

Higher Road, Longridge

LONGRIDGE - ACCOMMODATION SCHEDULE							
OPEN SALE	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	10	609.00	6560
	Type C	2B4P SEMI-DET	71.2	766	20	1424.00	15320
	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 H1	3B5P DETACHED	87	936	4	348.00	3744
	Type H2	3B5P DETACHED	88	949	7	616.00	6643
	Type J	4B6P SEMI-DETACHED	95.5	1028	14	1337.00	14392
	Type K	4B6P DETACHED	106	1144	3	318.00	3432
	Type L	4B6P SPLIT LEVEL	112	1208	7	784.00	8456
TOTAL				86			
DISCOUNT MARKET SALES	HOUSE TYPE	DESCRIPTION	SQM (FINISH)	SQFT (GROSS)	TOTAL NO.		TOTAL SQFT
	Type A1	2B3P BUNGALOW	61.3	660	2	122.60	1320
	Type D1	3B4P SEMI-DETACHED	84.7	912	10	847.00	9120
TOTAL				12			
SHARED OWNER	HOUSE TYPE	DESCRIPTION	SQM (FINISH)	SQFT (FINISH)	TOTAL NO.	TOTAL SQM	TOTAL SQFT
	Type A1	2B3P BUNGALOW	61.3	660	3	183.90	1980
	Type D1	3B4P SEMI-DETACHED	84.7	912	10	847.00	9120
TOTAL				13			
RENT	HOUSE TYPE	DESCRIPTION	SQM (FINISH)	SQFT (FINISH)	TOTAL NO.	TOTAL SQM	TOTAL SQFT
	Type A1	2B3P BUNGALOW	61.3	660	6	367.80	3960
	Type C1	2B4P SEMI-DET	80.8	869	6	484.80	5214
TOTAL				12			
TOTAL				123		9764.40	105138
					PLOTS		
					SQM		
					SQFT		
Gross Site Area (Acres)							15.92
Public Open Space (including buffers)							5.58
One sided road & sterilised Land							1.15
Nett Site Area (Acres)							9.19
SQFT PER NET DEVELOPABLE ACRE							13353



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

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

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

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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.

AFFORDABLE ALLOCATION (\$106)

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

SURFACE TREATMENTS

- Denotes 5.5m wide spine street with 2.0m wide footway & 3.0m shared cycle route. Black tarmac - Primary
- Denotes 5.5m wide shared access streets with 2.0m wide footways in black tarmac with contrasting chippings - 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 post-and-rail fence
- Denotes 1.1m high balustrade to rear garden access platform for split level types
- Denotes 1.1m high railings around play area
- Denotes 0.6m high brick wall and piers
- Denotes 0.45m high timber knee rail
- Denotes lookable gates

HARD & SOFT LANDSCAPING

- Denotes existing trees to be retained - Refer to TTP for further details
- Denotes new protection area - Refer to TTP 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 TTP 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

PP 18.11.21 Site wide redesign to improve interface between existing highway and planning department, and reduce retaining wall heights across the site.

Rev: 001
Date: 15/04/2021
Revision: 001

STANLEY INVESTMENTS

Drawing Title: PROPOSED SITE LAYOUT

Project: Proposed Residential Development Higher Road, Longridge

Job No:	20126	Site No:	01	Drawn:	dlr	Rev:	P2
Scale:	1:500 @ A0	Date:	April 2021	Stage:	FOR PLANNING		

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