



Proposed Site Plan
1 : 200

Area Schedule		
Type	Description	Area
BTP - Adopted Footpath	Light Grey	339 m²
BTP - Adopted Road	Dark Grey	455 m²
BTP - Car Parking	Salmon	502 m²
BTP - Front Garden	Dark Green	171 m²
BTP - Plot Hardstanding	Light Grey	518 m²
BTP - POS Zone	Dark Green	1255 m²
BTP - Private Garden	Light Green	466 m²
BTP - Unadopted Drive	Brown	264 m²
Total: 75		3971 m²

Fence Schedule		
Type	Fence Height	Length
Fence - TSW 1800mm Trellis	1.800	153.3
Fence - TSW 2100mm	2.100	33.9
Metal Railings - 1100mm	1.100	28.9
Total: 24		216.1

Boundary Wall Schedule	
Type	Length in m
2100mm high boundary wall	87.6
Flag on Edge	13.9
Gravel Board	70.0
Masonry Retaining Wall	144.5
Total: 74	316.0

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 @ 50m²
7no 2B3P Flats @ 61m²
1no 1B2P Flats @ 61m²
05no 2B3P House (Semi-Detached) @ 70m²
01no 2B4P House (Semi-Detached) @ 79m²
04no 3B4P House (Semi-Detached) @ 84m²
02no 3B5P House (Semi-Detached) @ 92m²
33no 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

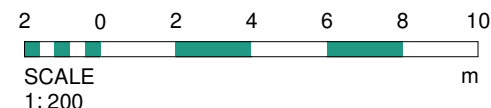
Layout subject to confirmation of red line boundary, all statutory approvals including highways, planning and building regulations, relevant surveys and reports such as topographical, ecology, trees, ground investigation and flood risk.

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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 British Standards and codes of practice.



1	11.11.25	ED	Drawing revised following comments from LPA
Rev	Date	Int	Description



CLIENT:
Westshield / FCHO

PROJECT:
Dowker Street, Milnsbridge

DESCRIPTION:
Proposed Site Plan

PURPOSE OF ISSUE:
Planning

DRAWN BY: CHECKED DATE: SCALE @ A1:
AP ED 04/09/25 1 : 200

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