



- Legend.
- 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

Accommodation Schedule						
Open Market Housing:						
Type ref	No. beds	% beds	Dwelling type	GIFA (ft2)	No. Dwellings	Total GIFA (ft2)
LT11	3	18%	House	1093	6	6558
LTR	4		House	1168	6	7008
LT28	4		House	1224	4	4896
LT23	4	76%	House	1300	5	6500
LT36	4		House	1394	2	2788
LT43	4		House	1522	5	7610
LT52	5	6%	House	1798	5	8990
Total		100%			33	44350
Affordable Housing:						
Type ref	No. beds	% beds	Dwelling type	GIFA (ft2)	No. Dwellings	Total GIFA (ft2)
LT(s) 39	1	14%	Maisonette	610	2	1220
LT(s) 40	2		Maisonette	756	2	1512
LT(s) 5	2	57%	House	773	6	4638
LT(s) 9	3	29%	House	1018	4	4072
Total		100%			14	11442
Development Totals					47	55792

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 conditions or ground constraints. 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 flat ground, constraints 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 retained they should be subject to a full Arboricultural inspection for safety. All 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 above mentioned provisions. (C) 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.

V	As and Opp headings added to units. Refer to building regulations Title Sheets in each instance	DJP	20 / 04 / 2017
V	Plots 32-43 re-positioned / re-configured to allow for larger Root Protection Areas to existing trees	DJP	03 / 11 / 2016
U	Garages to Plots 46 and 47 moved forward	DJP	08 / 09 / 2016
T	Plot 42 Appod to aid with turning facility to plot 43.	DJP	06 / 09 / 2016
S	Plot 9 parking repositioned with adjacent turning facility. Visitor parking relocated. Plot 43 and garage reconfigured. All in line with Cus Officer comment	DJP	02 / 09 / 2016
R	Plots 6-29 repositioned, all parking to these plots reviewed	DJP	01 / 09 / 2016
Q	Plot 7, 8, 44, 45, 46 and 47 re-configured to achieve greater separation front of plot 8 and 47. Plot 44 garden wall stopped 5m short of boundary and replaced with fence to allow for hedgerow to remain. Plot 43 side boundary replaced with fencing to aid with tree protection	DJP	18 / 07 / 2016
P	Extra parking added for Plots 39 and 40	DJP	26 / 07 / 2016
O	Communal bike store added for affordable units	DJP	25 / 07 / 2016
N	Road tweaks to allow for adequate trading. Adoptable road in front of plots 9-18 in accordance with Highways comments. Bin collection points added at end of adoptable road. Plots 19-22 split into semi detached. All parking checked and amended to be min 2.4m x 5.3m. Chicanes to LT52 removed. Footpath link reduced to 1.2m.	DJP	18 / 07 / 2016
M	Bin storage areas added.	BPC	14 / 06 / 2016
L	Garage personnel doors removed, paving to rear of units reviewed.	DJP	18 / 05 / 2016
K	LT43, LT52 & LTR types updated to match planning drawings.	DRT	15 / 04 / 2016
J	Latest Survey information added to drawing.	BPC	05 / 11 / 2015
H	Plot 2 and 3 handed, Plots 1-5 repositioned.	DJP	04 / 11 / 2015
G	Latest layout signed off from Level 5 take	DJP	28 / 10 / 2015
F	Various plots handed. Block paving increased.	DJP	01 / 10 / 2015
E	All calls redrawn to latest house type detail plans	DJP	07 / 07 / 2015
D	Promp surroundings added to layout, re-sheeted to A1	DJP	11 / 05 / 2015
C	Revised to Clients comments	DJP	07 / 05 / 2015
B	All calls re-sheeted to match planning drawings.	DJP	15 / 04 / 2015
A	Plot 5 house type submission. Plots 8 and 47 swapped. Plots 39 and 40 additional parking spaces.	DJP	31 / 03 / 2015

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. A 654
Drwg No. 001
Rev. W

