

25/1197/FUL

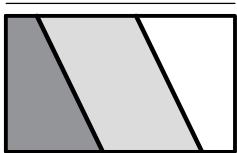
Dawson Farm Buxton Road,
Bosley, Macclesfield, SK11 0PX



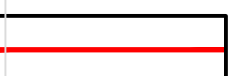
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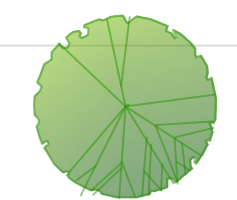
LANDSCAPE KEY



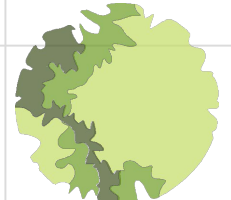
EXISTING BUILDING LINE



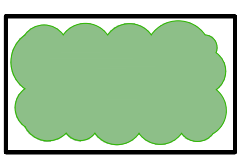
SITE BOUNDARY



PROPOSED NATIVE TREE
To be selected from the following:
Acer campestre
Alnus glutinosa
Betula pendula
Prunus avium
Quercus robur
Sorbus aucuparia



EXISTING TREE



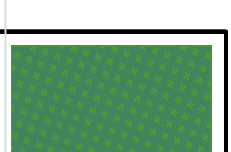
PROPOSED SHRUB PLANTING
To be selected from the following:
Cornus alba 'Elegantissima'
Cotoneaster conspicuus 'Decorus'
Erysimum 'Bowles Mauve'
Eucryphia fortunei 'Emerald Gaiety'
Enkianthus campanulatus
Hebe albertiana 'Red Edge'
Hedera helix 'Golden Ingot'
Heuchera micrantha 'Purple Palace'
Lonicera nitida 'Baggesien's Gold'
Bergenia cordifolia
Ceanothus thyrsiflorus 'repens'
Citrus purpureus
Cotoneaster 'Gnom'
Geranium oxonianum 'Sweet Candy'
Hebe 'Midsummer beauty'
Heuchera 'Key Lime Pie'
Lavandula angustifolia 'Hidcote'
Lonicera nitida 'May green'
Nandina domestica 'Fire Power'
Nepeta x fassenii 'Walkers Low'
Prunus lusitanica
Rosa alba 'Meidiland'
Rosmarinus officinalis 'Miss Jessop'
Rudbeckia fulgida var. *sultivantii*
Salvia nemorosa 'Caradonna'
Skimmia japonica 'Rubella'



EXISTING TREE AND VEGETATION



PROPOSED INDIGENOUS STRUCTURE PLANTING
To be selected from the following:
20% Hawthorn *Crataegus monogyna*
20% Blackthorn *Prunus spinosa*
20% Hazel *Corylus avellana*
10% Holly *Ilex aquifolium*
10% Bird cherry *Prunus padus*
10% Dog rose *Rosa canina* spp.
8% Crab apple *Malus sylvestris*
1% Pedunculate oak *Quercus robur*
1% Rowan *Sorbus aucuparia*



NATIVE HEDGEROW
To be selected from the following:
40% *Crataegus monogyna*
15% *Prunus spinosa*
5% *Malus sylvestris*
5% *Eucryphia europaea*
5% *Cornus sanguinea*
15% *Acer campestre*
5% *Viburnum opulus*
10% *Corylus avellana*



WILDFLOWER SEED MIX
To be seeded with:
EM2F Wildflower Mixture



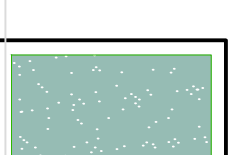
GRASS AREA
To be seeded with:
EM4 Meadow Grassland Mixture



LAWN AREA



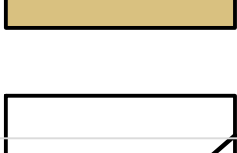
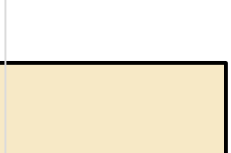
GRASSLAND HABITAT ENHANCED AND RETAINED



