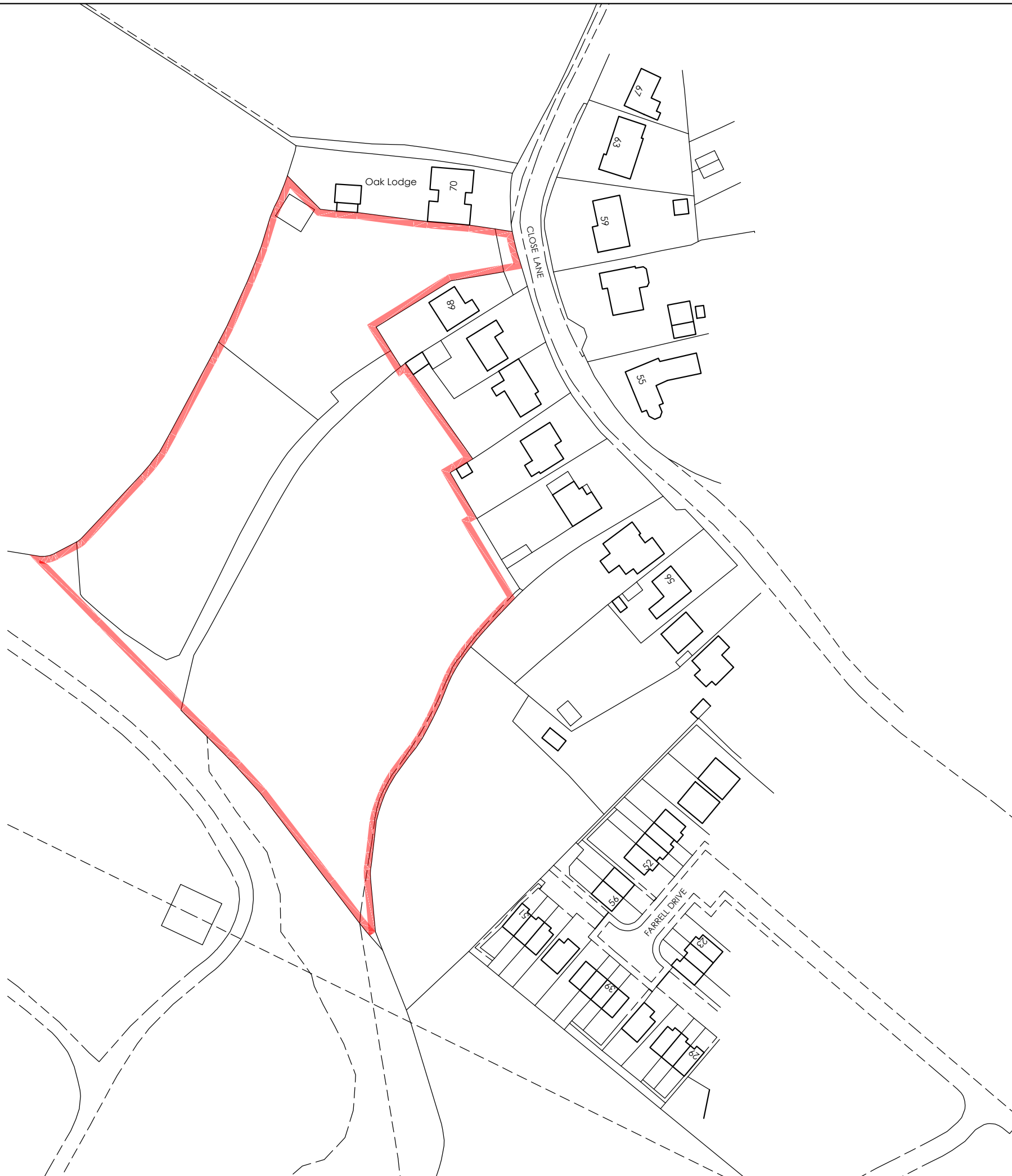
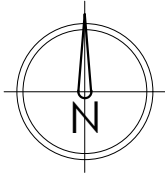
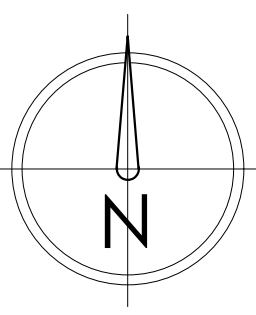


23/4788C

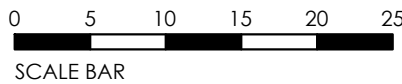
LAND OFF CLOSE LANE,
ALSAGER



-	-	-	-
REV	DATE	DRAWN	DESCRIPTION
TITLE:			
SITE LOCATION PLAN			
 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:			
CLOSE LANE, ALSAGER			
DATE:	SCALE:	JOB REF:	DRAWING NUMBER:
OCT.24	1:1250 @ A3	-	P08 - Close Lane / Site Location Plan
			REV:
			-



	Site Area		Density		Footage			
	Ha	Ac	Un/Ha	Un/Ac	m²/Ha	m²/Ac	Ft²/Ha	Ft²/Ac
Gross	1.48	3.66	30.41	12.30	2432.43	984.37	26182.46	10595.68
Nett	1.29	3.19	34.88	14.12	2790.70	1129.36	2790.70	12156.29



Policy Requirement	Layout Provision
6% M4(3)	8% M4(3)
30% M4(2)	29% M4(2)
36% Total	37% Total

■ Indicates Units with Chimneys (04No. in Total)

D C B A	MAY 23	SHW	PLANNERS COMMENTS ENDED. CYCLE STORES ADDED
	MAY 23	SHW	FLANNERS COMMENTS ENDED
	MAY 23	SHW	FOCAL SQUARE AREA RE-DESIGNED. ADDITIONAL GREEN SPACE ADDED WITH ADDITIONAL TREES WHERE POSSIBLE
	NOV 24	SHW	PLOTS 10-26 RE-POSITIONED TO ALLOW FOR NEW IN-HOUSE GARDEN AREAS. FENCE LINE ALTERED TO REAR OF PLOTS
A	NOV 24	SHW	PLOTS 911-6 RE-POSITIONED. DRIVING AREA REMOVED FOR PLOTS 10-26
	NOV 24	SHW	PLOTS 10-26 RE-POSITIONED TO ALLOW FOR NEW IN-HOUSE GARDEN AREAS. FENCE LINE ALTERED TO REAR OF PLOTS
REV	DATE	DESCRIPTION	
1			
PROPOSED SITE LAYOUT			
 Breck Homes 20 Sceptre Court Bamber Bridge Preston PR6 6AW tel: 01524 697 900 www.breck.co.uk/homes hello@breck.co.uk			
PROJECT:	CLOSE LANE, ALSAGER		
DATE:	SCALE 1:500 @ A1	JOB REF: P01 - Close Lane / Proposed Site Layout	REV



Garden Areas	
Plot No.01 - 250sq.m	
Plot No.02 - 118sq.m	
Plot No.03 - 84sq.m	
Plot No.04 - 127sq.m	
Plot No.05 - 124sq.m	
Plot No.06 - 121sq.m	
Plot No.07 - 120sq.m	
Plot No.08 - 121sq.m	
Plot No.09 - 121sq.m	
Plot No.10 - 122sq.m	
Plot No.11 - 123sq.m	
Plot No.12 - 131sq.m	
Plot No.13 - 145sq.m	
Plot No.14 - 165sq.m	
Plot No.15 - 201sq.m	
Plot No.16 - 135sq.m	
Plot No.17 - 90sq.m	
Plot No.18 - 98sq.m	
Plot No.19 - 54sq.m	
Plot No.20 - Communal	
Plot No.21 - Communal	
Plot No.22 - Communal	
Plot No.23 - Communal	
Plot No.24 - Communal	
Plot No.25 - Communal	
Plot No.26 - Communal	
Plot No.27 - Communal	
Plot No.28 - 63sq.m	
Plot No.29 - 63sq.m	
Plot No.30 - 64sq.m	
Plot No.31 - 66sq.m	
Plot No.32 - 63sq.m	
Plot No.33 - 77sq.m	
Plot No.34 - 107sq.m	
Plot No.35 - 123sq.m	
Plot No.36 - 56sq.m	
Plot No.37 - 57sq.m	
Plot No.38 - 71sq.m	
Plot No.39 - 88sq.m	
Plot No.40 - 113sq.m	
Plot No.41 - 59sq.m	
Plot No.42 - 69sq.m	

A	MAR 21	SHW	UPDATED TO LATEST LAYOUT	
REV	DATE	DRAWN	DESCRIPTION	
TITLE:				
REAR GARDEN AREAS				
			Breck Homes 21 Scapline Court Bamber Bridge Preston PR10 6AW tel: 01524 587 000 web: www.breck.co.uk/homes hello@breck.co.uk	
PROJECT:				
CLOSE LANE, ALSAGER				
DATE:	SCALE:	JOB REF:	DRAWING NUMBER:	REV:
NOV.24	1:500 @ A1	-	P17 - Close Lane / Rear Garden Areas	A



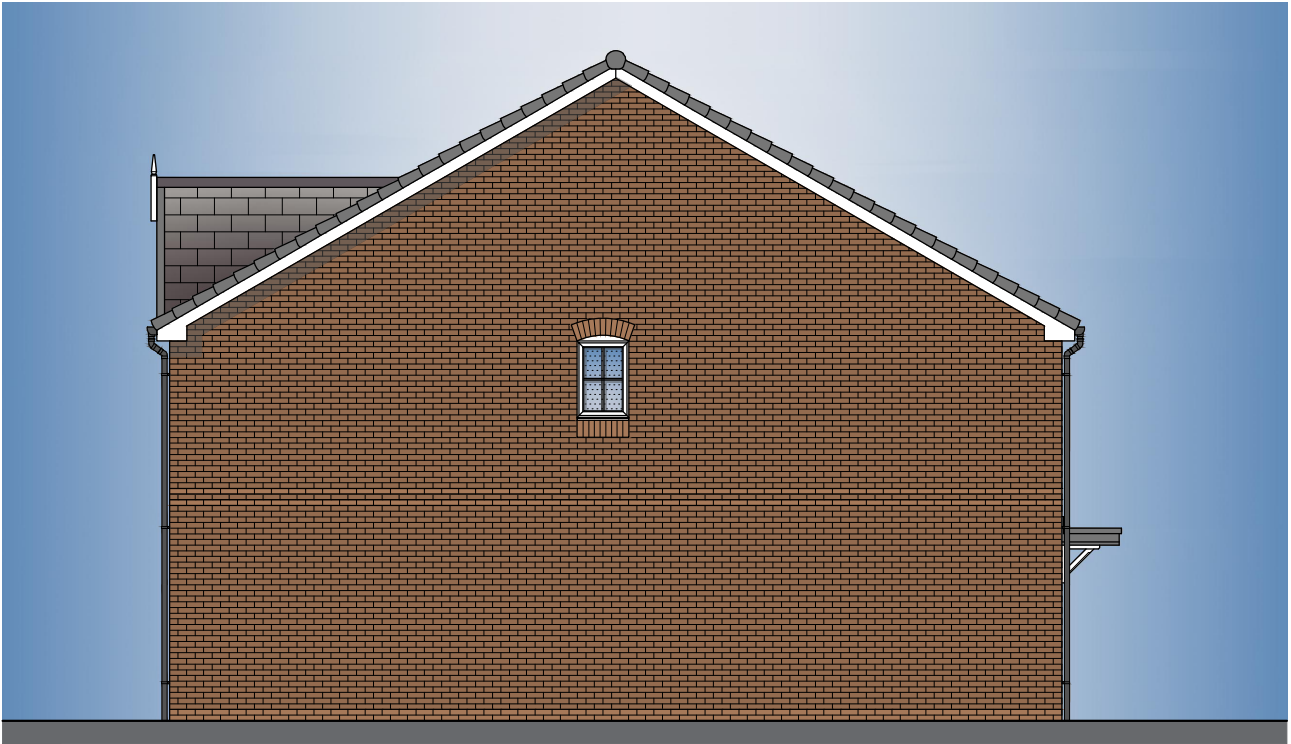
THIS DRAWING TO BE READ IN CONJUNCTION WITH DRAWING P04 - CLOSE LANE / BOUNDARY TREATMENTS

