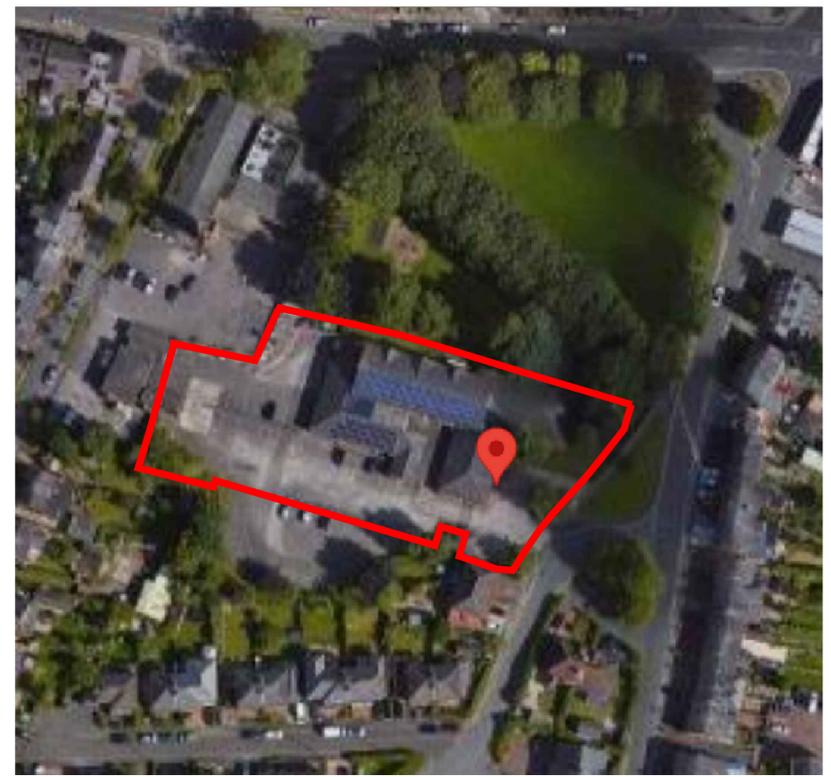
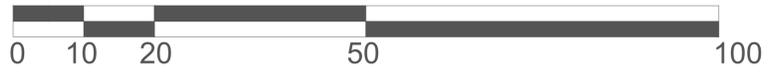


23/0657M

Wilmslow Police Station,  
HAWTHORN STREET,  
WILMSLOW,  
SK9 5HQ



Site Location 1:500



Aerial View (NTS)

**MCCARTHY STONE**  
*Life, well lived*

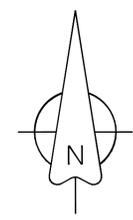
Project Title  
Retirement Living Apartments  
Beech Lane  
Wilmslow

Drawing Title  
Site Location Plan

Scale 1:500@A1 Date 22.06.2022  
Drawn PD Checked  
Drawing No.  
**NO-2859-3-AC-0001**

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# Play Area

**PLAN LAYOUT: SCALE 1:1250**  
 Post Code: SK9 5HQ  
 Easting: 384185  
 Northing: 381041

ce Station



LATEST POLICE ESTATES SITE LAYOUT AS OF 08 AUGUST 2024

ALL PROPOSED LEVELS IN THIS VACINITY HAVE BEEN BASED ON EXISTING LEVELS TO THE EXISTING SUB-STATION/DOORS AND BUILD SURROUND. NO CHANGE TO THESE ARE TO BE MADE WITHOUT THE EXPLICIT APPROVAL OF THE DESIGN ENGINEER.

HATCHED AREA DENOTES EXTENT OF EXISTING PUBLIC FOOTPATH TO BE REPLACED, REL-ALIGNED & RE-LAID TO LEVELS TO SUIT BOTH EXISTING PUBLIC FOOTPATH AND TACTILE PAVING, ALONG WITH THE PRIVATE FOOTPATH FROM THE DEVELOPMENT UNDER THE ANTICIPATED SECTION 278 HIGHWAY WORKS WITH CHESHIRE EAST COUNCIL HIGHWAYS.

**SITE LAYOUT: SCALE 1:200**  
 Post Code: SK9 5HQ  
 Easting: 384185  
 Northing: 381041

### REVISIONS

Rev.	Date	By
A	28-07-2022	DMS
B	20-07-2023	DMS
C	04-09-2023	DMS
D	12-08-2024	DMS
E	20-09-2024	DMS

**KEY:**

Site Boundary 0.453Ha	
Proposed Finished Floor Level - Apartments	FFL 77.950
Proposed Level	x78.000
Proposed Gradient	1:100
Additional Brickwork and height	BWK75mm
Retaining Wall above ground level	RW600
Drainage Channel	ACO Channel
Dropped Crossing	DC
Taper Kerb	TK
Proposed Batter	
Existing Contours	

Project Title  
 Wilmslow Police Station  
 Hawthorn Street  
 Wilmslow  
 Cheshire  
 SK9 5HQ

Drawing Title  
 Proposed External Levels  
 Layout

Scale 1:200@A1 Date 28 July 2022  
 Drawn DMS Checked .  
 Drawing No. McC&S-HS-W-DEV-100-001 E

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Trees on land at Wilmslow Police station, Beech Lane, Wilmslow

Tree No.	Species	Ht (m)	Branch Spread (m)				Stem diameters (cm)			No. stems	Height of first branch (m)	Height of first branch (m) above ground level	Category grading	Estimated remaining contribution (yrs)	Condition Physiological / Structural	Tree Works to BS5398	Root protection radius (m)	Root protection area (sq m)			
			N	E	S	W	Single Stem	2-5 stems	More than 5 stems												
1	Norway maple	9	4	3	4	3	31		2	2W	S	C1	>10	Small tree growing in raised planter. Squat form due to confined rooting environment.	Crown lift to 3m above ground level.	3.72	43				
2	Silver birch	13	4	4	5	5	40		2	2S	S	C2	>10	Growing within confines of raised planter.	Remove.	4.80	72				
3	Silver birch	14	5	4	5	3	35		2	2E	S	C2	>10	Growing within confines of raised planter.	Remove.	4.20	55				
4	Silver birch	5	0	1	3	1	11		2	2S	Y	C1	>10	Small suppressed tree growing in planter.	Remove.	1.32	5				
5	Silver birch	15	6	3	6	6	43		2	2S	S	C1	>10	Established tree growing in lawn to front of building. Tight union between stems at circa 4m above ground level liable to failure in future years.	Remove.	5.16	84				
6	Norway maple	12	3	4	3	2	26		2	2SE	S	C1	>10	Small tree growing in lawn to front of building. Poor union at circa 2m above ground level liable to failure in future years.	Remove.	3.12	31				
7	Rowan	10	2	2	3	3	29		1.8	1.6S	S	C2	>10	Part of a group of trees but all trees compromised due to lack of space.	Remove.	3.48	38				
8	Purple Norway maple	13	3	4	3	5		11	11	12	21	23	1.5	1.35W	S	C2	>10	Part of a group of trees but all trees compromised due to lack of space. Tight union between stems and just above ground level liable to failure in future years.	Prune to provide 2m clearance from proposed building.	4.22	56
9	Norway maple	13	5	6	6	2	44		1.5	1.5S	S	C2	>10	Part of a group of trees but all compromised due to lack of space. Poor fork formation at circa 1.5m above ground level liable to failure in future years.	Remove.	5.28	88				
10	Rowan	5	2	2	2	14			1.2	1.2N	S	C1	>10	Small tree growing in verge alongside road.	Remove.	1.68	9				
11	English oak	17	4	7	9	8	53		2	2W	E	A2	>40	One of a row of trees growing in adjoining park.	Remove.	6.36	127				
12	Norway maple	14	3	3	6	4	36		2	2W	S	B2	>20	Contributes toward a collection of trees within park.	Remove.	4.32	59				
13	Norway maple	10	1.5	3	6	4	19		2	2S	S	C2	>10	Contributes to a collection of trees within park.	Remove.	2.28	16				
14	Sycamore	18	7	7	9	6	94		6	6W	M	A2	>40	Larger component of tree stock within park. Some large sections of deadwood within crown.	Remove.	11.28	400				
15	Lime	17	6	3	5	6	75		0	-	M	A2	>40	One of the larger trees within the park. Main stem covered in ivy. Base of tree surrounded by dense basal shoots.	Remove.	9.00	235				
16	Rowan	9	3	2	2	2	22		2	2N	S	B2	>20	Contributes toward trees within park along boundary of site.	Remove.	2.64	22				
17	Rowan	10	3	2	3	2	24		2	2N	S	B2	>20	Contributes toward trees within park along boundary of site.	Remove.	2.88	26				
18	Lime	12	6	3	6	6	55		4	4W	E	B2	>20	Contributes towards trees within park. Base of stem surrounded with dense basal shoots preventing thorough inspection.	Remove.	6.60	137				
19	Rowan	10	3	2	4	1	16		2	2N	S	C2	>10	Small tree within park. Suppressed by adjoining larger trees.	Remove.	1.92	12				
20	Lime	17	7	5	7	7	71		4	4S	E	A2	>40	One of the larger trees within the park. Base of tree surrounded in dense basal shoots preventing thorough inspection.	Remove.	8.52	228				
21	Pair of beech	17w	6w	45w					2	2S	S	C2	>10	Pair of close growing trees forming a confingous crown. Some branches resting on boundary wall. Both trees have particular tight unions that on these species, particularly prone to failure. Trees unsuitable to long term retention within the park.	Remove.	5.40	92				
22	Copper beech	16	6	5	7	6	68		4	4NW	E	A2	>40	Stands at end of row of trees along the northern boundary of site. Contributes to park.	Remove.	8.16	209				
23	Group of larch	7w	3w	30w					2	2N	S	C2	>10	Group of trees growing in corner of site. All unsuited to long term retention.	Remove.	3.60	41				

