

RevNo	Revision note	Date	Signature	Checked
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- A 1. Site access road increased to 5.5m wide as requested by LHA.
2. Access road to remain in private ownership and unadopted by the Local Authority.
3. Visibility splay shown as 2.4m x 43m.
The area to the Ferns property where the visibility line crosses is to be safe guarded by legal agreement with the owner to prevent any foliage or fencing higher than 600mm.
- B 1. Area of visibility splay to front of The Ferns outlined in red boundary.
2. The Ferns property outline indicated by blue boundary line.
3. Pedestrian access route to existing bus stops on Whalley Road indicated.
4. Images of Northcote Road entrance added.
5. Access route to North of plot 8 altered as per LPA request.
New 1.8m boundary fence to boundary between the Ferns and plot 8.
6. Boundary wall and fence repositioned to plots 1 and 2 and screened with new hedge/grow.
- C 1. Eaves height and ridge levels added to plots 1 and 8
2. dimension added between plot 7 and the ferns
- D 1. Plot 1 repositioned 1.1m further away from Northcote Road.
2. Garage attached to plot 1 to increase garden size
3. Garage attached to plot 3 to increase garden size
4. Plot 3 handed
5. Plot 8 house type substituted for dormer bungalow.
6. Plot 8 garage repositioned to provide better outlook for gable window to existing bungalow.
- E 1. Plots 2 and 3 switched as per LPA request
- F 1. Plots 2 and 3 switched back due to insufficient garden outlook of plot 3
2. plot 8 redesigned to true dormer (1787sq.ft)
3. plot 1 FFL height lowered



PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT LAND ADJ THE FERNS, NORTHCOTE ROAD, LANGHO, BB6 8BG	Drawing No: 2203-PL-03
CLIENT: OAKTREE DEVELOPMENTS	Date: APRIL 2022
Drawing Title	Scale: 1:200 @ A1
PROPOSED SITE LAYOUT	Revision: F
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