A	MAY 25 MAR 25	BHW	PLANNERS COMMENTS ENDORSED UPDATED TO LATEST LAYOUT		
REV	DATE	DRAWN	DESCRIPTION		
TITLE: BOUNDARY TREATMENTS PLAN					
			Breck Homes 20 Sceptre Court Bamber Bridge Preston PR10 6AW Tel: 01524 587 000 Email: hello@breck.co.uk www.breck.co.uk/properties		
PROJECT: CLOSE LANE, ALSAGER					
DATE:	SCALE:	JOB REF:	DRAWING NUMBER:		REV:
OCT.24	1:500 @ A1	-	P03 - Close Lane / Boundary Treatments Plan		B

1B2P 50 M4(2) GF & 1B2P 57 FF Maisonettes - 8 Block



Front Elevation - 1B2P Maisonnée 64 & 71
1 Bedroom 2 Person Maisonnée (64m² GF) M4(3)/(2a)
2 Bedroom 3 Person Maisonnée (71m² FF)



Side Elevation - 1B2P Maisonnée 64 & 71
1 Bedroom 2 Person Maisonnée (64m² GF) M4(3)/(2a)
2 Bedroom 3 Person Maisonnée (71m² FF)



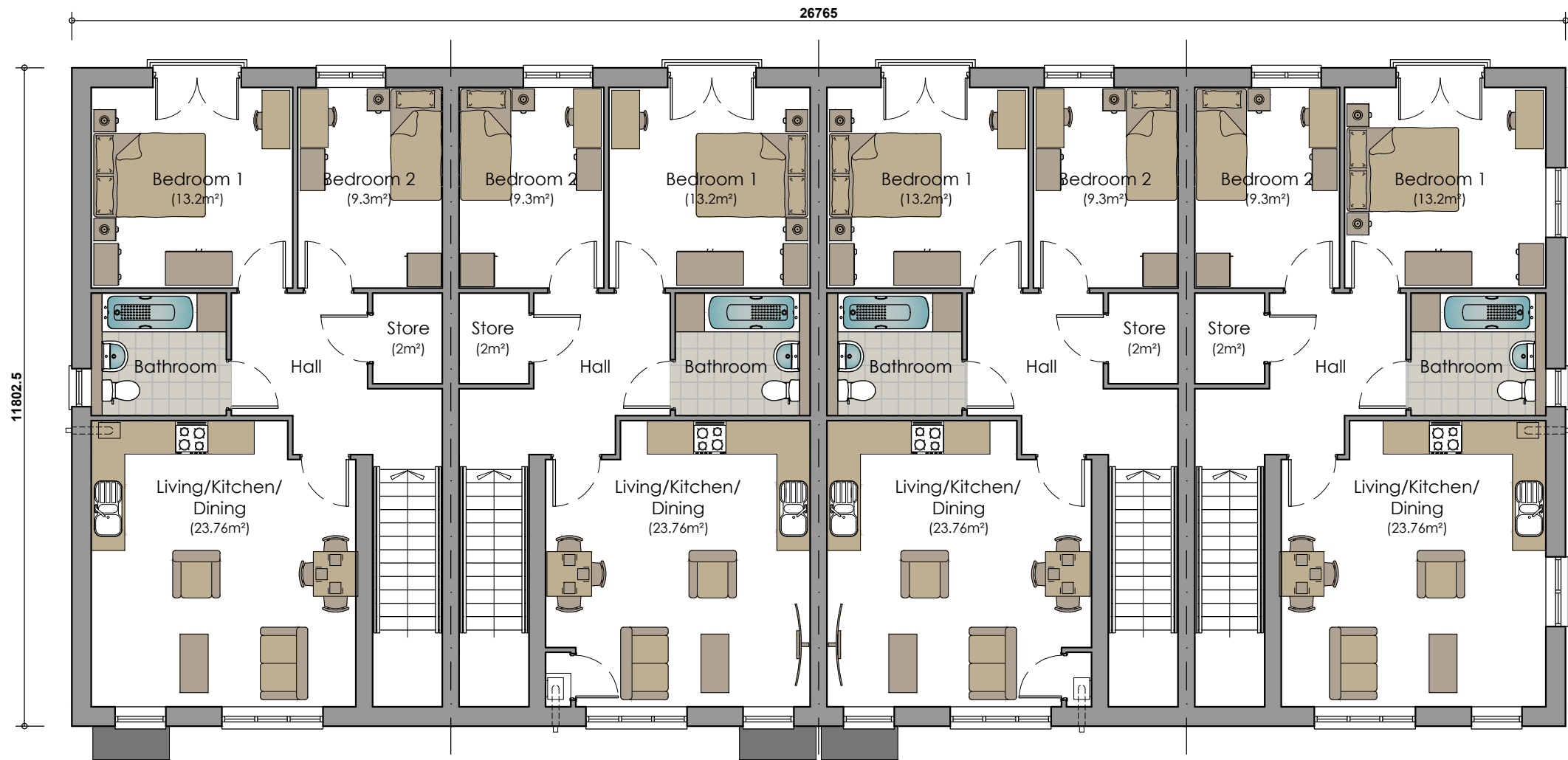
Rear Elevation - 1B2P Maisonnée 64 & 71
1 Bedroom 2 Person Maisonnée (64m² GF) M4(3)/(2a)
2 Bedroom 3 Person Maisonnée (71m² FF)



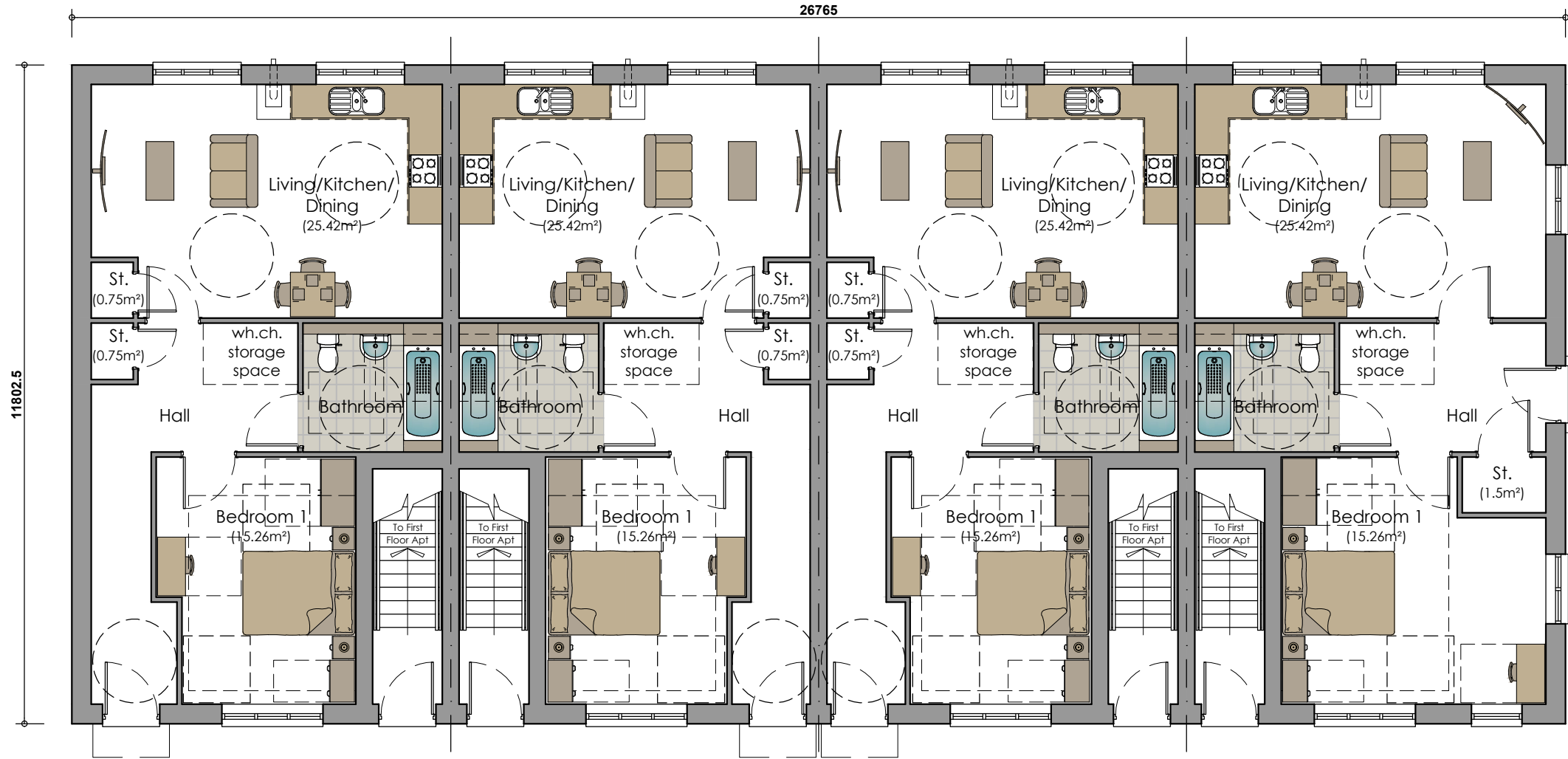
Side Elevation - 1B2P Maisonnée 64 & 71
1 Bedroom 2 Person Maisonnée (64m² GF) M4(3)/(2a)
2 Bedroom 3 Person Maisonnée (71m² FF)

