

23/4559C

Land East & West Of Croxton
Lane, Middlewich

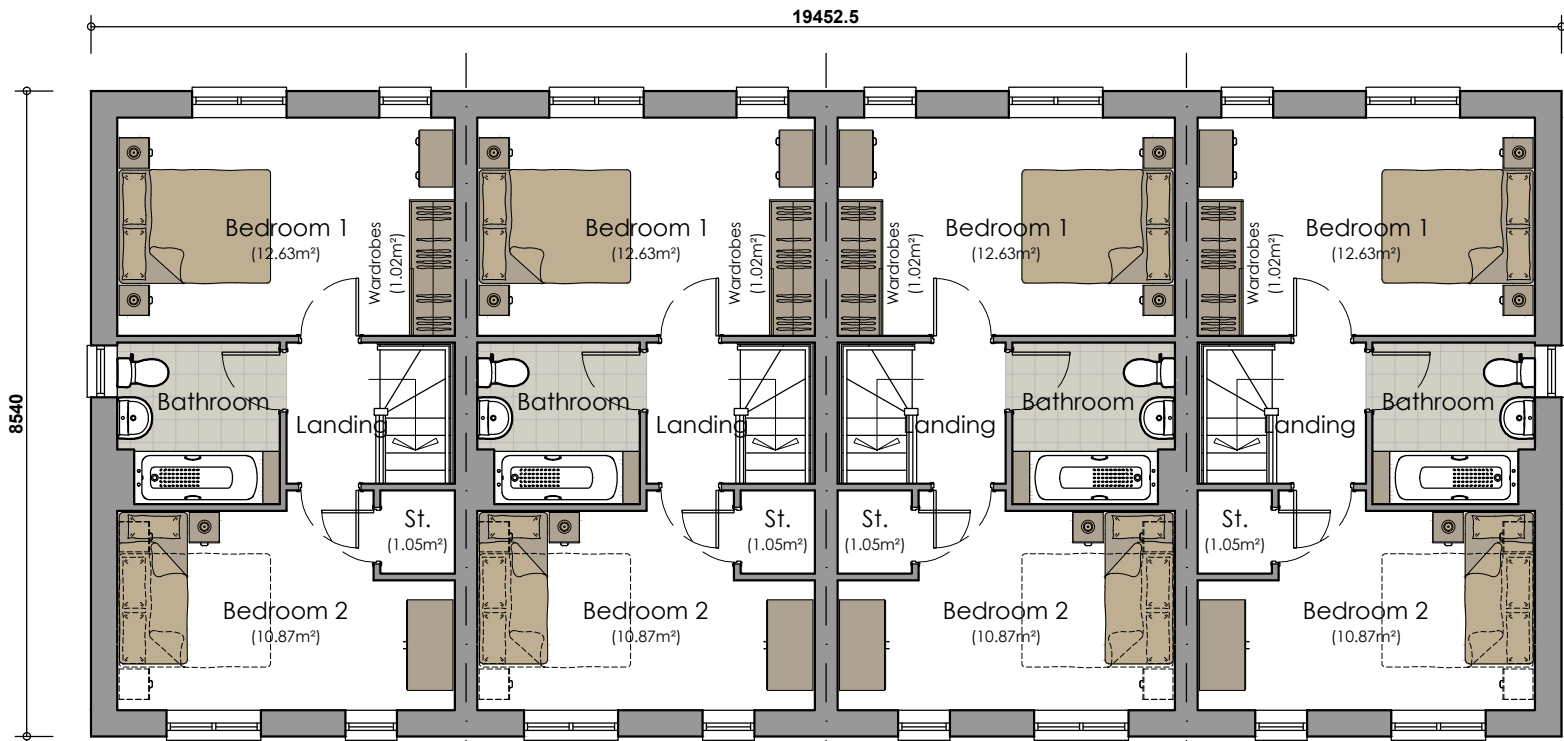
2B3P 70 - Terrace of 04 (AS/AS/OPP/OPP) - 2 Bedroom 3 Person House Type (70m²)
NDSS Compliant



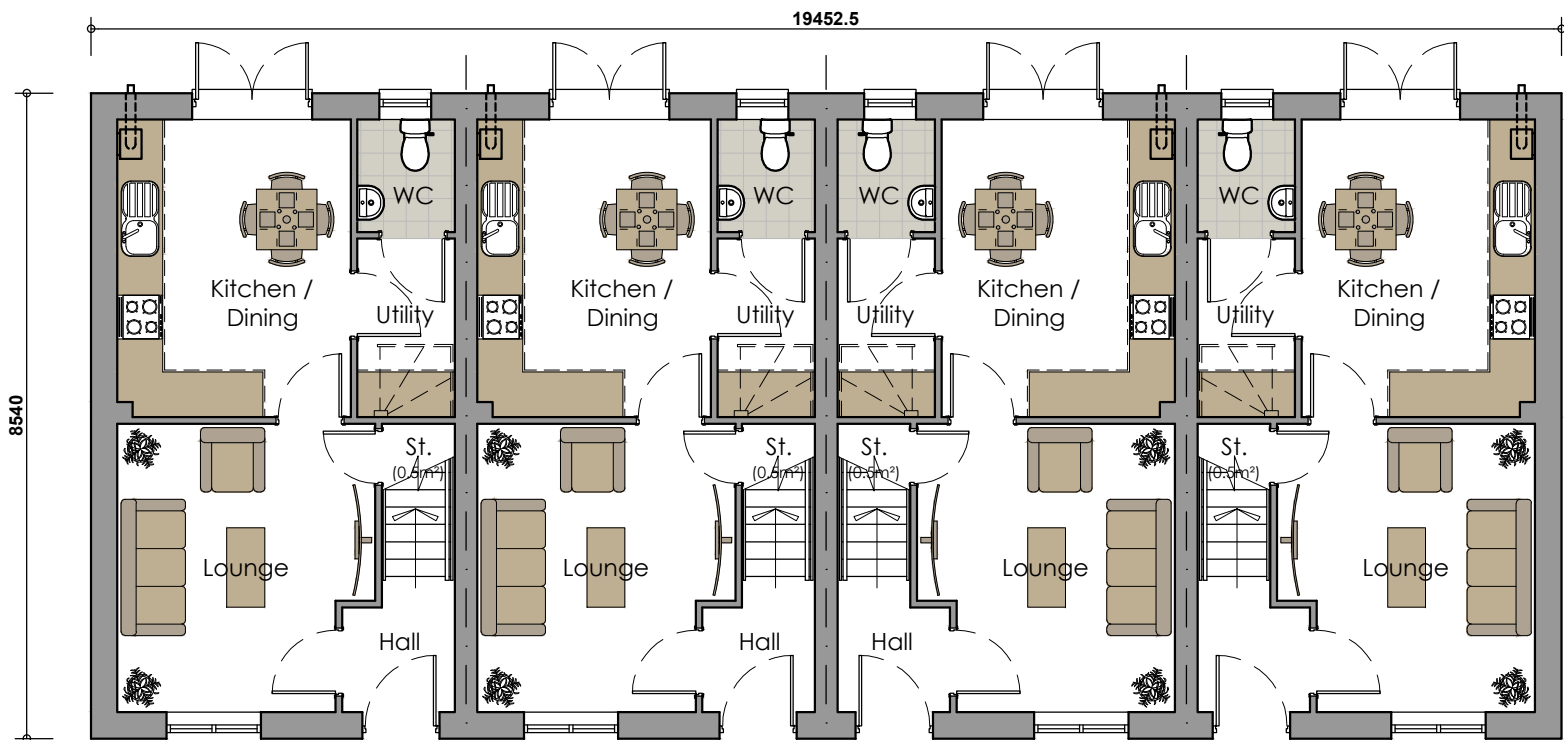
2B3P 70 (AS) Plot No.05
2B3P 70 (AS) Plot No.04
2B3P 70 (OPP) Plot No.03
2B3P 70 (OPP) Plot No.02
FRONT ELEVATION - Terrace of 04



2B3P 70 (OPP) Plot No.02
2B3P 70 (OPP) Plot No.03
2B3P 70 (AS) Plot No.04
2B3P 70 (AS) Plot No.05
REAR ELEVATION - Terrace of 04



2B3P 70 (AS) Plot No.05
2B3P 70 (AS) Plot No.04
2B3P 70 (OPP) Plot No.03
2B3P 70 (OPP) Plot No.02
FIRST FLOOR PLAN - Terrace of 04



2B3P 70 (AS) Plot No.05
2B3P 70 (AS) Plot No.04
2B3P 70 (OPP) Plot No.03
2B3P 70 (OPP) Plot No.02
GROUND FLOOR PLAN - Terrace of 04



2B3P 70 (OPP) Plot No.02
SIDE ELEVATION - Terrace of 04



2B3P 70 (AS) Plot No.05
SIDE ELEVATION - Terrace of 04

NDSS Compliance Schedule				
Type:	2 Bed 3 Person House Type (2 Storey)			
Gross Internal Area:				
NDSS GIA:	70m²	Actual GIA:	70m²	
Room Sizes:				
Name:	NDSS Width:	Actual Width:	NDSS Area:	Actual Area:
Bedroom 1	2.75m x 2.75m	4.41m x 2.86m	11.5m²	12.63m²
Bedroom 2	2.15m x 2.15m	4.41m x 2.61m	7.5m²	10.87m²
Storage:				
Name:	Area:			
GF Store	0.5m²			
1F Store	1.05m²			
Bed 1 Robes	1.02m²			
Total:	2.57m²			
NDSS:	2.0m²			

Plot No's 02-05

A	08.11.24	DH	Amended to client comments.	-	-
REV	DATE	DRAWN	DESCRIPTION	ARCH CHECK	ENG CHECK
TITLE					
2 BED 3 PERSON HOUSE TYPE (70m²)					
TERRACE OF 04 - NDSS COMPLIANT					
PROPOSED FLOOR PLANS & ELEVATIONS					
 Breck Homes 20 Sceptre Court Bamber Bridge Preston PR5 6AW tel: 01253 587 010 web: www.breck.co.uk/homes hello@breck.co.uk					
PROJECT: CROXTON LANE, MIDDLEWICH					
DATE:	SCALE:	JOB REF:	DRAWING NUMBER:	REV:	
AUG.24	1:100 @ A2	-	P10 - Croxtan Lane / Plots No's 02,03,04 & 05	A	

2B4P 79 Aspect (OPP) & 3B4P 84 (AS) - Semi-Detached - NDSS Compliant

2B3P 79 Aspect - 2 Bedroom 4 Person House Type (79m²)
3B4P 84 - 3 Bedroom 4 Person House Type (84m²)