- 0 5m 10m 20m
- NOTES**
- This tree survey information has been prepared for planning purposes only. Additional detail will be needed for foundation design.
  - The original of this drawing was produced in colour - a monochrome copy should not be relied upon.
  - Scale for planning purposes only.
  - All dimensions to be checked on site.
  - The copyright of this document resides with Keen Consultants unless assigned in writing by the company.
  - Details shown on this drawing are devised with reference to BS5837:2012: Trees in relation to design, demolition and construction - Recommendations.
  - Check if Tree Preservation Order or Conservation Area protection applies to trees before undertaking tree works.
  - Utility Survey based on Survey Operations drawing number 21L044/001.
  - Where trees were not identified on the topographical survey they have been plotted by eye.
  - Proposed Site Plan based on AEW Drawing No. NO-2859-3-AC-0505 Rev P09.

**KEY**

- Existing site features
- Proposed structures
- Trees retained (Green-coloured line indicates extent of canopy)
- Trees for removal (Red-coloured dash line indicates extent of canopy)
- 2.0m high barrier as detail in Figure 1
- Area of ground protection as detail in Figure 2

**KEY TO TREE SCHEDULE**

Column Heading	Explanation
Tree No.	Unique number corresponding with number on plan
Species	English names
Ht (m)	Height in metres
Branch Spread	Crown radius in metres to cardinal points of the compass
Stem Dia	All measurements conform to Annex C of BS 5837:2012
	Single stem - Stem diameter in centimetres measured at 1.5m above ground level.
	Multi-stemmed tree with 2 to 5 stems - Diameter of each stem
	Multi-stemmed tree with more than 5 stems - Average stem diameter and number of stems
Height of crown clearance canopy	Height in metres between the ground and underside of canopy
Height of first major branch and direction of growth	Height from ground level to base of first major branch and the approximate direction of growth
Abbreviations as suffix to a dimension	Suffix 'w' denotes an estimated dimension
Age Class	Suffix 'av' denotes an average dimension
	Age Class definitions:
	Y = Young S = Semi-mature E = Early mature
	M = Mature O = Over mature
Category grading and Estimated remaining Contribution (yrs)	Summary of BS 5837: 2012 categorisation:
	1. Trees unsuitable for retention:
	U = those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years
	2. Trees to be considered for retention:
	A1, 2 or 3 = trees of high quality (substantial contribution >40 yrs)
	B1, 2 or 3 = trees of moderate quality (significant contribution >20 yrs)
	C1, 2 or 3 = trees of low quality (but adequate, ie >10 yrs or young trees - until new planting can be established)
Estimated remaining contribution	Note: Useful estimated remaining contribution of the tree or tree group based on figures stated in BS5837:2012
Condition	Brief description including physiological and structural defects
Tree Works	Works required to be undertaken to the trees to facilitate the construction of remediate a defect encountered during the survey
Root Protection Radius	Radius of minimum root protection area in metres
Root Protection Area	Total area of minimum root protection area extrapolated from root protection radius

G	Tree 7 shown for removal	20.09.24
F	Latest layout overlay	12.09.24
E	Latest layout overlay	22.07.24
D	Latest layout overlay	06.09.23
C	Tree 7 retained	16.08.23
B	Latest layout overlay	20.07.23
A	Tree survey updated & latest layout overlay	07.02.23
O	Preliminary issue	19.12.22

Rev	Description	Date

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**Client**  
McCarthy Stone

**Project**  
LAND AT WILMSLOW POLICE STATION, BEECH LANE, WILMSLOW

**Title**  
TREE PROTECTION PLAN

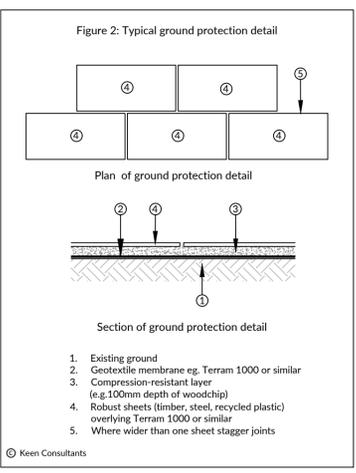
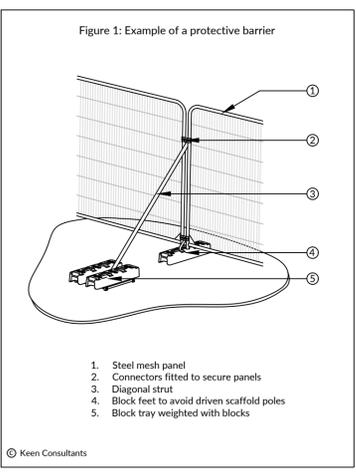
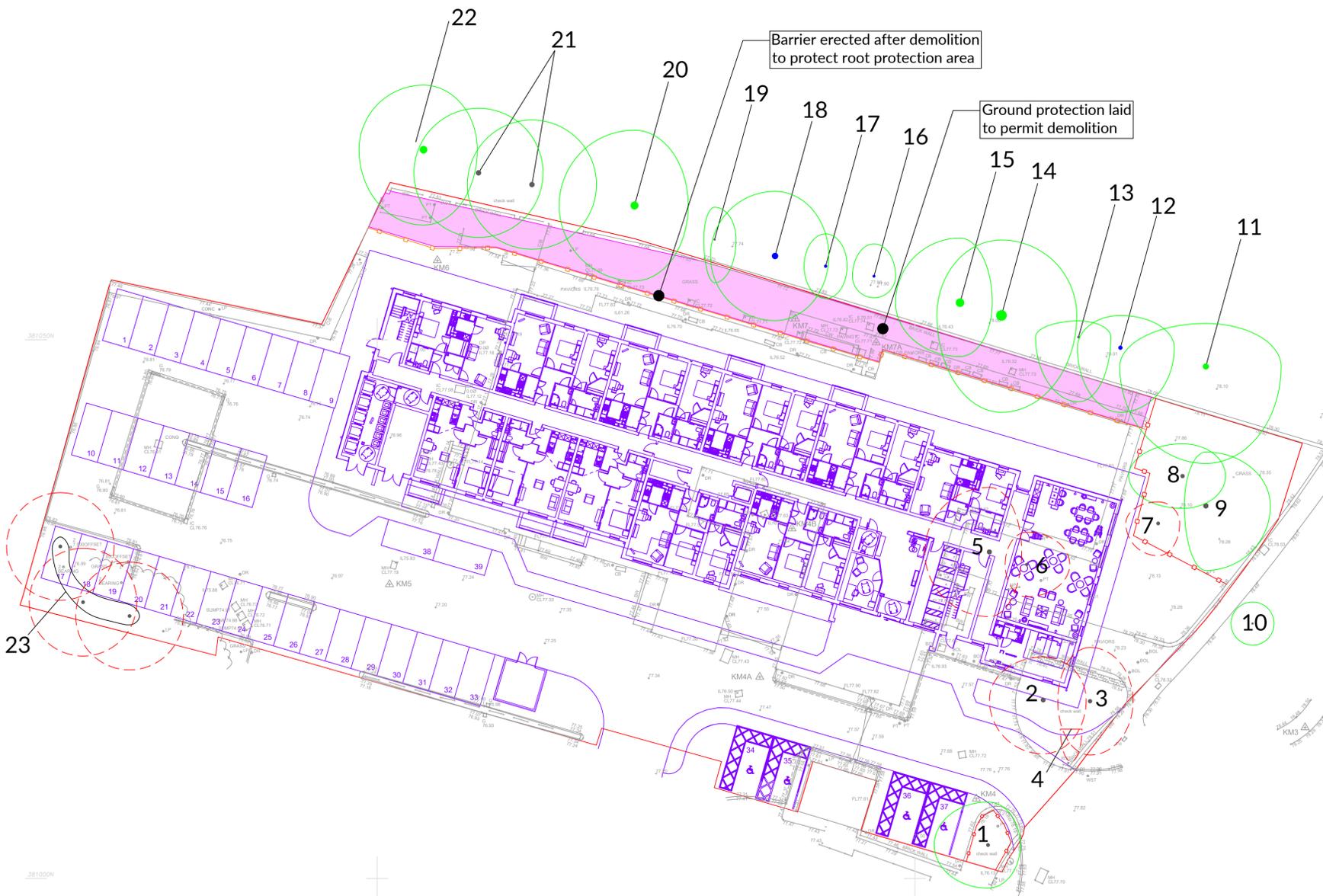
**Date**  
DEC 2022