NDSS Compliance Schedule				
Type:	2 Bed 3 Person Maisonnée (First Floor)			
Gross Internal Area:				
NDSS GIA:	61m²	Actual GIA:	71m²	
Room Sizes:				
Name:	NDSS Width:	Actual Width:	NDSS Area:	Actual Area:
Bedroom 1	2.75m x 2.75m	3.6m x 3.5m	11.5m²	13.2m²
Bedroom 2	2.15m x 2.15m	2.6m x 3.5m	7.5m²	9.3m²
Storage:				
Name:	Area:			
FF Store	2.0m²			
Total:	2.0m²			
NDSS:	1.5m²			

M4(3)/(2a) Compliance Schedule				
Type:	1 Bed 2 Person Maisonnée (Ground Floor)			
Gross Internal Area:				
Actual GIA:	63.5m²			
Room Sizes:				
Name:	M4(3) Width:	Actual Width:	M4(3) Area:	Actual Area:
Bedroom 1	3.0m x 3.0m	3.15m x 4.4m	13.5m²	15.2m²
Storage:				
Name:	Area:			
GF Store	2.5m²			
Total:	1.5m²			
M4(3)	1.0m²			



First Floor Plan - 2B3P 71 Maisonnée
2 Bedroom 3 Person Maisonnée (71m²)



Ground Floor Plan - 1B2P 64 Maisonnée
1 Bedroom 2 Person Maisonnée (64m²) M4(3)/(2a)

Plot No's 20-27

REV	DATE	DRAWN	DESCRIPTION
B	MAR/23	BHW	FRONT DOOR REPOSITIONED TO SIDE
A	OCT/24	BHW	ASHP REMOVED, BOILERS ADDED
TITLE:			
1B2P MAISONETTE GF (64m²) M4(3)/(2a)			
2B3P MAISONETTE FF (71m²)			
PROPOSED FLOOR PLANS & ELEVATIONS			
			Breck Homes 211 Sceptre Court Bamber Bridge Preston PR10 6AW Tel: 01524 587 000 Email: www.breck.co.uk/homes hello@breck.co.uk
PROJECT:			
CLOSE LANE, ALSAGER			
DATE:	SCALE:	JOB REF:	DRAWING NUMBER:
OCT/24	1:100 @ A1	-	P09 - Close Lane / Plot No's 20-27
REV:			B

2B3P 70 M4(2) & 2B4P 80 Aspect (OPP) - Terrace of 03
NDSS Compliant



2B3P 70 M4(2) (AS)
FRONT ELEVATION

2B3P 70 M4(2) (OPP)

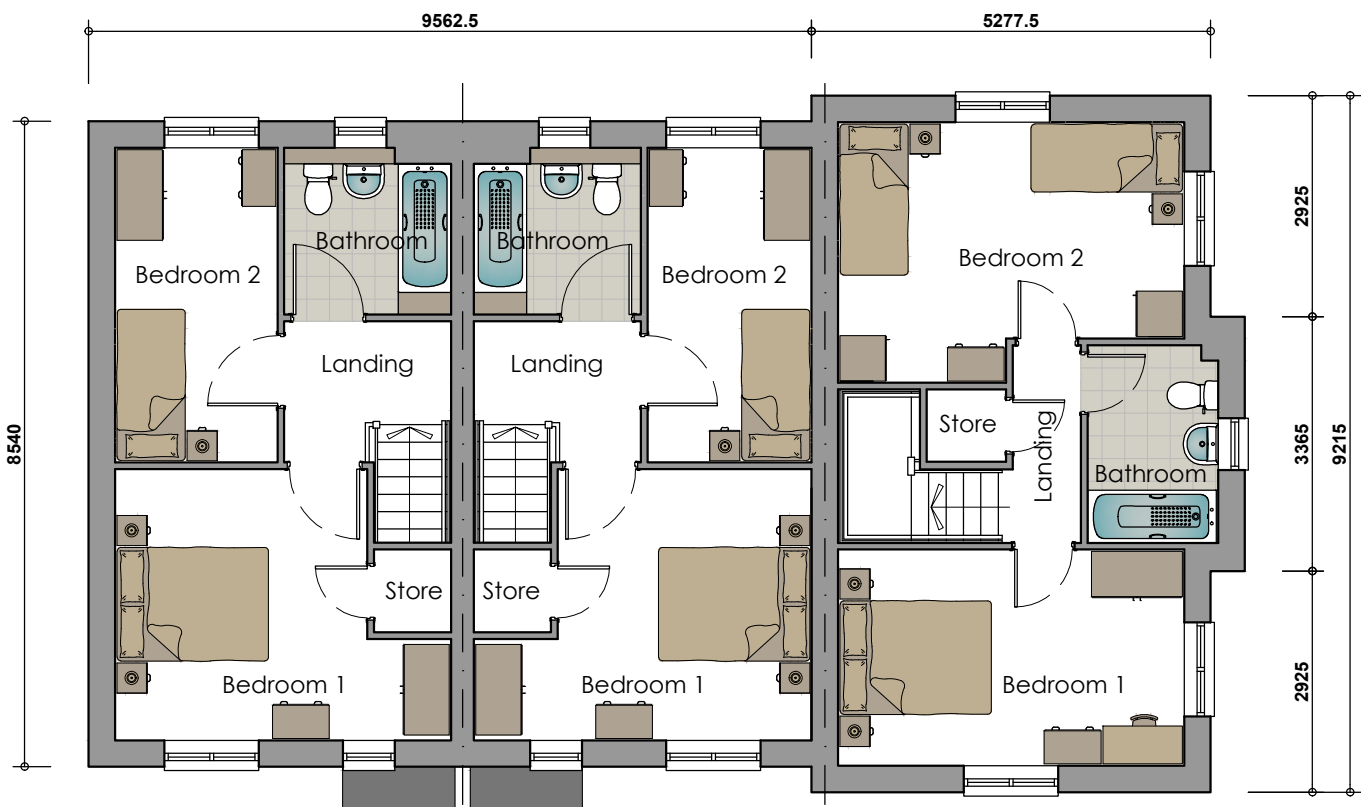
2B4P 80 Aspect (AS)



2B4P 80 Aspect (AS)
REAR ELEVATION

2B3P 70 M4(2) (OPP)

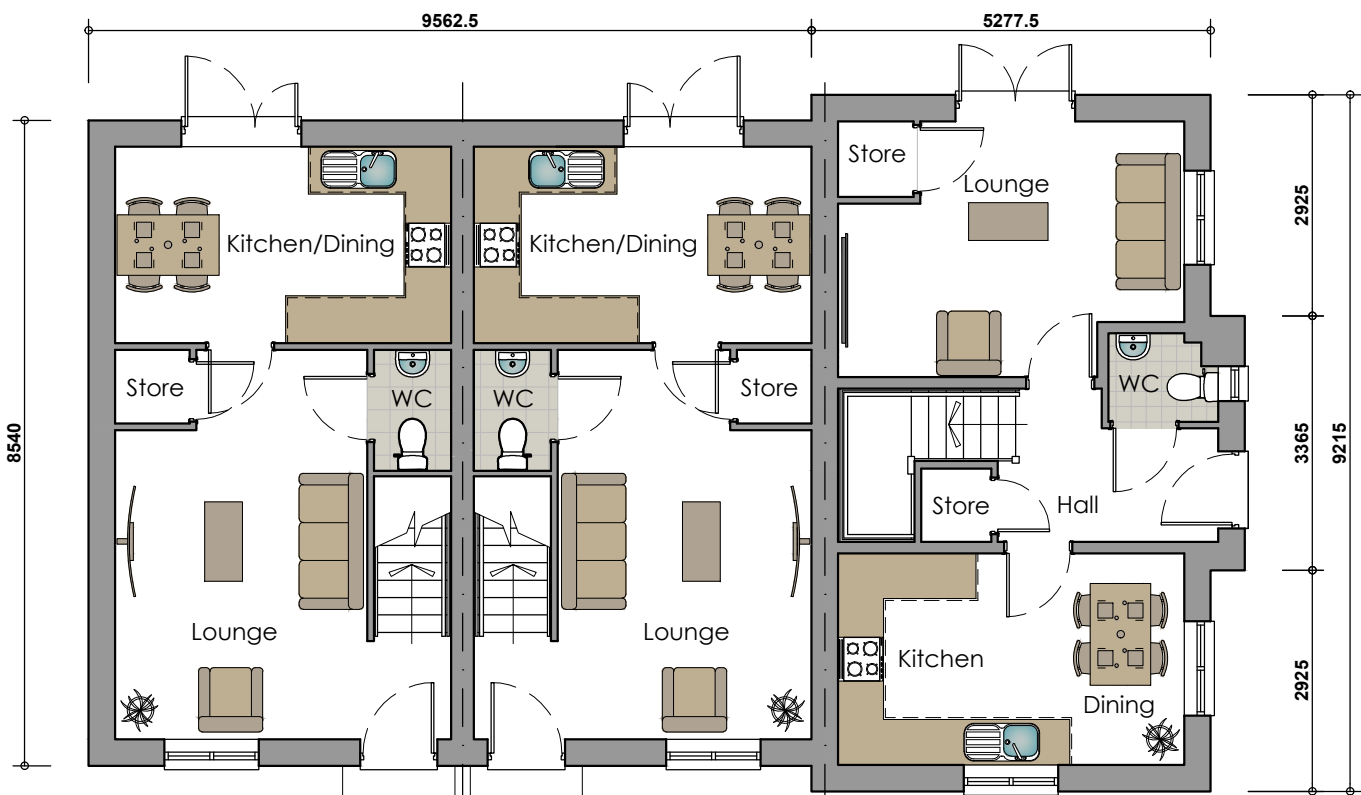
2B3P 70 M4(2) (AS)



2B3P 70 M4(2) (AS)
FIRST FLOOR PLAN - Semi-Detached

2B3P 70 M4(2) (OPP)

2B4P 80 Aspect (AS)