3B4P 84 (AS)
Plot No.25

2B4P 79 (OPP)
Plot No.26

FRONT ELEVATION - Semi-Detached



3B4P 84 (OPP)
Plot No.26

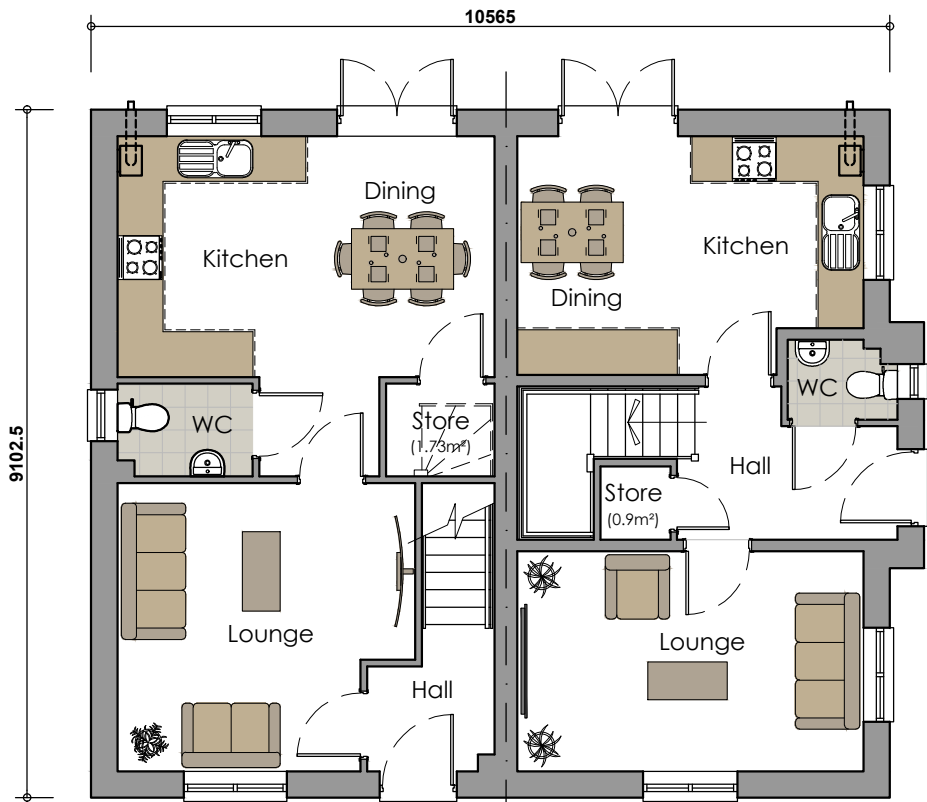
3B4P 84 (AS)
Plot No.25

REAR ELEVATION - Semi-Detached



2B4P 79 Aspect (OPP)
Plot No.26

FRONT ELEVATION - Semi-Detached

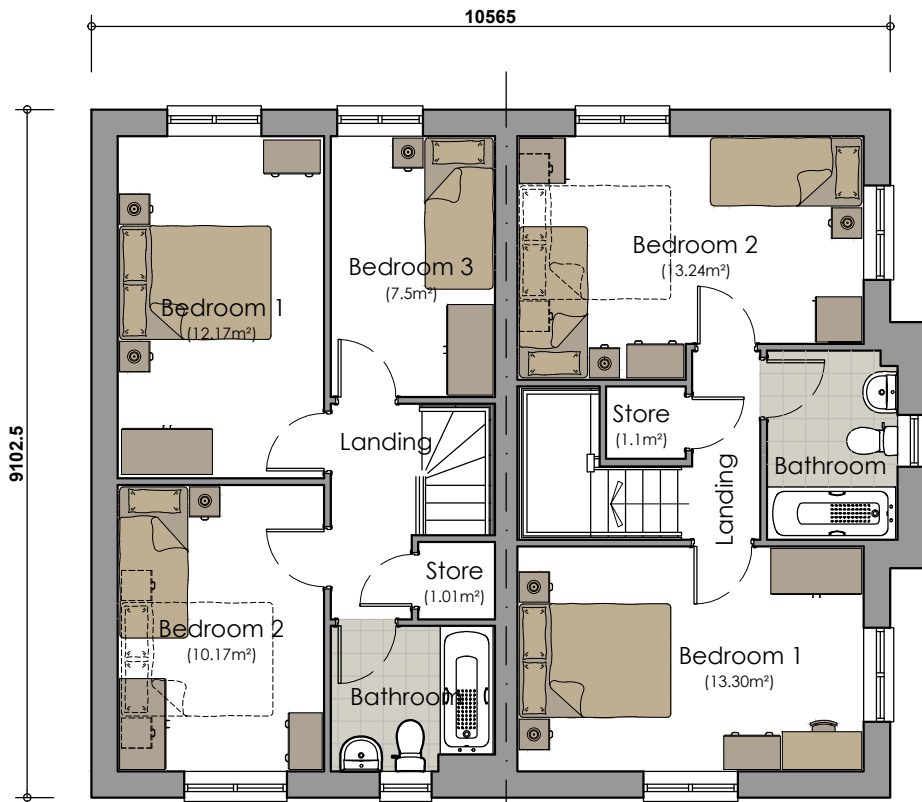


3B4P 84 (AS)
Plot No.25

2B4P 79 (OPP)
Plot No.26

GROUND FLOOR PLAN - Semi-Detached

NDSS Compliance Schedule				
Type:	3 Bed 4 Person House Type (2 Storey)			
Gross Internal Area:				
NDSS GIA:	84m²		Actual GIA:	84m²
Room Sizes:				
Name:	NDSS Width:	Actual Width:	NDSS Area:	Actual Area:
Bedroom 1	2.75m x 2.75m	2.75m x 4.50m	11.5m²	12.17m²
Bedroom 2	2.15m x 2.15m	2.75m x 3.76m	7.5m²	10.17m²
Bedroom 3	2.15m x 2.15m	2.15m x 3.42m	7.5m²	7.5m²
Storage:				
Name:	Area:			
GF Store	1.73m²			
1F Store	1.01m²			
Total:	2.74m²			
NDSS:	2.5m²			

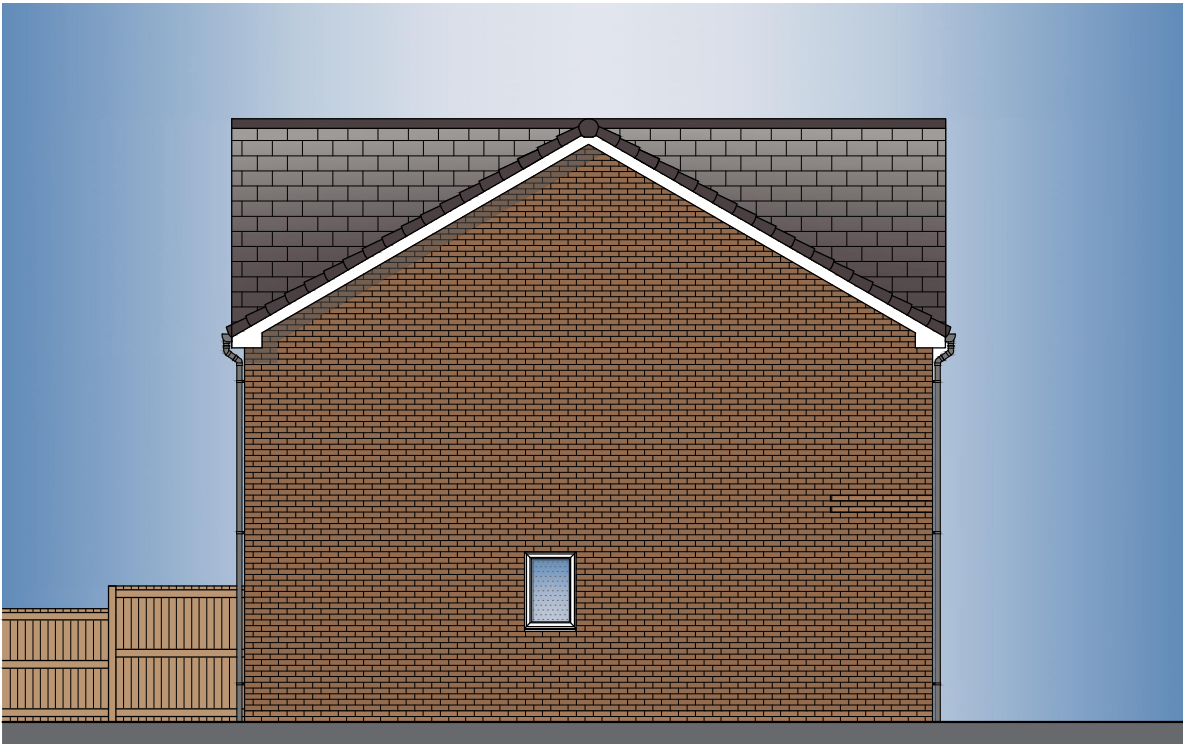


3B4P 84 (AS)
Plot No.25

2B4P 79 (OPP)
Plot No.26

FIRST FLOOR PLAN - Semi-Detached

NDSS Compliance Schedule				
Type:	2 Bed 3 Person Aspect House Type (2 Storey)			
Gross Internal Area:				
NDSS GIA:	79m ²		Actual GIA:	79m ²
Room Sizes:				
Name:	NDSS Width:	Actual Width:	NDSS Area:	Actual Area:
Bedroom 1	2.75m x 2.75m	2.9m x 4.5m	11.5m ²	13.6m ²
Bedroom 2	2.55m x 2.55m	3.2m x 4.5m	11.5m ²	13.6m ²
Storage:				
Name:	Area:			
GF Store	0.9m ²			
1F Store	1.1m ²			
Total:	2.0m ²			
NDSS:	2.0m ²			



3B4P 84 (AS)
Plot No.25

SIDE ELEVATION - Semi-Detached

Plot No's 25 & 26

A	08.11.24	DH	Amended to client comments.	-	-
REV	DATE	DRAWN	DESCRIPTION	ARCH CHECK	ENG CHECK
TITLE: 2 BED 4 PERSON ASPECT HOUSE TYPE (79m²) 3 BED 4 PERSON HOUSE TYPE (84m²) NDSS COMPLIANT					
PROJECT: CROXTON LANE, MIDDLEWICH			Breck Homes 20 Sceptre Court Bamber Bridge Preston PR5 6AW tel: 01253 587 010 web: www.breck.co.uk/homes hello@breck.co.uk		
DATE: AUG.24	SCALE: 1:100 @ A2	JOB REF: -	DRAWING NUMBER: P16 - Croxton Lane / Plot No's 25 & 26	REV: A	