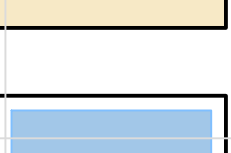
SQUARE UNIT BLOCK PAVING TO SHARED SPACE



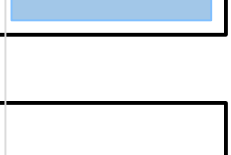
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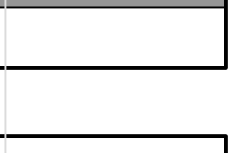
BUILDING UNDER GROUND



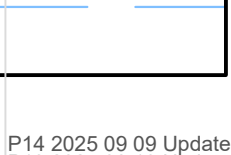
OVERHANG



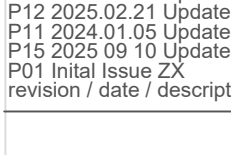
SOLAR PV ARRAY



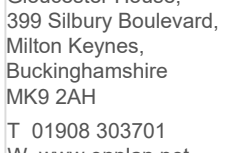
ECO-GRID PARKING BAYS WITH MARKINGS



DOMESTIC CURTILAGE LINE



GATE ACCESS WITH FENCE



P14 2025 09 09 Update Plan JY
P13 2025 03 19 Update Plan ZX
P12 2025 02 21 Update Plan ZX
P11 2024 01 05 Update Plan ZX
P10 2025 09 10 Update Plan JY
P01 Initial Issue ZX
revision / date / description / drawn

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client

project
Dawson Farm
Macclesfield

scale
A1 @ 1:500
date
Nov 2022

title
General Arrangement

drawn
ZX
checked
RH

drawing number
05-1099-301

revision
P15

issue
S3 - Suitable for Review & Comment

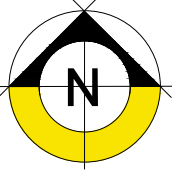
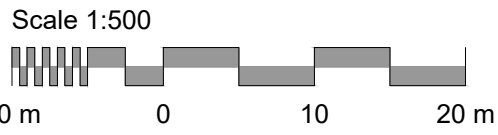
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- KEY
- Site Ownership Boundary
 - Planning Application Boundary
 - Proposed Contour lines
 - Existing Trees / Dense Vegetation
 - Existing watercourse

Existing brick barn building 6 to be retained, refer to Ecology report

C	14.03.25	Boundary updated	MS	AB
B	10.01.24	Countour heights added	KS	AB
		Existing watercourse added		
A	21/11/22	Existing barn survey added	KS	AB
0	31/10/22	First Issue	KS	AB