**Scale**  
1:250@A1

**Drawn by**  
ML

**Checked by**  
JTK

**Drawing Number**  
1999-KC-XX-YTREE-TPP01RevG





4296 Retirement Living Apartment, Wilmslow		BNG Calculation
Proposed Large Trees (Advanced Nursery Stock)	11nr	
Proposed Replacement Trees (Semi mature)	1nr	
Proposed small trees	14nr	
Proposed Ornamental Planting	351.2m <sup>2</sup>	
Proposed Native Low Shrub Mix	148.5m <sup>2</sup>	
Proposed Amenity Grass	353.5m <sup>2</sup>	
Proposed Woodland Bulbs	44.5m <sup>2</sup>	
Proposed Evergreen Low Hedge	34.4 lin.m.	
Proposed Evergreen Hedge	156 lin.m.	
Proposed Native Hedge	101.5 lin.m.	
Area of Development (including car park, building etc)	3255m <sup>2</sup>	

**SOFT LANDSCAPE**

-  **Existing Trees and Hedges to be Retained**  
Trees to be retained and protected in line with B55837:2012. Please refer to Arboricultural Survey for more information.
-  **Existing Trees and Hedges to be Removed**  
To avoid disturbance to breeding birds, any woody vegetation will be removed prior to the bird-breeding season (March to August inclusive). If this is not possible, the site will be checked prior to removal or other ground works that may disturb breeding species (e.g. dunnocks in hedgerows) by an experienced ecologist. If active nests are found, areas will be left untouched and suitably buffered from works until all birds have fledged. Specific advice will be provided prior to undertaking the clearance.
-  **Proposed Large Trees**  
To be 18-20cm girth, Advanced Nursery Stock, 4-5m high trees set in soft landscaping
-  **Proposed Replacement Tree**  
To be 20-25cm girth, Semi-Mature, 4-5m high replacement Birch trees to mitigate for the loss of the two trees near the development entrance
-  **Proposed small ornamental tree**  
Large shrub/ small trees, multi-stems in 75L containers with minimum 3 leaders.

-  **Proposed Ornamental Planting**  
Proposed shrubs and flowering herbaceous to be planted as 3-5L pots at 3-5 per sq.m. and enhanced by feature specimens in 10-20L pots. Planting beds to receive 75mm depth ornamental bark mulch.
-  **Proposed Native Low Shrub Mix**  
Bare root stock, 60-80cm, planted at 2m<sup>2</sup>, in groups of 3-5. Plants to be protected with spiral guards where necessary.
-  **Proposed Grass**  
To be turf.
-  **Proposed Woodland Bulbs**  
To provide seasonal interest.
-  **Proposed Native Hedgerow**  
Native hedgerows to be planted as bare root or 3L containers in a double staggered row.
-  **Proposed Evergreen Hedge**  
Evergreen hedge, 100-120cm high, to be planted in 10L containers at 3nr plants per lin.m.
-  **Proposed Evergreen Low Hedge**  
Evergreen hedge, 0.5m high, to be planted in 10L containers at 3nr plants per lin.m.

**HARD LANDSCAPE**

-  **Proposed Black Bitmac surface**  
(Road and pedestrian walkway)  
To engineers specification)
-  **Proposed Parking Bays**  
To be surfaced in a bitmac surface with white lining to delineate bays
-  **Proposed Self Binding Gravel**  
Colour: Buff
-  **Proposed Block Paving (Circulation Paths)**  
Product: Omega Driveway Block Paving OM50  
Plan Size: 200 x 100 x 50mm  
Colour: Brindle  
Laying Bond: Running Bond  
Supplier: Brett Landscaping and Building Products
-  **Proposed Flag Paving**  
Material: Broadway Economy Garden Paving, BER03. Dimensions: 450 x 450 x 32mm  
Colour: Buff  
Supplier: Brett Landscaping and Building Products
-  **Proposed No-Dig Construction**  
Area of no-dig above root zone of existing trees. Area to be surfaced with a permeable block paving using a no dig construction base

-  **Proposed stepping stones**  
Footpath beneath existing trees. Stepping stones incorporated to minimise impact on existing tree roots
-  **Proposed BBQ**
-  **Proposed Table and Chair Set**  
Rattan Furniture.
-  **Proposed Pergola with Living Roof**
-  **Proposed Timber Sleeper Planter**  
2.4m long, 1.075m wide, 0.675 high. Specified by others. Planted by residents.
-  **Proposed Timber Bench**  
With arm and back rest.
-  **Proposed Pergola and Festoon Lighting**  
Timber pergola size - 2.35x2.35m. Pergola to have climbers planted at the base. Please refer to architect's drawing for details.

**BOUNDARY TREATMENTS**

-  **Close boarded timber fence - 1.8m High**  
To Architects Details
-  **V Mesh Security Fence - 1.8m High**  
To Architects Details
-  **Powder coated bow top metal railings - 1.8m High**  
To Architects Details

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3. This drawing is to be read in conjunction with all relevant Architects', Engineers', Specialists, Bills of Quantities and Specifications.
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5. The Contractor is responsible for accurately ascertaining the position of underground services and responding to all relevant service easement requirements.
6. All dimensions are in millimetres unless stated otherwise, for the purposes of construction this drawing must not be scaled and only written dimensions used. Written and scaled dimensions to be checked on site, any discrepancies reported prior to work commencing. IF IN DOUBT PLEASE ASK.
7. All work and materials are to be in accordance with the relevant British Standards and Code of Practice.
8. All Proprietary products are to be used strictly in accordance with the manufacturer's instructions and details.

**REVISION NOTES**

Rev	By	Description	Date
G	EO	Minor amendments	11.09.24
F	EO	Updated in line with the latest layout on 09-09-24	09.09.24
E	TS	Updated in line with the latest layout on 24-07-24	24.07.24
D	TS	Added BNG Calculation	22.07.24
C	TS	Updated in line with revised layout on 19-07-24	19.07.24

Client  
**McCarthy and Stone**

Project  
**Retirement Living Apartment, Wilmslow**

Description  
**Landscape Layout**

Status  
**For Approval**

Scale @ A1  
**1:200**

Drawn  
**AL**

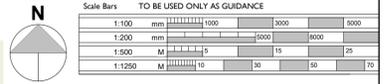
Checked  
**DC**

Date  
**13.12.22**

Job number  
**4296**

Drawing number  
**NO-2859-03-LA-4296-101**

Rev  
**G**



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  - All works are to be undertaken in accordance with Building Regulations and the latest British Standards.
  - All proprietary materials and products are to be used strictly in accordance with the manufacturers recommendations.
- This drawing contains the following model files -  
113889-AEW-XX-XX-M3-A-0001

**CDM 2015**

Client notified of duties: **02/04/2024**  
Principal Designer: **MCS**

Unless noted below, all known hazards have been highlighted on the drawing.

