

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	101 m²
BTP - Plot Hardstanding	Light Grey	541 m²
BTP - POS Zone	Dark Green	1312 m²
BTP - Private Garden	Light Green	466 m²
BTP - Unadopted Drive	Brown	264 m²
Total: 77		3981 m²

Fence Schedule

Type	Fence Height	Length
Fence - TSW 1800mm Trellis	1.800	149.8
Fence - TSW 2100mm	2.100	33.9
Metal Railings - 1100mm	1.100	28.9
Total: 24		212.5

Boundary Wall Schedule

Type	Length in m
2100mm high boundary wall	87.1
Flag on Edge	13.9
Gravl Board	70.0
Masonry Retaining Wall	144.5
Total: 74	315.4

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

1no 1B1P Flats @ 44m²
12no 1B2P Flats @ 50m²
2no 1B2P Flats @ 52m²
6no 2B3P 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

1B1P Cottage Flat - 100% parking spaces
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.

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

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Rev	Date	Int	Description
2	05.02.26	VR	Drawing revised reducing the area of Plot 01-03
1	11.11.25	ED	Drawing revised following comments from LPA

btp ARCHITECTS
RIBA Chartered Practice

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

JOB NO:	STATUS CODE:	DRAWING NO:	REV
4016	S2	105	2

FILE IDENTIFIER:
DS-BTP-00-SP-DR-A-4016_105.2

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