2B4P 79 Aspect (AS) & 3B4P 84 (AS) - Terrace of 03
NDSS Compliant



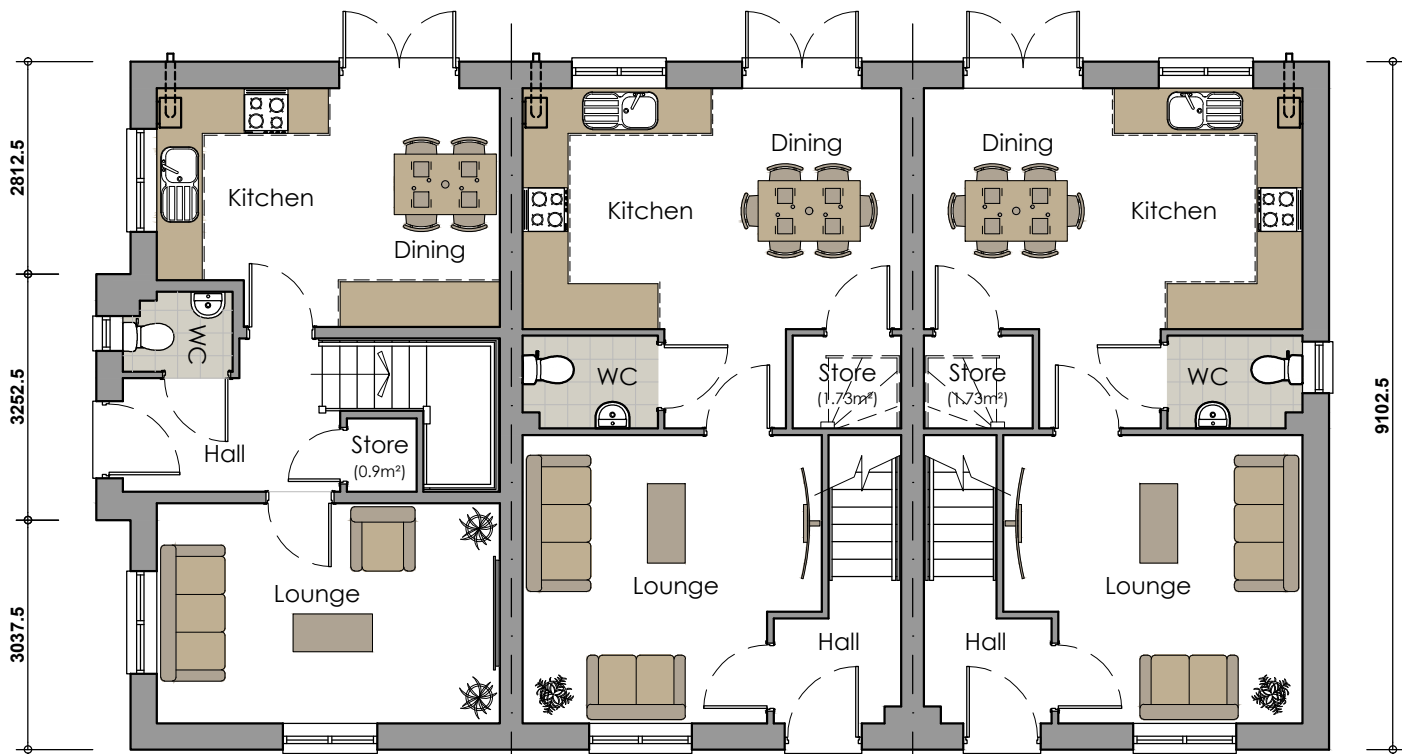
2B4P 79 Aspect (AS)
Plot No.34
3B4P 84 (AS)
Plot No.35
3B4P 84 (OPP)
Plot No.36
GROUND FLOOR PLAN - Terrace of 03



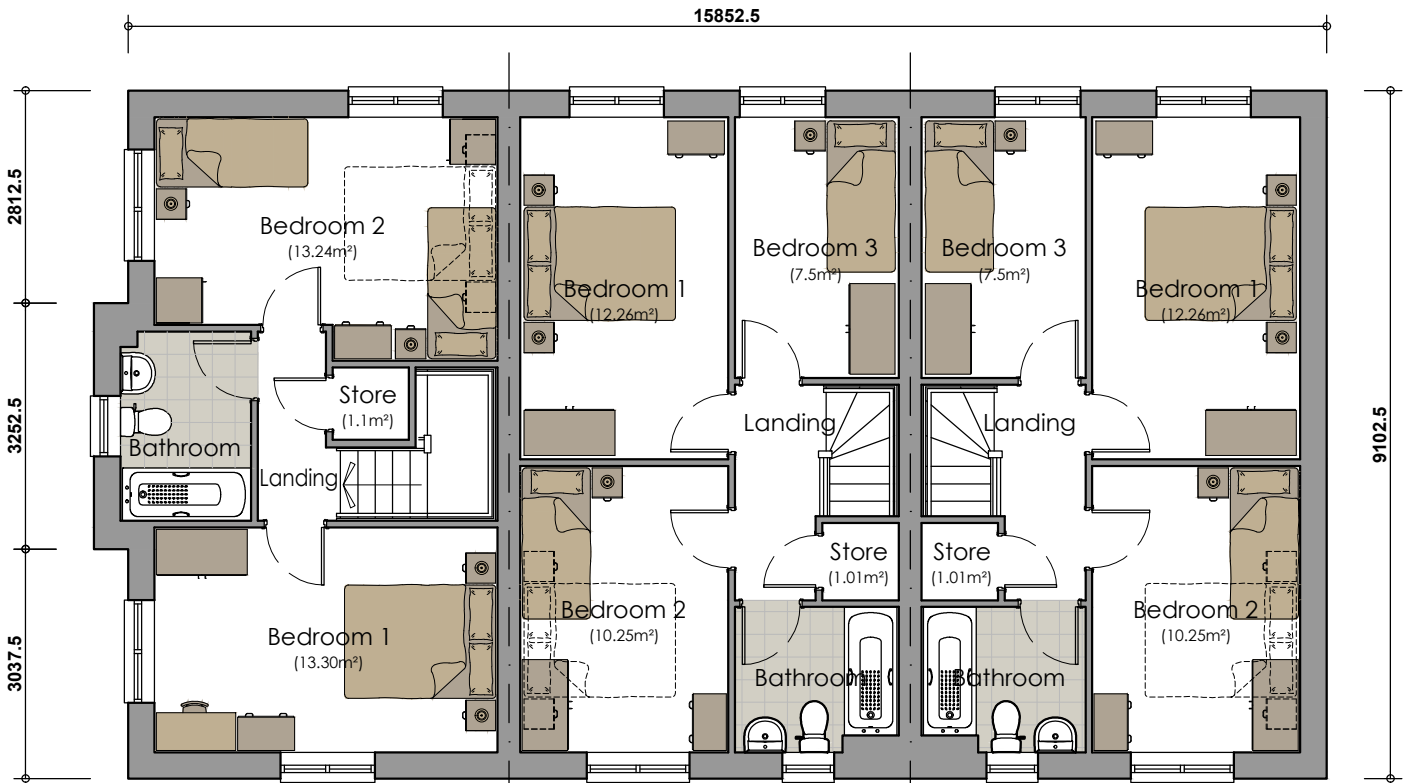
3B4P 84 (OPP)
Plot No.36
3B4P 84 (AS)
Plot No.35
2B4P 79 Aspect (AS)
Plot No.34
REAR ELEVATION - Terrace of 03



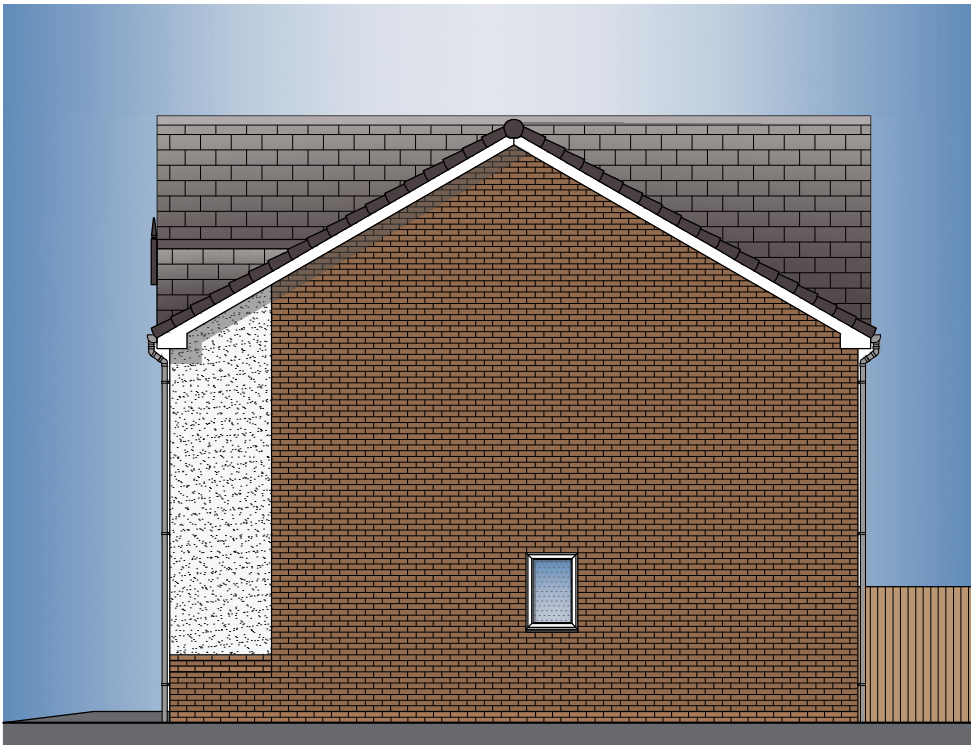
2B4P 79 Aspect (OPP)
Plot No.34
FRONT ELEVATION



2B4P 79 Aspect (AS)
Plot No.34
3B4P 84 (AS)
Plot No.35
3B4P 84 (OPP)
Plot No.36
GROUND FLOOR PLAN - Terrace of 03



2B4P 79 Aspect (AS)
Plot No.34
3B4P 84 (AS)
Plot No.35
3B4P 84 (OPP)
Plot No.36
FIRST FLOOR PLAN - Terrace of 03



3B4P 84 (OPP)
Plot No.36
SIDE ELEVATION

Plot No's 34, 35 & 36

NDSS Compliance Schedule				
Type:	3 Bed 4 Person House Type (2 Storey)			
Gross Internal Area:				
NDSS GIA:	84m²	Actual GIA:	84m²	
Room Sizes:				
Name:	NDSS Width:	Actual Width:	NDSS Area:	Actual Area:
Bedroom 1	2.75m x 2.75m	2.75m x 4.5m	11.5m²	12.26m²
Bedroom 2	2.15m x 2.15m	2.75m x 3.7m	7.5m²	10.25m²
Bedroom 3	2.15m x 2.15m	2.2m x 3.4m	7.5m²	7.5m²
Storage:				
Name:	Area:			
GF Store 1	1.73m²			
1F Store	1.01m²			
Total:	2.74m²			
NDSS:	2.5m²			