- General Notes:**
- McCarthy Stone Red Line Boundary
  - - - Existing building position - demolition

Rev	Date	Description	Drawn by	Checked By
P09	09/09/24	Red line boundary revised as MCS request	JFS	BR
P08	09/09/24	Red line boundary revised as MCS request	JFS	BR
P07	05/09/24	Site layout updated to suit received MCS site plan 04.09.24	RB	BR
P06	07/08/24	Access to neighbouring development revised	JFS	BR
P05	06/08/24	Treescape revised	JFS	BR
P04	06/08/24	Revised car parking	JFS	BR
P03	06/08/24	Revised car parking layout	JFS	BR
P02	24/07/24	Updated in line with MCS comments	JFS	BR
P01	23/07/24	Initial Issue	JFS	BR

Status Purpose of Issue  
S2 For Information

drawing stage **Planning**

client **MCS**

project **Wilmslow, Beech Lane**

drawing title **Proposed Site Plan**

date 22/07/24 drawn JFS  
scale @ A1 As indicated checked BR

Row **P09**  
 Draw No **NO-2859-3-AC-0505**  
 aew architects  
 0161 214 4370  
 www.aewarchitects.com  
 AEW Internal Ref Number: 13889

**GENERAL NOTES:**

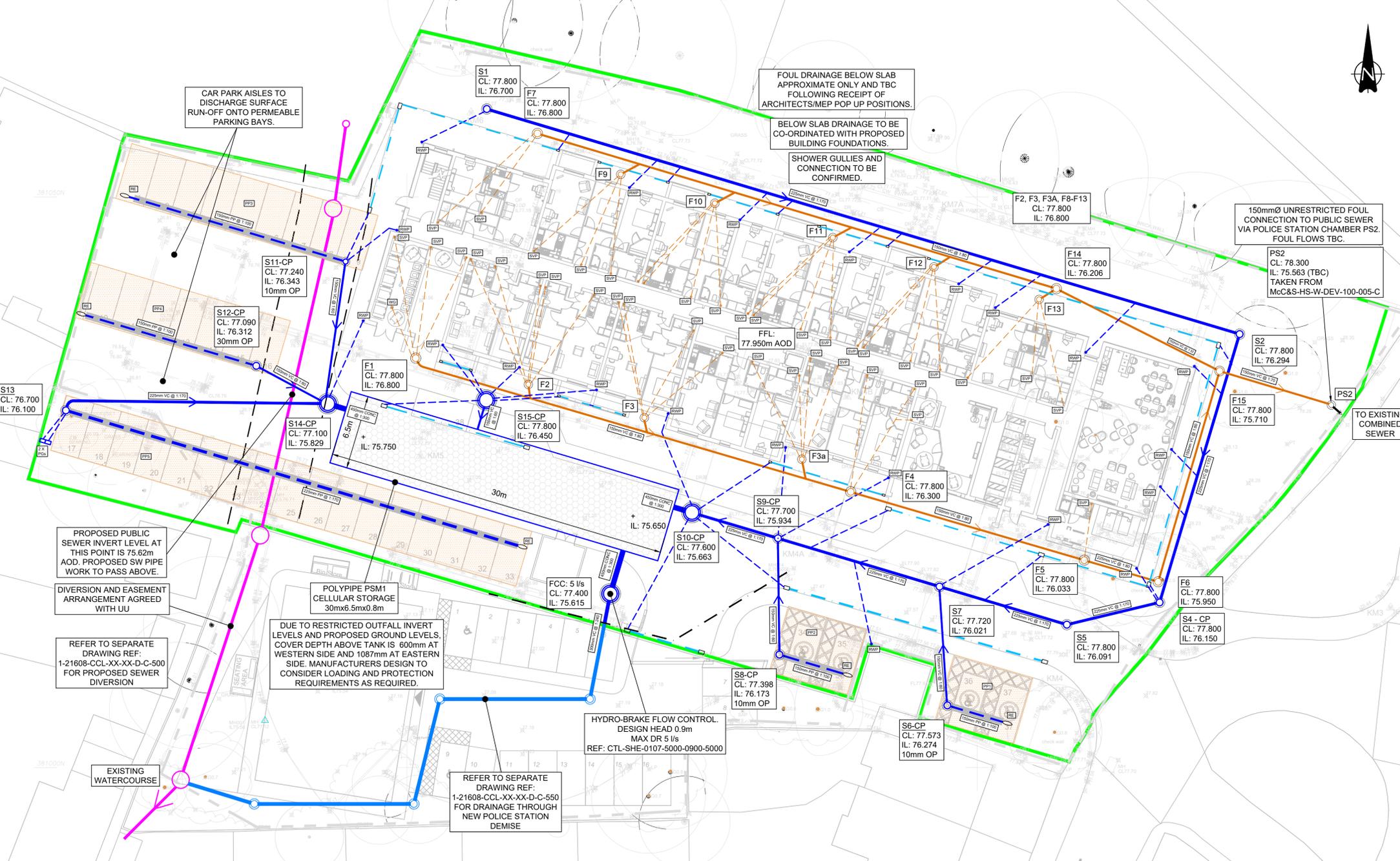
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS.
- ALL ADAPTABLE DRAINAGE WORKS INCLUDING WORKS TO EXISTING PUBLIC SEWERS TO BE UNDERTAKEN IN ACCORDANCE WITH 'SEWERS FOR ADOPTION 7th EDITION' AND 'CIVIL ENGINEERING SPECIFICATION FOR THE WATER INDUSTRY 7th EDITION' AND CONSTRUCTED TO THE RELEVANT STATUTORY UNDERTAKERS DETAILS.
- ALL PRIVATE DRAINAGE WORKS TO BE IN ACCORDANCE WITH 'CIVIL ENGINEERING SPECIFICATION FOR THE WATER INDUSTRY 7th EDITION', BS EN 752 2017 'DRAIN AND SEWER SYSTEMS OUTSIDE BUILDINGS' AND THE BUILDING REGULATIONS APPROVED 'DOCUMENT H'.
- DO NOT SCALE THIS DRAWING. ANY AMBIGUITIES, OMISSIONS AND ERRORS ON DRAWINGS SHALL BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY. ALL DIMENSIONS MUST BE CHECKED / VERIFIED ON SITE.
- DESIGN BASED ON TOPOGRAPHICAL SURVEY AND INFORMATION AVAILABLE AT THE TIME OF THE DESIGN.
- OUTFALL CONNECTION(S) SUBJECT TO AGREEMENT WITH THE APPROVING AUTHORITY.
- ALL DIMENSIONS ARE IN METRES AND LEVELS IN METRES ABOVE ORDNANCE DATUM UNLESS OTHERWISE NOTED.
- COVER LEVELS AND BUILDINGS LOCATION ARE APPROXIMATE AND SHALL BE CONFIRMED BY ARCHITECT. CONTRACTOR TO ALLOW FOR ADJUSTMENT TO SUIT AGREED POSITIONS AND FINISHED LEVELS, AND CONFIRM ALL COVER LEVELS ON SITE.
- INVERT LEVELS AT MANHOLES/ INSPECTION CHAMBERS TO BE USED TO SET OUT PIPEWORK. PIPE GRADIENTS ARE SHOWN INDICATIVELY ONLY.
- ALL PIPE DIAMETERS GIVEN ARE NOMINAL INTERNAL PIPE DIAMETERS.
- ALL SEWERS, UNLESS AGREED OTHERWISE STATED, SHALL BE:
  - 100mm to 300mm DIA TO BE VITRIFIED CLAY.
  - 375mm DIA AND GREATER TO BE CLASS 120 CONCRETE PIPES.
- AS AN ALTERNATIVE THE CONTRACTOR MAY USE AN APPROVED UNPLASTICISED POLYVINYL CHLORIDE (PVCU) WITH APPROVAL FROM THE ENGINEER.
- SEWER PIPES TO BE LAID IN MAXIMUM 3 METRE LENGTHS UNLESS THERE IS A SPECIFIC OPERATIONAL NEED TO LAY LONGER LENGTHS.
- THE FIRST PIPE OUT OF MANHOLES TO BE AS SHORT AS PRACTICABLE SO AS TO PROVIDE A FLEXIBLE JOINT AS CLOSE AS POSSIBLE TO THE OUTSIDE FACE OF THE CONCRETE SURROUND AND CONNECTED TO A LENGTH OF ROCKER PIPE.
- ALL NEW CONNECTIONS INTO EXISTING MANHOLES (OR INTO EXISTING SEWERS) TO BE 'SOFFITS LEVEL' UNLESS OTHERWISE NOTED.
- ALL PRIVATE DRAINAGE PIPES WITH A COVER OF LESS THAN 600mm IN NON-TRAFFICKED AREAS AND LESS THAN 1200mm IN TRAFFICKED AREAS TO BE BEDDED AND SURROUNDED IN CONCRETE (CLASS 2). COMPRESSIBLE MATERIAL SHALL BE PROVIDED AT EVERY PIPE JOINT. WHERE COVER EXCEEDS THIS DEPTH, PIPES ARE TYPICALLY BEDDED AND SURROUNDED IN CLASS S. REFER TO PIPE EMBEDMENT DETAILS DRAWING FOR SPECIFIC TYPES.
- WHERE FOUL SEWERS RUN ABOVE SURFACE SEWERS, CONCRETE PROTECTION MAY BE REQUIRED AT CROSSOVERS TO PREVENT ANY POTENTIAL CONTAMINATION.
- THE CHAMBER SIZE OF MANHOLES WITH MORE THAN ONE CONNECTION MAY NEED TO BE INCREASED TO ACCOMMODATE THE CONNECTIONS AND BENDS.
- ALL MANHOLE COVERS IN BLOCK/SLAB AND EXTERNAL PAVING AREAS TO HAVE RECESSED COVERS OF THE APPROPRIATE GRADE TO ACCEPT ARCHITECT'S PAVING PROPOSAL. ARCHITECT TO CONFIRM.
- UNLESS NOTED OTHERWISE IN THE MANHOLE SCHEDULE, ALL MANHOLE, GULLY AND CHANNEL COVERS (IRONWORK) SHOULD BE THE FOLLOWING SPECIFICATION:
  - B125 LOAD CLASS IN PEDESTRIAN AREAS.
  - D400 LOAD CLASS IN VEHICULAR AREAS.
- ALL PROPRIETARY PRODUCTS TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS REQUIREMENTS, INSTRUCTIONS AND RECOMMENDATIONS.
- PROPOSED RETIREMENT LIVING DEVELOPMENT DRAINAGE TO BE CO-ORDINATED WITH PROPOSED POLICE STATION DESIGN PRIOR TO CONSTRUCTION.
- CONFIRMATION OF CONSENTS TO DISCHARGE TO RECEIVING WATERCOURSE OR SEWER REQUIRED.
- CELLULAR STORAGE TO BE DESIGNED BY MANUFACTURER. CONTRACTOR TO OBTAIN DESIGN. COVER REQUIRES AND LOADING TO BE CONSIDERED.
- GROUND WATER LEVELS TO BE CONFIRMED TO ALLOW FLOATATION CHECKS TO BE UNDERTAKEN FOR THE CELLULAR STORAGE. ANCHORAGE OR CONCRETE SLAB MAYBE REQUIRED TO PREVENT SYSTEM BECOMING BUOYANT.

