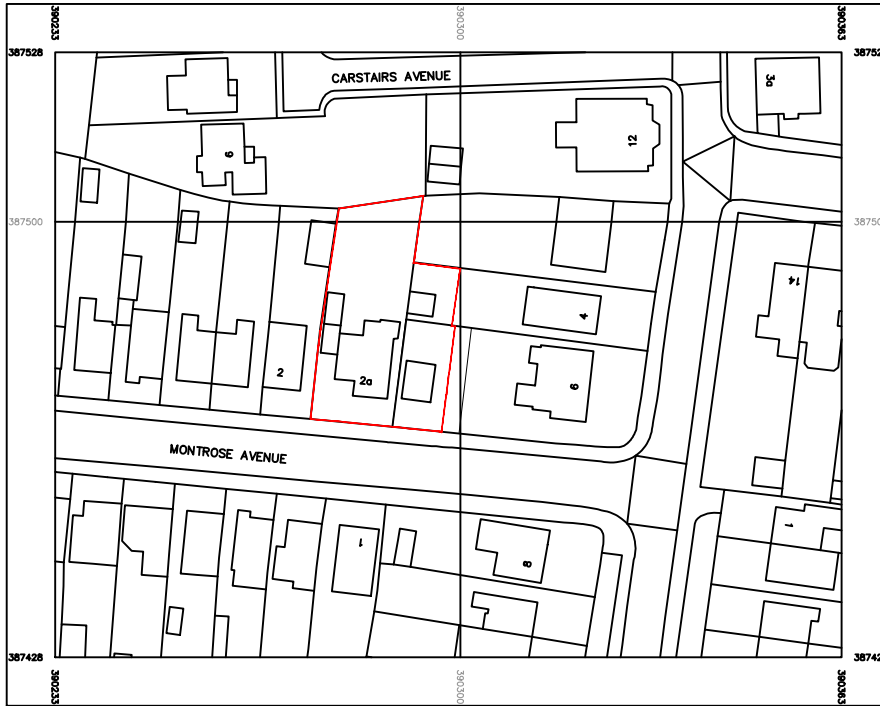
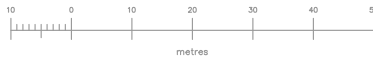


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## Site Boundary

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REV P2 17.09.2024 BOUNDARY TO 6 CROMLEY RD ADJUSTED

Project :  
2A MONTROSE AVENUE WOODSMOOR  
Title :  
OS location plan  
Drawing number :  
24 437 PL000 P2  
Client :  
SM DEVELOPMENT NORTH WEST LTD

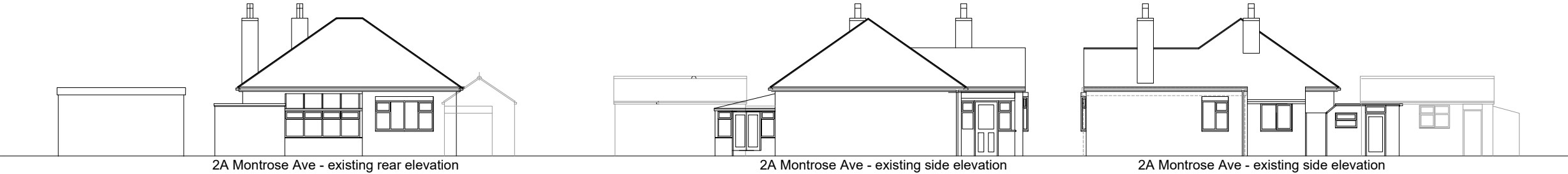
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1:1250 @ A4  
Date :  
14.08.2024  
CAD Ref :  
24 437  
Drawn by :  
SRM

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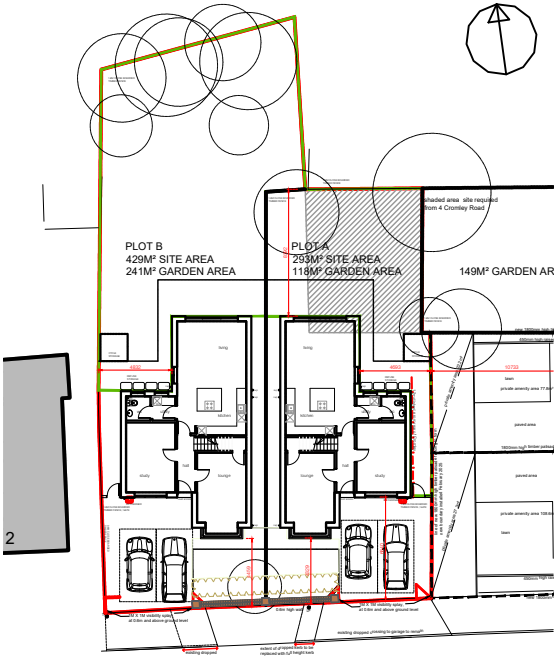
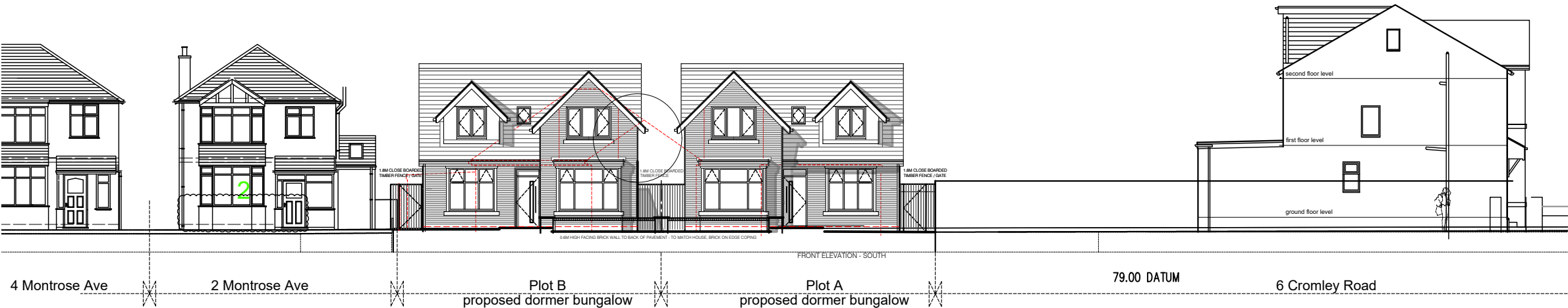
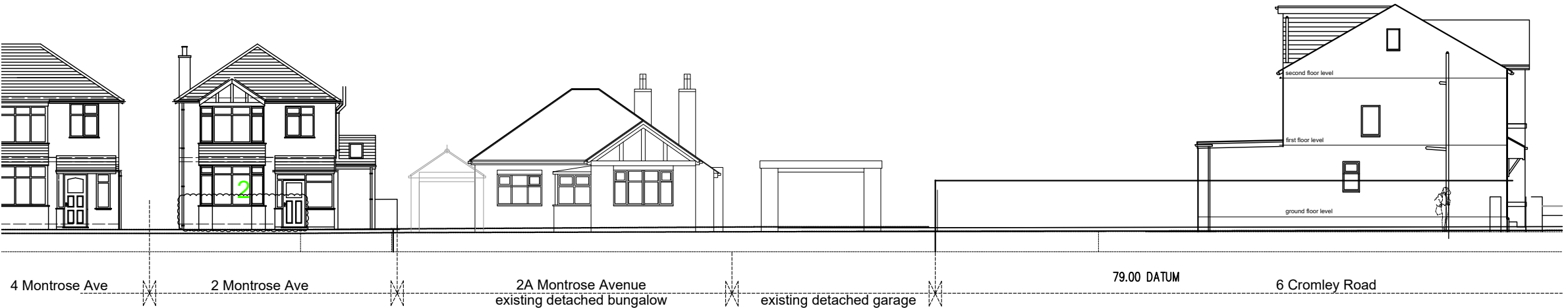
**SRM**