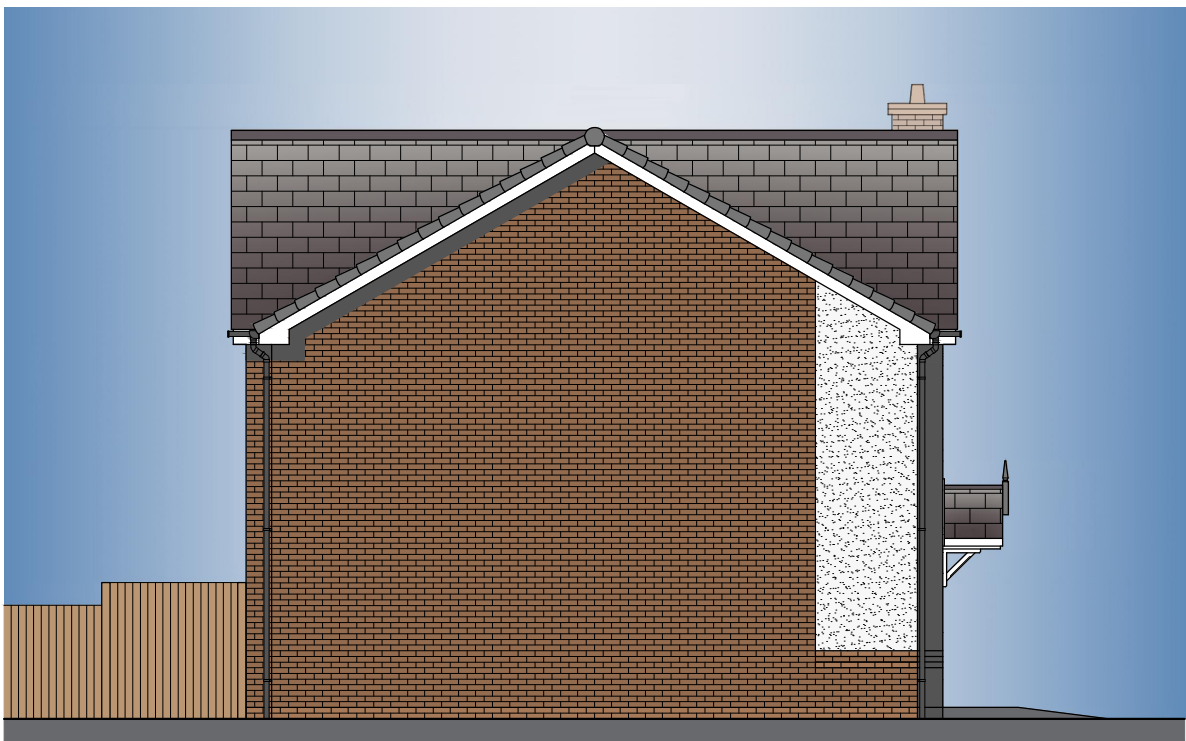
2B3P 70 M4(2) (AS)
GROUND FLOOR PLAN - Semi-Detached

2B3P 70 M4(2) (OPP)

2B4P 80 Aspect (AS)



2B4P 80 Aspect (AS)
FRONT ELEVATION



2B3P 70 M4(2) (AS)
SIDE ELEVATION

NDSS Compliance Schedule				
Type: 2 Bed 4 Person Aspect House Type (2 Storey)				
Gross Internal Area:				
NDSS GIA:	79m²	Actual GIA:	80m²	
Room Sizes:				
Name:	NDSS Width:	Actual Width:	NDSS Area:	Actual Area:
Bedroom 1	2.75m x 2.75m	2.85m x 4.5m	11.5m²	12.8m²
Bedroom 2	2.55m x 2.55m	2.85m x 4.5m	11.5m²	14.4m²
Storage:				
Name:	Area:			
GF Store	0.9m²			
1F Store	1.1m²			
Total:	2.0m²			
NDSS:	2.0m²			

NDSS Compliance Schedule				
Type: 2 Bed 3 Person House Type (2 Storey) M4(2)				
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	3.4m x 3.5m	11.5m²	13.1m²
Bedroom 2	2.15m x 2.15m	2.2m x 4.1m	7.5m²	9.4m²
Storage:				
Name:	Area:			
GF Store	1.0m²			
1F Store	1.0m²			
Total:	2.0m²			
NDSS:	2.0m²			

PLOT NO'S 32, 33 & 34

B	MAR 25	SHW	FLOOR PLANS UPDATED TO SUIT LATEST LAYOUT
A	OCT 24	SHW	GF PLAN UPDATED, ASHP REMOVED & BOILERS ADDED, EXTERNAL SVP REMOVED
REV	DATE	DRAWN	DESCRIPTION
TITLE:			
2 BED 3 PERSON HOUSE TYPE (70m²) M4(2)			
2 BED 4 PERSON ASPECT HOUSE TYPE			
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:			
CLOSE LANE, ALSAGER			
DATE:	SCALE:	JOB REF:	DRAWING NUMBER:
OCT.24	1:100 @ A2	-	P10 - Close Lane / Plot No's 32,33 & 34
			REV:
			B

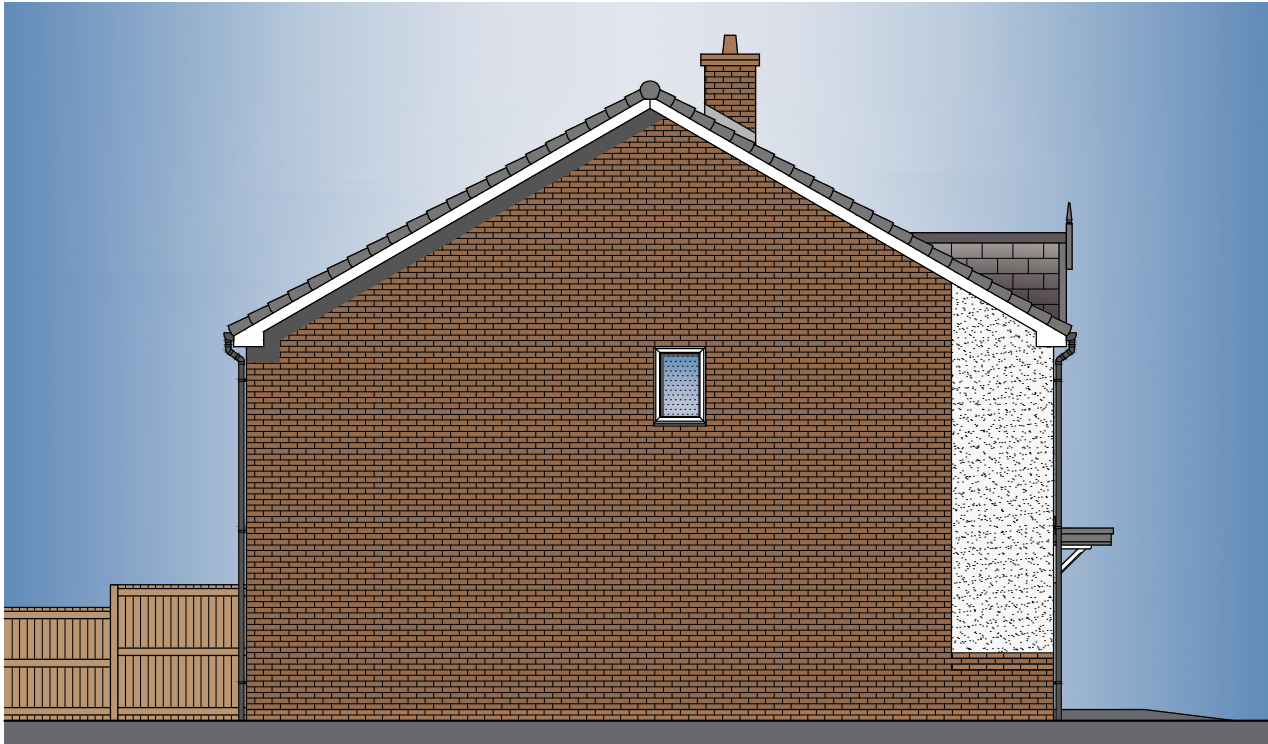
4B5P 114 - Detached - 4 Bedroom 5 Person House Type (114m²)



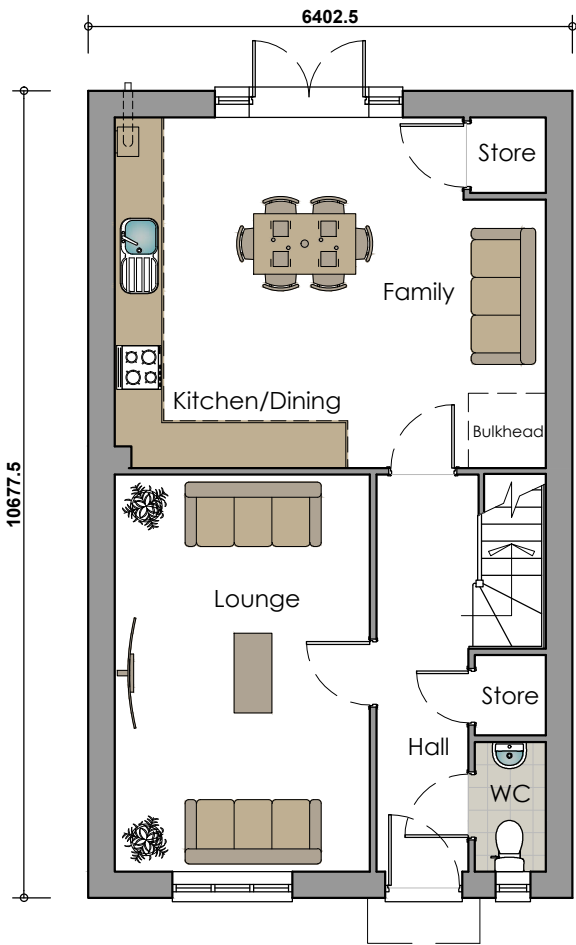
4B5P 114 (AS)
FRONT ELEVATION - Detached