NDSS Compliance Schedule				
Type:	2 Bed 4 Person Aspect House Type (2 Storey)			
Gross Internal Area:				
NDSS GIA:	79m ²	Actual GIA:	79m ²	
Room Sizes:				
Name:	NDSS Width:	Actual Width:	NDSS Area:	Actual Area:
Bedroom 1	2.75m x 2.75m	2.9m x 4.5m	11.5m ²	13.6m ²
Bedroom 2	2.55m x 2.55m	3.2m x 4.5m	11.5m ²	13.6m ²
Storage:				
Name:	Area:			
GF Store	0.9m ²			
1F Store	1.1m ²			
Total:	2.0m ²			
NDSS:	2.0m ²			

B A	08.11.24 SEPT.24	DH SHW	Amended to client comments. PLOT NUMBERS UPDATED TO SUIT LATEST LAYOUT			-	-
REV	DATE	DRAWN	DESCRIPTION			ARCH CHECK	ENG CHECK
TITLE: 2 BED 4 PERSON ASPECT HOUSE TYPE (79m²) 3 BED 4 PERSON HOUSE TYPE (84m²) TERRACE OF 03 - NDSS COMPLIANT							
			Breck Homes 20 Sceptre Court Bamber Bridge Preston PR5 6AW tel: 01253 587 010 web: www.breck.co.uk/homes hello@breck.co.uk				
PROJECT: CROXTON LANE, MIDDLEWICH							
DATE: AUG.24	SCALE: 1:100 @ A2	JOB REF: -	DRAWING NUMBER: P20 - Croxton Lane / Plot No's 34,35 & 36			REV: B	

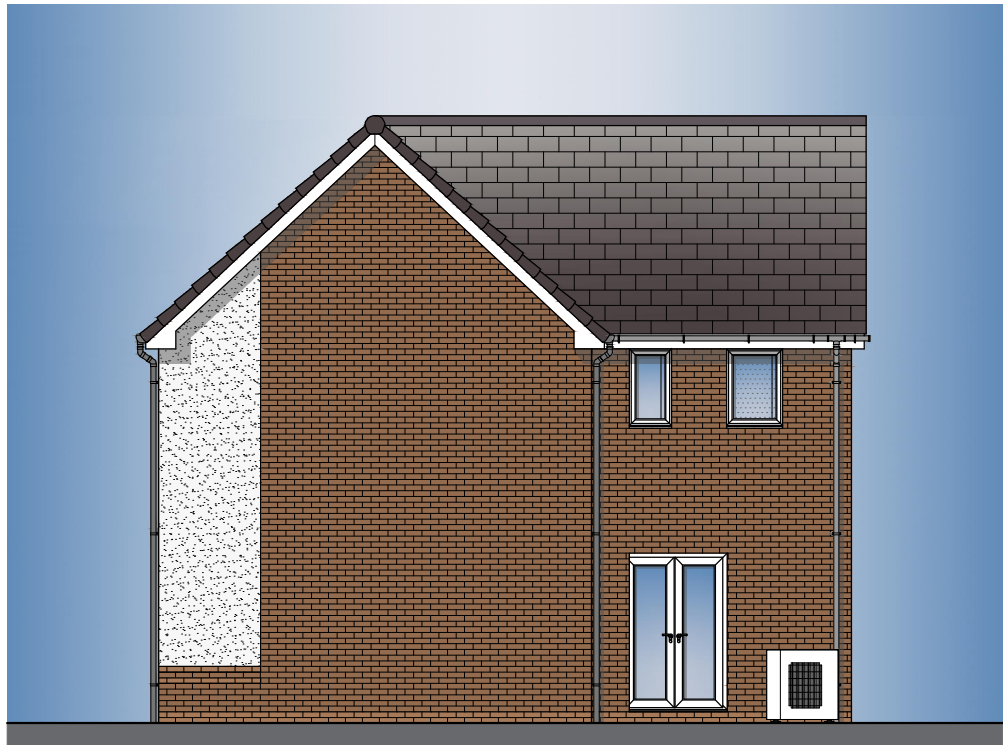
3B6P 107 Corner Turner - Detached - NDSS Compliant



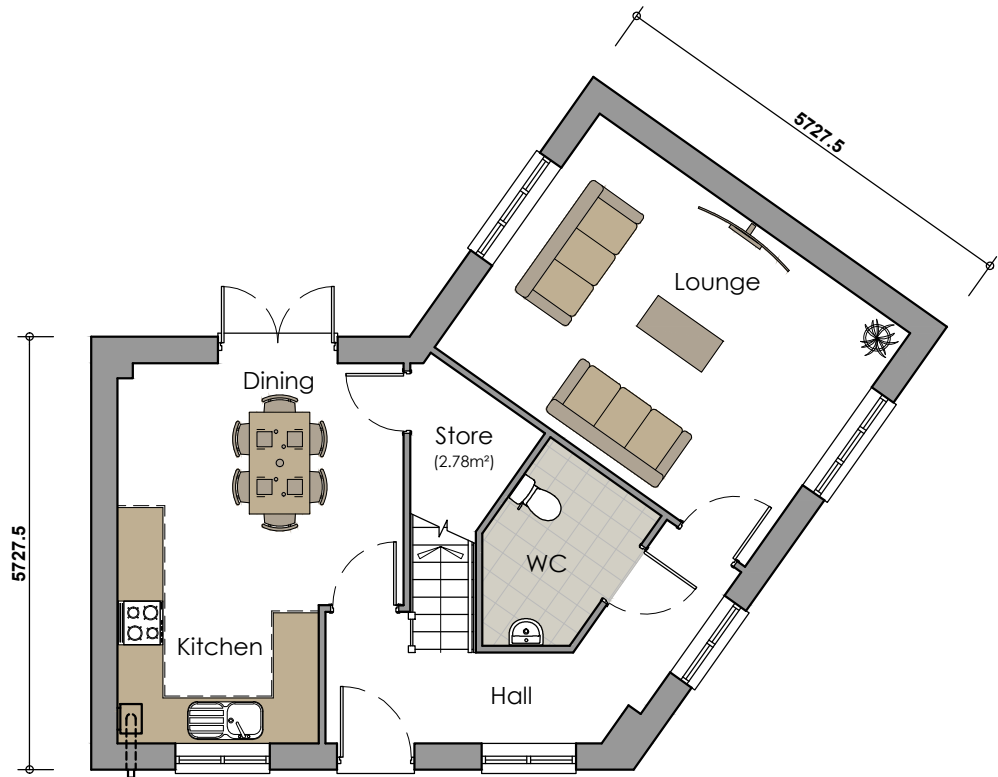
3B6P 107 Corner Turner
Plot No. 46
FRONT ELEVATION - Detached



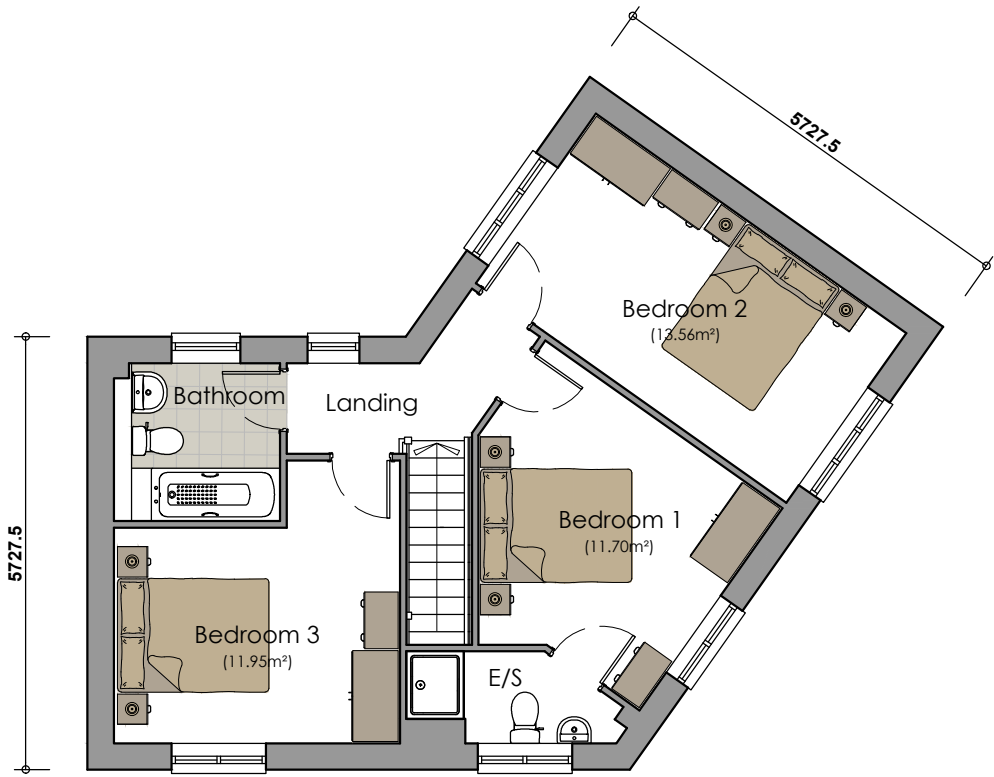
3B6P 107 Corner Turner
Plot No. 46
REAR ELEVATION - Detached



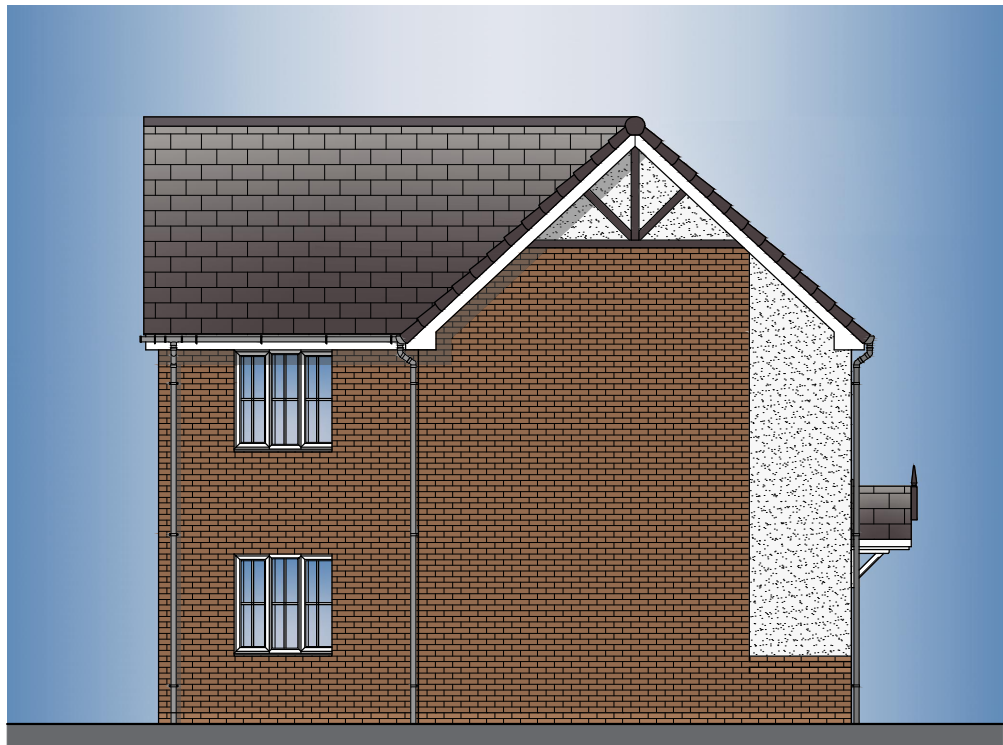
3B6P 107 Corner Turner
Plot No. 46
SIDE ELEVATION - Detached



