



The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. The Contractor is to comply in all respects with current Building Legislation, British Standard Specifications , Building Regulations, Construction (Design & Management) Regulations, Party Wall Act, etc. whether or not specifically stated on this drawing. This drawing must be read with and checked against any structural, geotechnical or other specialist documentation provided. This drawing is not intended to show details of foundations, ground contaminants. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor. A suitable method of foundation should be provided allowing for existing ground conditions. Any suspect or fluid ground, contaminates on or within the ground, should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only & should be further investigated by a suitable expert. Where existing trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services. A suitable method of foundation is to be provided to accommodate the proposed tree planting. Geoff Perry Associates Limited do not accept any responsibility for any losses (financial or otherwise) to any Client or third party arising out of the Clients (be it Developer or Contractor but not limited thereto) non- compliance with afore mentioned provisos. (© This drawing is the property of Geoff Perry Associates Limited and may not be copied or used for any purpose other than that for which it is supplied without the express written authority of Geoff Perry Associates Limited.

\mathbf{i}	Indicates Trees to be kept.
	Indicates Trees to be removed.
	Indicates 1.8m high close boarded fence
	Indicates 1.8m screen wall
	Indicates Tree Pits
	Application Boundary
	RPA no-dig solution 15% of total RPA
	No-dig footpath solution
]	Bin storage areas

External Cycle storage for affordable units -Asgard or similar approved

using	J.	1		1	
beds	% beds	Dwelling type	GIFA (ft2)	No. Dwellings	Total GIFA (ft2)
3	18%	House	1093	6	6558
4		House	1168	6	7008
4		House	1224	4	4896
4	76%	House	1300	5	6500
4		House	1394	2	2788
4		House	1522	5	7610
5	6%	House	1798	5	8990
2	070				
5	100%			33	44350
ing:	100%		GIFA	33 No.	Total
		Dwelling type	GIFA (ft2)		
ng: beds	100%	Dwelling type Maisonette		No.	Total GIFA
ng: beds	100% % beds		(ft2)	No. Dwellings	Total GIFA (ft2)
ng: beds	100% % beds	Maisonette	(ft2) 610	No. Dwellings	Total GIFA (ft2) 1220
ng:	100% % beds	Maisonette Maisonette	(ft2) 610 756	No. Dwellings	Total GIFA (ft2) 1220 1512
ng: beds 1 2 2	100% % beds 14% 57%	Maisonette Maisonette House	(ft2) 610 756 773	No. Dwellings	Total GIFA (ft2) 1220 1512 4638
ng: beds 1 2 2	100% % beds 14% 57% 29%	Maisonette Maisonette House	(ft2) 610 756 773	No. Dwellings	Total GIFA (ft2) 1220 1512 4638 4072

W As and Opp handings added to units. Refer to building regulations Title Sheets in each instance DJP 20 / 04 / V Plots 32 -43 re-positioned / re-configured to allow for larger Root Protection Areas to existing trees DJP 03 / 11 / U Garages to Plots 46 and 47 moved forward DJP 08 / 09 / T Plot 42 flipped to aid with turning facility to plot 43. DJP 06 / 09 / S Plot 9 parking repositioned with adjacent turning facility. Visitor parking relocated. Plot 43 and garage reconfigured. All in line with Case Officer comments. DJP 01 / 09 / R Plots 6 -29 repositioned, all parking to these plots reviewed to increase landscaping. Visitor parking relocated. DJP 18 / 07 /: Q Plots 7, 8, 44, 45, 46 and 47 re-configured to achieve greater separation front-front of plots 8 and 47. DJP 18 / 07 /: Plot 44 garden wall stopped 5m short of boundary and replaced with fence to allow for hedgerow to remain. DJP 26 / 07 / O Communal bike store added for alfordable units DJP 26 / 07 / O Communal bike store added for alfordable units DJP 18 / 07 /: N Road tweaks to allow for adequate tracking. Adoptable road in front of plots 9-18 in accordance with Highways comments. Bin collection points added at end of adoptable road. Plots 1-/22	2016 2016 2016 2016 2016 2016 2016 2016					
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B All cells re-plotted to match planning drawings. DJP 15/04/2						
	2015					
swapped. Plots 39 and 40 additional parking spaces. Revisions: Description: Initials: Date:						
Revisions: Description: Initials: Date:						
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Client: LOVELL PARTNERSHIP EASTERN LTD						
Project:						
MANCHESTER ROAD,						
CHAPEL EN LE FRITH						
Title: PLANNING LAYOUT						
Date: 27 / 03 / 2015 Scale: 1:500 @ A1 Drawn by: DJP Checked by: ~						
Job No.Drwg No.Rev.A 654001VV						
Scale Check: 1:20- 0 200mm 400mm 600mm 800mm 1000 1200 140 1:100- 0 1m 2m 3m 4m 5m 6m 71	00					