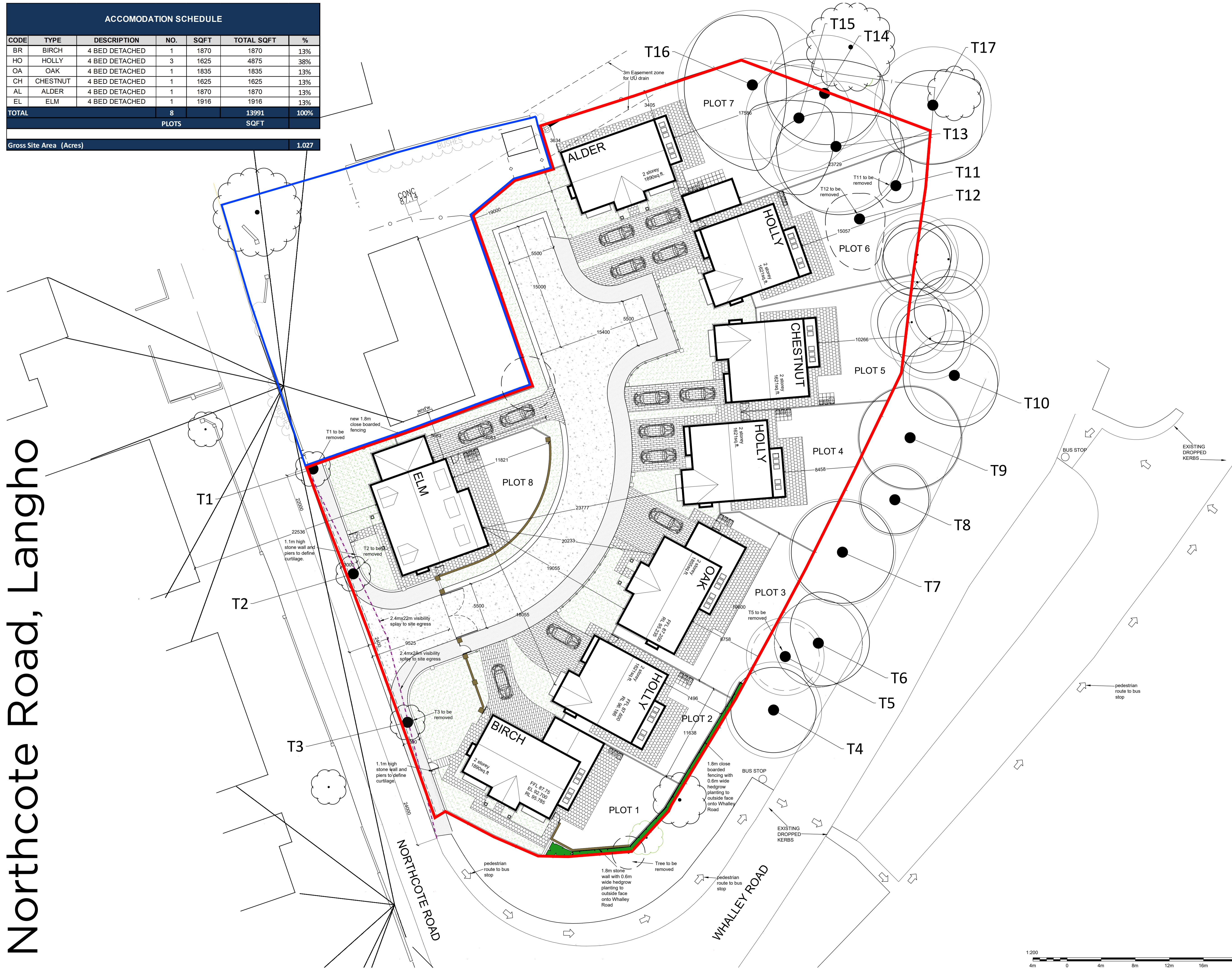


Northcote Road, Langho

ACCOMODATION SCHEDULE						
CODE	TYPE	DESCRIPTION	NO.	SQFT	TOTAL SQFT	%
BR	BIRCH	4 BED DETACHED	1	1870	1870	13%
HO	HOLLY	4 BED DETACHED	3	1625	4875	38%
OA	OAK	4 BED DETACHED	1	1835	1835	13%
CH	CHESTNUT	4 BED DETACHED	1	1625	1625	13%
AL	ALDER	4 BED DETACHED	1	1870	1870	13%
EL	ELM	4 BED DETACHED	1	1916	1916	13%
TOTAL			8		13991	100%
				PLOTS	SQFT	
Gross Site Area (Acres)					1.027	



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- Only scale for 'Town and Country Planning Act 1990' services. For construction purposes, work to figured dimensions only. All dimensions to be checked with MP&S and 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.
- MP&S 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 MP&S Planning & Design Ltd.

NOTE:
Layout to be read in conjunction with boundary treatment layout, boundary treatment details, and engineer's drawings.

SURFACE TREATMENTS

- Denotes 2.0m footpath.
- Denotes 5.5m high access road.
- Denotes block paving to driveways.
- Denotes flagging to access paths.
- Denotes rear patio areas to be constructed in flagging.

BOUNDARY TREATMENTS

- Denotes 1.8m high screen stone wall & piers, to match development facing.
- Denotes 1.8m high timber screen fence.
- Denotes 1.1m high stone wall and piers.
- Denotes 0.9m high Cheshire Estate railing & stone piers.
- Denotes access gates to private properties.
- Denotes refuse storage area in private garden.

LANDSCAPING

- Denotes proposed grass planting.
- Denotes proposed tree planting.
- Denotes proposed hedge planting.

Rev	Date	Revision	Initial
L	14.04.25	Plot 7 revised to planning approved position.	BLW
J	14.02.25	Statute Construction Issue	BLW
H	07.02.25	Refuse bin location added to rear gardens.	BLW
G	20.01.25	Canopy and bay area	JP
F	08.01.25	Plot 2 driveway reconfigured away from plot 1 driveway to avoid potential dead-end issue.	BLW
E	13.12.24	Plot 1 chimney positioned updated to reflect the working drawings.	BLW
D	26.11.24	Schedule of accommodation updated to reflect the working drawings.	SLR
C	11.11.24	Plot 7 moved east by 1.5m to avoid private drainage and hard margin indicated to the western side of the access road.	SLR
B	04.11.24	Chimneys to individual house types repositioned to align with the sub structure plans.	PDA
A	25.10.24	Access to plot 1 repositioned to allow sufficient room for access steps.	SLR

Client: **ALDERLEY GROUP**

Drawing Title: **PROPOSED SITE LAYOUT**

Project: **Proposed Residential Development, Northcote Road, Langho**

Job No	Draw No	Drawn	Rev
24075	CL_01	SLR	L

Scale	Date	Stage
1:200 @ A1	AUGUST 2024	CONSTRUCTION

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1:200
4m 0 4m 8m 12m 16m 20m