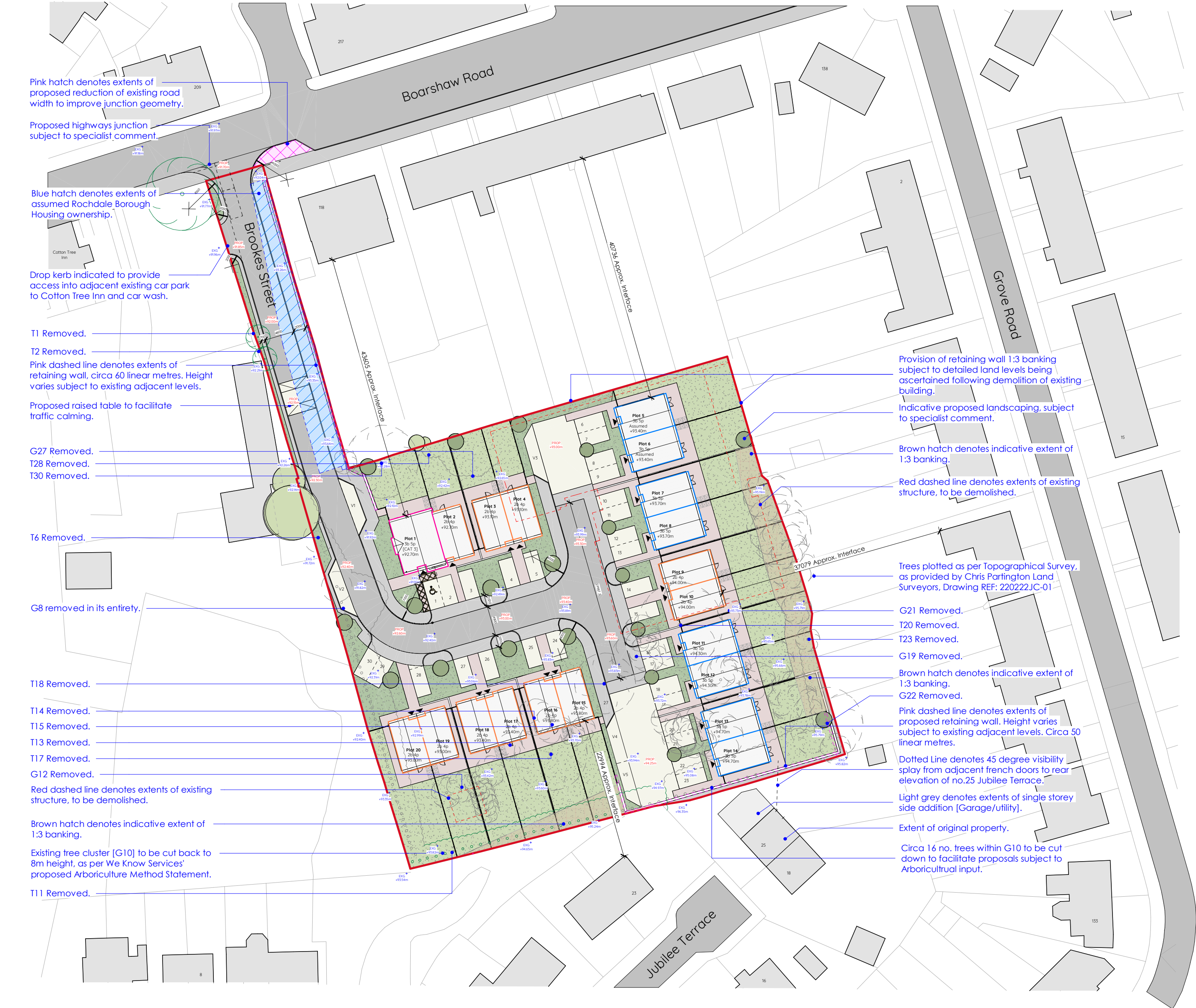


KEY	
	SITE BOUNDARY: Assumed extent, subject to Land Registry
	GRASS: Turf / planting beds to front of property
	GRASS: Turf to rear / side of property
	HIGHWAY: Black Tarmacadam
	PUBLIC FOOTPATH: Black Tarmacadam
	PRIVATE FOOTPATH / PATIOS: 600x600 precast concrete paving slabs
	DRIVEWAYS: Coloured Tarmacadam
	TREES: Existing tree to be removed
	TREES: Existing group of trees to be removed
	TREES: Existing tree to be retained
	TREES: Proposed new tree
	BIN STORE: Proposed bin storage

NOTE: Scheme design subject to statutory approvals. All proposed levels are indicative only and subject to detailed design. All Tree reference numbers to be cross-checked by We Know Services, following receipt of detailed Topographical survey.

SCHEDULE OF ACCOMMODATION	
House Type A	11no. 2b4p Dwellings GIFA @ 67.15 m ² / 723 ft ² approx. 2 storey dual pitched roofs over approx: Eaves @ 4800mm Ridge @ 7550mm
House Type B	8no. 3b5p Dwellings GIFA @ 79.05 m ² / 851 ft ² approx. 2 storey dual pitched roofs over approx: Eaves @ 4800mm Ridge @ 7610mm
House Type C	1no. 3b5p Dwelling CAT 3 compliant - Part M GIFA @ 116.25 m ² / 1251 ft ² approx. (GIFA subject to detail design) 2 storey dual pitched roofs over approx: Eaves @ 4800mm Ridge @ 8920mm
Each 1 & 2 bedroom dwelling consists of min. 1no. curtilage parking spaces. Note; 1 no. benefit from 200% parking provision.	
Each 3 bedroom dwelling consists of 2no. curtilage parking spaces.	
5no. visitor parking bays and 1no. disabled access parking bay provided throughout the scheme.	
OVERALL SCHEME 20no. UNITS	

FOR APPROVAL			
B	Amendments to suit Landscape Architect proposals, REF: 7181.02A	LMC	14.08.2023
A	Minor Amendments.	LMC	10.08.2023
-	First Issue.	LMC	01.07.2022



Client			
Kwick Build Ltd. / Tyson Construction			
Project			
Phoenix Works - Middleton			
Title			
Proposed Site Layout			
Scale	Date	Drawn By	
As indicated@A2	JULY 22	LMC	
Drawing No	Revision		
21-050-P-110	B		
Unit 17 Connect Business Village 24 Derby Road Liverpool L5 9PR		0151 207 4371 info@condyllofthouse.co.uk www.condyllofthouse.co.uk	