REVISION	DATE	DESCRIPTION	BY	CHECKED
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STATUS
PLANNING

CLIENT
DS

PROJECT
Dawsons Farm, Macclesfield

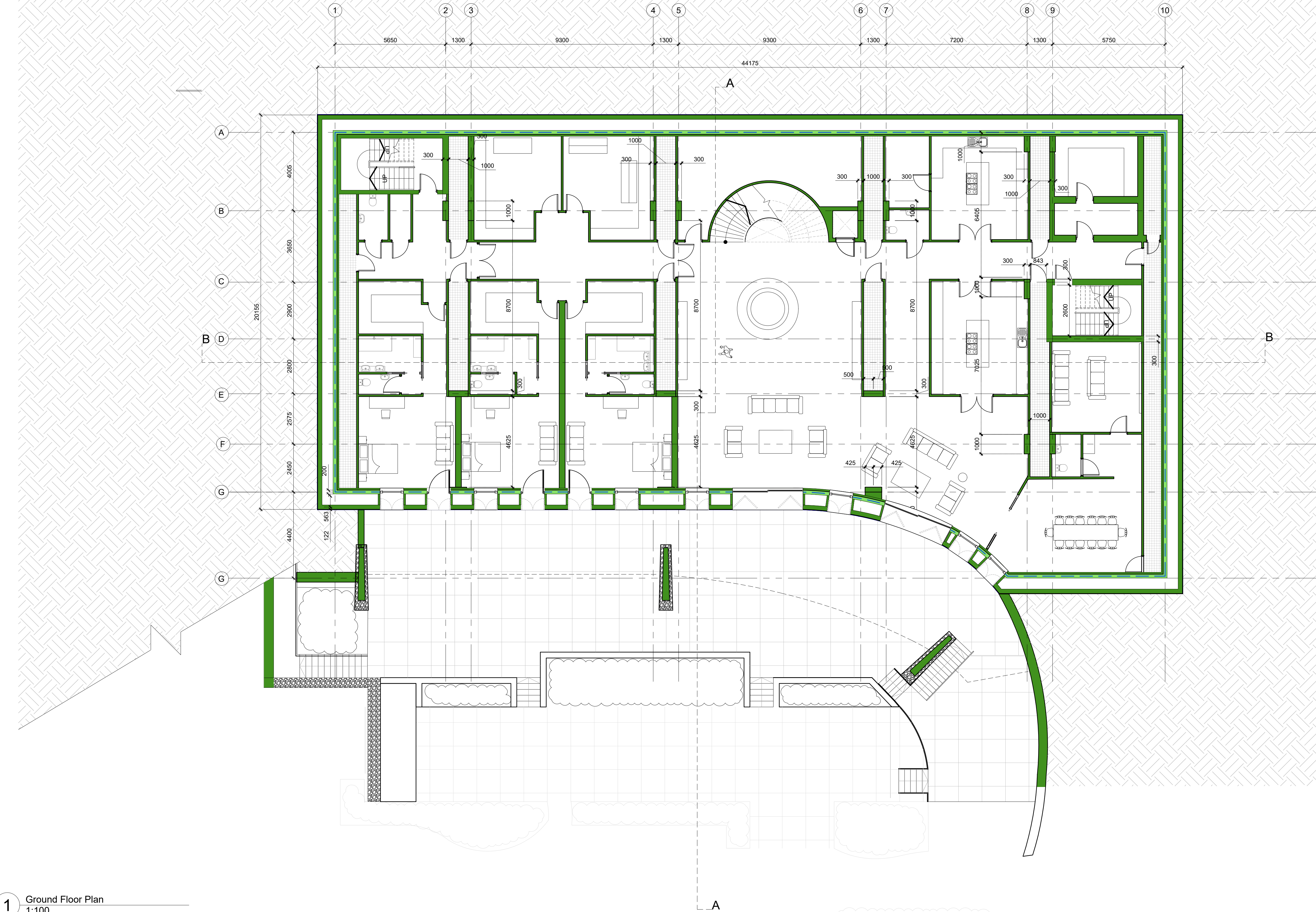
DRAWING NAME
Existing site plan

JOB NO.	DRAWING NO.	REVISION
E3355	005	C

SCALE	SIZE
1:500	A1

1 Existing Site Plan
1:500

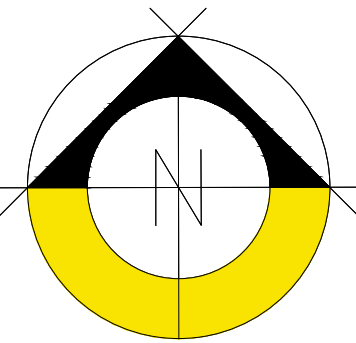
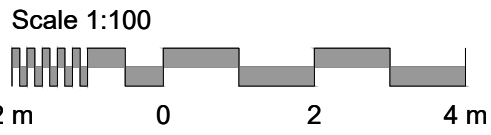
- Airtightness zone
- Insulation zone
- Waterproofing line
- Concrete structure
- New walls
- New insulation
- Low head room



1 Ground Floor Plan
1:100

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GIA Ground Floor 802 m²
GIA Overall 946 m²

