Willow Park, Middleton.

0m 20m 40m
10m 30m 50m

Schedule Of Accomodation						
Name	Storey	Bedrooms	SqFt	No.	Footage	%
1178	2 St	4 Bed detached	1178	8	9424 SqFt	3%
1118	2 St	3 Bed detached	1118	3	3354 SqFt	1%
1062 v2	2.5 St	3 Bed townhouse	1062	16	16992 SqFt	6%
1054 v1	2.5 St	3 Bed townhouse	1054	28	29512 SqFt	11%
1028	2 St	4 Bed Semi	1028	14	14392 SqFt	6%
955	2 St	3 Bed detached	955	16	15280 SqFt	6%
867	2 St	3 Bed detached	867	27	23409 SqFt	11%
857	2 St	3 Bed detached	857	4	3428 SqFt	2%
851	2 St	3 Bed semi	851	40	34040 SqFt	16%
832 v1	2 St	3 Bed semi	832	45	37440 SqFt	18%
651	2 St	2 Bed mews	651	31	20181 SqFt	12%
649	2 St	2 Bed mews	649	18	11682 SqFt	7%
				250	219134 SqFt	100%

Gross Site Area	A/Ha	19.84	8.02
Open Space & Footpaths	A/Ha	3.61	1.46
1 sided road & Sub station	A/Ha	0.14	0.06
Nett Site Area	A/Ha	16.09	6.5
Footage		13619	SqFt/A
Density		15.5	Units / Acre

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- Do not scale from this drawing - Work to figured dimensions only. All dimensions to be checked on site prior to the execution of any work.
- For the avoidance of doubt all dimensions are measured to wall structure and not the finishes unless otherwise stated.
- Where any discrepancy is found to exist within or between drawings and/or documents it should be reported to the architect immediately.
- MPSL Planning & Design Ltd. shall not be liable for any use of drawings and documents for any purpose other than for which the same were prepared by or on behalf of MPSL Planning & Design Ltd.

Keepmoat Plots Criteria

- Building Regulations 2010 (New parts L, J & F)
- Crime Impact Statement

Show House Area

Plots 34 & 35 to be used as the show area.

Note: layout should be read in conjunction with the external works drawings for locations of retaining walls.

SURFACE FINISHES

Denotes proposed spine street to be constructed in block tarmac.

Denotes proposed tarmac to shared surface access drives.

LEGEND

Denotes proposed substation.

Denotes existing electric main and required easement.

Denotes proposed sewer and easement.

Denotes existing road to be removed.

TREES & LANDSCAPING

Denotes illustrative landscaping, refer to the landscaping scheme.

Denotes root protection areas.

Rev	Date	Revision	Initial
AA	11.2018	Footpath along side plot 179 amended	LS
Z	11.2018	Parking for plots 180 and 181 amended	LS
Y	10.2018	Red Boundary of plot 163 & 166 amended	LS
X	10.2018	Rear Boundary of plot 166 amended	LS
W	10.2018	Rear Boundary of plots 163,173,174	LS
V	10.2018	Thrilmere grass verge and footpath corrected	LS
U	08.2018	POS footpath near to substation amended	LS
T	07.2018	Plot 241 detached garage removed	LS
S	06.2018	Splay bays removed	LS
R	06.2018	Plot 175 and 176 moved back 2.5m due to confirmed existing drainage easement	C
Q	04.2018	Bollards added outside plots 80, 81, 203 & 204	LS
P	02.2018	Red Boundary Line amended following further comments	LS
O	02.2018	Red Boundary Line amended	LS
N	01.2018	Splay bays changed to Square bays on HT867.	LS
M	01.2018	Bin run to plot 103 amended. MPSL road layout included.	OBC
L	11.2017	Updated to latest topographical survey RC.	
K	22.09.17 mf	3no. properties incorporated into the development.	
J	22.08.17 mf	POS revised to reflect the latest landscape layout and Tree Protection Plan.	
H	15.08.17 amended mf	POS revised in accordance with the landscaping design.	
G	07.06.17 re-planned mf	Plots 158–162 / 180–186 236–242 to improve rear garden amenity space	
F	22.05.17 engineering public mf	POS revised to reflect the revised design and walls shown adjacent to the highway.	
E	22.02.17 incorporated mf	Planners comments & CIS points	
D	03.02.17	Access from Mosedale Road moved (226no. plots re-numbered).	
C	02.12.16	Additional unit incorporated.	
B	25.10.16	Parking adjacent to plot 5 redesigned.	
A	20.10.16	Plots 5–10 replanned to avoid existing tree.	

Client: Keepmoat

Drawing Title: PROPOSED SITE LAYOUT

Project: Proposed Residential Development, Willow Park, Middleton.

Job No	Org No	Drawn	Rev
16023	01	cc	AA
Scale	Date	Stage	
1:500@A0	07/07/2016	FOR PLANNING	

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