



Schedule of Accommodation

House type		sqm	No.
Type A	2 Bed 4 Person House	70	4
Type B	3 Bed 5 Person House	82	20
Total Houses			24

Car parking provision include 200% parking provided for both type A & B. Additionally, a visitor parking space is included."

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Do not scale from this drawing.

All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment.

Any discrepancies are to be reported to the architect for clarification.

All materials and workmanship to be in accordance with the current British Standards and codes of practice.

This drawing is to be read in conjunction with all relevant Architectural, Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications.

As with all construction projects the CDM 2015 regulations apply and the work on this project may require both the issue of a notification to the HSE (because of the duration of the works on site) and the client may also need to appoint a Principal Designer because there may be more than one contractor working on site. The Principal Designer will be able to coordinate the pre-construction information and also ensure that all duty holders under CDM comply with their relevant duties.

The building owner is to serve a Party Wall Act Notice as applicable to adjoining property owners as outlined in The Party Wall Act 1996. The Building Contractor is to verify the thickness of the party walls prior to commencement of the proposed works.

Legend:

- Indicative landscape plan for final design by landscape architect
- Tobemore paving slabs & kerbs, colour TBC
- Tobemore block paving & kerbs, colour TBC
- Tarmac finish to new access road
- All external proposed levels and drainage strategy to structural engineer details
- Low-level brick wall (600 mm) with a secure timber fence fixed above, providing a total height of 1.8m for privacy and boundary definition
- Rear Garden Timber Fence (Shared with Neighbour). Fli panel (adjacent to house): 2m wide x 2m high for privacy. Remaining fence panels: 2m wide x 1.5m high.
- Perimeter Garden Timber Fence: 2m wide x 1.8m high
- Red line identifying site boundary
- Lorry Bin turning space
- Marley concrete interlocking roof tiles
- Proprietary GRP door canopy
- Solar panels to specialist M&E design
- UPVC windows, colour TBC
- Composite entrance door, colour TBC
- Brickwork wall, specifications TBC
- Visitor car parking
- Blue dot indicating 7KW EV car charger
- Designated parking for Houses 15 & 16
- Existing trees retained
- Proposed new trees
- Hatch indicating area of land to be upgraded subject to agreement with respective land owners

Drawing Status: **PLANNING**

C	Indicated land to be upgraded and added note to Planning request	17.07.2024
B	Updated aerial image & Access road to Planning request	16.07.2024
A	Updated site plan to Planning request	07.05.2024

REV	DESCRIPTION	CHECK	DATE
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CLIENT

J Walker Homes

PROJECT

Residential Development
Greenhill Road, Middleton

DRAWING

Proposed Site Plan

SCALE	DATE	DRAWN	CHECKED
1:200 @ A1	05.2024	PB	
DRAWING NO.	CAD REFERENCE NO.	REVISION	
R-0836-PL09		C	

equilibrium
ARCHITECTS

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