

Higher Road, Longridge



The Copyright of this drawing belongs to MPSL Planning & Design Ltd. and shall not be used or reproduced in any form without its express permission.

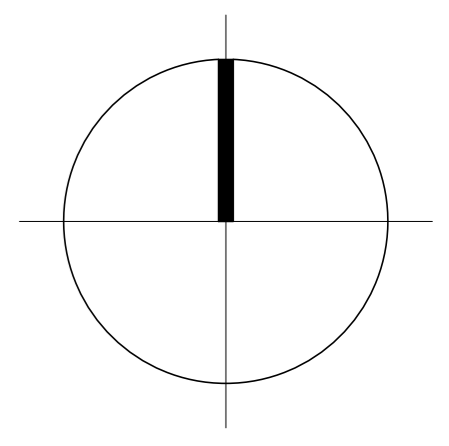
Do not scale from this drawing. Work to figured dimensions only. All dimensions to be checked on site prior to execution of any work.

For the avoidance of doubt all dimensions are measured to wall structure and not the finished surface unless stated.

Where any discrepancy is found to exist within or between drawings and/or documents it should be reported to the architect immediately.

MPSL Planning & Design Ltd shall not be liable for any use of drawings and documents for any purpose other than for which the same were prepared by or on behalf of MPSL Planning & Design Ltd.

Note: Layout to be read in conjunction with the engineers drawings, landscape layout and boundary treatment layout. Refer to title plan for ownership boundary. Refer to engineers drawings for retaining wall heights.



OVER 55'S PROPERTIES

- Denotes over 55's properties, S106 compliant
- Denotes over 55's properties, non S106

AFFORDABLE ALLOCATION (S106)

- Denotes Affordable Rent
- Denotes Shared Ownership
- Denotes Discounted Market Sale

SURFACE TREATMENTS

- Denotes 5.0m wide spine street with 2.0m wide footway & 3.0m shared cycle route. Black tarmac - Primary
- Denotes 5.0m wide shared access streets with 2.0m wide footways in both lanes with contrasting chipings - Secondary
- Denotes parking bays and driveways - Black tarmac.
- Denotes 3m wide cycle route - northern side of the primary spine street.
- Denotes proposed traffic calming measure.
- Denotes black paving to raised speed tables.
- Denotes contrasting surface treatment to private driveways.

BOUNDARY TREATMENTS

- Denotes proposed retaining wall positions - Refer to the engineers drawings for heights.
- Denotes 1.8m high brick wall & piers.
- Denotes 1.8m high brick piers & 1.8m close boarded timber panels in between.
- Denotes 1.8m high close-boarded timber screen fence.
- Denotes 1.8m high pale-divisional fence.
- Denotes 1.1m high balustrade to rear garden access platform for sight level views.
- Denotes 1.1m high railings around play area.
- Denotes 0.6m high brick wall and piers.
- Denotes 0.6m high timber knee rail.
- Denotes lockable gates.

HARD & SOFT LANDSCAPING

- Denotes existing trees to be retained - Refer to TPO for further details.
- Denotes new protection area - Refer to TPO for further details.
- Denotes proposed trees - Refer to the landscape layout for further details.
- Denotes 5m landscape buffer to northern boundary - Refer to landscape layout for further details.
- Denotes proposed hedge planting - Refer to landscape layout for further details.
- Denotes existing trees to be removed - Refer to TPO for further details.

GENERAL

- Denotes refuse bin storage position.
- Denotes property entrance point - refer to engineers drawings for details of Part M compliance.
- Denotes dual aspect house types.
- Denotes properties which feature additional windows to side elevations to address the street.