3B6P 107 Corner Turner
Plot No. 46
GROUND FLOOR PLAN - Detached



3B6P 107 Corner Turner
Plot No. 46
FIRST FLOOR PLAN - Detached



3B6P 107 Corner Turner
Plot No. 46
SIDE ELEVATION - Detached

NDSS Compliance Schedule				
Type:	3 Bed 6 Person House Type (2 Storey)			
Gross Internal Area:				
NDSS GIA:	102m ²	Actual GIA:	107m ²	
Room Sizes:				
Name:	NDSS Width:	Actual Width:	NDSS Area:	Actual Area:
Bedroom 1	2.75m x 2.75m	3.27m x 3.81m	11.5m ²	11.70m ²
Bedroom 2	2.55m x 2.55m	2.75m x 5.02m	11.5m ²	13.56m ²
Bedroom 3	2.55m x 2.55m	3.78m x 2.85m	11.5m ²	11.95m ²
Storage:				
Name:	Area:			
GF Store 1	2.78m ²			
Total:	2.78m ²			
NDSS:	2.5m ²			

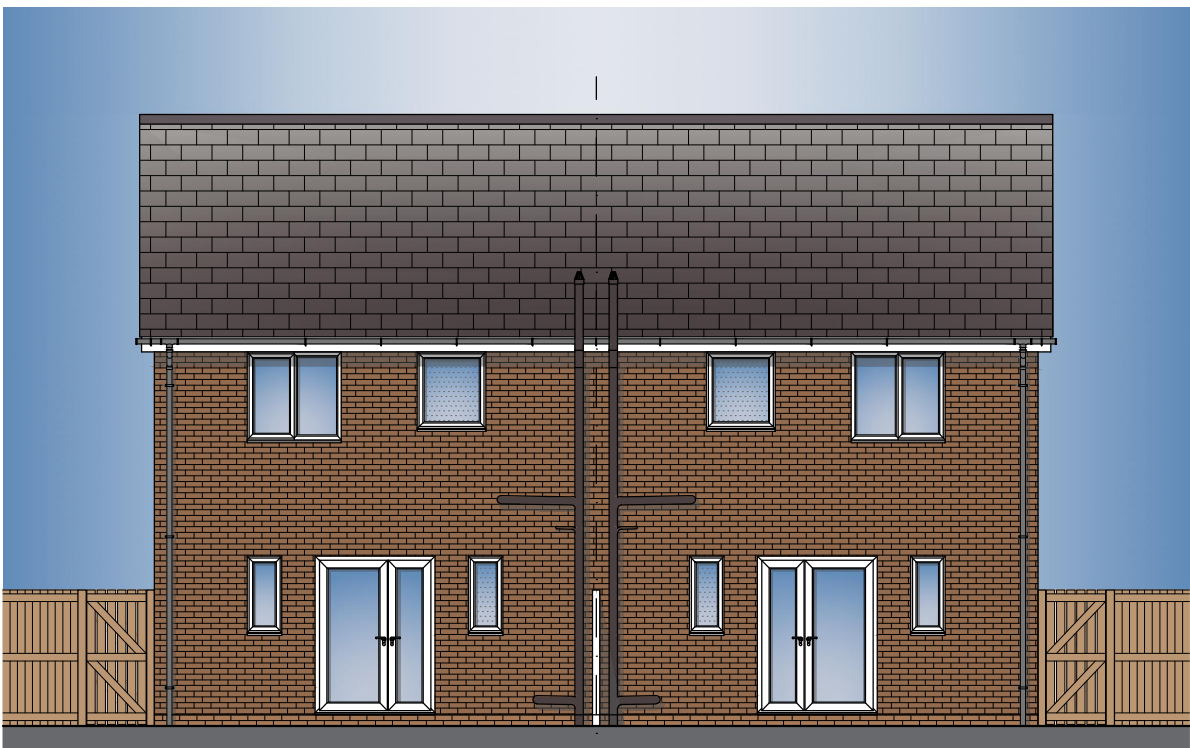
Plot No.46

B A	08.11.24 SEPT.24	DH SHW	Amended to client comments. PLOT NUMBERS UPDATED TO SUIT LATEST LAYOUT			-	-
REV	DATE	DRAWN	DESCRIPTION			ARCH CHECK	ENG CHECK
TITLE: 3 BED 6 PERSON CORNER TURNER HOUSE TYPE (107m²) NDSS COMPLIANT PROPOSED FLOOR PLANS & ELEVATIONS							
			Breck Homes 20 Sceptre Court Bamber Bridge Preston PR5 6AW tel: 01253 587 010 web: www.breck.co.uk/homes hello@breck.co.uk				
PROJECT: CROXTON LANE, MIDDLEWICH							
DATE: AUG.24	SCALE: 1:100 @ A2	JOB REF: -	DRAWING NUMBER: P25 - Croxton Lane / Plot No.46			REV: B	

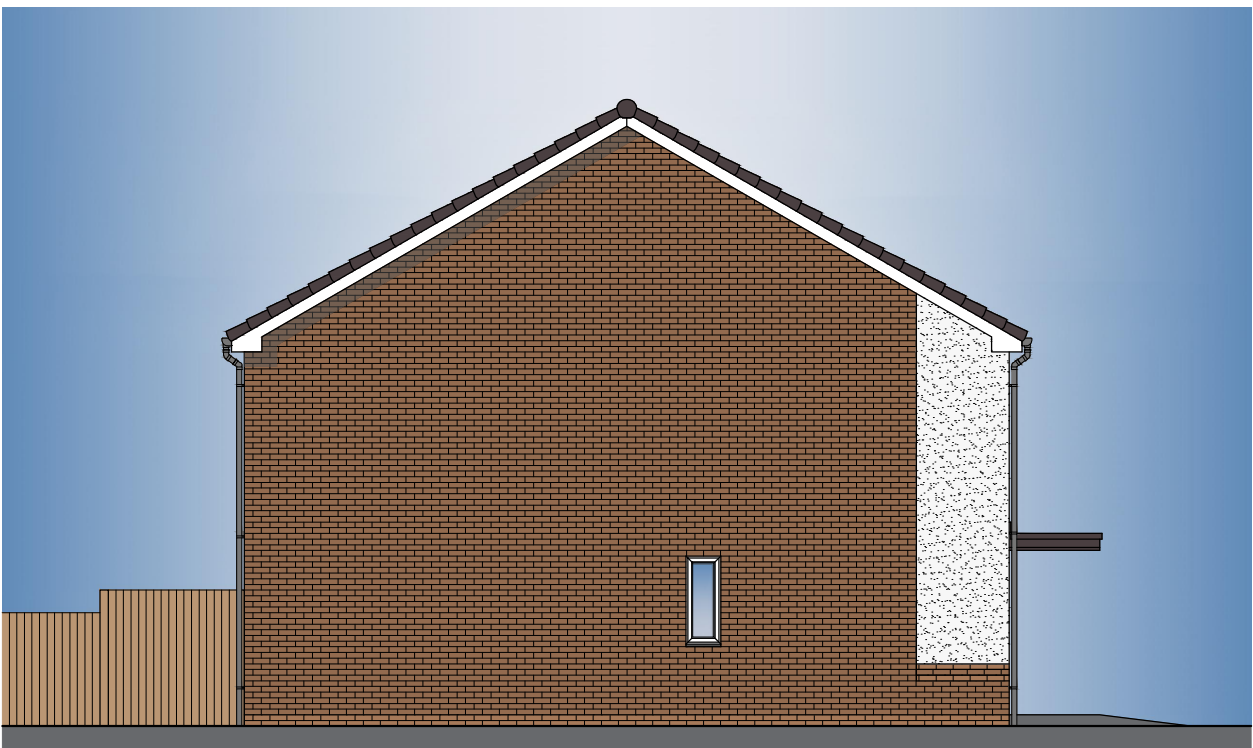
2B3P 93 - Semi-Detached - M4(3)/(2a)- 2 Bedroom 3 Person House Type (93m²)



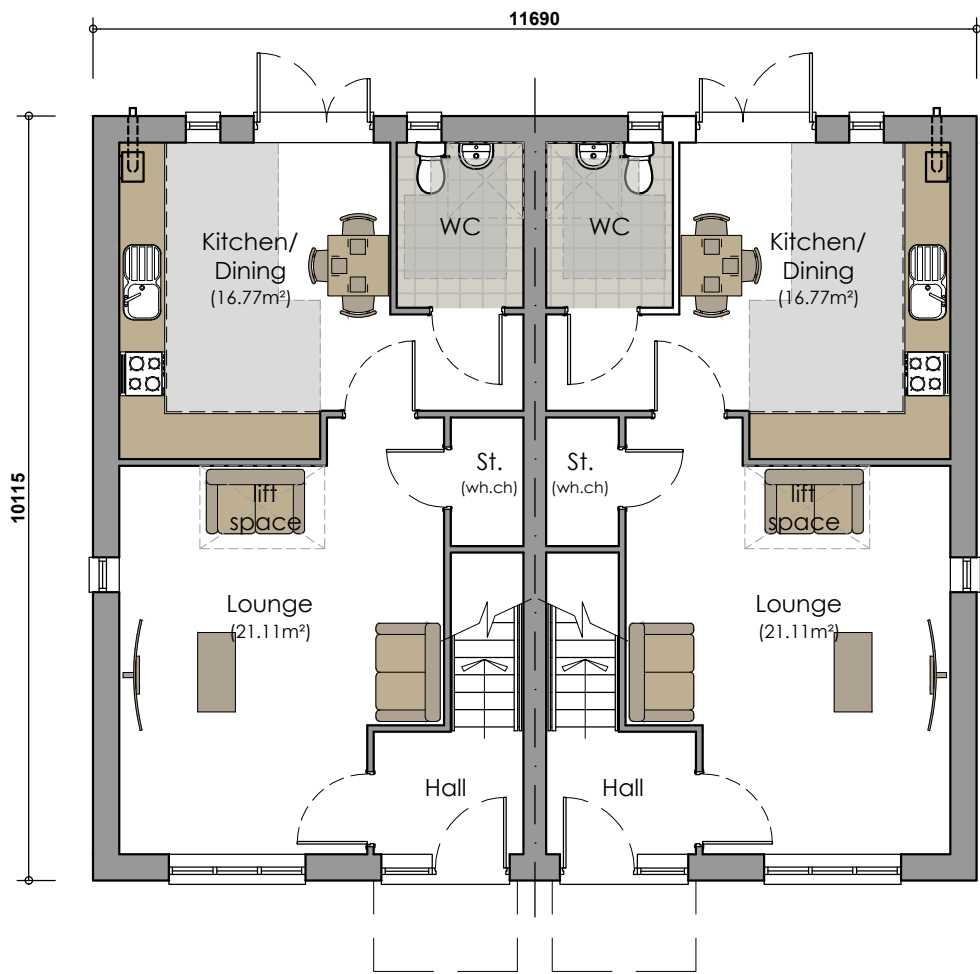
2B3P 93 (AS)
Plot No.49
2B3P 93 (OPP)
Plot No.50
FRONT ELEVATION - Semi-Detached