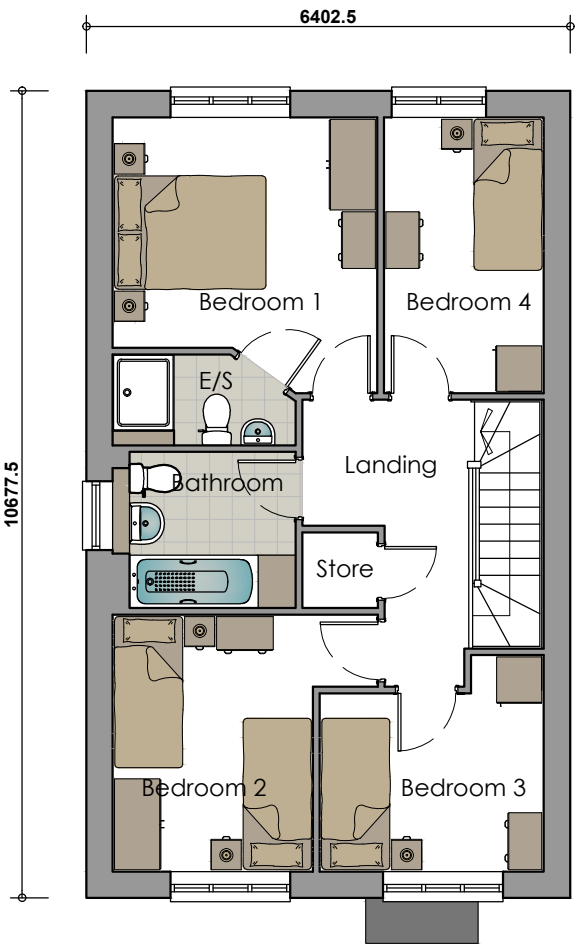
4B5P 114 (AS)
REAR ELEVATION - Detached



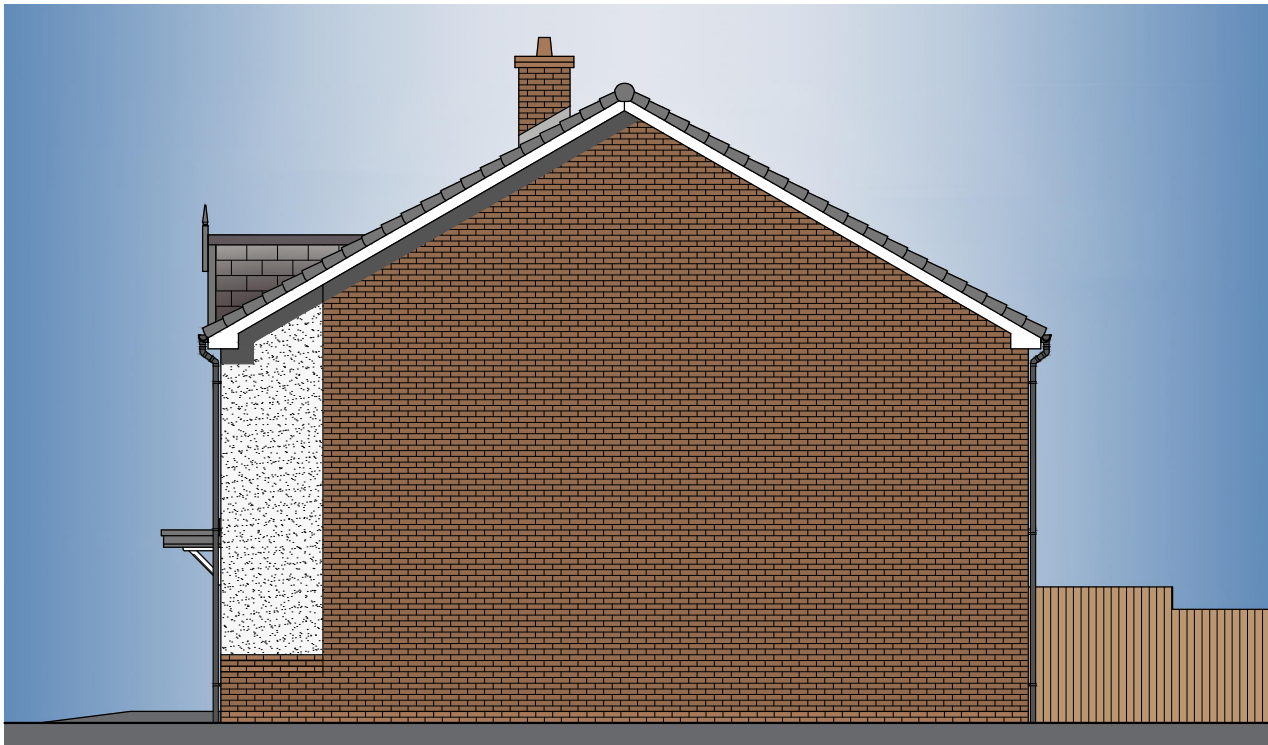
4B5P 114 (AS)
SIDE ELEVATION - Detached



4B5P 114 (AS)
GROUND FLOOR PLAN - Detached



4B5P 114 (AS)
FIRST FLOOR PLAN - Detached



4B5P 114 (OPP)
SIDE ELEVATION - Detached

NDSS Compliance Schedule				
Type:	4 Bed 5 Person House Type (2 Storey)			
Gross Internal Area:				
NDSS GIA:	97m²	Actual GIA:	114m²	
Room Sizes:				
Name:	NDSS Width:	Actual Width:	NDSS Area:	Actual Area:
Bedroom 1	2.75m x 2.75m	3.5m x 3.0m	11.5m²	11.5m²
Bedroom 2	2.15m x 2.15m	2.7m x 3.4m	7.5m²	9.8m²
Bedroom 3	2.15m x 2.15m	3.0m x 2.4m	7.5m²	7.5m²
Bedroom 4	2.15m x 2.15m	2.2m x 3.6m	7.5m²	7.8m²
Storage:				
Name:	Area:			
GF Store 1	1.0m²			
GF Store 2	1.0m²			
1F Store	1.0m²			
Total:	3.0m²			
NDSS:	3.0m²			

PLOT No.15

B	NOV.25	SHW	HOUSE TYPE UPDATED TO LATEST LAYOUT	
A	OCT.24	SHW	GF PLAN UPDATED, ASHP REMOVED & BOILERS ADDED, EXTERNAL SVP REMOVED	
REV	DATE	DRAWN	DESCRIPTION	
TITLE:				
2 BED 3 PERSON HOUSE TYPE (70m²)				
M4(2) 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:				
CLOSE LANE, ALSAGER				
DATE:	SCALE:	JOB REF:	DRAWING NUMBER:	REV:
OCT.24	1:100 @ A2	-	P11 - Close Lane / Plot No.15	B

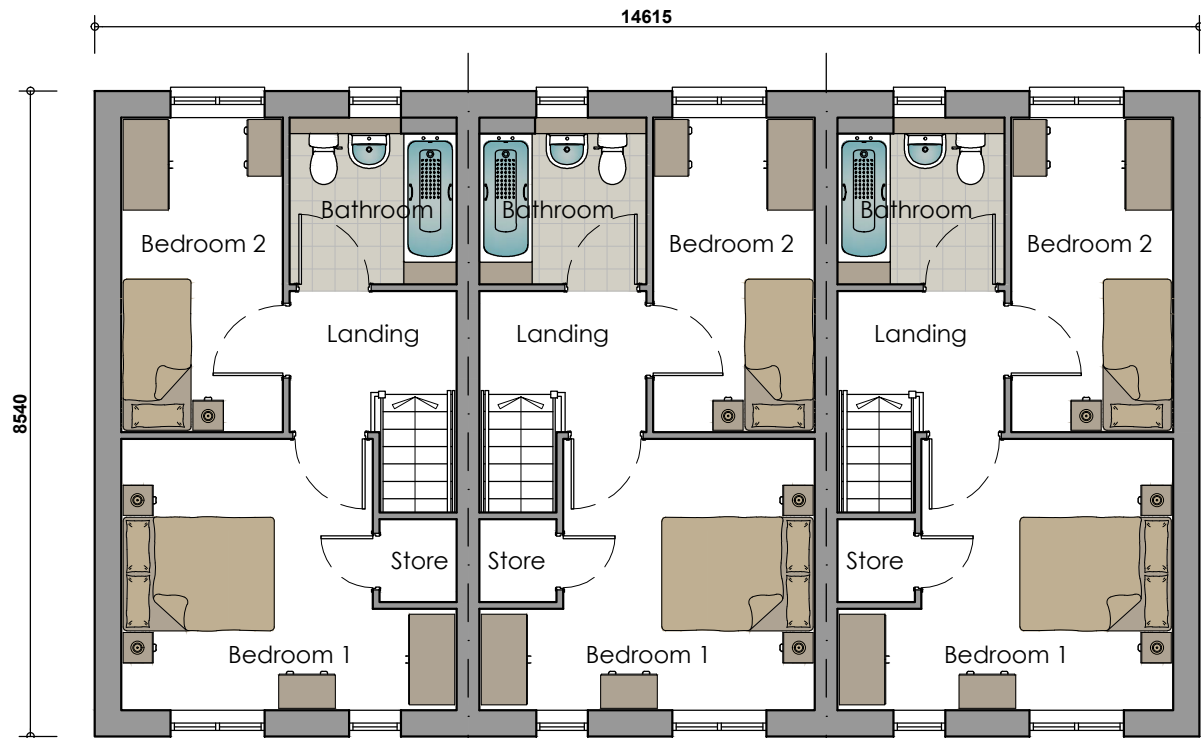
2B3P 70 - Terrace of 03 (AS/OPP/OPP) - 2 Bedroom 3 Person House Type (70m²)
NDSS Compliant



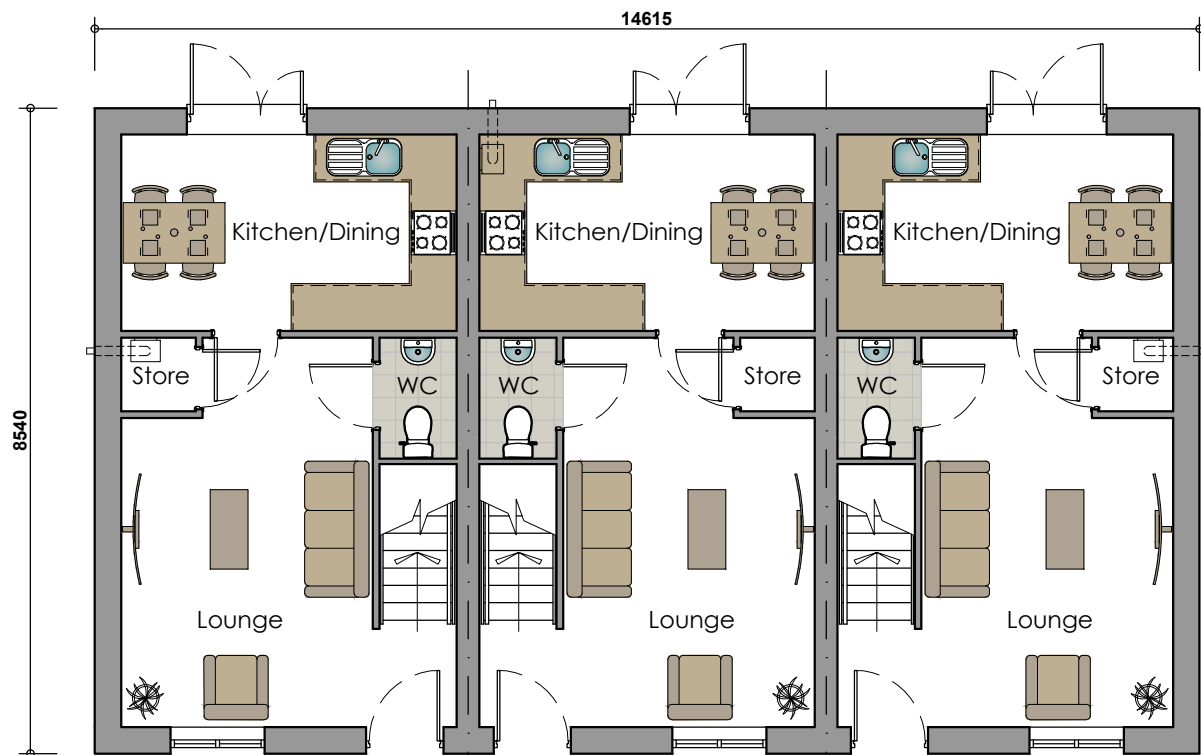
2B3P 70 M4(2)(AS)
2B3P 70 M4(2)(OPP)
2B3P 70 M4(2)(OPP)
FRONT ELEVATION - Terrace of 03