**DRAWINGS BASED ON THE FOLLOWING INFORMATION**

- SURVEY OPERATIONS TOPOGRAPHICAL SURVEY AND UTILITIES SURVEY - 21/04/001
- UNITED UTILITIES SEWER RECORDS
- SITE LAYOUTS PROVIDED BY MCCARTHY STONE
- 1389-AEW-SI-00-DR-A-0505-S2-P07-Proposed Site Plan (DRAINAGE POSITION TAKEN FROM THIS)

**DRAINAGE DESIGN SUBJECT TO APPROVAL FROM THE LEAD LOCAL FLOOD AUTHORITY AND UNITED UTILITIES.**

P03	06.09.24	UPDATED LAYOUT AND BOUNDARY	CD	JP	JP
P02	22.07.24	UPDATED FOR PLANNING	CD	JP	JP
P01	06.10.23	STAGE 3	CD	JP	JP
Rev	Date	Description	By	Check	App.

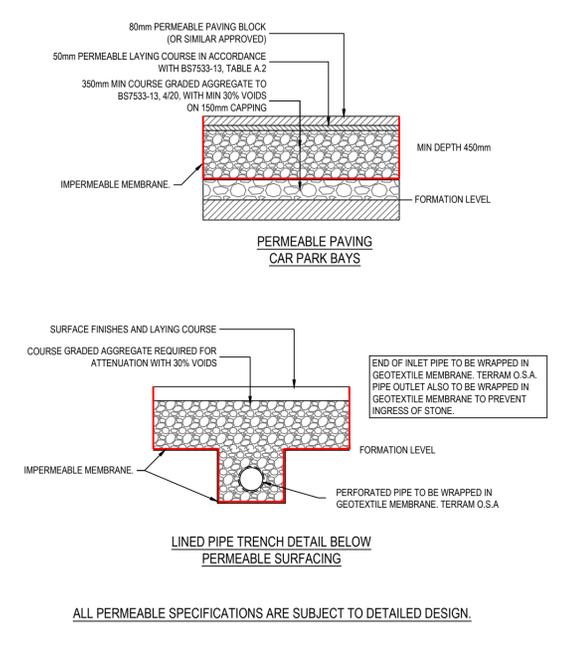


**KEY:**

- RETIREMENT LIVING DEVELOPMENT SITE BOUNDARY
- PROPOSED DIVERTED SEWER
- POLICE STATION PUMPED DRAINAGE IN DEVELOPMENT SITE
- PROPOSED SW DRAINAGE THROUGH POLICE STATION DEMISE
- PROPOSED SW DRAINAGE
- PROPOSED FW DRAINAGE
- PROPOSED PERMEABLE PAVING
- PROPOSED PERFORATED PIPE IN LINED TRENCH
- PROPOSED ATTENUATION
- PROPOSED RAIN WATER PIPE AND 100mm CONNECTION
- PROPOSED SOIL VENT PIPE AND 150mm CONNECTION
- PROPOSED SHOWER GULLY AND 100mm CONNECTION
- PROPOSED WASH DOWN GULLY AND 100mm CONNECTION
- PROPOSED GULLY AND 150mm CONNECTION
- PROPOSED LINEAR CHANNEL TYPE AND SIZE TBC. OUTLET AND ACCESS BOXES REQUIRED TO EACH END. OUTLET PIPE SIZE TBC.

MANHOLE SCHEDULE														
MH REF	CL (mAOD)	IL (mAOD)	DEPTH TO SOFFIT (m)	DS PIPE DIA (m)	MH DIA (mm)	MH TYPE	COVER SIZE (mm)	COVER CLASS	RECESSED	RESTRICTED ACCESS	BACK DROP	COMMENTS	EASTING	NORTHING
SURFACE WATER														
S1	77.800	76.700	0.87	0.225	600	PPIC	600X600	B125	N	N	N		TBC AT ST5	TBC AT ST5
S2	77.800	76.294	1.28	0.225	600	PPIC	600X600	B125	N	Y	N		TBC AT ST5	TBC AT ST5
S3 - Omitted														
S4	77.800	76.150	1.42	0.225	600	PPIC-CP	600X600	B125	N	Y	N	CATCHPIT TYPE, 300mm SUMP	TBC AT ST5	TBC AT ST5
S5	77.800	76.091	1.48	0.225	600	PPIC	600X600	D400	N	Y	N		TBC AT ST5	TBC AT ST5
S6	77.573	76.274	1.15	0.150	600	PPIC-CP	600X600	D400	N	Y	N	CATCHPIT TYPE, 300mm SUMP	TBC AT ST5	TBC AT ST5
S7	77.720	76.021	1.47	0.225	600	PPIC	600X600	D400	N	Y	N		TBC AT ST5	TBC AT ST5
S8	77.398	76.173	1.07	0.150	600	PPIC-CP	600X600	D400	N	Y	N	CATCHPIT TYPE, 300mm SUMP	TBC AT ST5	TBC AT ST5
S9	77.700	76.934	0.54	0.225	600	PPIC-CP	600X600	D400	N	Y	N	CATCHPIT TYPE, 300mm SUMP	TBC AT ST5	TBC AT ST5
S10	77.600	75.663	1.49	0.450	1200	PCC-CP	600X600	D400	N	N	N	CATCHPIT TYPE, 300mm SUMP	TBC AT ST5	TBC AT ST5
S11	77.240	76.343	0.75	0.150	600	PPIC-CP	600X600	D400	N	N	N	CATCHPIT TYPE, 300mm SUMP	TBC AT ST5	TBC AT ST5
S12	77.090	76.312	0.63	0.150	600	PPIC-CP	600X600	D400	N	N	N	CATCHPIT TYPE, 300mm SUMP	TBC AT ST5	TBC AT ST5
S13	76.700	76.100	0.38	0.225	600	PPIC-CP	600X600	D400	N	N	N	CATCHPIT TYPE, 300mm SUMP	TBC AT ST5	TBC AT ST5
S14	77.100	75.829	0.82	0.450	1200	PCC-CP	1200X600	D400	N	N	N	CATCHPIT TYPE, 300mm SUMP	TBC AT ST5	TBC AT ST5
S15	77.800	76.450	1.20	0.150	1200	PCC-CP	600X600	D400	N	Y	N	CATCHPIT TYPE, 300mm SUMP	TBC AT ST5	TBC AT ST5
FCC	77.400	75.615	1.49	0.300	1200	PCC	600X600	D400	N	N	N	FLOW CONTROL CHAMBER	TBC AT ST5	TBC AT ST5
FOUL & COMBINED WATER														
F1	77.800	76.800	0.85	0.15	600	PPIC	600X600	B125	N	N	N		TBC AT ST5	TBC AT ST5
F2	77.800	76.800	0.85	0.15	450	PPIC	450X450	B125	N	N	N		TBC AT ST5	TBC AT ST5
F3	77.800	76.800	0.85	0.15	450	PPIC	450X450	B125	N	N	N		TBC AT ST5	TBC AT ST5
F3A	77.800	76.800	0.85	0.15	450	PPIC	450X450	B125	N	N	N		TBC AT ST5	TBC AT ST5
F4	77.800	76.300	1.35	0.15	600	PPIC	600X600	B125	N	Y	N		TBC AT ST5	TBC AT ST5
F5	77.800	76.033	1.62	0.15	600	PPIC	600X600	B125	N	Y	N		TBC AT ST5	TBC AT ST5
F6	77.800	75.950	1.70	0.15	600	PPIC	600X600	B125	N	Y	N		TBC AT ST5	TBC AT ST5
F7	77.800	76.800	0.85	0.15	600	PPIC	600X600	B125	N	N	N		TBC AT ST5	TBC AT ST5
F8	77.800	76.800	0.85	0.15	450	PPIC	450X450	B125	N	N	N		TBC AT ST5	TBC AT ST5
F9	77.800	76.800	0.85	0.15	450	PPIC	450X450	B125	N	N	N		TBC AT ST5	TBC AT ST5
F10	77.800	76.800	0.85	0.15	450	PPIC	450X450	B125	N	N	N		TBC AT ST5	TBC AT ST5
F11	77.800	76.800	0.85	0.15	450	PPIC	450X450	B125	N	N	N		TBC AT ST5	TBC AT ST5
F12	77.800	76.800	0.85	0.15	450	PPIC	450X450	B125	N	N	N		TBC AT ST5	TBC AT ST5
F13	77.800	76.800	0.85	0.15	450	PPIC	450X450	B125	N	N	N		TBC AT ST5	TBC AT ST5
F14	77.800	76.206	1.44	0.15	600	PPIC	600X600	B125	N	Y	N		TBC AT ST5	TBC AT ST5
F15	77.800	75.710	1.94	0.15	600	PPIC	600X600	B125	N	Y	N		TBC AT ST5	TBC AT ST5