DRAFT

D	04.02.25	House Reduced in Size	TR	AB
C	22.08.24	Updated landscape	MS	AB
B	22.05.23	Revised to be smaller	KS	AB
A	31.01.23	General updates	KS	AB
0	06.12.22	First Issue	KS	AB

REVISION	DATE	DESCRIPTION	BY	CHECKED
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STATUS
PLANNING

CLIENT
DS

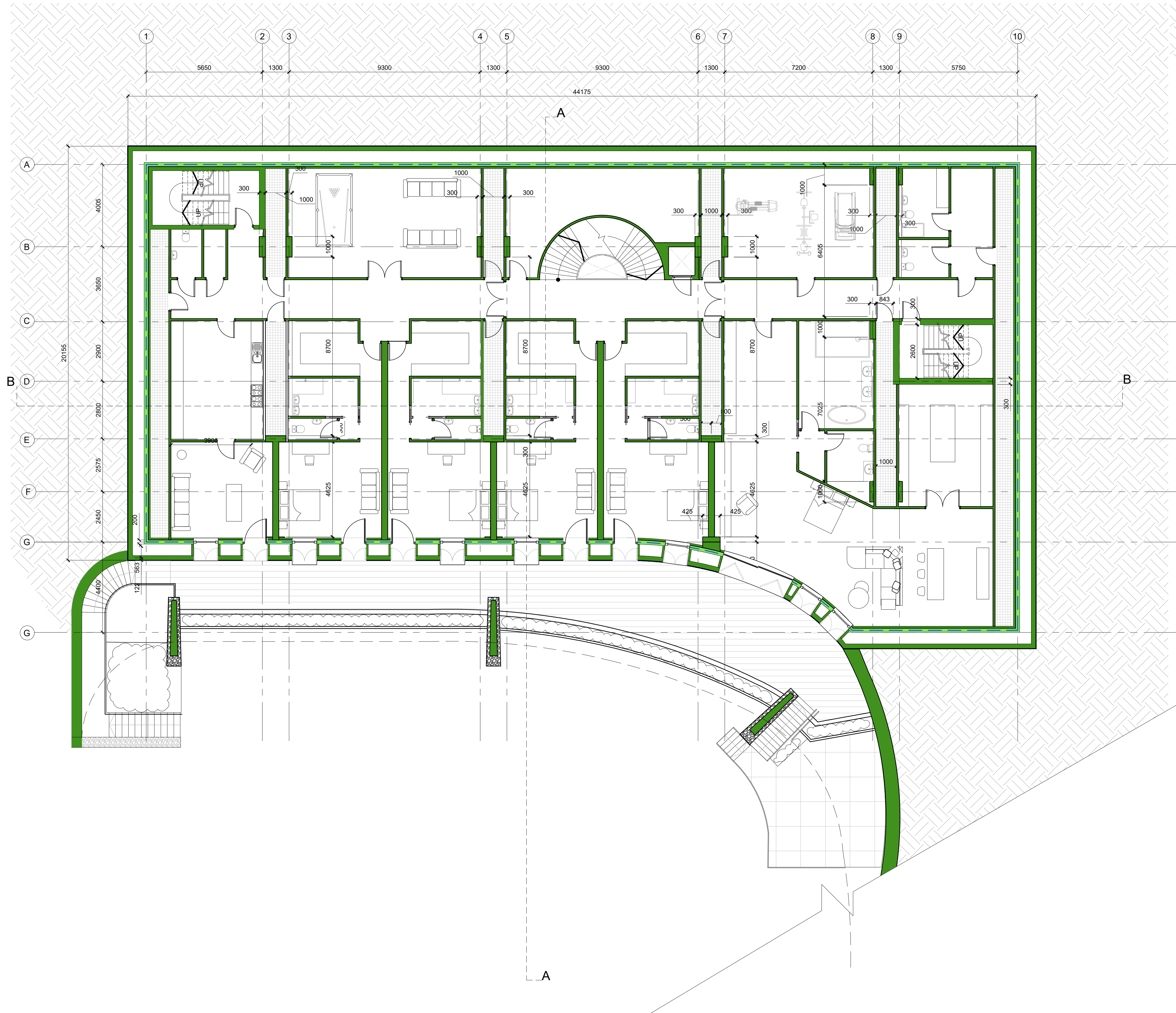
PROJECT
Dawsons Farm, Macclesfield

DRAWING NAME
Ground Floor Plan

JOB NO.	SCALE	SIZE
E3355	1:100	A1
REVISION		
D		

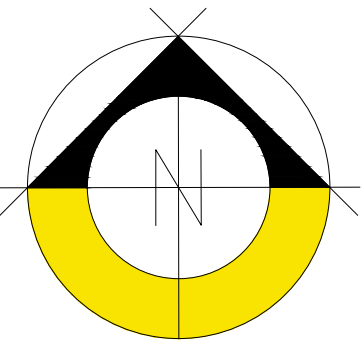
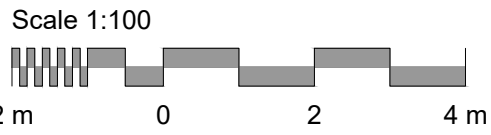
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- Airtightness zone
--- Insulation zone
--- Waterproofing line
■ Concrete structure
■ New walls
■ New insulation
■ Low head room