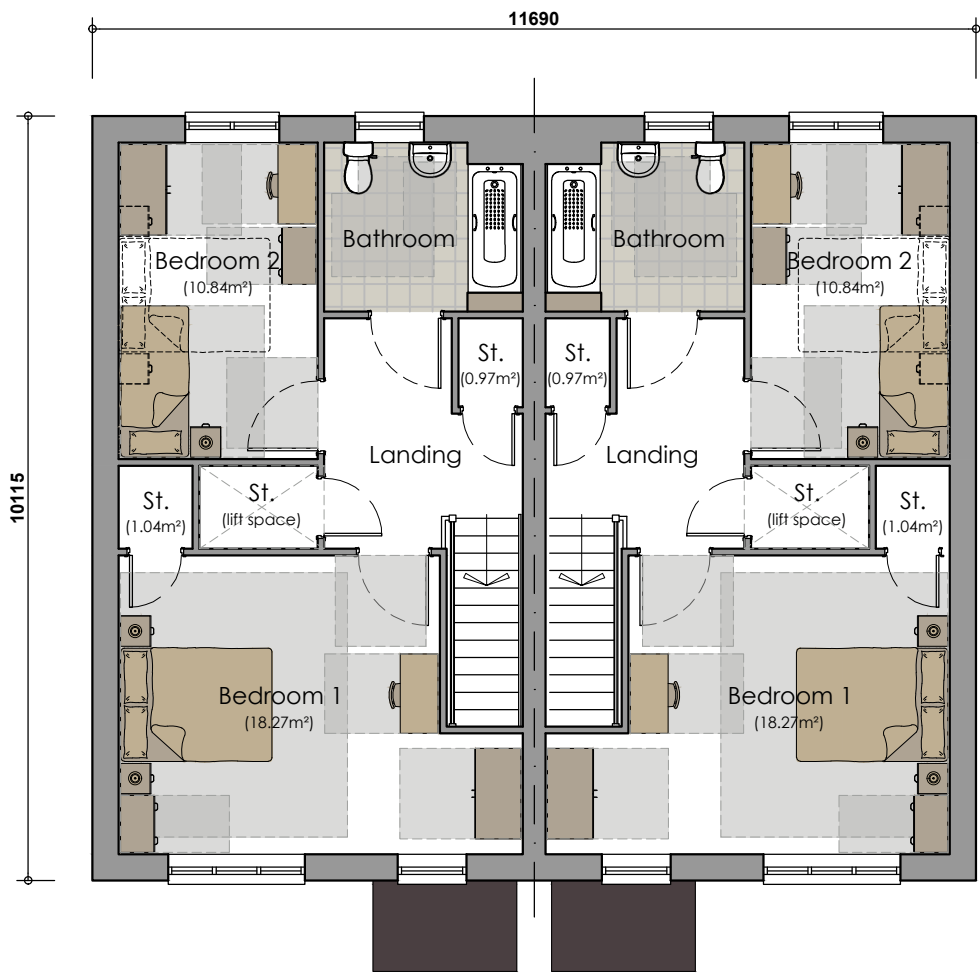
2B3P 93 (OPP)
Plot No.50
2B3P 93 (AS)
Plot No.49
REAR ELEVATION - Semi-Detached



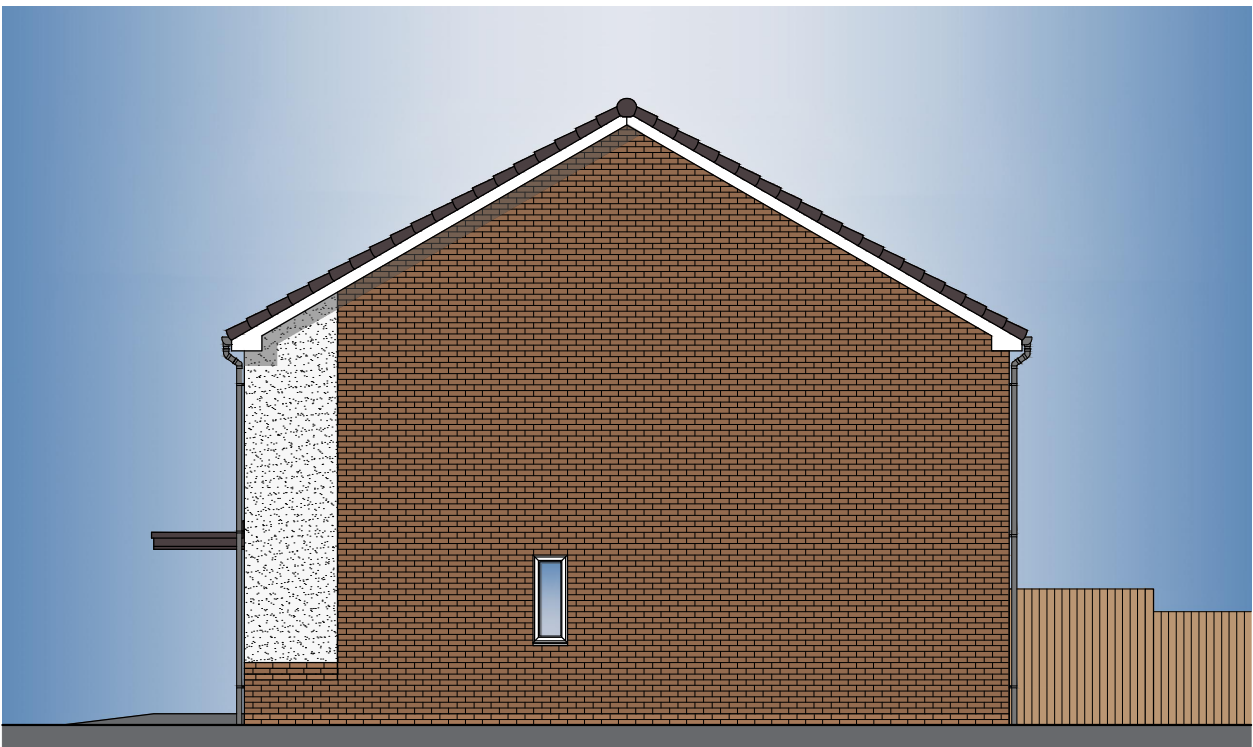
2B3P 93 (AS)
Plot No.49
SIDE ELEVATION - Semi-Detached



2B3P 93 (AS)
Plot No.49
2B3P 93 (OPP)
Plot No.50
GROUND FLOOR PLAN - Semi-Detached - M4(3)/(2a)



2B3P 93 (AS)
Plot No.49
2B3P 93 (OPP)
Plot No.50
FIRST FLOOR PLAN - Semi-Detached (M4(3)/(2a)



2B3P 93 (OPP)
Plot No.50
SIDE ELEVATION - Semi-Detached

M4(3)/(2a) Compliance Schedule				
Type:	2 Bed 3 Person House Type (2 Storey)			
Gross Internal Area:				
Actual GIA:	93m²			
Room Sizes:				
Name:	M4(3) Width:	Actual Width:	M4(3) Area:	Actual Area:
Bedroom 1	3.0m x 3.0m	4.24m x 3.92m	13.5m²	18.27m²
Bedroom 2	2.4m x 2.4m	2.60m x 4.16m	8.5m²	10.84m²
Storage:				
Name:	Area:			
1F Store 1	1.04m²			
1F Store 2	0.97m²			
Total:	2.01m²			
M4(3)	2.0m²			

Plot No's 49 & 50

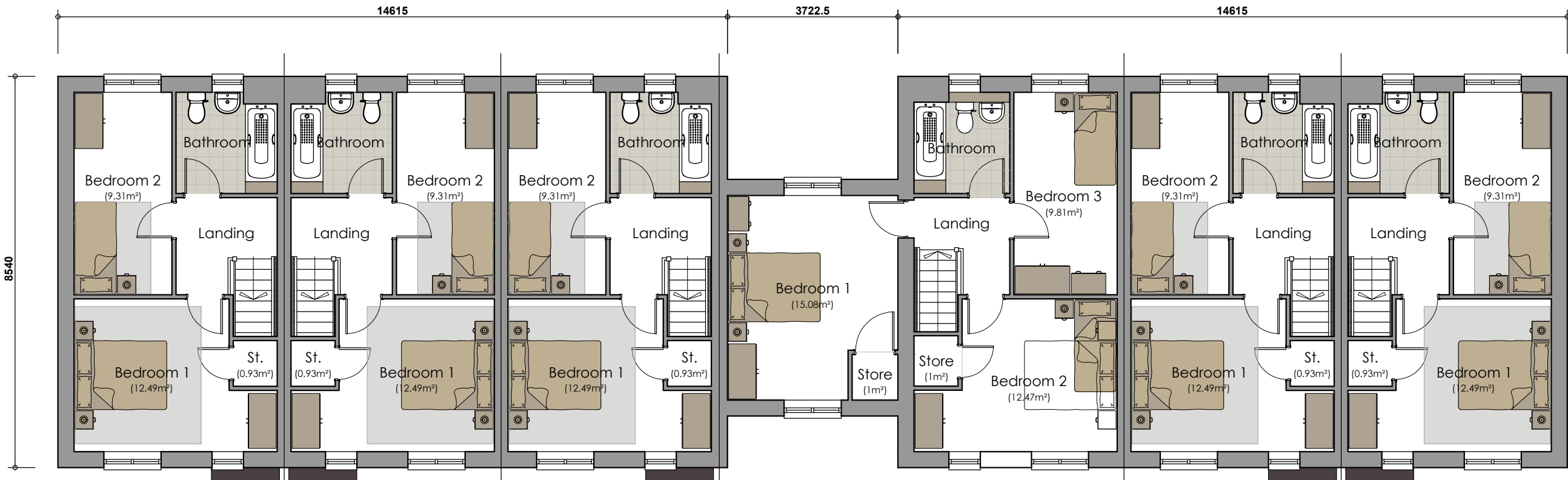
B A	08.11.24 SEPT.24	DH SHW	Amended to client comments. PLOT NUMBERS UPDATED TO SUIT LATEST LAYOUT		-	-
REV	DATE	DRAWN	DESCRIPTION	ARCH CHECK	ENG CHECK	
TITLE: 2 BED 3 PERSON HOUSE TYPE (70m²) NDSS COMPLIANT PROPOSED FLOOR PLANS & ELEVATIONS						
			Breck Homes 20 Sceptre Court Bamber Bridge Preston PR5 6AW tel: 01253 587 010 web: www.breck.co.uk/homes hello@breck.co.uk			
PROJECT: CROXTON LANE, MIDDLEWICH						
DATE: AUG.24	SCALE: 1:100 @ A2	JOB REF: -	DRAWING NUMBER: P27 - Croxton Lane / Plot No's 49 & 50		REV: B	