Simon R Miles BA(Hons) Dip Arch(RIBA)  
Chartered Architect





2A Montrose Ave - existing external materials  
roof - red/brown concrete pantiles  
walls 0 re/brown multi brickwork to all elevations  
brown/white upvc double glazed windows/doors  
black fascias gutters rainwater goods



SITE PLAN 1:500

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Revision	Date	Revision note
P1	19.08.2024	First Issue
P2	17.09.2024	Boundary to 6 Cromley Road adjusted
P3	06.11.2024	Boundary treatments updated
P4	13.03.2025	2A Montrose Ave Existing elevations added
P5	17.03.2025	Red line corrected around 4 Cromley Road

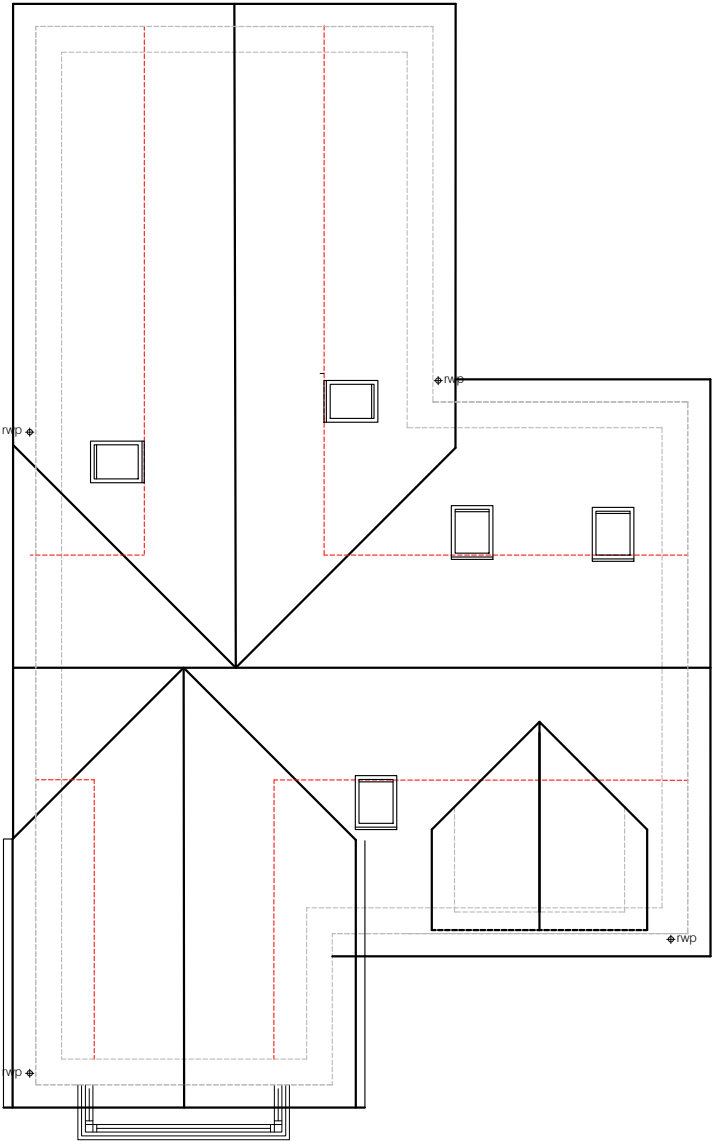
Notes

FOR PLANNING.  
SEE ALSO LANDSCAPE DRAWING REF :M713 MA LAND 01

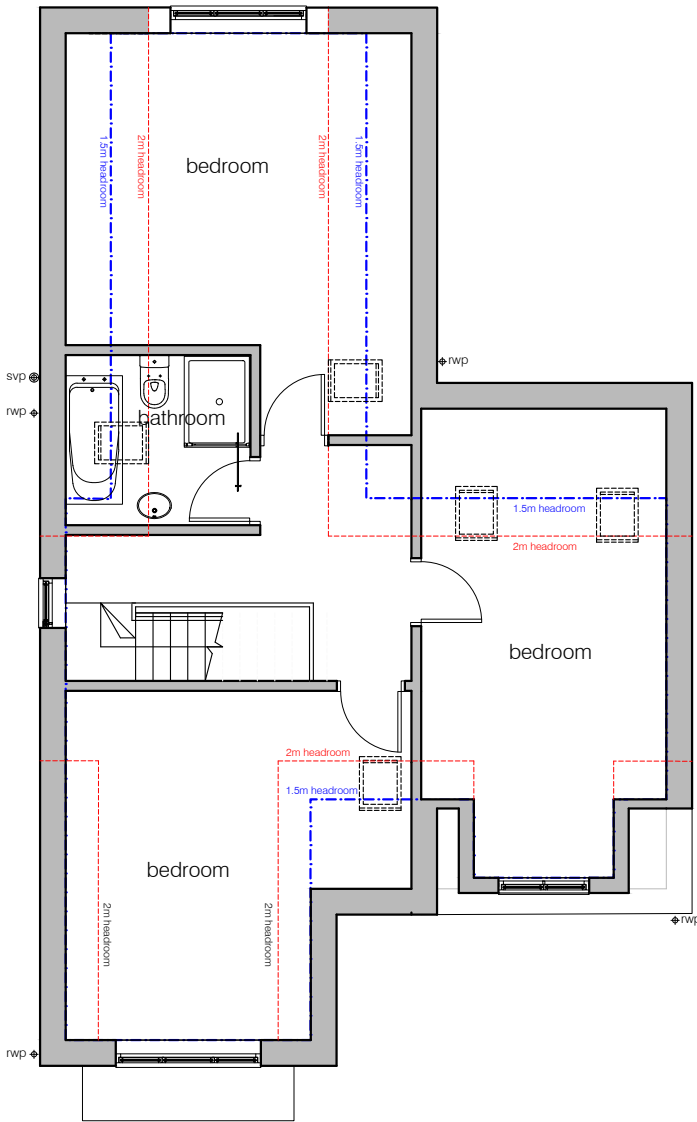
Project :  
2A MONTROSE AVENUE WOODSMOOR  
Title :  
SITE ELEVATIONS AS EXISTING & PROPOSED  
Drawing number :  
24 437 PL103  
Issue :  
P5  
Client :  
SM DEVELOPMENT NORTH WEST LTD

