

24/4287/FUL

Land South Of Old Mill Road,
Sandbach,
Cheshire.

Disclaimer:
 On a scale from this drawing
 All contractors must read the drawing and be responsible for taking and checking dimensions.
 All construction information should be taken from figured dimensions only.
 Any discrepancies between drawings, specifications and site conditions must be brought to the attention of the approving officer.
 The drawings are for planning purposes only. It is not intended to be used for construction purposes. Whilst all reasonable efforts are used to ensure drawings are accurate, A&P Planning and Design Ltd accept no responsibility or liability for any reliance placed on it or any material derived therefrom for purposes other than those stated above.

ACCOMMODATION SCHEDULE						
Name	IS	Bed	Storey	Unit No	Unit m ²	Total
Private Housing (164)						
Cartmel	CART	4 Bed	2.5	14	1554	21756
Osmeys	OSMAY DA	4 Bed	2	3	1515	4545
Osmeys DA	OSMAY	4 Bed	2	14	1515	21210
Marford - M42	MARF	4 Bed	2	22	1329	29238
Eaton	EUKT	3 Bed	2.5	22	1180	29040
Shawdon	SNOW	2 Bed	2.5	8	1060	8480
Longford - M43	LONG	3 Bed	2	8	1149	9192
Ansley M42	ANS	3 Bed	2	1	1109	1109
Birkdale	BIRK	3 Bed	2	22	1101	24222
Doddleston B	DODL-B	3 Bed	2	5	1056	5280
Eccleston	ECLL	3 Bed	2	5	1056	5280
Burton	BURT	2 Bed	2	4	756	3024
Newton	NEWT	3 Bed	2	15	1003	15045
AF3-1	AF3-1	3 Bed	2	2	1003	2006
AF3-4	AF3-4	3 Bed	2	1	1045	1045
Maxley - M43	MAXL	2 Bed	2	4	866	3464
Dixley - M42	DIXL	1 Bed GF	2	3	542	1626
Dixley	DIXL	1 Bed FF	2	3	569	2067
Dixley 4 - M42	DIXL4	1 Bed FF	2	2	542	1084
Dixley 4	DIXL4	1 Bed FF	2	2	489	1378
Dixley 4 - M42	DIXL4	1 Bed FF	2	2	529	1078
Dixley 4	DIXL4	1 Bed FF	2	2	655	1310
Private Housing Total:						174341 m²
Affordable Housing (40)						
AF3-1	AF3-1	3 Bed	2	2	1003	2006
AF3-4	AF3-4	3 Bed	2	3	1045	3135
AF2-1 - M42	AF2-1	2 Bed	2	8	911	7288
Maxley - M43	MAXL	2 Bed	2	1	866	866
Yeovil (3)	YEOV	3 Bed	2	1	1039	1039
Yeovil (1)	YEOV	1 Bed	2	1	662	662
Apartment 1 - M42	APT1	1 Bed GF	1	4	542	2168
Apartment 2 - M42	APT2	1 Bed GF	1	4	539	2156
Apartment 1	APT1	1 Bed	3	8	542	4336
Apartment 2	APT2	1 Bed	3	8	539	4312
Affordable Housing Total:						27869 m²
Grand Total:						204 Units 217307 m²
Gross Site Area:						7.93 ha 19.59 ac
Site Statistics:						
SSR	0.47 ha		1.17 ac			
POS	2.08 ha		5.14 ac			
Boulevard	0.18 ha		0.44 ac			
Nett Site Area:						5.20 ha 12.84 ac
Gross Density:						25.74 Un/ha 10.41 Un/ac
Nett Density:						39.27 Un/ha 15.89 Un/ac
Gross Footage:						2546.90 m²/ha 11094.28 Un/ac
Nett Footage:						3886.07 m²/ha 16928 ft²/ac

Note: - All Areas Approx.
 Abbreviations:
 Ac = Acres | ha = Hectares | m² = Square Metres | m² = square | Un = units Metres | SSR = Single Sided Road | POS = Public Open Space | Det = Detached | Apt = Apartment | Int = Integral | Sing = Single | Oth = Other

References:
 S278 Roundabout Details - Eddisons Proposed Roundabout Improvement Plan, PRQP-F01 Rev A dated May '24
 OS Plan - Licence no. 100022432
 Topographical Survey - extracted from Powers & Titman dg. 6275-01 dated 05.04.23
 Red Edge Boundary - extracted by BS dated 08.08.24
 Drainage - TBC
 Tree Survey - Asparta Tree's for Retention dwg P.1808.23.02 dated 05.04.23

General Notes:
 This drawing needs to be read in conjunction with the following plans:
 • Planning layout
 • Landscaping layout

1:500 0 5 10 15 25m

arm The Hazles



Proposed Layout Key

- Red line: Red Edge Boundary attached to this Assessment (dated 08/08/24, Rev A)
- 18: Plot Number
- Grey rectangle: Denotes Existing Buildings
- Blue dashed line: Denotes proposed re-alignment of PROW crossing through the development
- Green dashed line: Denotes Affordable Housing, Refer to Affordable Housing layout for details
- Blue circle: Bin collection point
- Blue square: Bin storage point
- Blue triangle: Cycle storage, Details to be confirmed
- Blue star: Proposed location of NEAP, Refer to landscaping proposals for further details
- Blue square with 'M42': Location of M42 compliant house type - 62 No. units (9% provision)
- Blue square with 'M43': Location of M43 compliant house type - 13 No. units (9% provision)
- Green line: Existing trees and hedges to be retained
- Red line: Existing trees and hedges to be removed

Revision table:

