

# Proposed Site Plan

1 : 200



Area Schedule		
Type	Description	Area
BTP - Adopted Footpath	Light Grey	360 m <sup>2</sup>
BTP - Adopted Road	Dark Grey	484 m <sup>2</sup>
BTP - Car Parking	Salmon	558 m <sup>2</sup>
BTP - Front Garden	Dark Green	167 m <sup>2</sup>
BTP - Plot Hardstanding	Light Grey	591 m <sup>2</sup>
BTP - POS Zone	Dark Green	834 m <sup>2</sup>
BTP - Private Garden	Light Green	536 m <sup>2</sup>
BTP - Unadopted Drive	Brown	261 m <sup>2</sup>
<b>Total:</b>	<b>83</b>	<b>3891 m<sup>2</sup></b>

Fence Schedule		
Type	Fence Height	Length
Fence - TSW 1800mm Trellis	1.800	144.8
Fence - TSW 2100mm	2.100	49.0
Metal Railings - 1100mm	1.100	28.9
<b>Total:</b>	<b>27</b>	<b>222.7</b>

Boundary Wall Schedule	
Type	Length in m
2100mm high boundary wall	99.1
Flag on Edge	18.7
Gravel Board	71.2
Masonry Retaining Wall	115.4
<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**

13no 1B2P Flats @ 50m<sup>2</sup>  
 7no 2B3P Flats @ 61m<sup>2</sup>  
 1no 1B2P Flats @ 61m<sup>2</sup>  
 06no 2B3P House (Semi-Detached) @ 70m<sup>2</sup>  
 02no 2B4P House (Semi-Detached) @ 79m<sup>2</sup>  
 04no 3B4P House (Semi-Detached) @ 84m<sup>2</sup>  
 02no 3B5P House (Semi-Detached) @ 92m<sup>2</sup>  
**35no 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

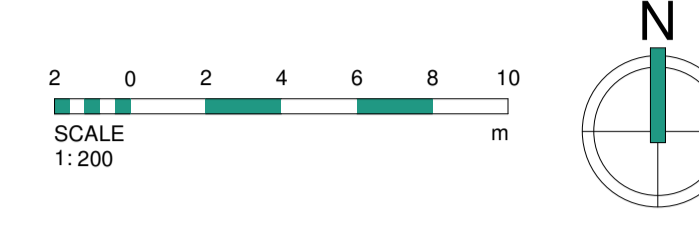
Layout subject to confirmation of red line boundary, all statutory approvals including highways, planning and building regulations, relevant surveys and reports such as topographical, ecology, trees, ground investigation and flood risk.

This drawing is copyright Bernard Taylor Partnership Ltd and must not be copied or disclosed by or to any unauthorised persons without the prior written consent of Bernard Taylor Partnership Ltd.

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 British Standards and codes of practice.



Rev	Date	Int	Description
10	19.11.24	ED	Drawing revised following comments from highways - plots 14-25 moved back 500mm
9	20.06.24	ED	Drawing revised following receipt of revised drainage strategy - level change to plots 32-35
8	12.06.24	ED	Drawing revised following receipt of culvert location
7	26.03.24	ED	Drawing revised following comments from client - move parking closer for houses.
6	20.03.24	ED	Schedule of accommodation updated
5	19.03.24	ED	Drawing revised to amend route of culvert
4	14.03.24	ED	Drawing revised following comments from LPA
3	13.02.24	ED	References added to plot types as per LPA request
2	01.02.24	ED	Drawing revised following comments from LPA
1	24.08.23	ED	Drawing revised following receipt of revised drainage strategy



**CLIENT:**  
Westshield / FCHO

**PROJECT:**  
Dowker Street, Milnsbridge

**DESCRIPTION:**  
Proposed Site Plan

**PURPOSE OF ISSUE:**  
Planning

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

**JOB NO:** STATUS CODE: DRAWING NO: REV  
4016 SO 105 10

**FILE IDENTIFIER:**  
DS-BTP-00-SP-DR-A-4016\_105.10

Elizabeth House 486 Didsbury Road Heaton Mersey Stockport SK4 3BS  
 0161 443 1221 info@bernardtaylor.co.uk www.btparchitects.co.uk