Scale :  
200@A3  
Date :  
14.08.2024  
CAD Ref :  
24 437  
Drawn by :  
SRM

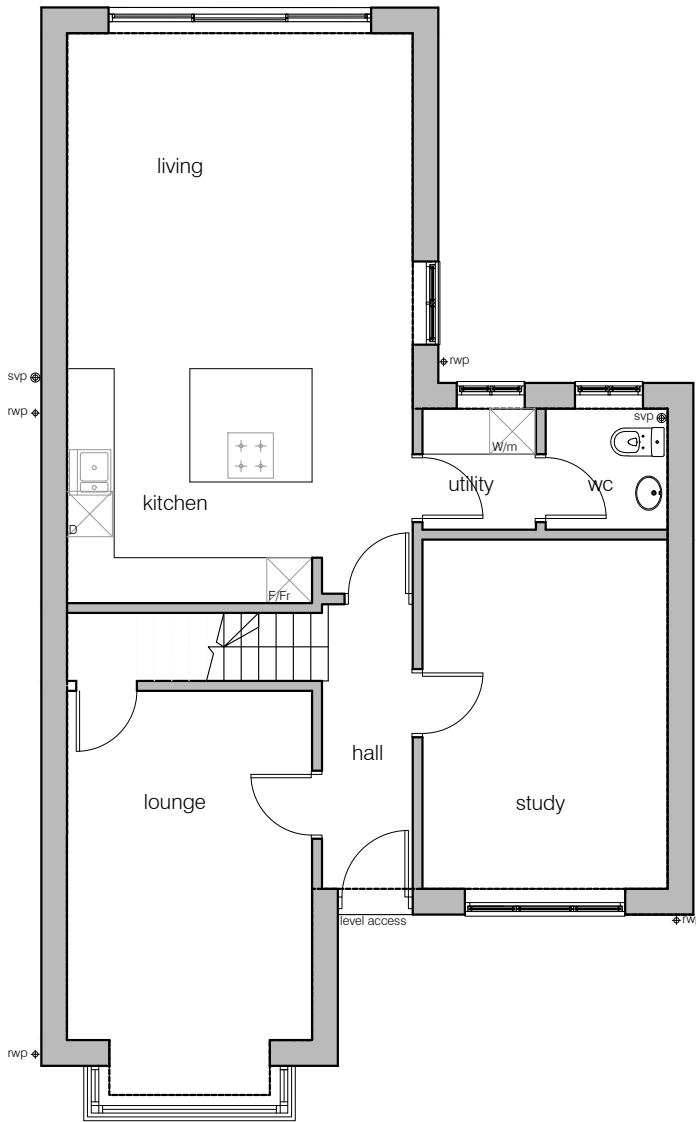




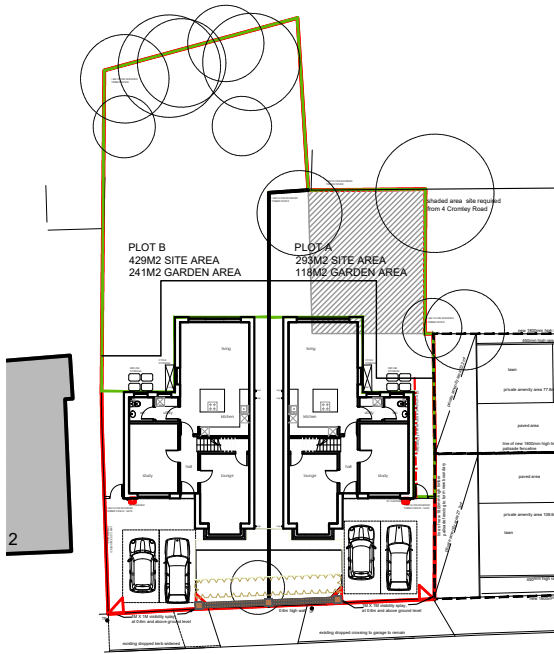
PLOT A  
ROOF PLAN



PLOT A  
FIRST FLOOR PLAN 64M<sup>2</sup> GIA  
> 1.5M HEADROOM



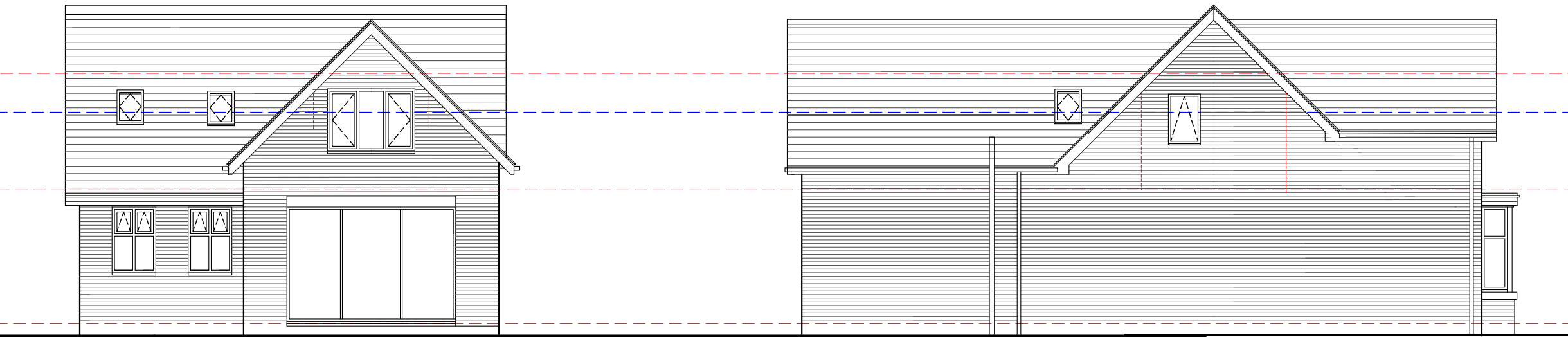
PLOT A  
GROUND FLOOR PLAN 81.1M<sup>2</sup> GIA



SITE PLAN 1:500

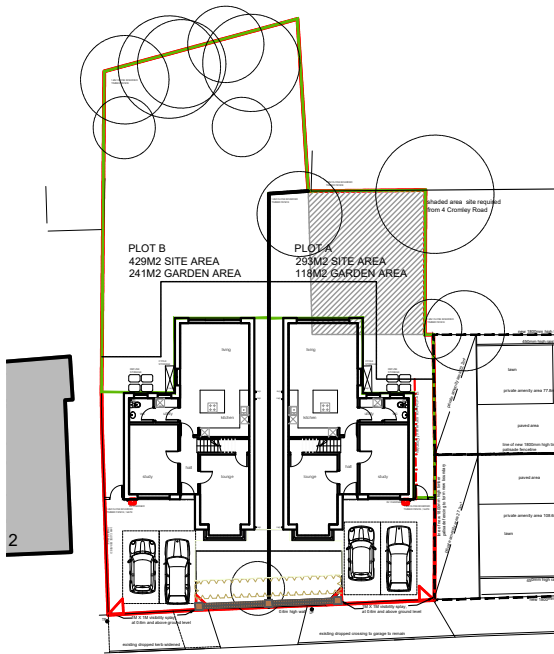
Revision	Date	Revision note
P1	19.08.2024	First Issue
P2	17.09.2024	Boundary to 6 Cromley Road adjusted
P3	07.11.2024	Boundary treatments updated