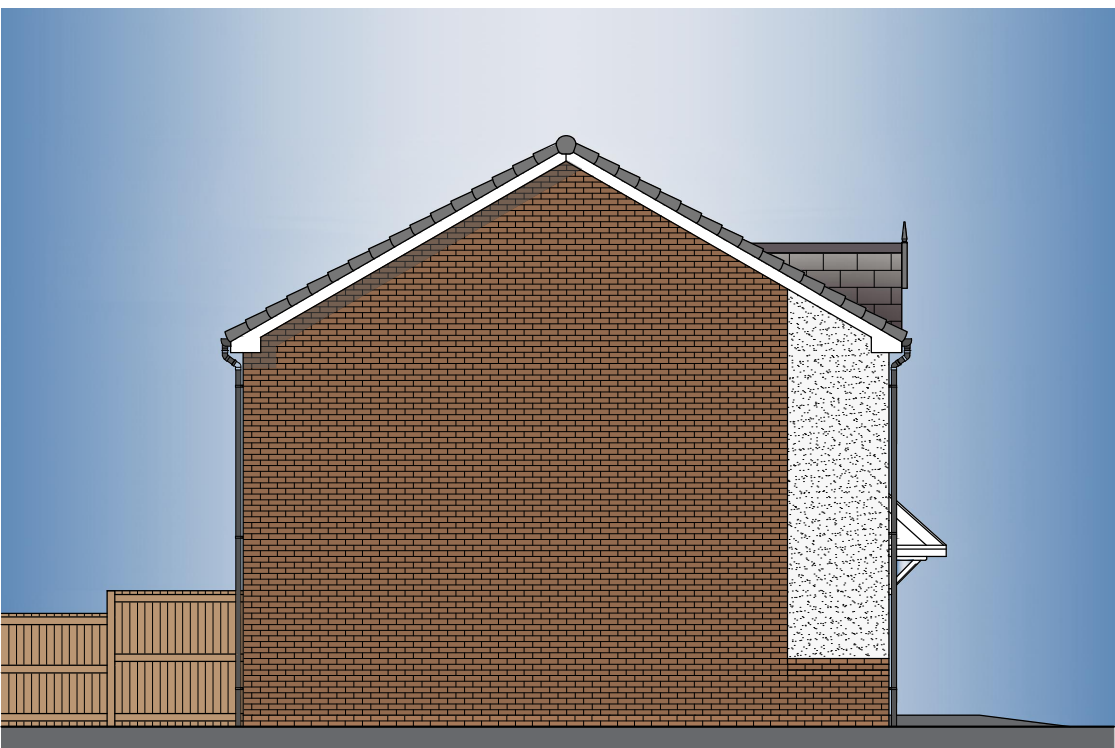
2B3P 70 M4(2)(OPP)
2B3P 70 M4(2)(OPP)
2B3P 70 M4(2)(AS)
REAR ELEVATION - Terrace of 03



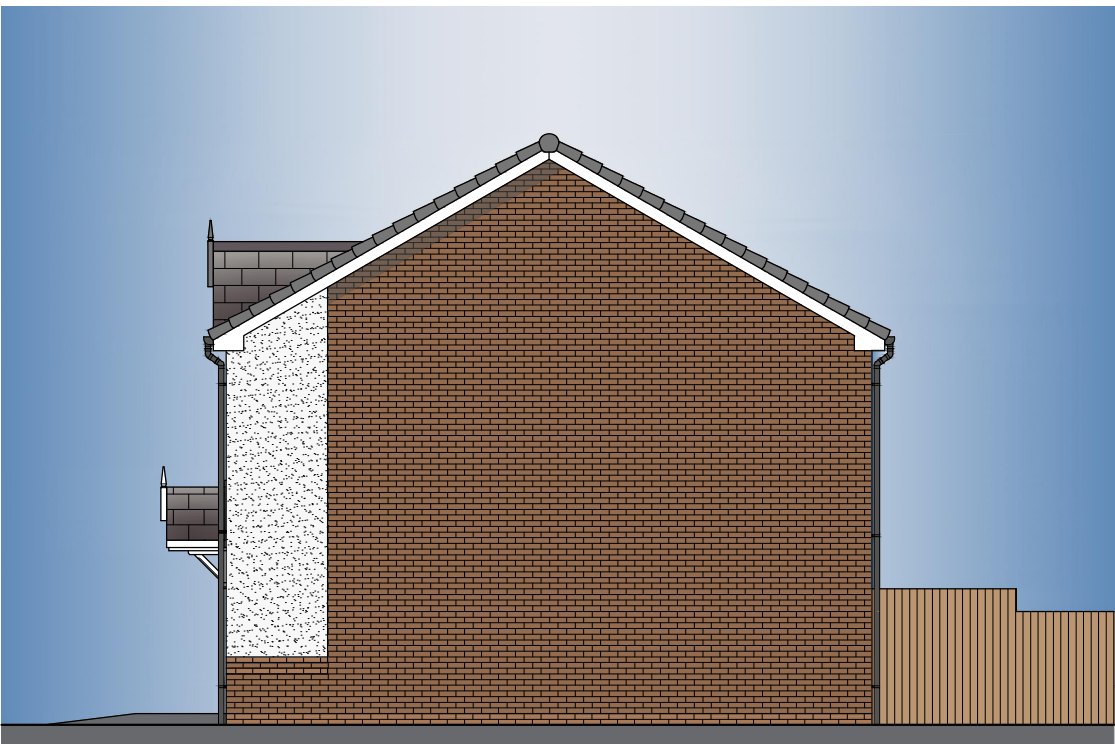
2B3P 70 M4(2)(AS)
2B3P 70 M4(2)(OPP)
2B3P 70 M4(2)(OPP)
FIRST FLOOR PLAN - Terrace of 03



2B3P 70 M4(2)(AS)
2B3P 70 M4(2)(OPP)
2B3P 70 M4(2)(OPP)
GROUND FLOOR PLAN - Terrace of 03



2B3P 70 M4(2)(AS)
SIDE ELEVATION - Terrace of 03



2B3P 70 M4(2)(OPP)
SIDE ELEVATION - Terrace of 03

NDSS Compliance Schedule				
Type:	2 Bed 3 Person House Type (2 Storey) M4(2)			
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	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	1.0m²			
1F Store	1.0m²			
Total:	2.0m²			
NDSS:	2.0m²			

PLOT NO'S 35,36,37,38,39 & 40

B	MAR.25	SHW	FLOOR PLANS & PLOT NUMBERS UPDATED TO LATEST LAYOUT	
A	OCT.24	SHW	GF PLAN UPDATED, ASHP REMOVED & BOILERS ADDED, EXTERNAL SVP REMOVED TO OUTER UNITS	
REV	DATE	DRAWN	DESCRIPTION	
TITLE				
2 BED 3 PERSON HOUSE TYPE (70m²)				
M4(2) 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:				
CLOSE LANE, ALSAGER				
DATE:	SCALE:	JOB REF:	DRAWING NUMBER:	REV:
OCT.24	1:100 @ A2	-	P12 - Close Lane / Plot No's 35,36,37,38,39,40	B

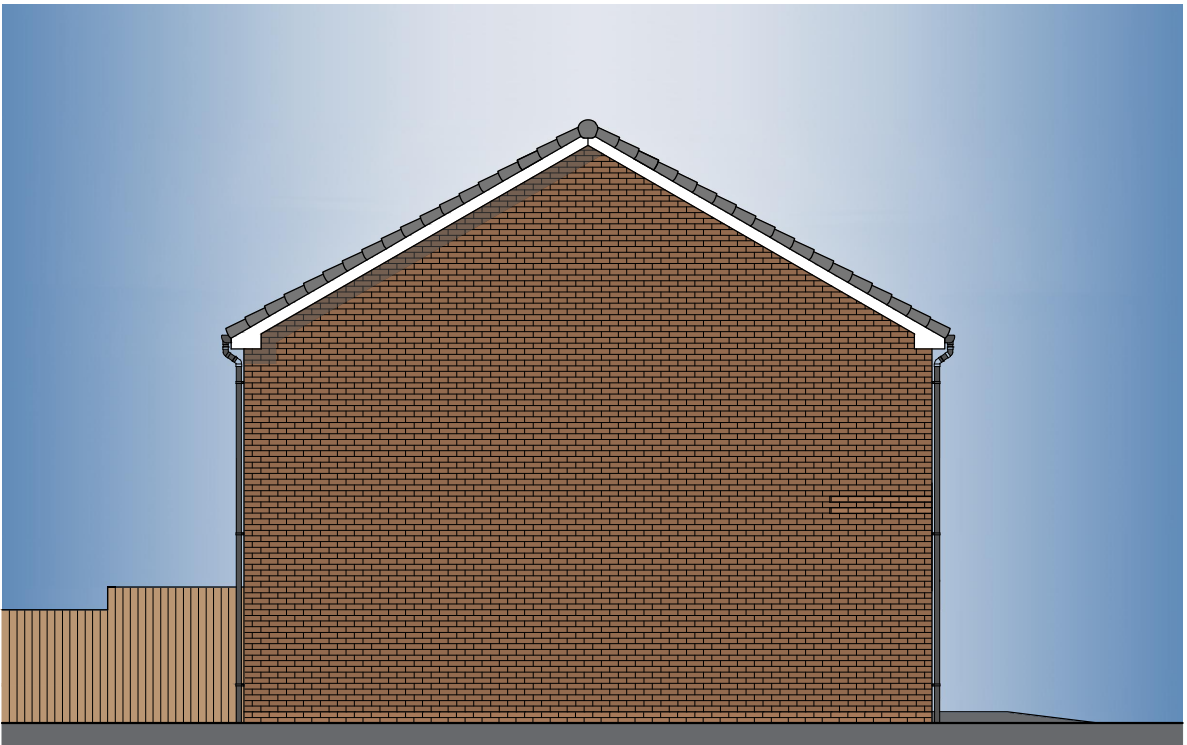
3B4P 84 - Semi-Detached - 3 Bedroom 4 Person House Type (84m²)
NDSS Compliant