RESTRICTED ACCESS - REDUCER CAP REQUIRED AND FITTED TO SHAFT, PPIC - POLYPROPYLENE INSPECTION CHAMBER, CP - CATCH PIT TYPE, PCC - PRECAST CONCRETE.



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Client: **MCCARTHY STONE**

Project: **WILMSLOW**

Office: **ALTRINCHAM**

Discipline: **CIVIL**

Title: **RETIREMENT LIVING DEVELOPMENT PROPOSED DRAINAGE LAYOUT**

Scale @ A1: **1:200** Status: **STAGE 3**

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Job Number	Originator	Building/Zone	Level
1-21608	CCL	XX	XX
Type	Discipline	Drawing No.	Revision
D	C	520	P03

Birmingham 0121 222 2200, Glasgow 0141 222 2222, Liverpool 0151 222 2222, London 020 3077 0070, Manchester 0161 618 6000, Newcastle 0191 222 2222, Norwich 01603 305100, Perth 01832 623235, Reading 0118 918 8000

**NOTES**

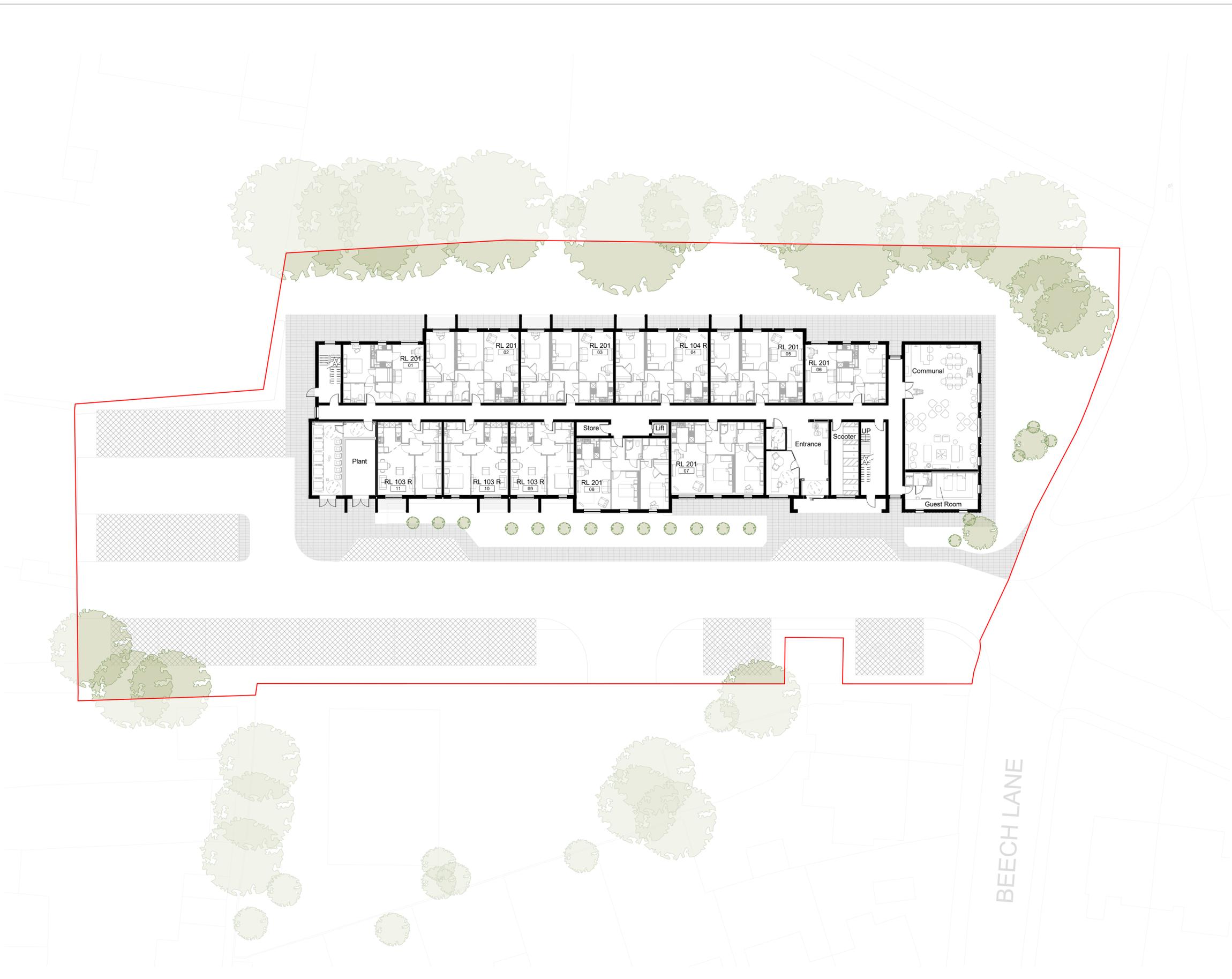
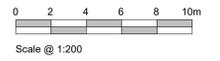
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**CDM 2015**

Client notified of duties: **Date**  
Principal Designer: **Name/Company**

Unless noted below, all known hazards have been highlighted on the drawing:



**Proposed Ground Floor Plan**  
Scale @ 1 : 200

P05	05/07/24	Elevations and Plans Updated Following Comments from LPA	NN	KS
P04	18/04/24	Updates to site and ground floor layout	KS	BR
P03	15/04/24	Updates to site and ground floor layout	KS	BR
P02	09/04/24	Updates to site	KS	BR
P01	05/04/24	Initial Drawing Issue	KS	BR
Rev	Date	Description	Drawn by	Checked By

Status Purpose of Issue  
S2 For Information

drawing stage **Feasibility**

client **MCS**

project **Wilmslow, Beech Lane**

drawing title **Proposed Ground Floor Plan**

date 05/04/24 drawn KS  
scale @ A1 1 : 200 checked BR

Rev **P05**

Draw No **13889-AEW-XX-00-DR-A-0002**

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NOTES

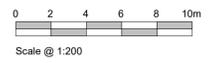
- All dimensions and levels are to be checked on site.
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113889-AEW-XX-XX-M3-A-0001

CDM 2015

Client notified of duties: **Date**  
Principal Designer: **Name/Company**

Unless noted below, all known hazards have been highlighted on the drawing:



Proposed First Floor Plan  
Scale @ 1 : 200

P04	08/07/24	Elevations and Plans Updated Following Comments from LPA.	NN	KS
P03	18/04/24	Updates to site and ground floor layout	KS	BR
P02	09/04/24	Updates to site	KS	BR
P01	05/04/24	Initial Drawing Issue	KS	BR
Rev	Date	Description	Drawn by	Checked By