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GIA Overall 946 m²

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CLIENT
DS

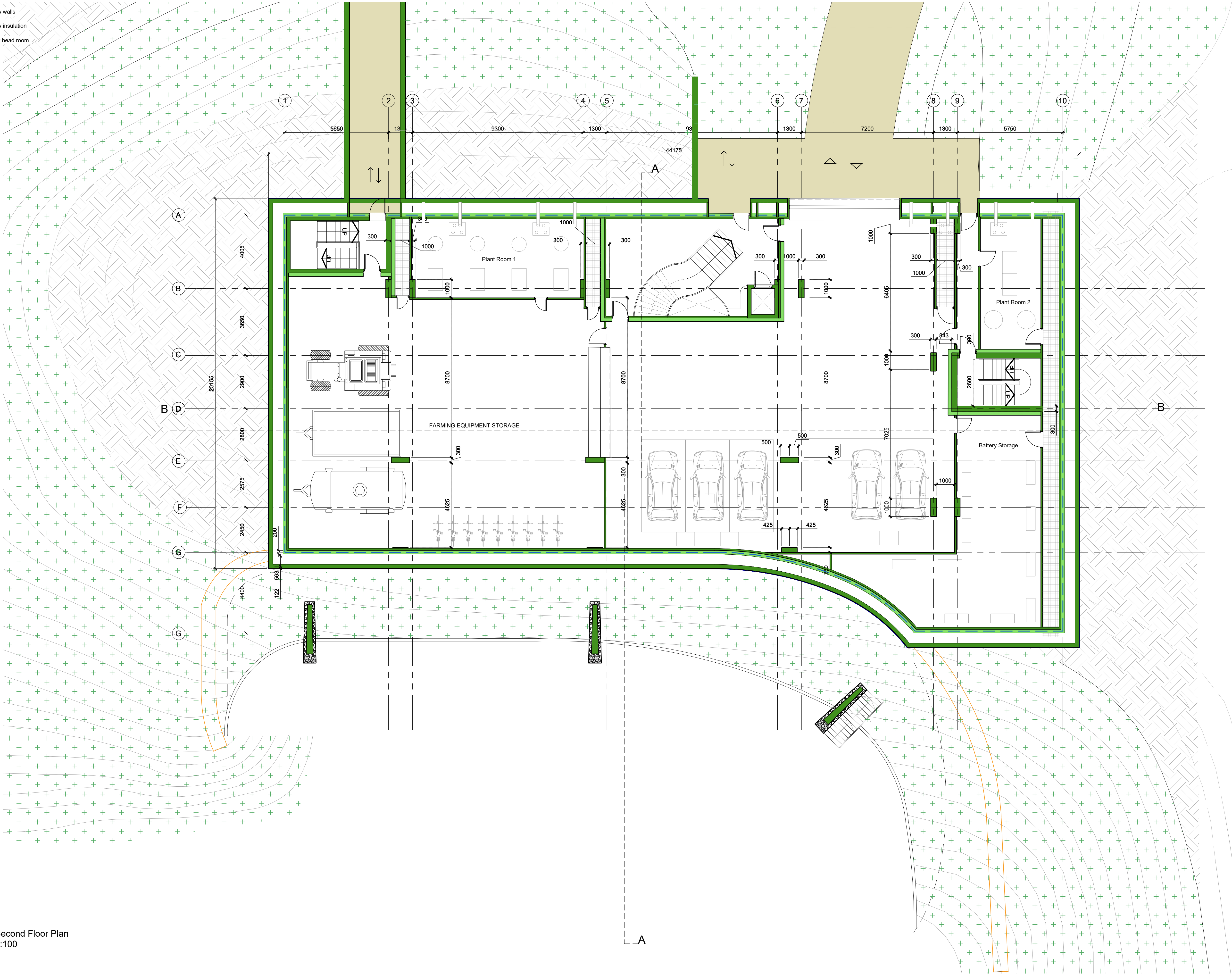
PROJECT
Dawsons Farm, Macclesfield

DRAWING NAME
First Floor Plan

JOB NO.	SCALE	SIZE
E3355	1:100	A1
REVISION		
D		

2 First Floor Plan
1:100

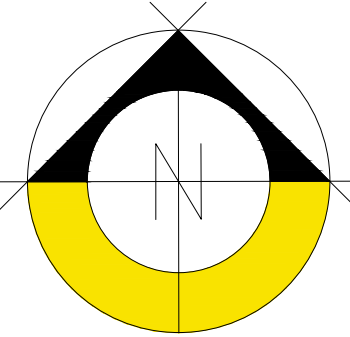
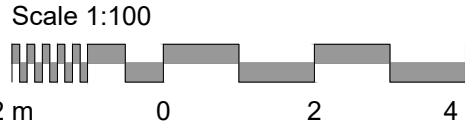
- Airtightness zone
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GIA Ground Floor 802 m²
GIA Overall 946 m²

DRAFT

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C	22.08.24	Updated landscape	MS	AB
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0	06.12.22	First Issue	KS	AB

