

NOTES:

ACCOMMODATION SCHEDULE						
Version: P46 Date: 05/11/24						
HOUSE TYPE	LAYOUT REF	HOUSE TYPE REFERENCE	NUMBER OF BEDS	FLOOR AREA SQ FT	NUMBER OF UNITS	TOTAL FLOOR AREA PERCENTAGE
OPEN MARKET UNITS						
Wentworth	WEN	TSH0929	3	929	3	2787 5.4%
Thornbury	THO	TSH0982	3	982	10	9820 17.9%
Alderley	ALD	TSH1062	3	1062	4	4248 7.1%
Willington	WIL	TSH1265	3	1265	7	8855 12.5%
Harewood	HAR	TSH1266	4	1266	5	6330 8.9%
Dunsmore	DUN	TSH1325	4	1325	3	3975 5.4%
Hartforth	HAF	TSH1325	4	1325	2	2650 3.8%
Buckingham	BUK	TSH1648	4	1648	5	8240 8.9%
Oakmere	OAK	TSH1850	5	1850	2	3700 5.8%
Wavendon	WAV	TSH1977	5	1977	7	13839 12.5%
TOTALS					48	64844 85%
FIRST HOMES UNITS						
Windsor	WIN	TSH1060	3	1060	8	8480 15.0%
TOTALS					8	8480 15.0%
TOTALS					56	73324
GROSS SITE AREA				9.178		
NET DEVELOPABLE SITE AREA				4.56		
GROSS SQ FT/ACRE				7989		
NET SQ FT/ACRE				16000		

P52	06.06.25	Plots 22&23 swapped with 24&25. Accommodation schedule corrected.	SJ
P51	05.06.25	Plot substitutions to Plots 9, 10, 20, 21, 31, 32, 55 & 56.	SJ
P50	25.02.25	Materials Boundary Treatments, Hard Landscaping & EV Charging points added.	SJ
P49	06.01.25	Rear garden to Plot 28 adjusted.	SJ
P48	02.01.25	Flagging and gains added. Plots 2, 4 & 50 handed.	SJ
P47	08.11.24	Layout amended following LPA comments.	SJ
P46	05.11.24	Layout amended following LPA comments.	SJ
P45	01.11.24	Layout amended following internal comments.	SJ
P44	01.11.24	Layout amended following comments from the LPA.	SJ
P43	21.10.24	Road extended past Plot 35 to Plot 33.	SJ
P42	18.10.24	Layout redesigned following comments from the LPA.	SJ
P41	01.10.24	Layout redesigned following comments from the LPA.	SJ
P40	08.06.24	Layout amended following internal comments.	SJ
P39	25.05.24	Timeless 2.1 House Type Range Added.	SJ
P38	22.02.24	Plots 1 and 2 positions moved eastwards, so that Plot 3 sales garage can be separated. Parking of plot 56 revised. Shared driveway for plots 14 & 17 updated & Plots 36 & 46 garage positions updated.	AC
P37	16.02.24	Golf club access reverted back to existing access.	AC
P36	09.02.24	Plots 6 - 9 & 21 - 24 units swapped with plots 30 - 36 & 3No. Linnet House types omitted and replaced with 3No. Fieldfare house types.	AC
P35	25.01.24	Plots 1 - 11, 20 - 28 & 48 - 51 names clarified. Plot 6 updated to a Starling. Plot 7 & 48 updated to Brambling's and Plot 50 updated to a Fieldfare and Plot 15 parking arrangement updated.	AC
P34	24.01.24	Plots 4, 6 - 30, 46 - 52 & 56 updated in per layout meeting 23.01.24 and Sales Garage added to plot 22.	AC
P33	22.01.24	Plots 6, 8, 12 & 20 changed to Breezy. Plots 42 - 45 changed to the P3.3 & Plots 46 - 50 positions updated to suit.	AC
P32	30.11.23	1 - 26 Plots replanned.	AC
P31	24.11.23	27-56 Plots replanned.	AC
P30	27.09.23	Plots 38-45 replanned.	AC
P29	09.03.23	Plots 46-48 replanned.	AC
P28	06.02.23	Plots 38-45 replanned.	AC
P27	27.01.23	Latest Golf Club Car Parking layout added.	AC
P26	26.01.23	Amended following comments from the LPA & Golf Club. A pair of Boscawns replaces two. Qualified on Plot 39.	AC
P25	18.01.23	Plots 38-48 adjusted. Units reduced to 53.	AC
P24	25.11.22	Single sided road effort of plots 20-24 changed to shared drive.	AC
P23	18.11.22	Harwood and House type mix amended.	AC
P22	18.11.22	Amended following layout review comments.	AC
P21	14.11.22	Layout redrawn.	AC
P19	22.09.22	Plots 12-16 replaced with two. Wentworth and 8 Affordable Units.	AC
P18	13.05.22	Plot 50 added to 27, 46 & 47. Adoptable road reduced in front of Plot 46.	AC
P17	10.05.22	Site re-planned following comments from LPA and UU.	AC
P16	04.01.22	Updated to include latest house type footprints.	AC
P15	24.11.21	Turning Head sizes increased following comments back from Transport consultant.	AC
P14	08.08.21	Minor amendments following comments Group Design.	AC
P13	27.07.21	3No. Harwood replaced with Buckingham's, 2No. Ripley's replaced with Cranburys. Two Callender's replaced with a Warwick.	AC
P12	29.06.21	Flagging indicated, handings corrected and Plot 14 changed to a Warwick.	AC
P11	14.04.21	Layout amended following design team discussion.	AC
P10	28.01.21	Plot 56 changed to a Callender & Plot 17 garage removed.	AC
P9	22.01.21	Plots 2, 4, 10, 22, 24, 26, 27, 31 changed to Ripley's.	AC
P8	17.12.20	Layout re-planned following comment from the LPA.	AC
P7	06.11.20	Layout re-planned.	AC
P6	15.08.20	House type mix amended following comments.	AC
P5	05.06.20	Plot 50 changed from an Alderley to a Cranbury.	AC
P4	05.06.20	Plot 50 added.	AC
P3	15.05.20	Plots 1-4 adjusted following comments and red edge amended adjacent to Plot 6.	AC
P2	11.05.20	Amended to accommodate the HP gas main constraints.	AC
P1	21.04.20	Amended following internal comments.	AC