Status Purpose of Issue  
S2 For Information

drawing stage **Feasibility**

client **MCS**

project **Wilmslow, Beech Lane**

drawing title **Proposed First Floor Plan**

date 05/04/24 drawn KS

scale @ A1 1 : 200 checked BR

Rev P04

13889-AEW-XX-01-DR-A-0003

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NOTES

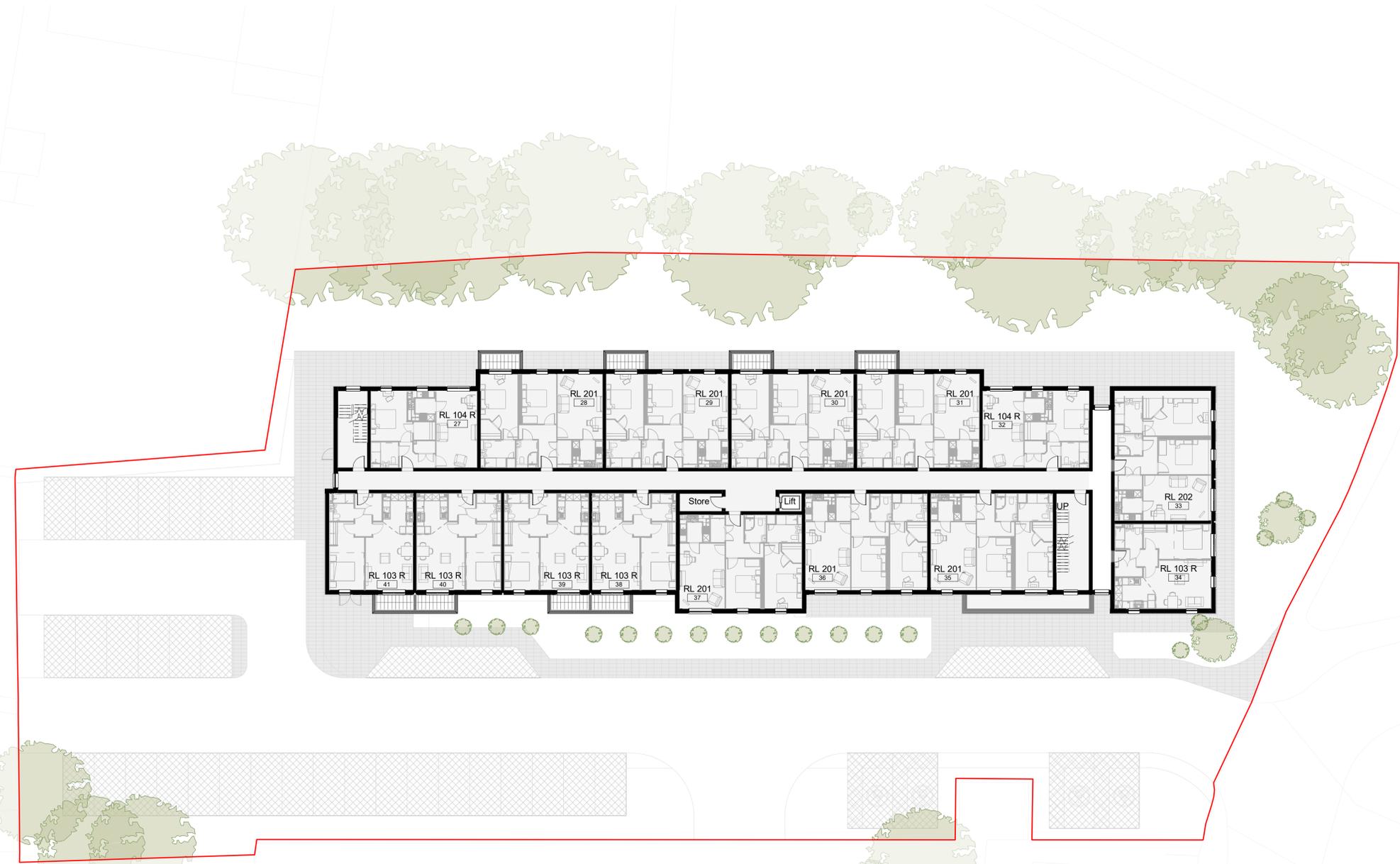
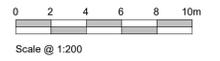
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This drawing contains the following model files: -  
113889-AEW-XX-XX-M3-A-0001

CDM 2015

Client notified of duties: **Date**  
Principal Designer: **Name/Company**

Unless noted below, all known hazards have been highlighted on the drawing:



Proposed Second Floor Plan  
Scale @ 1 : 200

Rev	Date	Description	Drawn by	Checked By
P04	08/07/24	Elevations and Plans Updated Following Comments from LPA.	NN	KS
P03	18/04/24	Updates to site and ground floor layout	KS	BR
P02	09/04/24	Updates to site	KS	BR
P01	05/04/24	Initial Drawing Issue	KS	BR

Status Purpose of Issue  
S2 For Information

drawing stage **Feasibility**

client

**MCS**

project

**Wilmslow, Beech Lane**

drawing title

**Proposed Second Floor Plan**

date 05/04/24 drawn KS  
scale @ A1 1 : 200 checked BR

Rev P04

13889-AEW-XX-02-DR-A-0004

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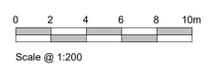
**NOTES**

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- This drawing contains the following model files: -  
113889-AEW-XX-XX-M3-A-0001

**CDM 2015**

Client notified of duties: **Date**  
Principal Designer: **Name/Company**

Unless noted below, all known hazards have been highlighted on the drawing:



**Proposed Third Floor Plan**  
Scale @ 1 : 200

P05	08/07/24	Update to client comments	NN	RB
P04	08/07/24	Elevations and Plans Updated Following Comments from LPA.	NN	KS
P03	18/04/24	Updates to site and ground floor layout	KS	BR
P02	09/04/24	Updates to site	KS	BR
P01	05/04/24	Initial Drawing Issue	KS	BR
Rev	Date	Description	Drawn by	Checked By

Status Purpose of Issue  
S2 For Information

drawing stage **Feasibility**

client **MCS**

project **Wilmslow, Beech Lane**

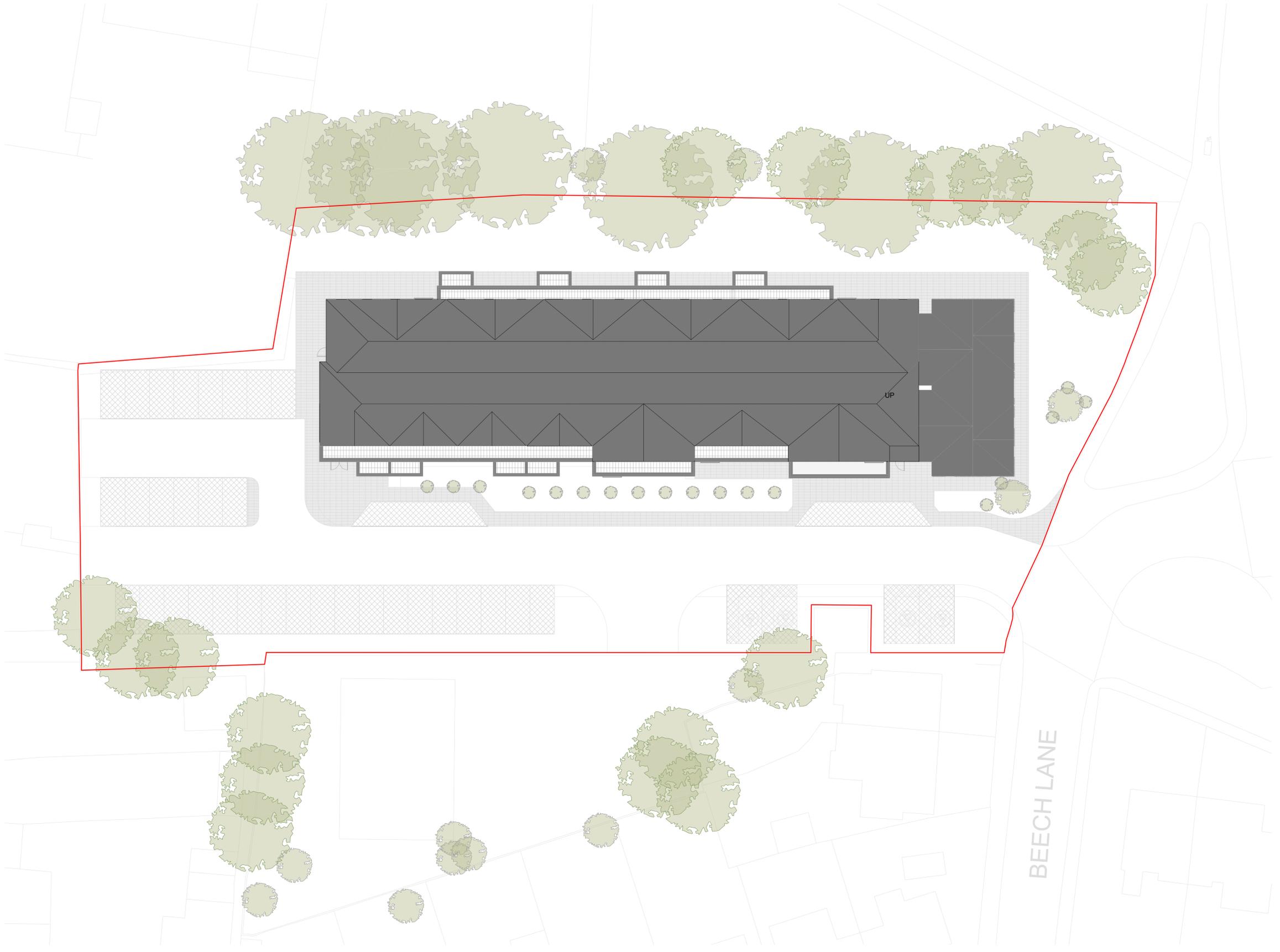
drawing title **Proposed Third Floor Plan**

date 05/04/24 drawn KS  
scale @ A1 1 : 200 checked BR

Rev **P05**

Draw No **13889-AEW-XX-03-DR-A-0005**

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**Proposed Roof Plan**  
Scale @ 1 : 200