Notes  
PLOT B SAME HANDED  
FOR PLANNING

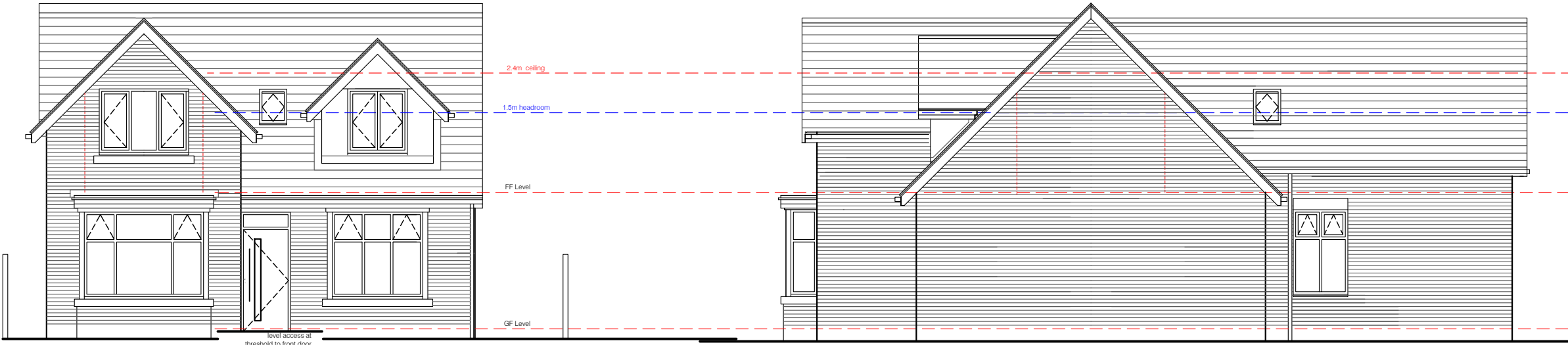


PLOT 2A REAR ELEVATION (North)

PLOT 2A SIDE ELEVATION (West)



SITE PLAN 1:500



PLOT 2A FRONT ELEVATION (South)

PLOT 2A SIDE ELEVATION (East)

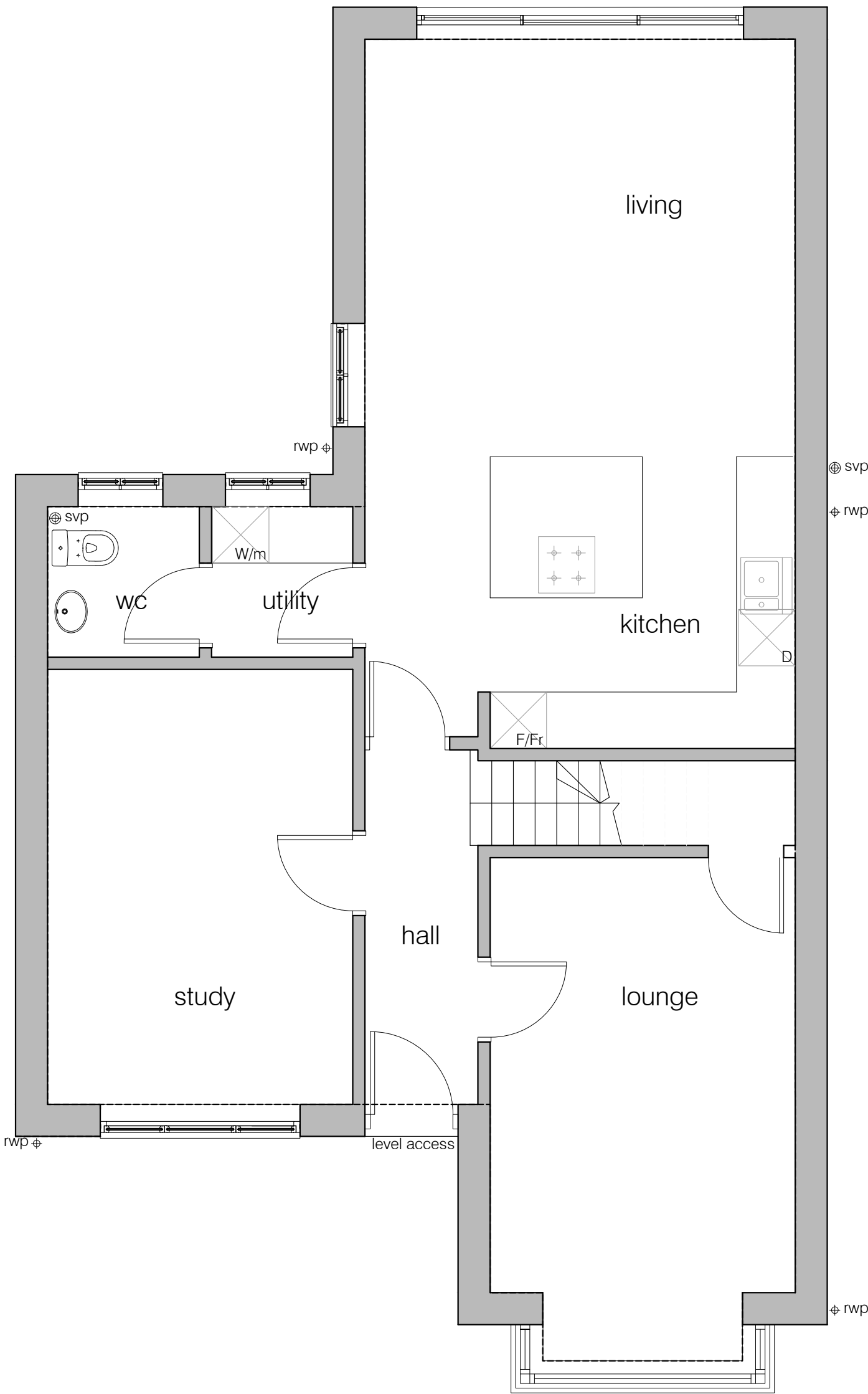
- PROPOSED EXTERNAL FINISHES:
1. Red concrete tiles to pitched roof
  2. Grey epdm flat roof to front ground floor bay
  3. Red brown multi facing brickwork to all elevations
  4. Off white render to front dormer walls
  5. Reconstituted stone cills to front elevation windows
  6. Black upvc soffits, fascias and rainwater goods
  7. White upvc sash framed d/glazed windows
  8. Composite timber effect entrance door

Revision	Date	Revision note
P1	19.08.2024	First Issue
P2	17.09.2024	Boundary to 6 Cromley Road adjusted
P3	06.11.2024	Boundary treatments updated