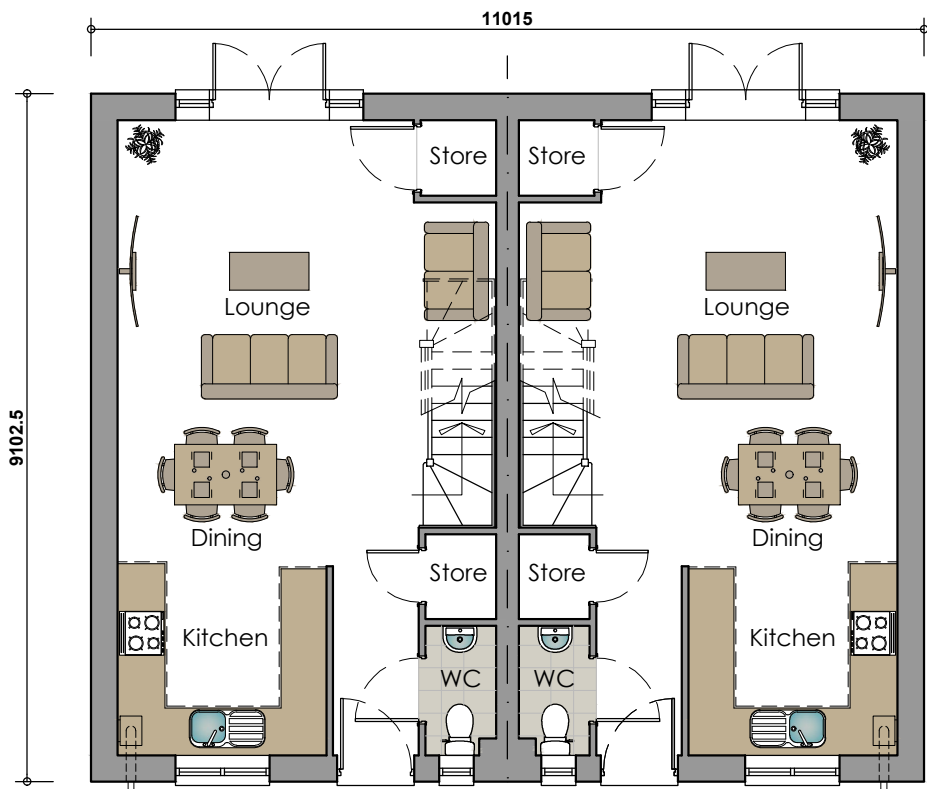
3B4P 84 (AS) 3B4P 84 (OPP)
FRONT ELEVATION - Semi-Detached



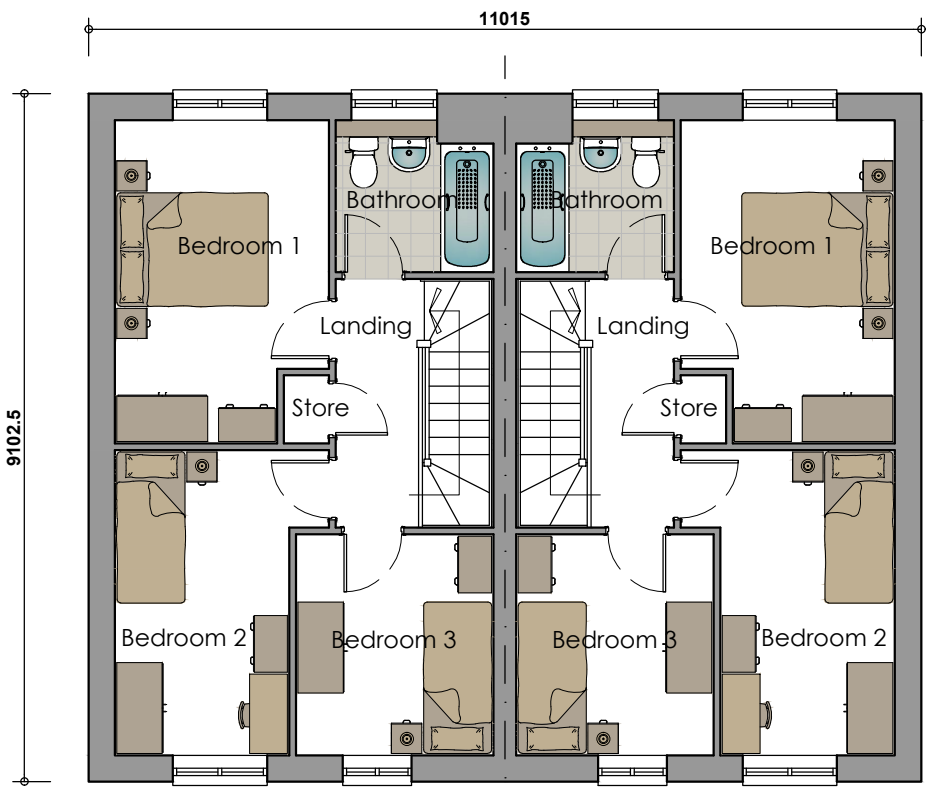
3B4P 84 (OPP) 3B4P 84 (AS)
REAR ELEVATION - Semi-Detached



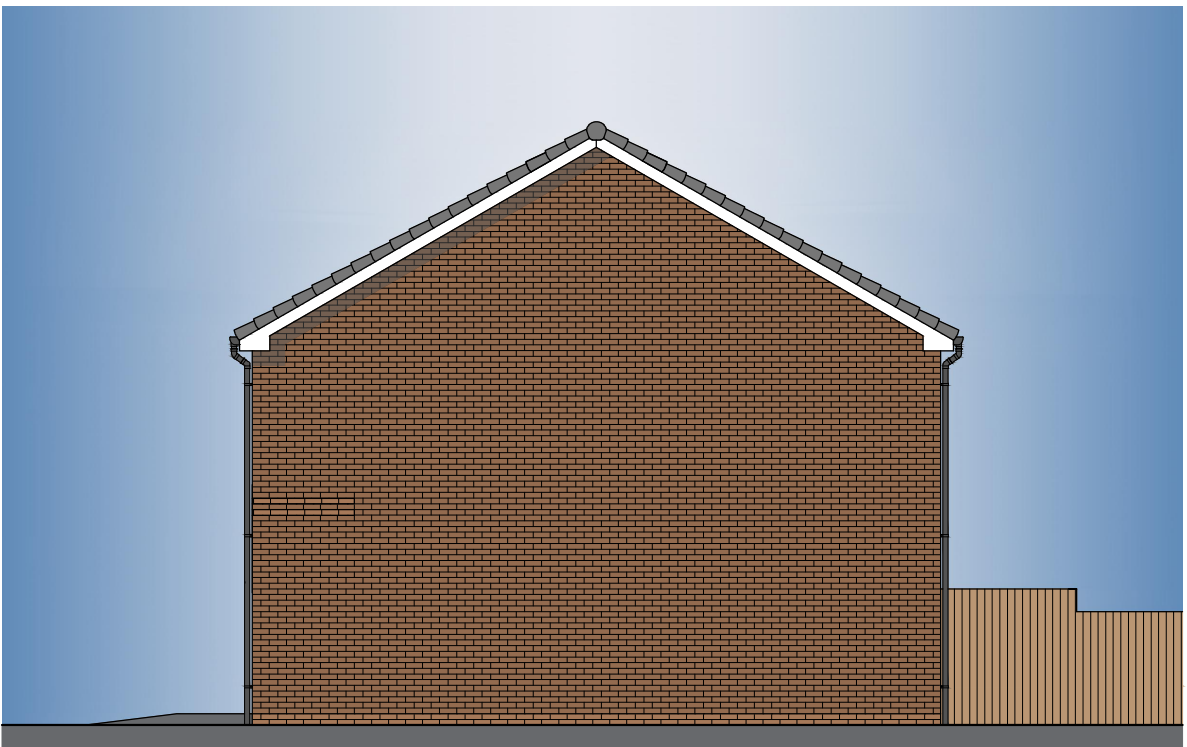
3B4P 84 (AS)
SIDE ELEVATION - Semi-Detached



3B4P 84 (AS) 3B4P 84 (OPP)
GROUND FLOOR PLAN - Semi-Detached



3B4P 84 (AS) 3B4P 84 (OPP)
FIRST FLOOR PLAN - Semi-Detached



3B4P 84 (OPP)
SIDE ELEVATION - 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	2.8m x 4.2m	11.5m²	11.4m²
Bedroom 2	2.15m x 2.15m	2.3m x 4.0m	7.5m²	9.9m²
Bedroom 3	2.15m x 2.15m	2.6m x 2.9m	7.5m²	7.6m²
Storage:				
Name:	Area:			
GF Store 1	1.0m²			
GF Store 2	1.0m²			
1F Store	0.5m²			
Total:	2.5m²			
NDSS:	2.5m²			

PLOT NO'S 03,04,05,06,07,08,
09,10,11,12,13,14,16,17,
18,19,28 & 29

B	MAR.25	SHW	PLOT NUMBERS UPDATED TO LATEST LAYOUT	
A	OCT.24	SHW	ASHP REMOVED, EXTERNAL SVP REMOVED	
REV	DATE	DRAWN	DESCRIPTION	
TITLE:				
3 BED 4 PERSON HOUSE TYPE (84m²)				
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:				
CLOSE LANE, ALSAGER				
DATE:	SCALE:	JOB REF:	DRAWING NUMBER:	REV:
OCT.24	1:100 @ A2	-	P14 - Close Lane / Plot No's 03,04,05,06, 07,08,09,10,11,12,13,14,16,17,18,19, 28 & 29	B

3B6P 103 Corner Turner - Semi Detached
NDSS Compliant



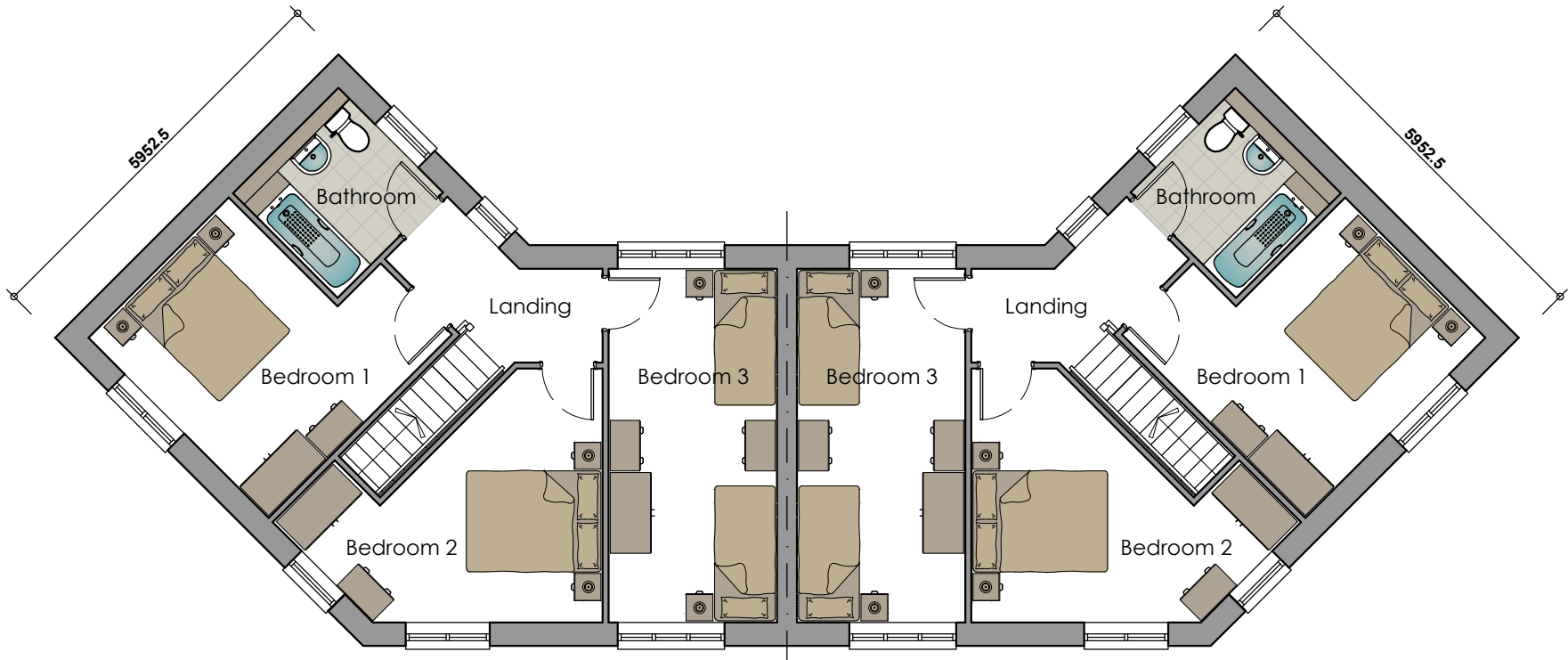
3B6P 103 (OPP)
FRONT ELEVATION - Semi-Detached

