

Higher Road, Longridge

LONGRIDGE - ACCOMMODATION SCHEDULE						
HOUSE TYPE	DESCRIPTION	SQM (FINISH)	SOFT (FINISH)	TOTAL NO.	TOTAL SQM	TOTAL SOFT
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	7680
Type C1	2B4P SEMI-DET	80.8	889	1	80.80	889
Type D	3B4P SEMI-DETACHED	79.9	838	14	1078.60	11562
Type E	3B5P SEMI-DETACHED	83.3	893	6	498.00	5358
Type F	3B5P SEMI-DETACHED	84.7	912	4	338.80	3648
Type G	3B5P DETACHED	88.5	931	1	88.50	931
Type H	3B5P DETACHED	97.4	1036	4	348.00	3744
Type H2	3B5P DETACHED	89	949	7	61.00	6543
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 VALUE						
HOUSE TYPE	DESCRIPTION	SQM (FINISH)	SOFT (GROSS)	TOTAL NO.	TOTAL SQM	TOTAL SOFT
Type A1	2B3P BUNGALOW	61.3	660	5	306.50	3300
Type C1	2B4P SEMI-DET	80.8	889	7	565.60	6083
			TOTAL	12		
SHARED OWNER						
HOUSE TYPE	DESCRIPTION	SQM (FINISH)	SOFT (FINISH)	TOTAL NO.	TOTAL SQM	TOTAL SOFT
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	88.4	930	6	518.40	5580
			TOTAL	13		
AFFORDABLE RENT						
HOUSE TYPE	DESCRIPTION	SQM (FINISH)	SOFT (FINISH)	TOTAL NO.	TOTAL SQM	TOTAL SOFT
Type A1	2B3P BUNGALOW	61.3	660	2	122.60	1320
Type B	2B3P BUNGALOW	60.9	656	2	121.80	1312
Type D1	3B4P SEMI-DETACHED	88.4	930	4	323.20	3476
Type D1	3B4P SEMI-DETACHED	88.4	930	4	345.60	3720
			TOTAL	12		
TOTAL				123 PLOTS	9783.80 SQM	105344 SQ'FT
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						13475



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Do not scale from this drawing - Use signed 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 finished surfaces otherwise stated.

Where any discrepancy is found to exist within or between drawings and/or documents 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.

OVER 55'S PROPERTIES

Denotes over 55's properties, S106 compliant

Denotes over 55's properties, not S106 compliant

AFFORDABLE ALLOCATION (S106)

Denotes Affordable Rent

Denotes Shared Ownership

Denotes Discounted Market Sale

SURFACE TREATMENTS

Denotes 5.5m wide asphalt 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 chipping - Secondary

Denotes parking bays & driveways - Black tarmac

Denotes 3m wide cycle route - 1.5m wide 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 panel in between.

Denotes 1.8m high close-boarded timber screen fence.

Denotes 1.5m high plot-delineator fence.

Denotes 1.1m high balustrade to rear garden/terraces for all SPL level types.

Denotes 1.5m high railings around play area.

Denotes 0.6m high brick wall and piers.

Denotes 0.45m high timber fence rail.

Denotes lockable gate.

HARD & SOFT LANDSCAPING

Denotes existing trees to be retained, root protection areas shown detailed. - Refer to TYP for further details.

Denotes proposed trees - Refer to the landscape layout for further details.

Denotes 5m landscape buffer to northern boundary.

Denotes 5m landscape buffer to southern boundary.

Denotes proposed hedger planting. Refer to landscape layout for further details.

Denotes existing trees to be removed - Refer to TYP for further details.

GENERAL

Denotes refuse bin storage position.

Denotes property entrance point - refer to engineers drawings for details of Units Full compliance.

Denotes bus/asset house types.

Denotes properties which feature additional windows for details of Units Full compliance.

PO	NO	DESCRIPTION	DATE	BY	REV
PO	22.01.02	Final parking space indicated on plots 15 - 21	15.01.2024	MD	SLR
	22.01.02	Final parking space indicated on plots 15 - 21	15.01.2024	MD	SLR
	22.01.02	Final parking space indicated on plots 15 - 21	15.01.2024	MD	SLR
PO	17.02.22	Final parking space indicated on plots 15 - 21	17.02.22	MD	SLR
	17.02.22	Final parking space indicated on plots 15 - 21	17.02.22	MD	SLR
PO	15.11.21	Final parking space indicated on plots 15 - 21	15.11.21	MD	SLR
	15.11.21	Final parking space indicated on plots 15 - 21	15.11.21	MD	SLR

1 - Client

2 - Drawing Title

3 - Project

Proposed Residential Development

Higher Road, Longridge

20th Nov	01st Dec	01st Jan	01st Feb	01st Mar	01st Apr	01st May	01st Jun	01st Jul	01st Aug	01st Sep	01st Oct	01st Nov	01st Dec	01st Jan	01st Feb	01st Mar	01st Apr	01st May	01st Jun	01st Jul	01st Aug	01st Sep	01st Oct	01st Nov	01st Dec
2026	2026	2026	2026	2026	2026	2026	2026	2026	2026	2026	2026	2026	2026	2026	2026	2026	2026	2026	2026	2026	2026	2026	2026	2026	2026
Source	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01
1500	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01
2026	2026	2026	2026	2026	2026	2026	2026	2026	2026	2026	2026	2026	2026	2026	2026	2026	2026	2026	2026	2026	2026	2026	2026	2026	2026

FOR PLANNING

Stanley Investments

PROPOSED SITE LAYOUT

Proposed Residential Development

Higher Road, Longridge

20th Nov	01st Dec	01st Jan	01st Feb	01st Mar	01st Apr</
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