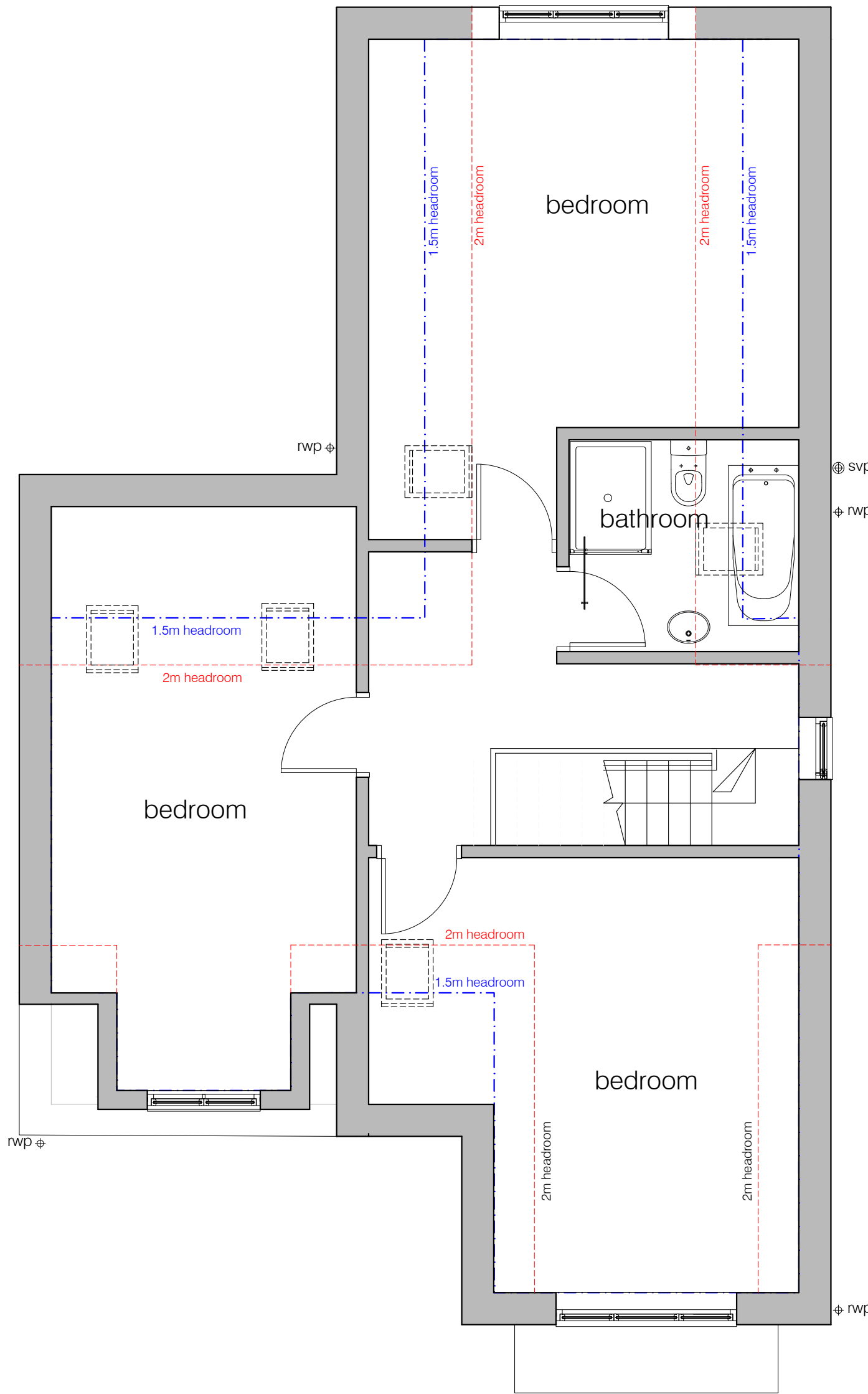
Notes

PLOT B SAME HANDED

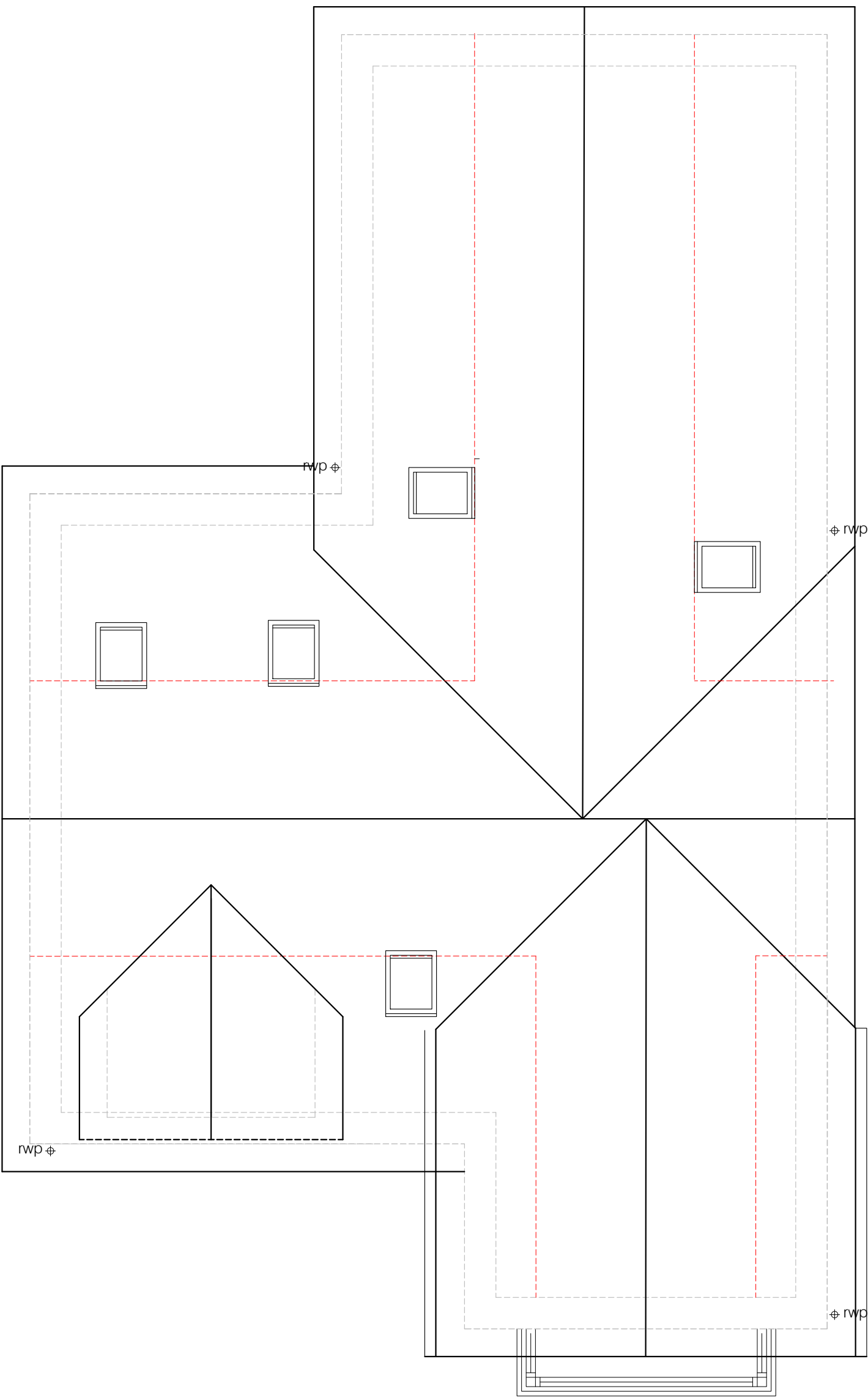
FOR PLANNING



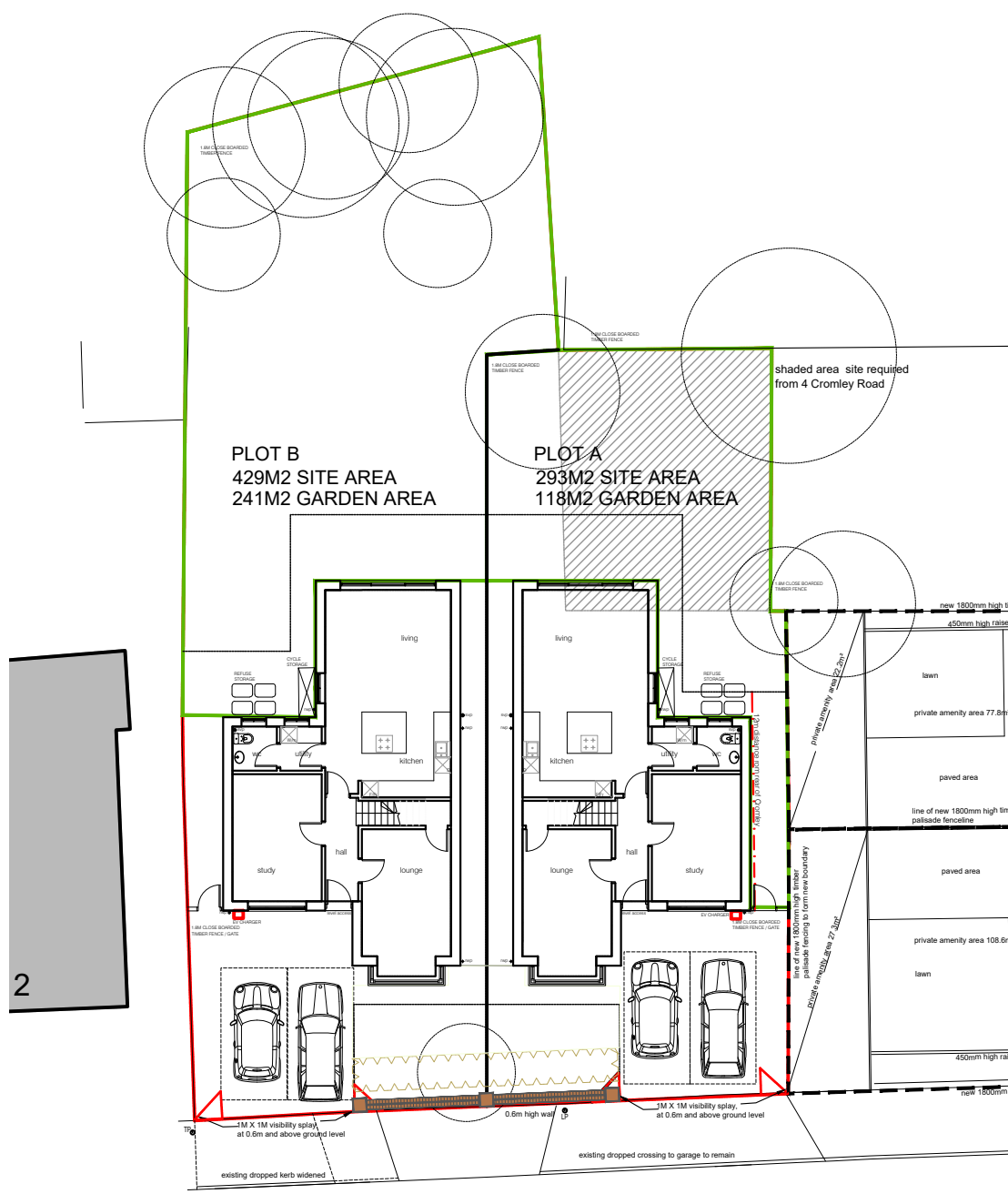
PLOT B  
GROUND FLOOR PLAN 81.1M<sup>2</sup> GIA



PLOT B  
FIRST FLOOR PLAN 64M<sup>2</sup> GIA  