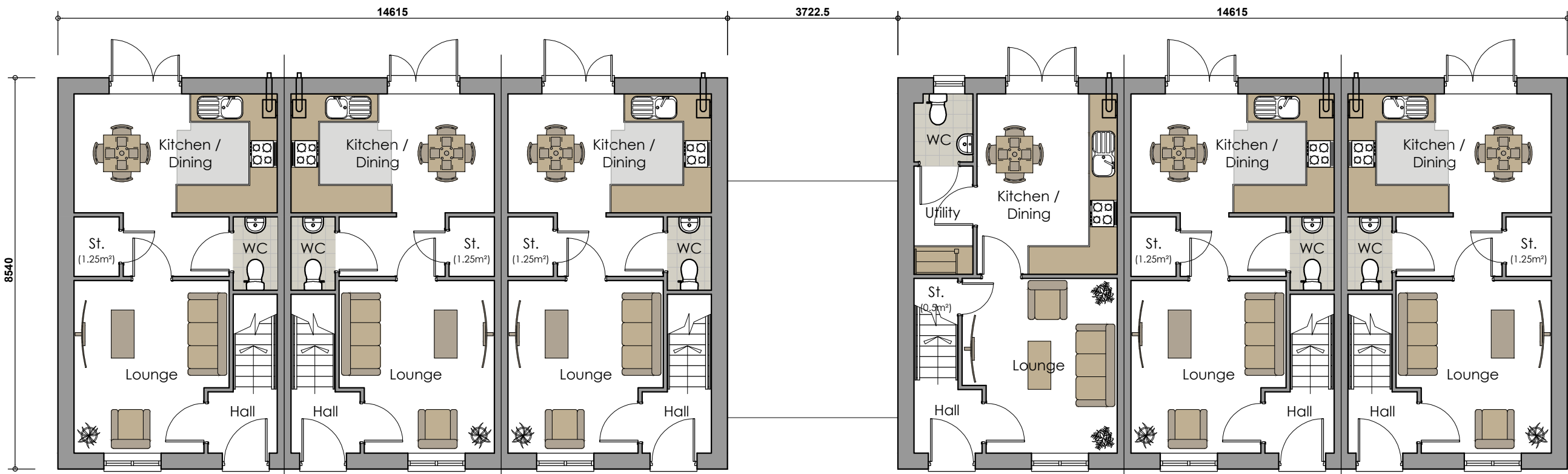
283P 70 (OPP) Plot No.53
283P 70 (AS) Plot No.54
283P 70 (AS) Plot No.55
384P 88 (OPP) Plot No.56
283P 70 (AS) Plot No.57
283P 70 (OPP) Plot No.58
REAR ELEVATION - Terrace of 06



283P 70 (OPP) Plot No.58
283P 70 (AS) Plot No.57
384P 88 (OPP) Plot No.56
283P 70 (AS) Plot No.55
283P 70 (AS) Plot No.54
283P 70 (OPP) Plot No.53
REAR ELEVATION - Terrace of 06



283P 70 M4(2) (AS) Plot No.53
283P 70 M4(2) (OPP) Plot No.54
283P 70 M4(2) (AS) Plot No.55
384P 88 (OPP) Plot No.56
283P 70 M4(2) (AS) Plot No.57
283P 70 M4(2) (OPP) Plot No.58
FIRST FLOOR PLAN - Terrace of 06



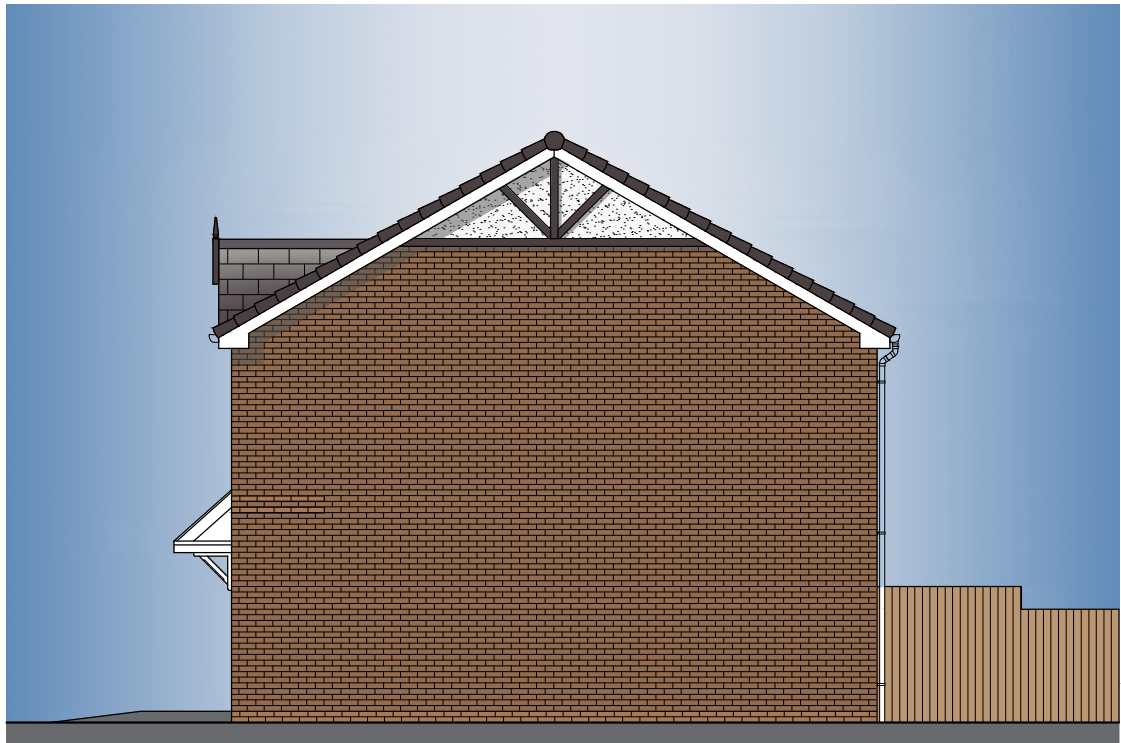
283P 70 M4(2) (AS) Plot No.53
283P 70 M4(2) (OPP) Plot No.54
283P 70 M4(2) (AS) Plot No.55
384P 88 (OPP) Plot No.56
283P 70 M4(2) (AS) Plot No.57
283P 70 M4(2) (OPP) Plot No.58
GROUND FLOOR PLAN - Terrace of 06

NDSS Compliance Schedule				
Type:	2 Bed 3 Person House Type (2 Storey)			
Gross Internal Area:				
NDSS GIA:	70m ²	Actual GIA:		70m ²
Room Sizes:				
Name:	NDSS Width:	Actual Width:	NDSS Area:	Actual Area:
Bedroom 1	2.75m x 2.75m	4.38m x 2.86m	11.5m ²	12.56m ²
Bedroom 2	2.15m x 2.15m	4.38m x 2.61m	7.5m ²	10.80m ²
Storage:				
Name:	Area:			
Gf Store	0.5m ²			
1F Store	1.05m ²			
Bed 1 Robes	1.02m ²			
Total:	2.57m ²			
NDSS:	2.0m ²			

NDSS Compliance Schedule				
Type:	3 Bed 4 Person House Type (2 Storey)			
Gross Internal Area:				
NDSS GIA:	84m ²	Actual GIA:	88m ²	
Room Sizes:				
Name:	NDSS Width:	Actual Width:	NDSS Area:	Actual Area:
Bedroom 1	2.75m x 2.75m	3.67m x 4.41m	11.5m ²	15.08m ²
Bedroom 2	2.15m x 2.15m	4.38m x 3.30m	7.5m ²	12.47m ²
Bedroom 3	2.15m x 2.15m	2.23m x 4.39m	7.5m ²	9.81m ²
Storage:				
Name:	Area:			
Gf Store 1	0.5m ²			
1F Store	1.0m ²			
1F Store	1.0m ²			
Total:	2.5m ²			
NDSS:	2.5m ²			



283P 70 (AS) Plot No.53
SIDE ELEVATION - Terrace of 06



283P 70 (OPP) Plot No.58
SIDE ELEVATION - Terrace of 06

Plots 53,54,55,56,57 & 58

A	26.11.24	CH	DHW	Amended to client comments. PLT NUMBERS UPDATED TO SUIT LATEST LAYOUT		-	-
REV	DATE	DRAWN	DESCRIPTION		ARCHT	TECH	CHECK
TITLE:							
PROJECT:							
CROXTON LANE, MIDDLEWICH							
DATE:	SCALE:	JOB REF:	DRAWING NUMBER:			REV:	
AUG.24	1:100 @ A1	-	P29 - Croxton Lane / Plot No's 53,54,55,56,57 & 58			B	



