

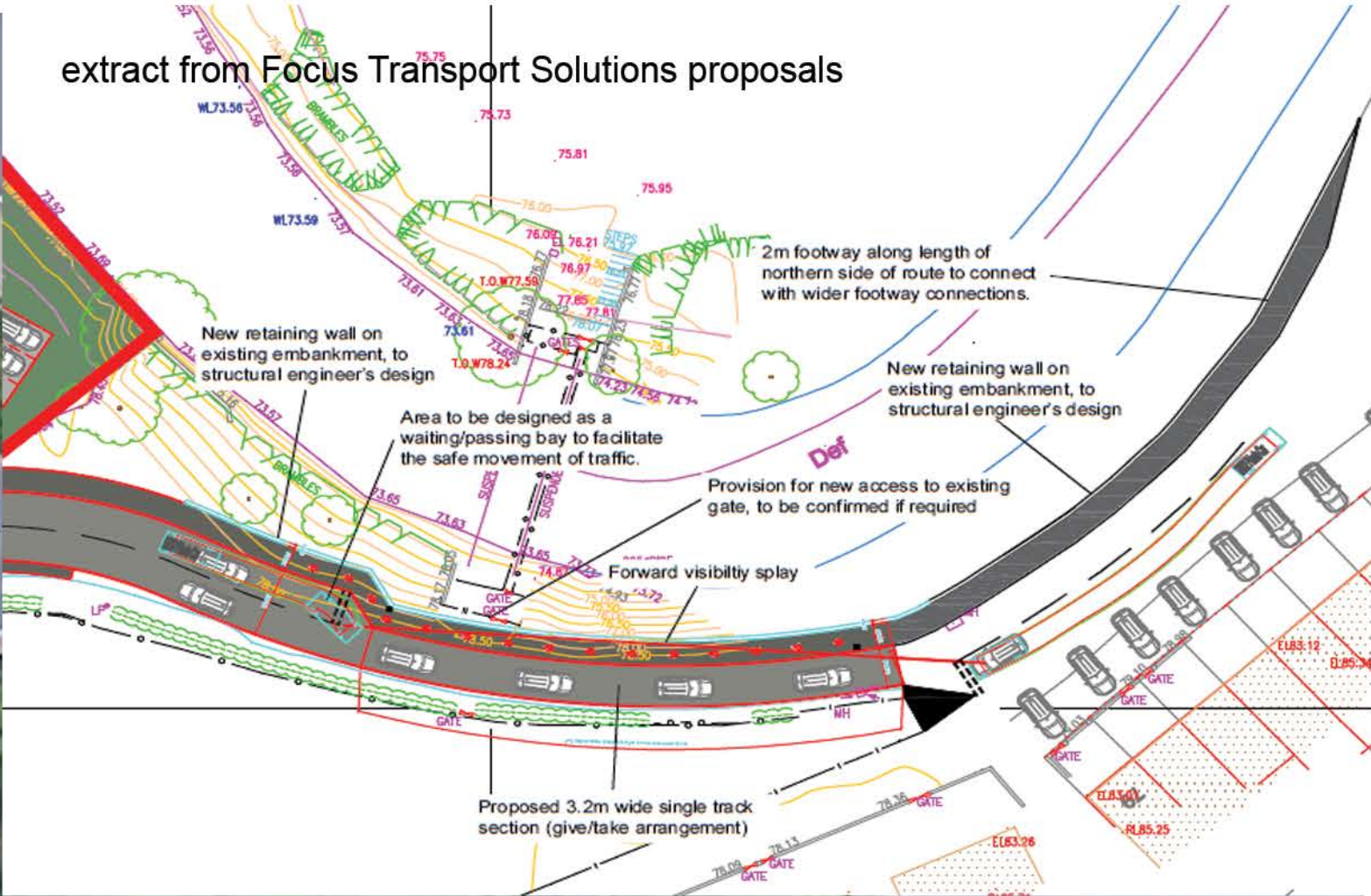
Proposed site layout

scale 1:1250



new highway improvemnets to be as per
Focus Transport Solutions proposals
ref: J000540/sk101

extract from Focus Transport Solutions proposals



NOTES

This drawing is the property of Equilibrium Architects and copyright is reserved by them. This drawing is not to be copied or disclosed by or to any unauthorised persons without the prior written consent of Equilibrium Architects.

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.

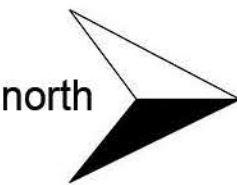
This drawing is to be read in conjunction with all relevant Architectural, Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications.

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 durationof 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 coorinate 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 TheParty Wall Act 1996

The Building Contactor is to verify the thickness of the party walls prior to commencement of the proposed works.



acoustic fence proposals from
Miller Goodall report

- 1.5 m standard solid fence
- 1.8 m standard solid fence
- 3 m highly absorbing barrier

legend

- adoptable 5.5mroad/2.0m wide pavement
- block paving to private areas colour: buff
- conc paving to garden areas colour : stone
- grassed/soft landscaped areas
- brick faced planters/barriers, 450x 450mmx3500mm
- 300mm high timberacoustic fence (highly absorbing barrier)
- 1800mm high solid timber fence
- 750mm high brick wall with solid timber fence over

Drawing Status: .

NJLConsulting
Planning+Development

B Amendments to layout following internal review Aug 2026
A M4(3) units added and amenity space areas updated Aug 2026
REV DESCRIPTION CHECK DATE

CLIENT

Franstep

PROJECT

Proposed residential development at
Waterfold Lane, Heap Bridge, Heywood

DRAWING

Proposed Site Layout

SCALE	DATE	DRAWN	CHECKED
1:250 at A1	April 2026		
DRAWING NO	CAD REFERENCE NO	REVISION	
R 0832	PL 19	B	

equilibrium
ARCHITECTS

3 Manchester Road, Bury, BL9 0DR T:0161 797 2077
info@equilibriumarchitects.co.uk www.equilibriumarchitects.co.uk

schedule of accommodation

ref	accommodation	level	area sqm	no	total sqm
A	1 bedroom 2 person flats	ground	50.0	3	150
		first	56.0	3	168
B	3 bedroom 5 person house		99.0	11	1089
B M4(3)	3 bedroom 5 person house		134.5	1	134.5
C	3 bedroom 5 person house		99.0	4	396
C M4(3)	3 bedroom 5 person house		134.5	2	269
total no units				24	2206.5

car parking:
flats 100% plus 1no visitor space
houses 100% plus 6no visitor spaces
ev charging points to all spaces except visitors