> 1.5M HEADROOM



PLOT B  
ROOF PLAN

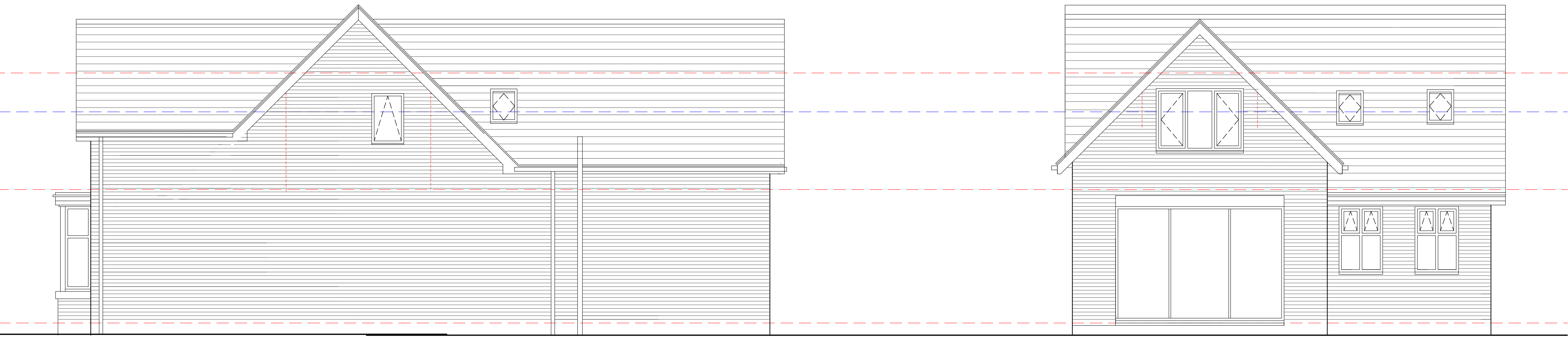


SITE PLAN 1:500

Revision	Date	Revision note
P1	05.11.2024	First Issue

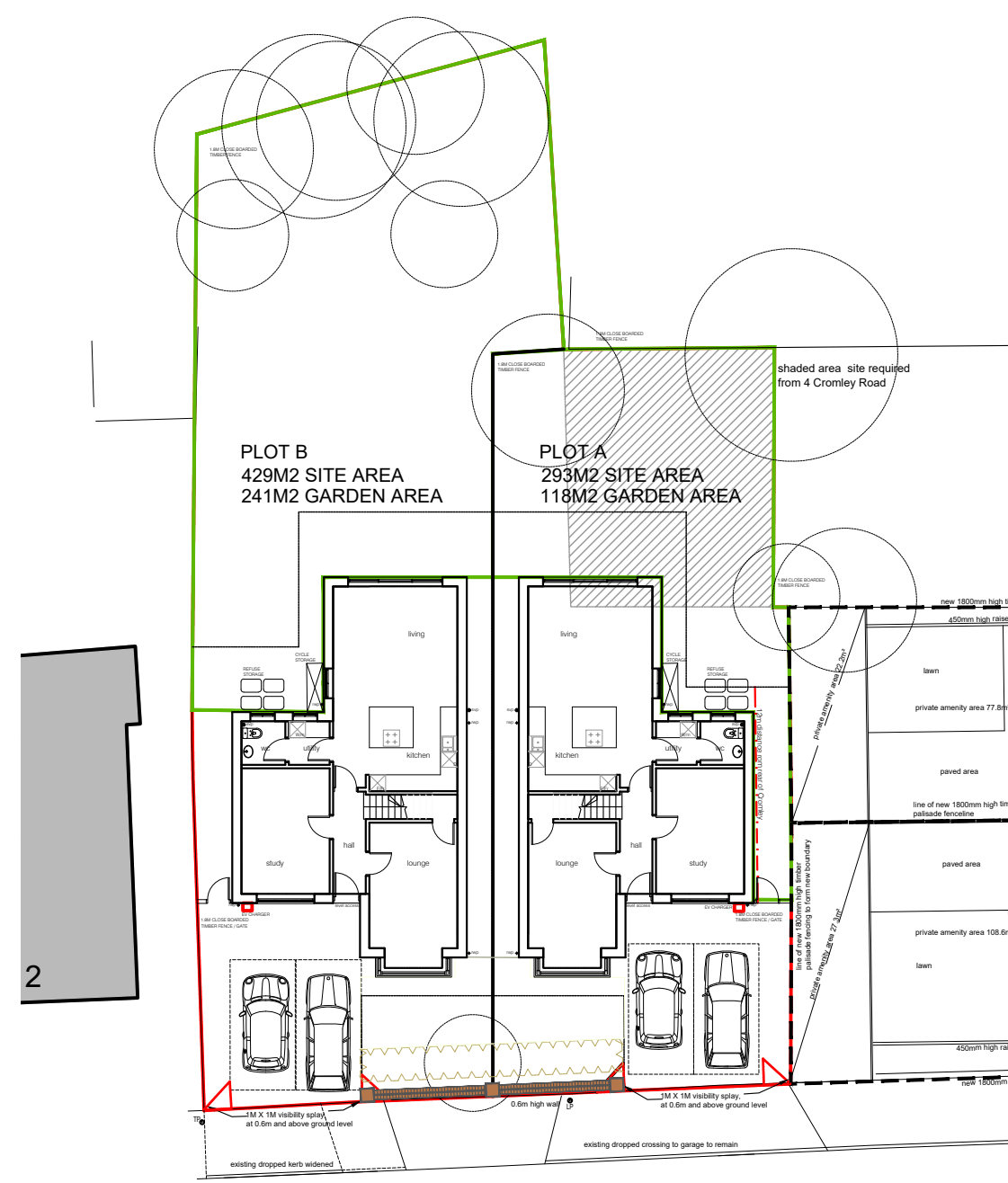
Notes  
PLOT A SAME HANDED  
FOR PLANNING



