

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 paving slabs
	DRIVEWAYS: Permeable Drive Sett
	VISITOR BAYS: Porous 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
	SHED: Proposed external Shed for cycle storage
	AIR SOURCE HEAT PUMP: Proposed external Air source heat pump, subject to detailed design

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	
9no. 2b4p Dwellings CAT 2 compliant - Part M GIFA @ 79 m² / 850 ft² approx.	
2 storey dual pitched roofs over approx: Eaves @ 4800mm Ridge @ 7550mm	
House Type B	
10no. 3b5p Dwellings CAT 2 compliant - Part M GIFA @ 93 m² / 1001 ft² 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 m² / 1251 ft² approx. (GIFA subject to detail design)	
2 storey dual pitched roofs over approx: Eaves @ 4800mm Ridge @ 8920mm	
Each 2 bedroom dwelling consists of 1no. curtilage parking spaces.	
Each 3 bedroom dwelling consists of 2no. curtilage parking spaces, including 1no. disabled parking bay.	
6no. visitor parking bays provided throughout the scheme.	
OVERALL SCHEME 20no. UNITS	

FOR APPROVAL

E	Plot depths to House types A and B increased to enable NDSS compliance. Change in schedule of accommodation to take account of end user preferences. External works amended to suit.	JT	15.01.2026
D	Dimensions added between Plot 14 and Existing Single Storey Extension as per client's request.	RD	30.10.2024
C	Amendments following Planning Officer comments.	LMC	05.04.2024
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

condylofthouse
architects

Client
KMM Living Limited

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	E

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