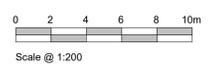
**NOTES**

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- This drawing contains the following model files: -  
113889-AEW-XX-XX-M3-A-0001

**CDM 2015**

Client notified of duties: **Date**  
Principal Designer: **Name/Company**

Unless noted below, all known hazards have been highlighted on the drawing:



Rev	Date	Description	Drawn by	Checked By
P02	08/07/24	Update to client comments	NN	RB
P01	18/04/24	Initial Drawing Issue	KS	BR

Status: **S2** Purpose of Issue: **For Information**

drawing stage: **Feasibility**

client: **MCS**

project: **Wilmslow, Beech Lane**

drawing title: **Proposed Roof Plan**

date: 18/04/24 drawn: KS

scale @ A1: 1 : 200 checked: BR

Rev **P02**

Draw No **13889-AEW-XX-RF-DR-A-0007**

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Scale Bars		TO BE USED ONLY AS GUIDANCE	
1:100	mm	0 1000 2000 3000 4000 5000	
1:200	mm	0 1000 2000 3000 4000 5000	
1:500	M	0 10 20 30 40 50 60 70	
1:1250	M	0 10 20 30 40 50 60 70	

**Materials Key:**

1. Facing brickwork - Red Brick
2. Facing brickwork - Light Red Brick
3. Slate roof treatment
4. UPVC Windows to be Black
5. Juliette balcony - Metal Black
6. Double soldier course brick detail to roof rake - facing brick
7. Single soldier course brick detail - facing brick
8. 25mm projecting brick snap header detail
9. Stone effect cill detail
10. Railings to projecting balconies -metal black

**NOTES**

- All dimensions and levels are to be checked on site.
  - Any discrepancies are to be reported to the architect before any work commences
  - This drawing shall not be scaled to ascertain any dimensions. Work to figured dimensions only.
  - This drawing shall not be reproduced without express written permission from AEW.
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  - All works are to be undertaken in accordance with Building Regulations and the latest British Standards.
  - All proprietary materials and products are to be used strictly in accordance with the manufacturers recommendations.
- This drawing contains the following model files: -  
113889-AEW-XX-XX-M3-A-0001

**CDM 2015**

Client notified of duties: **02/04/2024**  
Principal Designer: **MCS**

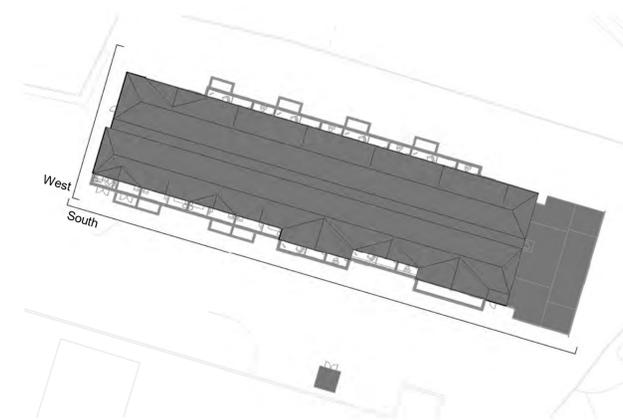
Unless noted below, all known hazards have been highlighted on the drawing.



**Proposed South Elevation**  
Scale @ 1 : 100



**Proposed West Elevation**  
Scale @ 1 : 100



Rev	Date	Description	Drawn by	Checked by
P02	24/07/24	Updated in line with MCS comments	JFS	BR
P01	23/07/24	Initial Issue	JFS	BR

Status	Purpose of Issue
S2	For Information

drawing stage	<b>Planning</b>
client	<b>MCS</b>
project	<b>Wilmslow, Beech Lane</b>
drawing title	<b>South &amp; West Elevations</b>

date	22/07/24	drawn	JFS
scale @ A1	As indicated	checked	BR

Scale Bars		TO BE USED ONLY AS GUIDANCE	
1:100	mm	000	2000
1:200	mm	000	4000
1:500	M	0	10 20
1:1250	M	0	30 50 70

**Materials Key:**

1. Facing brickwork - Red Brick
2. Facing brickwork - Light Red Brick
3. Slate roof treatment
4. UPVC Windows to be Black
5. Juliette balcony - Metal Black
6. Double soldier course brick detail to roof rake - facing brick
7. Single soldier course brick detail - facing brick
8. 25mm projecting brick snap header detail
9. Stone effect cill detail
10. Railings to projecting balconies -metal black

**NOTES**

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  - All works are to be undertaken in accordance with Building Regulations and the latest British Standards.
  - All proprietary materials and products are to be used strictly in accordance with the manufacturers recommendations.
- This drawing contains the following model files: -  
113889-AEW-XX-XX-M3-A-0001

**CDM 2015**

Client notified of duties: **02/04/2024**  
Principal Designer: **MCS**

Unless noted below, all known hazards have been highlighted on the drawing.



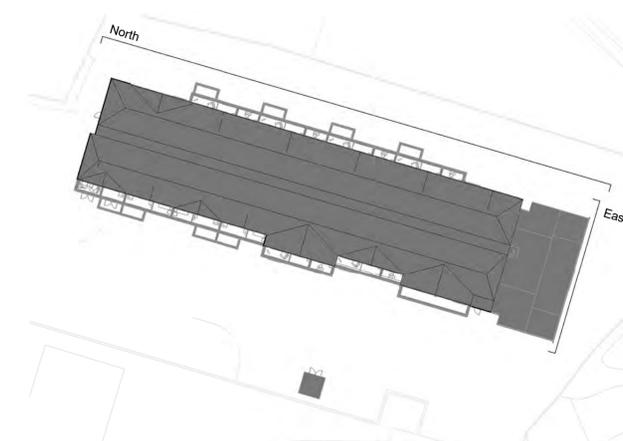
**Proposed North Elevation**

Scale @ 1 : 100



**Proposed East Elevation**

Scale @ 1 : 100



Rev	Date	Description	Drawn by	Checked By
P02	24/07/24	Updated in line with MCS comments	JFS	BR
P01	23/07/24	Initial Issue	JFS	BR

Status: S2 Purpose of Issue: For Information

drawing stage: **Planning**

client: **MCS**

project: **Wilmslow, Beech Lane**

drawing title: **North & East Elevations**

date: 22/07/24 drawn: JFS

scale @ A1: As indicated checked: BR

Rev **P02**

Proj No **NO-2859-3-AC-0512**

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Scale Bars		TO BE USED ONLY AS GUIDANCE	
1:100	mm	0 1000 2000 3000 4000	
1:200	mm	0 1000 2000 3000 4000	
1:500	M	0 10 20 30 40 50	
1:1250	M	0 10 20 30 40 50	

**NOTES**

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This drawing contains the following model files: -  
113889-AEW-XX-XX-M3-A-0001

**CDM 2015**

Client notified of duties: **02/04/2024**  
Principal Designer: **MCS**

Unless noted below, all known hazards have been highlighted on the drawing.



**North Bay Study Key**  
Scale @ 1 : 250



**South Bay Study Key**  
Scale @ 1 : 250



**North Bay Study**  
Scale @ 1 : 50



**South Bay Study**  
Scale @ 1 : 50

Rev	Date	Description	Drawn by	Checked By
P02	24/07/24	Updated in line with MCS comments	JFS	BR
P01	23/07/24	Initial Issue	JFS	BR

Status: **S2** Purpose of Issue: **For information**

drawing stage: **Planning**

client: **MCS**

project: **Wilmslow, Beech Lane**

drawing title: **Bay Study**

date: **22/07/24** drawn: **JFS**  
scale @ A1: **As indicated** checked: **BR**