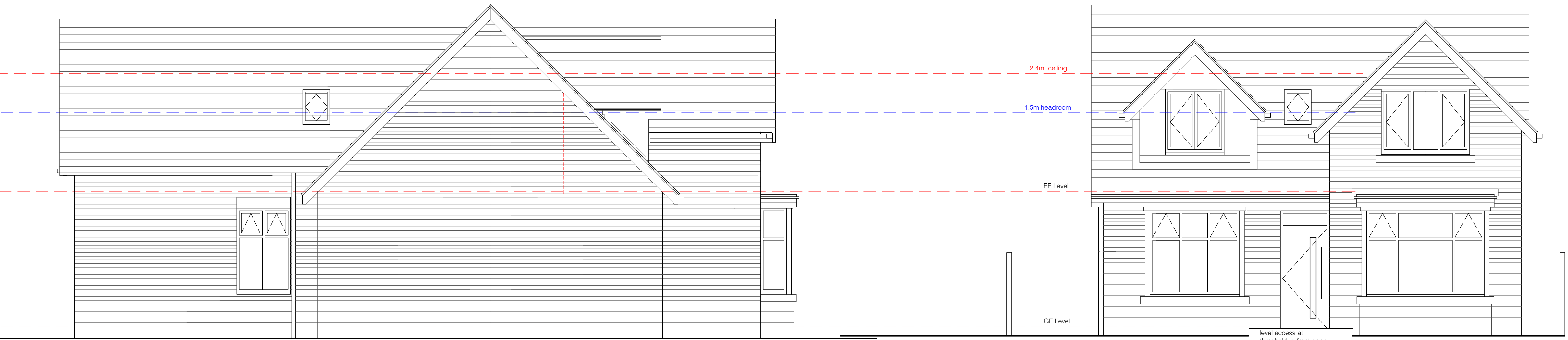


PLOT B SIDE ELEVATION (East)

PLOT B REAR ELEVATION (North)



SITE PLAN 1:500



PLOT B SIDE ELEVATION (West)

PLOT B FRONT ELEVATION (South)

- PROPOSED EXTERNAL FINISHES:
1. Red concrete tiles to pitched roof
  2. Grey epdm flat roof to front ground floor bay
  3. Red brown multi facing brickwork to all elevations
  4. Off white render to front dormer walls
  5. Reconstituted stone cills to front elevation windows
  6. Black upvc soffits, fascias and rainwater goods
  7. White upvc sash framed d/glazed windows
  8. Composite timber effect entrance door

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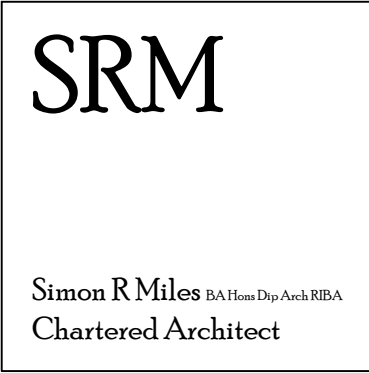
Revision	Date	Revision note
P1	05.11.2024	First Issue

Notes

PLOT A SAME HANDED  
FOR PLANNING

Project :  
2A MONTROSE AVENUE WOODSMOOR  
Title :  
ELEVATIONS AS PROPOSED PLOT B  
Drawing number :  
24 437 PL105  
Issue :  
P1  
Client :  
SM DEVELOPMENT NORTH WEST LTD

Scale :  
100@A3  
Date :  
05.11.2024  
CAD Ref :  
24 437  
Drawn by :  
SRM





Planting Schedules

Tree Planting Schedule

Name	Form	Age	Girth (cm)	Height (cm)	Clear stem (cm)	Root condition	Breaks	Nr of Trees
<i>Sorbus aucuparia</i>	Standard (extra heavy)	3x	12-14	350-425	175-200	RB	5	1
Total								1

Mixed Species Ornamental Planting Schedule

Plant name	Height (cm)	Root Condition	Size (L)	Habit	Breaks	Density/ lin m	Length (m)	Total No. Plants
<b>Hedgerows (Double staggered row)</b>								
<i>Choisya x dewitteana</i> 'White Dazzler'	30-40	C	3L	Bushy	4	5	3	15
<i>Euonymus japonicus</i> 'Jean Hugues'	30-40	C	3L	Branched	4	5	1	5
<i>Griselinia littoralis</i>	30-40	C	3L	Bushy	4	5	2	10
<i>Olearia x haastii</i>	30-40	C	3L	Bushy	4	5	2	10
<i>Skimmia japonica</i> 'Rubella'	30-40	C	3L	Bushy	3	5	1	5
								9

Outline Specification for Planting

Trees and shrubs planted shall comply with BS.3936 (Specification of Nursery Stock) and shall be planted in accordance with BS.4428 (General Landscape Operations) and BS8545:2014 ' Trees from nursery to dependence in the Landscape'. New trees to have a UK Plant Passport.

Engineer to refer to soft landscape proposals when undertaking drainage and foundation design. Contractor to familiarize themselves with location of underground services using routing plans, CAT scans and onsite survey prior to planting and excavations.

Bare root and root-balled stock to be planted in the dormant season.  
All planting stock to be clearly labelled on delivery with the full botanical name. Plant stock to be approved prior to delivery to site and planting and trees be set out by Landscape Architect. All topsoil to be of good quality AS-DUG in accordance with BS 3882.2015. Depths of topsoil (Turf -150mm), (Hedgerows -350mm) over free draining subsoil.

Organic soil improvement compost to be dug into all planting areas and used at 1cubic m per 10m2. All planting beds to be mulched in 75mm depth medium grade bark mulch immediately after planting. Allow 50mm clearance of mulch around stem. Any imported soil, growing medium or compost shall be free of peat.