Duchy Homes Ltd.
3125 Century Way, Thorpe Park, Leeds, LS15 8ZB.

DEVELOPMENT:

NORTH MANCHESTER GOLF CLUB, MIDDLETON

TITLE:

PLANNING LAYOUT

DATE:

20.04.20

SCALE:

1:500 @ A1

DRAWN:

SJ

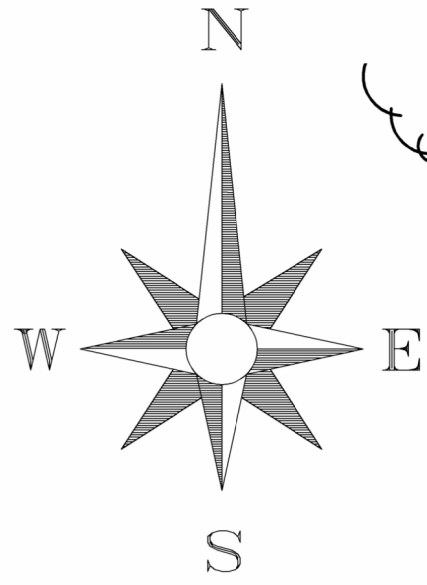
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NMGCMPL/001

REV:

P52

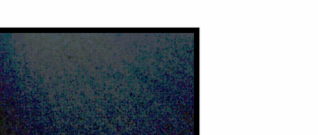
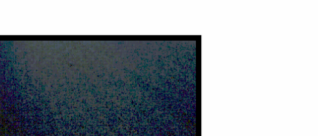
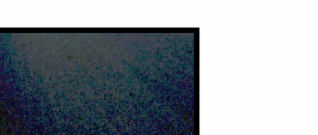
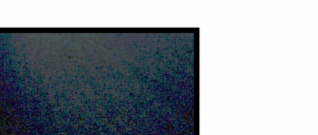
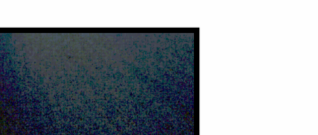
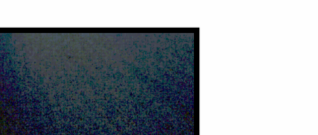
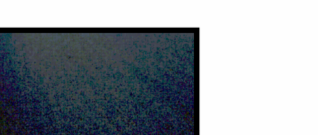
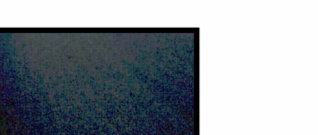
NORTH MANCHESTER GOLF CLUB, MIDDLETON



KEY:

- 1.8m high brick screen wall to match house with Close Boarded Panels (to detail DH-SD-726)
- 1.8m high timber close boarded fence (to detail DH-SD-754)
- 2.4 m high timber acoustic fence
- 2.4m high brick screen wall
- 1200mm metal estate railings (to detail DH-SD-733)
- 1.8m high timber close boarded gate (to detail DH-SD-753)
- First Homes
- EV Charging Point
- Tree Planting (refer to Landscape Architects designs for full details)
- Easements
- Managed Area Lane
- Turf
- Rear Garden Topsoil/Turf

MATERIALS:

-  Main Facing Brick & Below DPC
Mere Blend as indicated
With Slate Grey Roof Tile TBC
-  Main Facing Brick & Below DPC
Mottam Mull as indicated
With Slate Grey Roof Tile TBC
-  Adoptable Highways
Tarmac
-  Private / Shared Drives
Tarmac
-  Private Paths and Patios
Marshall's Saxon Flag
450x450 Grey
-  Artstone - See working drawings
Forticrete Buff Artstone
-  Contrasting Brick - See working drawings
Smooth Red
-  Mortar - To all Plots
Natural - Bucket handle joint profile
-  Plain Tiles (small areas & dormers) - See working drawings
To Match Main Roof
-  Barge & Fascia Board - To all Plots
Black PVCu with additional feature board to Front Gables
-  Soffit - To all Plots
Black PVCu
-  Front & Garages Doors - To all Plots
White
-  External Door Frames - To all Plots
White
-  Rear Doors - See working drawings
White
-  Windows & French Doors - To all Plots
White
-  Rainwater Systems - To all Plots
Black PVCu half round with Rise & Fall Gutter brackets