

# Planning Layout (1:500)

Dowry

side

The Uplands

THE RISE

INGLONGS AVE

Sunningdale

Winscar

Daleside

Kinmore

213.4m

LINGLONGS ROAD

MACCLESFIELD ROAD

Sub Sta

Moorlands

Works

## Legend

- Proposed dwelling and house type code
- Proposed garage(s) to be built
- Denotes handing of plot (As or Opposite)
- Personnel gates
- Surveyed position of existing PROW as confirmed with Rights of Way officer
- Indicative stair locations. Refer to Engineers details for exact location. Indicative retaining wall with 1200mm railings. Refer to Engineers details for exact locations.

- Affordable Housing
- Indicative Tree Planting
- Trees to be retained
- Trees to be removed
- Denotes Plots requiring false chimney (For actual positions see working drawings)
- Indicative retaining walls. Refer to Engineers details for exact locations.

**WARNING TO HOUSE PURCHASERS**  
**Property Misdescriptions Act 1991**  
Buyers are warned that this is a working drawing and is not intended to be treated as descriptive material. It is intended to show the general layout of the proposed development and is not intended to be used as a basis for any legal proceedings. The contents of the drawing may be subject to change at any time, and alterations and variations can occur during the progress of the works without notice of the drawing. Consequently the Buyer, from contract and otherwise, shall be deemed to have accepted the drawing as it stands and shall not be entitled to rely on it for any purpose other than as a guide to the general layout of the proposed development.

## SCHEDULE OF ACCOMMODATION

| Ref                                      | Affordable Units | Barratt Type | House Type                  | Sqft | No     | Total Sqft |
|--|------------------|--------------|-----------------------------|------|--------|------------|
| 1  | Woo              | Woodley      | 1 bed apartment             | 490  | 6      | 2940       |
|  | Ham              | Hampton      | 2 bed house                 | 721  | 17     | 12257      |
|  | Win              | Winsford     | 3 bed mews house            | 883  | 9      | 7947       |
| Sales Units                              |                  |              |                             |      |        |            |
| Folk                                     | Folkestone       |              | 3 bed semi detached house   | 830  | 7      | 5810       |
| Enn                                      | Ennerdale        |              | 3 bed semi / detached house | 917  | 2      | 1834       |
| Esk                                      | Eskdale          |              | 3 bed detached house        | 1058 | 1      | 1058       |
| Der                                      | Derwent          |              | 3 bed detached house        | 920  | 4      | 3680       |
| And                                      | Andover          |              | 3 bed detached house        | 998  | 6      | 5988       |
| Mal                                      | Malvern          |              | 5 bed detached house        | 1679 | 3      | 5034       |
| Rad                                      | Radleigh         |              | 4 bed detached house        | 1317 | 2      | 2634       |
| Hal                                      | Hale             |              | 4 bed detached house        | 1319 | 10     | 13190      |
| Hat                                      | Halwistie        |              | 4 bed detached house        | 1488 | 13     | 19344      |
| Her                                      | Hertford         |              | 4 bed detached house        | 1526 | 12     | 18312      |
| Ald                                      | Alderney         |              | 4 bed dual aspect house     | 1225 | 7      | 8575       |
| Tam                                      | Tamerton         |              | 4 bed detached house        | 1300 | 6      | 10400      |
| Total number of units and square footage |                  |              |                             | 107  | 119003 |            |
| Gross Site Area in Acres                 |                  |              |                             |      |        | 15.59      |
| Undevelopable Area in Acres              |                  |              |                             |      |        | 6.79       |
| Net Site Area in Acres                   |                  |              |                             |      |        | 8.80       |
| Density (units per acre)                 |                  |              |                             |      |        | 12         |
| Density (units per hectare)              |                  |              |                             |      |        | 30         |
| Square foot / Acre                       |                  |              |                             |      |        | 13,523     |
| EI Sub S                                 |                  |              |                             |      |        |            |

K Garden retaining walls, railings and steps added as per Engineers details. See boundary proposed

Plot 55/56 garage position switched to allow this plot to be moved away from the existing trees as requested by the LPA

Road layout for lower parcel amended following comments. Road width reduced between Plot 56 and Plot 55. Affordable house type requirement amended and no rights added. Parcel amended to accommodate new type

Road Layout amended following on from LPA's comments regarding stability issues. Plot reconfigured on parcel 55 to allow for the amended road layout. Through along the same road. Visibility signs shown on plan. Plots 12-150 reconfigured to meet with the new road

Parking increased for six stores. Boundary fences for Plots 3, 38, 77, 84/85, 89 & 90 reduced. Gates moved to rear of plots. Rear access to Plot 23, 36, 40, 41, 42, 43 & 44 removed. Front access to Plot 61, 64 & 65 removed. Plot 61 moved

Boundary Treatment to plots 51, 118 & 119 changed from double boarded fence to screen wall and chimneys added to plan as requested by the LPA

Fulfilling changes made to the layout following on from Engineers comments. Plot 54 located and a garage added for plots 54 & 55. Detached garage for plots 54 & 55 moved house to achieve a 1.5m setback from the rear elevation of the plots. Sub station relocated

Highway amended to the turning opposite plot 54 & 55 facing to the existing Macclesfield Road

Schedule of Accommodation amended to refer to the 100/101 apartments as 'Bed type'

Site entrance road position amended as per the 32/11 meeting presentation. Details, Drawing number: 10/1501-1502/1

Rev Description Date Drawn Cht'd

A Site entrance road position amended as per the 32/11 meeting presentation. Details, Drawing number: 10/1501-1502/1 13.04.17 BOS

B Schedule of Accommodation amended to refer to the 100/101 apartments as 'Bed type' 09.05.17 BOS

C Highway amended to the turning opposite plot 54 & 55 facing to the existing Macclesfield Road 07.06.17 HS

D Fulfilling changes made to the layout following on from Engineers comments. Plot 54 located and a garage added for plots 54 & 55. Detached garage for plots 54 & 55 moved house to achieve a 1.5m setback from the rear elevation of the plots. Sub station relocated 03.07.17 BOS

E Boundary Treatment to plots 51, 118 & 119 changed from double boarded fence to screen wall and chimneys added to plan as requested by the LPA 16.08.17 BOS

F Parking increased for six stores. Boundary fences for Plots 3, 38, 77, 84/85, 89 & 90 reduced. Gates moved to rear of plots. Rear access to Plot 23, 36, 40, 41, 42, 43 & 44 removed. Front access to Plot 61, 64 & 65 removed. Plot 61 moved 24.08.17 CD

G Road Layout amended following on from LPA's comments regarding stability issues. Plot reconfigured on parcel 55 to allow for the amended road layout. Through along the same road. Visibility signs shown on plan. Plots 12-150 reconfigured to meet with the new road 11.10.17 BOS

H Road layout for lower parcel amended following comments. Road width reduced between Plot 56 and Plot 55. Affordable house type requirement amended and no rights added. Parcel amended to accommodate new type 05.12.17 JSM

I Plot 55/56 garage position switched to allow this plot to be moved away from the existing trees as requested by the LPA 12.01.18 BOS

K Garden retaining walls, railings and steps added as per Engineers details. See boundary proposed 29.01.18 JSM



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Job: LINGLONGS ROAD WHALEY BRIDGE

Title: PLANNING LAYOUT

Design By: JWP Date: 02.2017 Drawing Number: 466 / P / PL / 01 Rev: K

Drawn By: BOS Scale: 1:500