If very wet or very dry conditions are found in proposed planting areas the landscape architect shall review planting locations and/or species.

Tree pits to be dug 400mm larger than rootball in any direction. Side and base of pit to be forked over to aid drainage help root establishment. Tree pit to be back-filled with a mix of:

- 1 part 'Melcourt topgrow' (or similar) peat free, tree planting compost;
- Mycorrhizal Fungi; and
- 3 parts good quality, as dug sub and top soils to similar profiles as existing (Preferably use the excavated soil if of suitable quality and free draining) .

Minimum 1m2 area surrounding tree to be level (cut into bank on sloping ground). Medium grade bark mulch to be placed at the base of each trees to a depth of 75mm. Mulch to be maintained at size and depth for at least two growing seasons.

**Tree Stakes**  
Trees to be single staked. Stakes to be 75mm diameter tanalised softwood and pointed at one end. Top of stake to be positioned 300mm under first branch and fixed to tree with 2no. suitable Hessian or 25mm rubber ties and spacers. Stakes to be positioned firmly in ground, at time of planting and on the side of prevailing winds. Tree ties to be checked twice a year and adjusted to ensure they are supporting the tree but not impeding growth. Stake to remain in place until trees have a strong upright form. If ties are adjusted regularly the stake can remain in place until it rots off.

**Tree Irrigation**  
Tree irrigation system to be provided to all trees. Trees to be watered during the first three growing seasons. Watering to be based on weather and ground conditions. As a general guide, 75L of water to be provided to each tree every 2 weeks.

Any queries in relation to planting schedules, layout or planting stock to be raised with Landscape Architect.

Suitable tree root barriers to be used on boundaries with hard-standing, walling, services, proposed and existing buildings.

KEY

General

- Proposed Development Footprints (Bungalows)
- Principal Entrance/ Exit to Buildings
- Secondary Entrance/ Exit to Buildings

- Surfacing to Access and Car Parking
- Paving Flags Colour- Buff.
  - Tegula Surfacing- Tegula Trio. Colour Bracken by Tobermore or similar

- Hard Boundaries and Delineation
- Timber Closeboard Fencing (1.8m High)
  - Timber Closeboard Fencing (0.6m High)
  - Dwarf Wall and Pillars with Brick on Edge Coping. (Max height 0.6m High)

- Existing Trees and Vegetation
- Existing Trees to Remain (On and Off-site Trees)

- Proposed Trees and Vegetation
- New Tree Planting (See Schedule)
  - New Mixed Species Hedgerow Planting (See Schedule)
  - Amenity Grass

FOR PLANNING

REV A- Client Amendments 20.11.2024

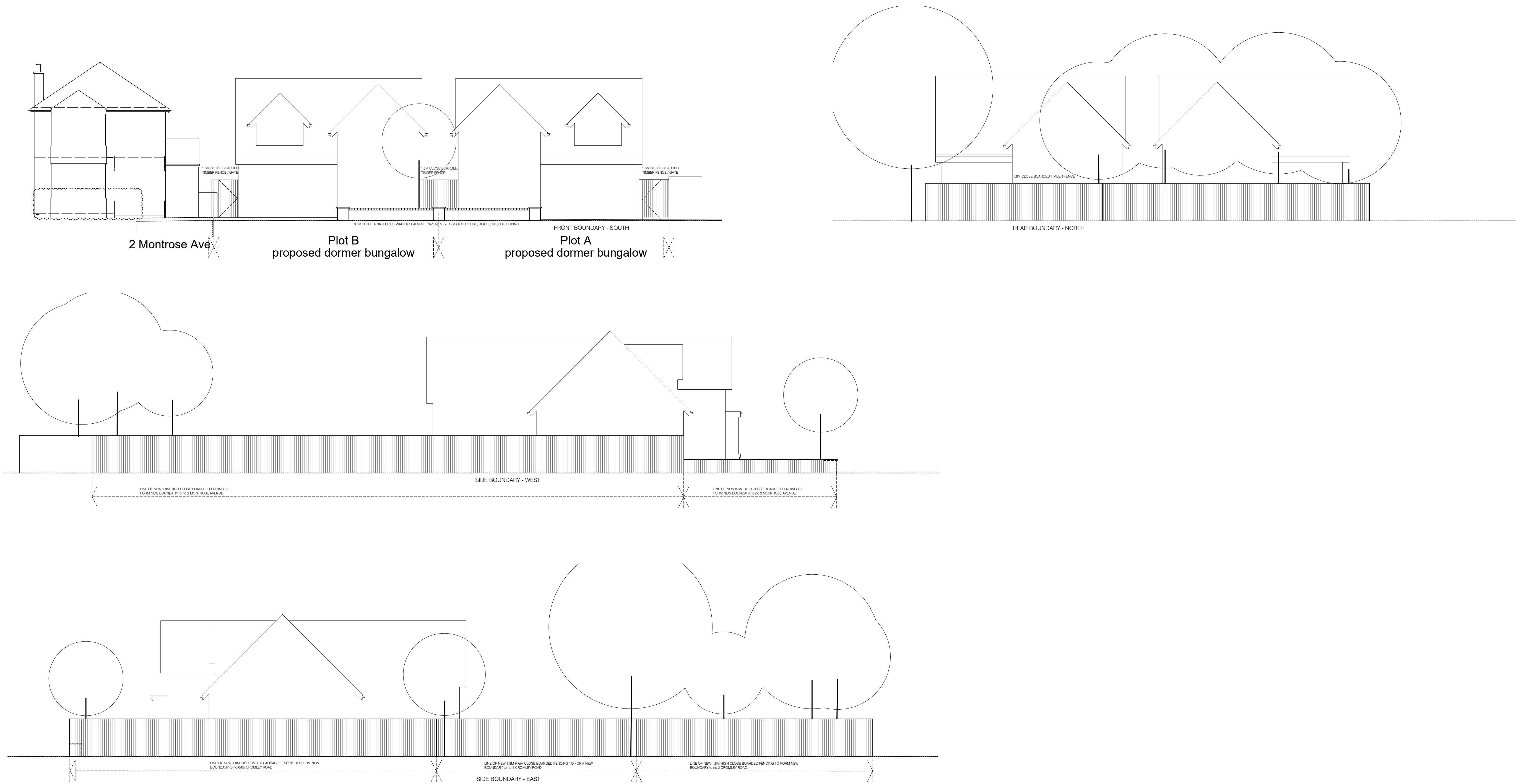
Montrose Avenue, Woodsmoor, Stockport

Landscape General Layout Plan.  
Planting Schedules and Outline  
Specification

SCALE: 1/200 @ A3 DATE: June 24

DRAWING: M713/MA/LAND/01A





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Revision	Date	Revision note
P1	05.11.2024	First Issue

Notes

FOR PLANNING.  
SEE ALSO LANDSCAPE DRAWING REF :M713 MA LAND 01  
SRM Ltd DRWG 24 437 PL100 - PROPOSED SITE PLAN

Project :  
2A MONTROSE AVENUE WOODSMOOR  
Title :  
Site Boundaries as proposed  
Drawing number :  
24 437 PL100.1 P1  
Client :  
SM DEVELOPMENT NORTH WEST LTD

Scale :  
200@A3  
Date :  
05.11.2024  
CAD Ref :  
24 437  
Drawn by :  
SRM

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