REVISION	DATE	DESCRIPTION	BY	CHECKED
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STATUS
PLANNING

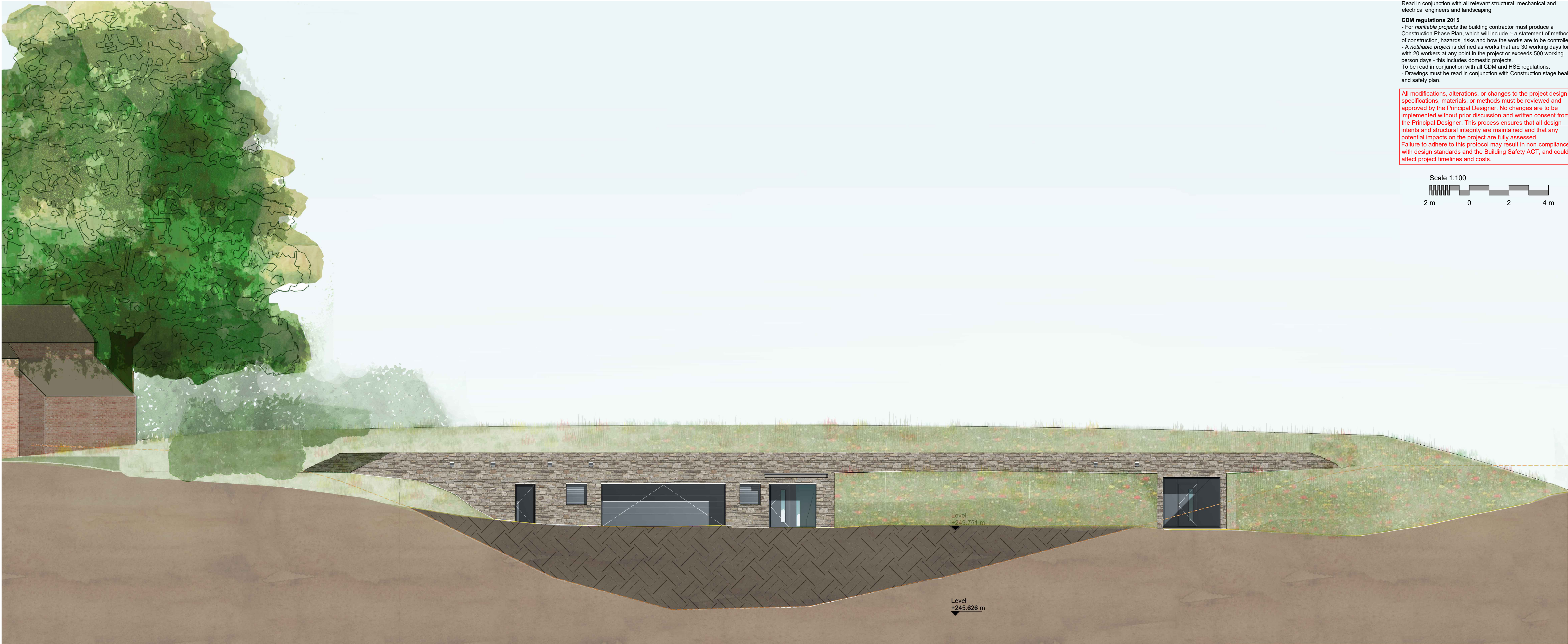
CLIENT
DS

PROJECT
Dawsons Farm, Macclesfield

DRAWING NAME
Second Floor Plan

JOB NO.	SCALE	SIZE
E3355	1:100	A1
REVISION	077	D

3 Second Floor Plan
1:100



NOTES

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CDM regulations 2015

- For *notifiable* projects the building contractor must produce a Construction Phase Plan, which will include :- a statement of methods of construction, hazards, risks and how the works are to be controlled.
- A *notifiable project* is defined as works that are 30 working days long, with 20 workers at any point in the project or exceeds 500 working person days - this includes domestic projects.
- To be read in conjunction with all CDM and HSE regulations.
- Drawings must be read in conjunction with Construction stage health and safety plan.

All modifications, alterations, or changes to the project design, specifications, materials, or methods must be reviewed and approved by the Principal Designer. No changes are to be implemented without prior discussion and written