386P 106 (AS)
Plot No.59
FRONT ELEVATION - Terrace of 05

283P 70 (AS)
Plot No.60

283P 70 (AS)
Plot No.61

384P 88 (OPP)
Plot No.62

283P 70 (OPP)
Plot No.63



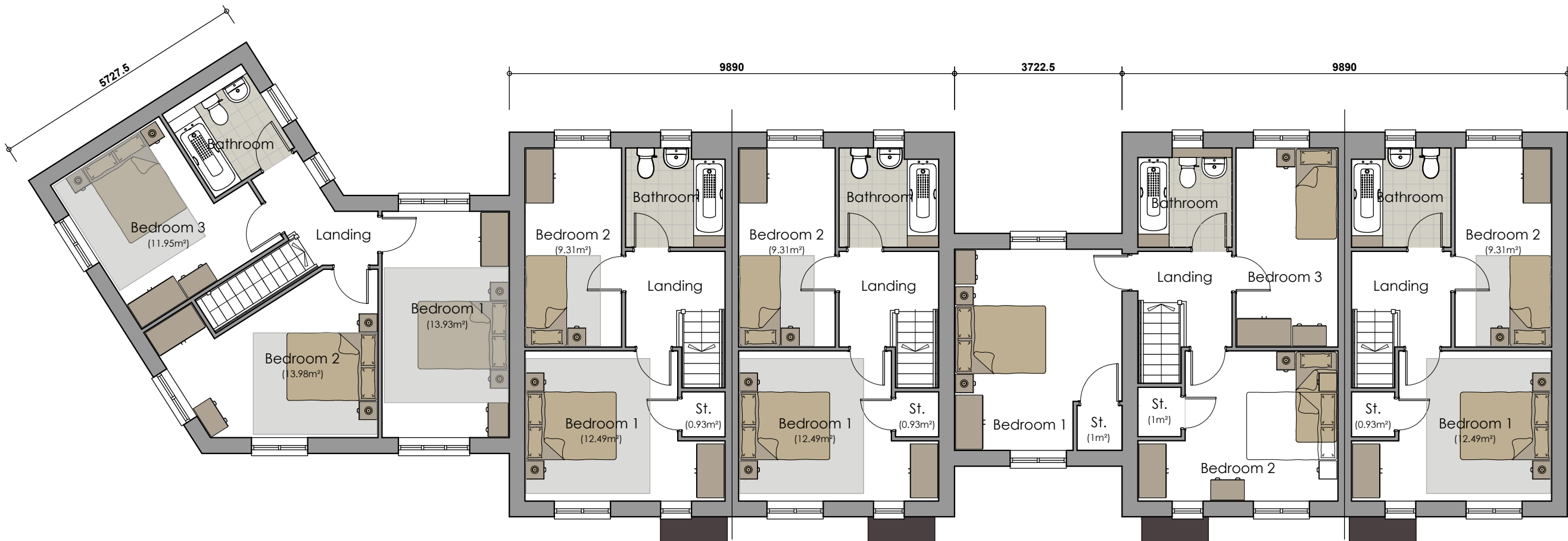
283P 70 (OPP)
Plot No.63
REAR ELEVATION - Terrace of 05

384P 88 (OPP)
Plot No.62

283P 70 (AS)
Plot No.61

283P 70 (AS)
Plot No.60

386P 106 (AS)
Plot No.59



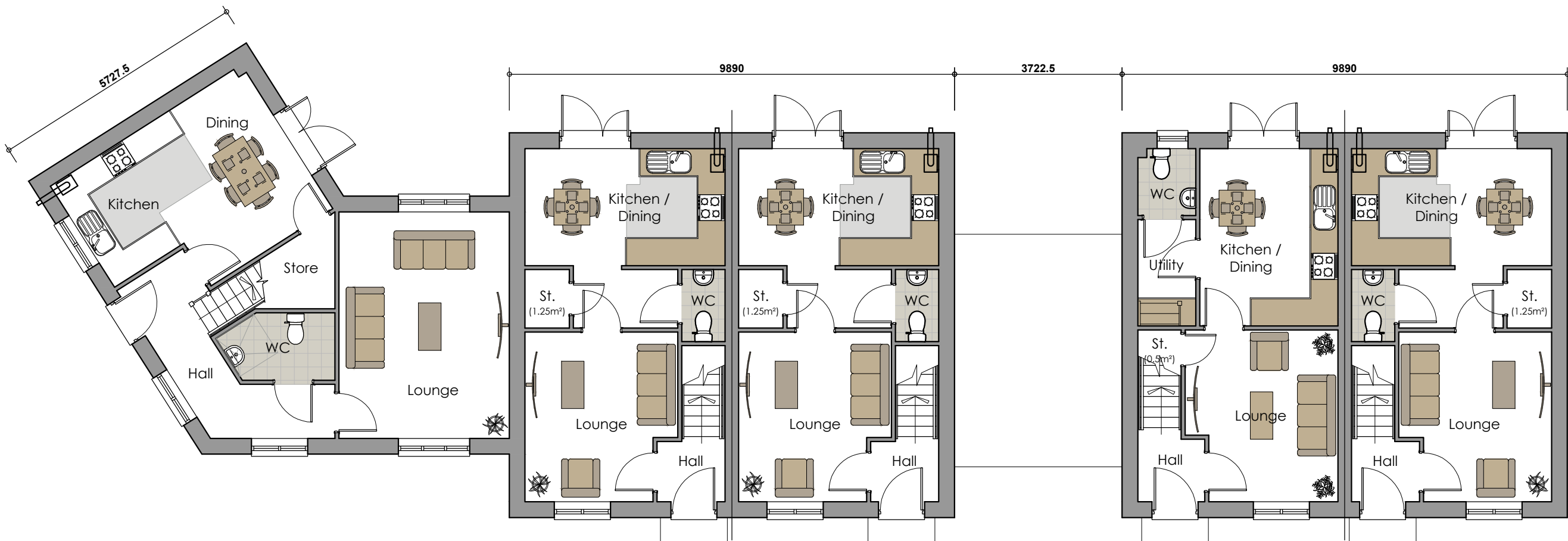
386P 106 M4(2) (AS)
Plot No.59
FIRST FLOOR PLAN - Terrace of 05

283P 70 M4(2) (AS)
Plot No.60

283P 70 M4(2) (AS)
Plot No.61

384P 88 (OPP)
Plot No.62

283P 70 M4(2) (OPP)
Plot No.63



386P 106 M4(2) (AS)
Plot No.59
GROUND FLOOR PLAN - Terrace of 05

283P 70 M4(2) (AS)
Plot No.60

283P 70 M4(2) (AS)
Plot No.61

384P 88 (OPP)
Plot No.62

283P 70 M4(2) (OPP)
Plot No.63

NDSS Compliance Schedule				
Type:	3 Bed 6 Person House Type (2 Storey)			
Gross Internal Area:				
NDSS GIA:	102m²		Actual GIA:	106m²
Room Sizes:				
Name:	NDSS Width:	Actual Width:	NDSS Area:	Actual Area:
Bedroom 1	2.75m x 2.75m	2.80m x 4.97m	11.5m²	13.93m²
Bedroom 2	2.55m x 2.55m	3.71m x 3.62m	11.5m²	13.98m²
Bedroom 3	2.55m x 2.55m	2.85m x 3.75m	11.5m²	11.95m²
Storage:				
Name:	Area:			
GF Store 1	2.6m²			
Total:	2.6m²			
NDSS:	2.5m²			

NDSS Compliance Schedule

Type: 2 Bed 3 Person House Type (2 Storey)

Gross Internal Area:

NDSS GIA:	70m²	Actual GIA:	70m²
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Room Sizes:

Name:	NDSS Width:	Actual Width:	NDSS Area:	Actual Area:
Bedroom 1	2.75m x 2.75m	3.4m x 3.3m	11.5m²	12.7m²
Bedroom 2	2.15m x 2.15m	2.2m x 4.4m	7.5m²	10.0m²

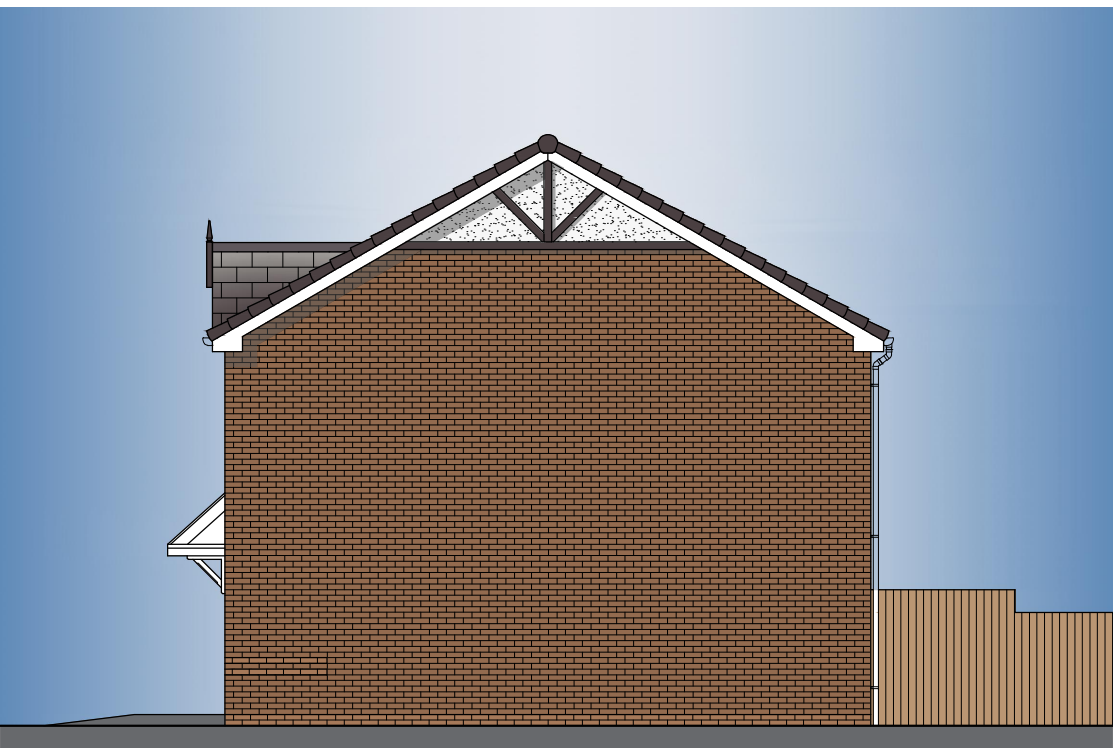
Storage:

Name:	Area:
GF Store	1.25m²
1F Store	0.93m²
Total:	2.18m²
NDSS:	2.0m²

NDSS Compliance Schedule				
Type:	3 Bed 4 Person House Type (2 Storey)			
Gross Internal Area:				
NDSS GIA:	84m²	Actual GIA:		88m²
Room Sizes:				
Room:	NDSS Width:	Actual Width:	NDSS Area:	Actual Area:
Bedroom 1	2.75m x 2.75m	3.7m x 4.4m	11.5m²	15.4m²
Bedroom 2	2.15m x 2.15m	4.4m x 3.3m	7.5m²	12.7m²
Bedroom 3	2.15m x 2.15m	2.25m x 4.4m	7.5m²	10.0m²
Storage:				
Name:	Area:			
GF Store 1	0.5m²			
1F Store	1m²			
1F Store	1m²			
Total:	2.5m²			
NDSS:	2.5m²			



386P 106 (AS)
Plot No.59
SIDE ELEVATION - Terrace of 05



283P 70 (OPP)
Plot No.63
SIDE ELEVATION - Terrace of 05

Plots 59,60,61,62 & 63

B A	06.11.24 SEPT 24	CH BHW	Amended to client comments. PLOT NUMBERS UPDATED TO SUIT LATEST LAYOUT		-	-
REV	DATE	DRAWN	DESCRIPTION	ARCH	TEND	FOR CL. CHECK
TITLE:						
PROJECT:						
CROXTON LANE, MIDDLEWICH						
DATE:	SCALE:	JOB REF:	DRAWING NUMBER:	REV:		
AUG.24	1:100 @ A1	-	P30 - Croxton Lane / Plot No's 59, 60, 61, 62 & 63	B		