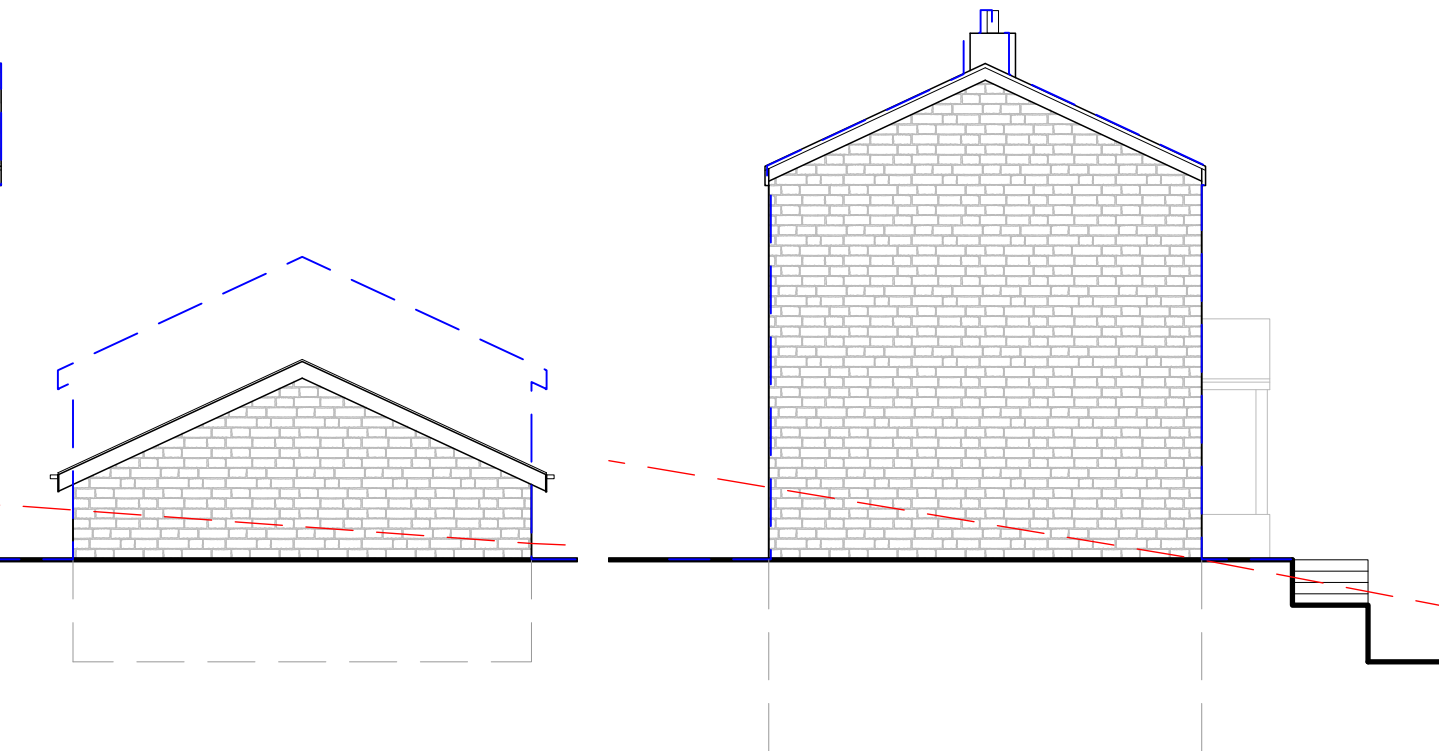
NORTH WEST ELEVATION - 1:100



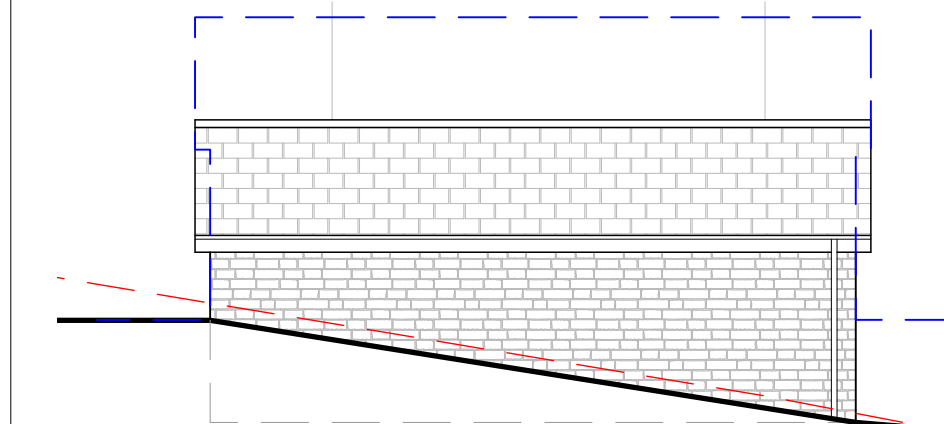
SOUTH WEST ELEVATION - 1:100



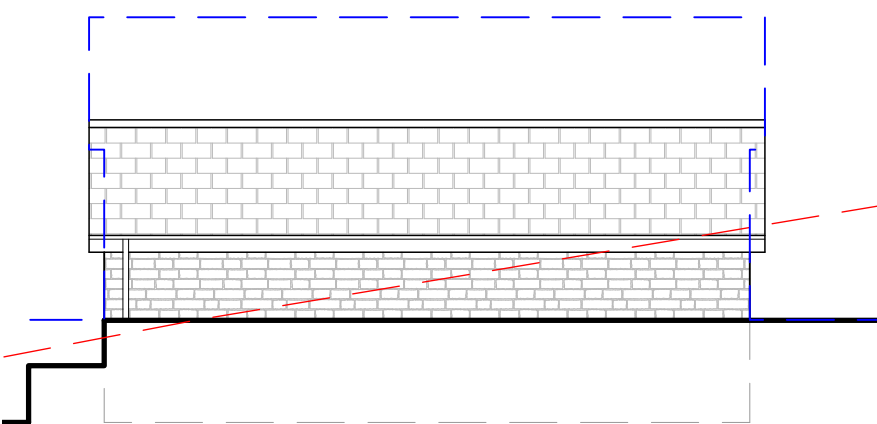
SOUTH EAST ELEVATION - 1:100



NORTH EAST ELEVATION - 1:100



NORTH EAST ELEVATION (of garage) - 1:100



SOUTH WEST ELEVATION (of garage) - 1:100

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**NOTES**

Materials to be as those approved by application DC/085436.

Red dashed line denotes approximate line of existing ground level prior to development as provided by contractor

Garage and dwelling positioned to suit ground levels and proposed drive gradient

Blue dashed line denotes outline of previous approved elevations from application DC/075688

Rev A - Outline of previous approval added - 16.02.24



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drawing  
Proposed Elevations

|                              |                  |             |
|------------------------------|------------------|-------------|
| scale<br>SHOWN@A3            | date<br>15.02.24 | drawn<br>RL |
| drawing no.<br>RG226 / PL202 | revision<br>A    |             |