



Area Schedule		
Type	Description	Area
BTP - Adopted Footpath	Light Grey	527 m²
BTP - Adopted Road	Dark Grey	769 m²
BTP - Car Parking	Salmon	578 m²
BTP - Front Garden	Dark Green	116 m²
BTP - Plot Handstanding	Light Grey	566 m²
BTP - POS Zone	Dark Green	669 m²
BTP - Private Garden	Light Green	532 m²
BTP - Unadopted Drive	Brown	82 m²
<b>Total:</b>	<b>85</b>	<b>3840 m²</b>

  

Fence Schedule		
Type	Fence Height	Length
Fence - TSW 1800mm Trellis	1,800	138.0
Fence - TSW 2100mm	2,100	47.9
Metal Railings - 1100mm	1,100	28.9
<b>Total:</b>	<b>25</b>	<b>214.8</b>

  

Boundary Wall Schedule	
Type	Length in m
2100mm high boundary wall	83.9
Flag on Edge	21.0
Gravel Board	70.5
Masonry Retaining Wall	120.8
<b>Total:</b>	<b>70</b>

**Key**

- 2400 x 4800mm parking space
- Pavement
- Block Paved Parking Space
- Private Garden
- Front Garden
- POS
- Road - Tarmac
- Easement - Culvert
- Easement - Sewer

**Schedule of Accommodation**

14no 1B2P Flats @ 50m²  
 8no 2B3P Flats @ 61m²  
 2no 1B2P Flats @ 61m²  
 06no 2B3P House (Semi-Detached) @ 70m²  
 02no 2B4P House (Semi-Detached) @ 79m²  
 04no 3B4P House (Semi-Detached) @ 84m²  
 02no 3B5P House (Semi-Detached) @ 92m²  
**38no Total**

1B2P Cottage Flat - 100% parking spaces  
 2B3P Cottage Flat - 100% parking spaces  
 2B3P House - 100% parking spaces  
 2B4P House - 100% parking spaces  
 3B4P House - 200% parking spaces  
 3B5P House - 200% parking spaces

**Caveats**

- Overlooking distances subject to LPA Approval
- Density and parking mix subject to LPA Approval

Layout subject to confirmation of red line boundary, all statutory approvals including highways, planning and building regulations, relevant surveys and reports such as topographical, ecology, trees, ground investigation and flood risk.

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Do not scale from this drawing. Do not take measurements from the CAD base. Any discrepancies are to be reported to the architect for clarification.

All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment.

All materials and workmanship to be in accordance with the current

2 0 2 4 6 8 10  
SCALE 1:200 m

**Proposed Site Plan**  
1 : 200

1	24.08.23	ED	Drawing revised following receipt of revised drainage strategy
Rev	Date	Int	Description

**btp** ARCHITECTS

**RIBA** Chartered Practice

CLIENT: Westshield / FCHO

PROJECT: Dowker Street, Milnsbridge

DESCRIPTION: Proposed Site Plan

PURPOSE OF ISSUE: Planning

DRAWN BY: ED CHECKED BY: VJS DATE: 11.08.23 SCALE @ A1: 1:200

JOB NO: 4016 STATUS CODE: SO DRAWING NO.: 105 REV: 1

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