PS	14.02.22	Issue 01: 1:1000 (Revised from the Type C1 to the Type C2)	AD
PS	14.02.22	Issue 02: 1:1000 (Revised from the Type C2 to the Type D - Phase 03) (Revised from the Type C1 to the Type D - Phase 03) (Revised from the Type C1 to the Type D - Phase 03) (Revised from the Type C1 to the Type D - Phase 03)	AD
PS	14.02.22	Issue 03: 1:1000 (Revised from the Type D - Phase 03 to the Type D - Phase 04) (Revised from the Type D - Phase 03 to the Type D - Phase 04) (Revised from the Type D - Phase 03 to the Type D - Phase 04)	AD
PS	15.11.21	Issue 04: 1:1000 (Revised from the Type D - Phase 04 to the Type D - Phase 05) (Revised from the Type D - Phase 04 to the Type D - Phase 05) (Revised from the Type D - Phase 04 to the Type D - Phase 05)	AD
Rev	Date	Description	By

STANLEY INVESTMENTS

PROPOSED SITE LAYOUT

Project: Proposed Residential Development Higher Road, Longridge

Scale: 1:500 @ AD April 2021 FOR PLANNING

MPSL planning & design

LONGRIDGE - ACCOMMODATION SCHEDULE						
HOUSE TYPE	DESCRIPTION	SQM (FINISH)	SQFT (FINISH)	TOTAL NO.	TOTAL SQM	TOTAL SQFT
Type A	2B3P BUNGALOW	55.2	594	10	552.00	5940
Type B	2B3P BUNGALOW	60.9	656	5	304.50	3280
Type C	2B4P SEMI-DET	71.2	766	10	712.00	7660
Type C1	2B4P SEMI-DET	80.8	869	1	80.80	869
Type D	3B4P SEMI-DETACHED	76.9	828	14	1076.60	11392
Type E	3B5P SEMI-DETACHED	83	893	6	498.00	5358
Type F	3B5P SEMI-DETACHED	84.7	912	4	338.80	3648
Type G	3B5P DETACHED	86.5	931	1	86.50	931
Type H	3B5P DETACHED	87	936	4	348.00	3744
Type H2	3B5P DETACHED	88	949	7	618.00	6643
Type J	4B6P SEMI-DETACHED	95.5	1028	14	1337.00	14392
Type K	4B6P SEMI-DETACHED	106	1144	3	318.00	3432
Type L	4B6P SPLIT LEVEL	112	1208	7	784.00	8458
TOTAL				88		
AFFORDABLE ALLOCATION						
HOUSE TYPE	DESCRIPTION	SQM (FINISH)	SQFT (GROSS)	TOTAL NO.	TOTAL SQM	TOTAL SQFT
Type A1	2B3P BUNGALOW	61.3	660	5	306.50	3300
Type B	2B3P BUNGALOW	60.9	656	3	182.70	1968
Type D1	3B4P SEMI-DETACHED	86.4	920	3	259.20	2808
TOTAL				11		
SHARED OWNERSHIP						
HOUSE TYPE	DESCRIPTION	SQM (FINISH)	SQFT (FINISH)	TOTAL NO.	TOTAL SQM	TOTAL SQFT
Type A1	2B3P BUNGALOW	61.3	660	4	245.20	2640
Type B	2B3P BUNGALOW	60.9	656	3	182.70	1968
Type D1	3B4P SEMI-DETACHED	86.4	920	3	259.20	2808
TOTAL				10		
AFFORDABLE RENT						
HOUSE TYPE	DESCRIPTION	SQM (FINISH)	SQFT (FINISH)	TOTAL NO.	TOTAL SQM	TOTAL SQFT
Type A1	2B3P BUNGALOW	61.3	660	2	122.60	1320
Type B	2B3P BUNGALOW	60.9	656	2	121.80	1312
Type C1	2B4P SEMI-DET	80.8	869	4	323.20	3478
Type D1	3B4P SEMI-DETACHED	86.4	920	4	345.60	3720
TOTAL				12		
TOTAL				103	9783.80	105344
				103	PILOTS	SOFT
Gross Site Area (Acres)						15.92
Public Open Space (including buffers)						5.58
One-sided road & fertilised land						1.15
Nett Site Area (Acres)						9.19
SQFT PER NET DEVELOPABLE ACRE						13375