3B6P 103 (AS)



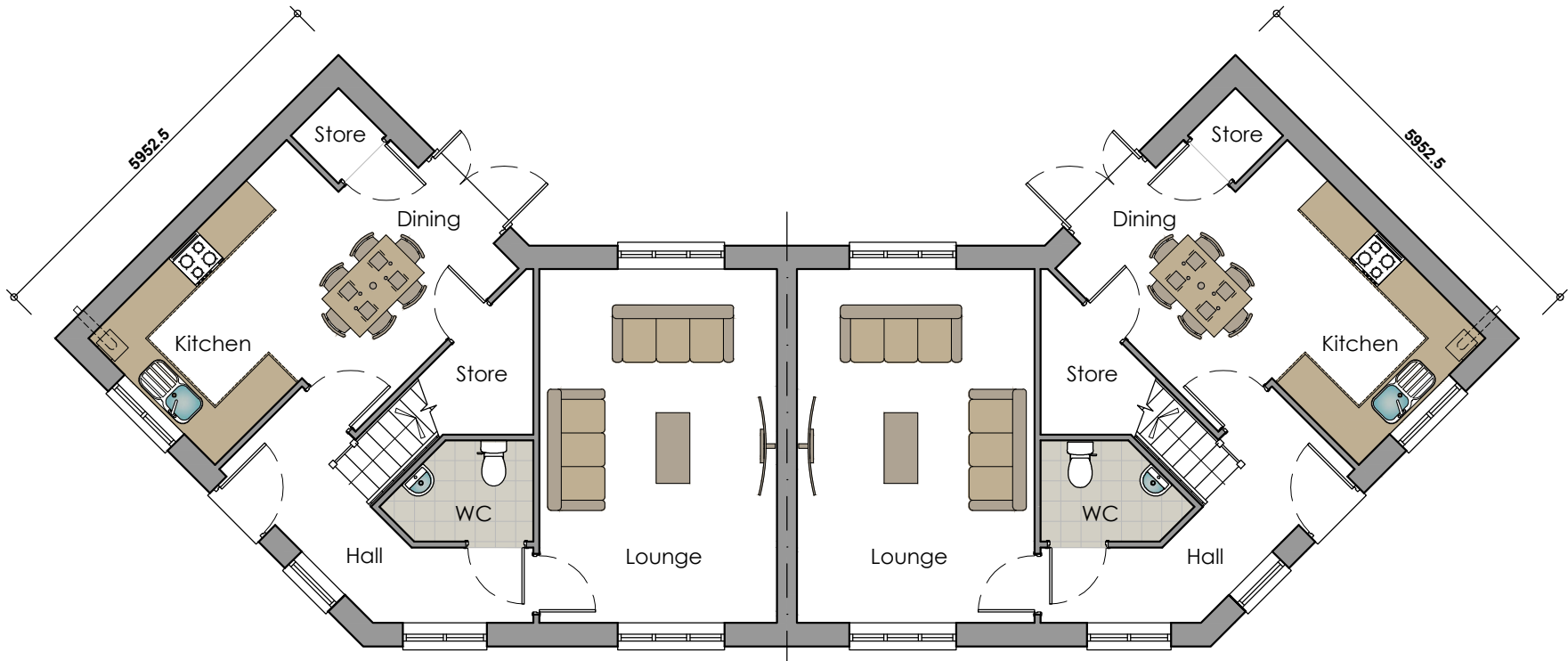
3B6P 103 (AS)
REAR ELEVATION - Semi-Detached

3B6P 103 (OPP)



3B6P 103 (AS)
FIRST FLOOR PLAN - Semi-Detached

3B6P 103 (OPP)



3B6P 103 (AS)
GROUND FLOOR PLAN - Semi-Detached

3B6P 103 (OPP)



3B6P 103 (OPP)
SIDE ELEVATION - Semi-Detached



3B6P 103 (AS)
SIDE ELEVATION - Semi-Detached

NDSS Compliance Schedule				
Type:	3 Bed 6 Person Corner House Type (2 Storey)			
Gross Internal Area:				
NDSS GIA:	102m²		Actual GIA:	103m²
Room Sizes:				
Name:	NDSS Width:	Actual Width:	NDSS Area:	Actual Area:
Bedroom 1	2.75m x 2.75m	2.95m x 3.75m	11.5m²	12.5m²
Bedroom 2	2.15m x 2.15m	4.9m x 3.75m	7.5m²	12.5m²
Bedroom 3	2.15m x 2.15m	2.5m x 5.25m	7.5m²	13.1m²
Storage:				
Name:	Area:			
GF Store 1	3.9m²			
Total:	2.9m²			
NDSS:	2.5m²			

Plot No's 30 & 31

B	MAR 25	SHW	PLOT NUMBERS UPDATED TO LATEST LAYOUT		
A	OCT 24	SHW	ASHP REMOVED, BOILER POSITIONS SHOWN		
REV	DATE	DRAWN	DESCRIPTION		
TITLE:					
3 BED 6 PERSON CORNER HOUSE TYPE (103m²)					
NDSS RANGE					
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:			CLOSE LANE, ALSAGER		
DATE:	SCALE:	JOB REF:	DRAWING NUMBER:		REV:
OCT 24	1:100 @ A2	-	P12 - Close Lane / Plot No's 30 & 31		B



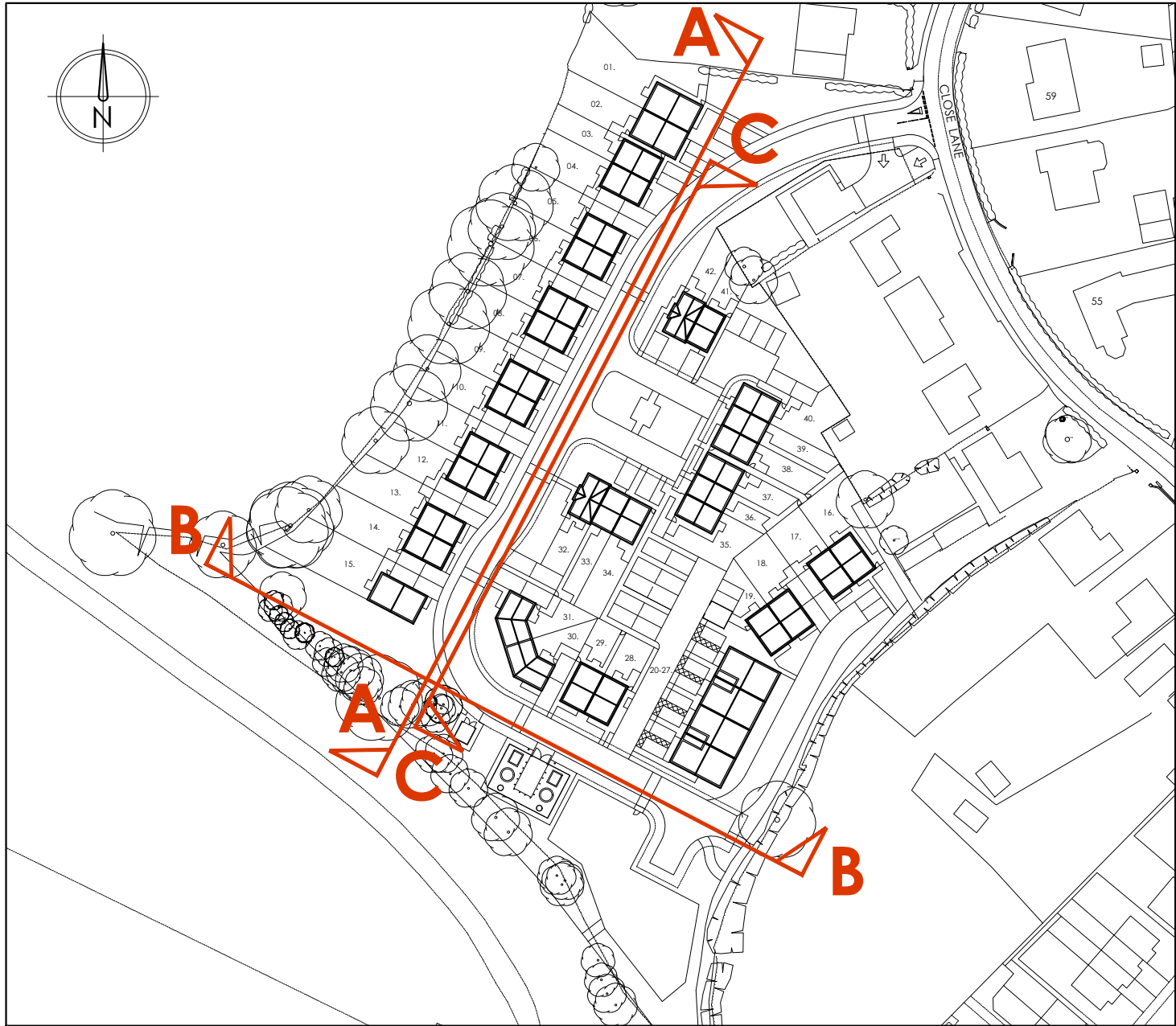
Street Scene Elevation A-A
(Street Scene Elevations indicative only)



Street Scene Elevation B-B
(Street Scene Elevations indicative only)



Street Scene Elevation C-C
(Street Scene Elevations indicative only)



Street Scene Location Plan (1:1250)

A	MAR 25	SHW	UPDATED TO LATEST LAYOUT
REV	DATE	DRAWN	DESCRIPTION
TITLE:			
STREET SCENE ELEVATIONS			
 Breck Homes 21 Scapins Court Bamber Bridge Preston PR10 6AW tel: 01525 587 000 info: www.breck.co.uk/homes hello@breck.co.uk			
PROJECT:			
CLOSE LANE, ALSAGER			
DATE:	SCALE:	JOB REF:	DRAWING NUMBER:
OCT 24	1:200 @ A1	-	P07 - Close Lane / Street Scene Elevations
			REV:
			A