consent from the Principal Designer. This process ensures that all design intents and structural integrity are maintained and that any potential impacts on the project are fully assessed. Failure to adhere to this protocol may result in non-compliance with design standards and the Building Safety ACT, and could affect project timelines and costs.

Scale 1:100

2 m 0 2 4 m

C	04/02/25 Planning	MS	AB
B	08/01/25 Planning	KY	AB
A	28.08.24 Pre-planning	MS	AB
0	23.08.24 First issue	MS	AB

REVISION	DATE	DESCRIPTION	BY	CHECKED
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STATUS

Planning

PROJECT

Dawsons Farm,
Macclesfield

DRAWING NAME

Proposed North Elevation

Client	DS	SCALE: 1:100	SIZE: A1
JOB NO. E 3355	DRAWING NO. 102	REVISION C	



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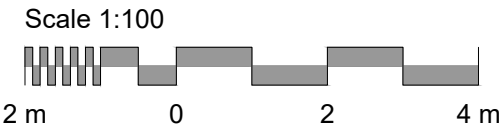
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B	08/01/25 Planning	KY	AB
A	28.08.24 Pre-planning	MS	AB
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STATUS

Planning

PROJECT

Dawsons Farm,
Macclesfield

DRAWING NAME

Proposed South Elevation

Client	DS	SCALE	1:100	SIZE	A1
JOB NO.	E 3355	DRAWING NO.	100	REVISION	C