Rev	Description	By	Date
1	Issue for comment	AE	18.08.2023
2	Issue for comment	AE	18.08.2023
3	Issue for comment	AE	18.08.2023
4	Issue for comment	AE	18.08.2023
5	Issue for comment	AE	18.08.2023
6	Issue for comment	AE	18.08.2023
7	Issue for comment	AE	18.08.2023
8	Issue for comment	AE	18.08.2023
9	Issue for comment	AE	18.08.2023
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98	Issue for comment	AE	18.08.2023
99	Issue for comment	AE	18.08.2023
100	Issue for comment	AE	18.08.2023

Client: **ANWYL** thoughtful homes

Project: **OLD MILL ROAD SANDBACH**

Drawing Title: **PLANNING LAYOUT**

Sheet by: AE | Checked by: AE | Date: 26.10.2023

Status: **PLANNING** | Issue #1 | Scale: 1:500

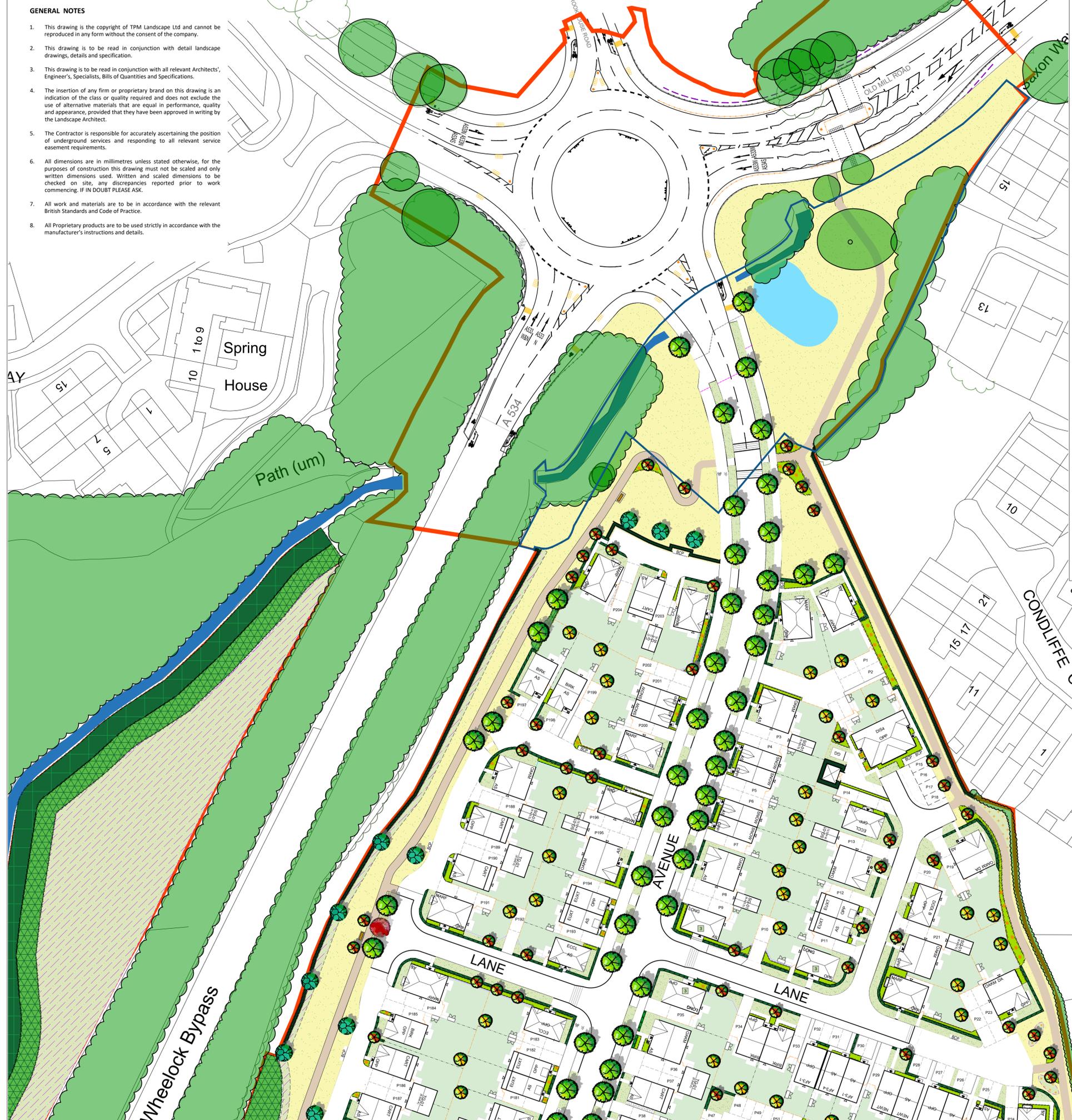
Job No: **AH143** | Dept: **PL01** | Rev: **U**

ANWYL Planning & Design Limited
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3. This drawing is to be read in conjunction with all relevant Architects', Engineer's, Specialist's, Bills of Quantities and Specifications.
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8. All Proprietary products are to be used strictly in accordance with the manufacturer's instructions and details.



- Proposed Wildflower Meadow**
To be Special General Purpose Meadow Mixture (EM3), supplied by Emorsgate or similar approved. Including 20% native wild flowers and 80% slow growing grasses.
 - Proposed Bulb Planting**
To provide seasonal interest.
 - Proposed Grass Areas**
Species rich grassland in POS area. Front garden to be turf. Note: To be managed through regular grass cut
 - Proposed Grass in Back Gardens**
Back gardens to client specification.
 - Proposed Pond**
 - Proposed Marginal Plants**
Mix of marginal plants to wetland area.
 - Proposed Informal Footpath in POS area**
Mown grass path.
- HARD LANDSCAPE**
- Proposed Footpath**
Compacted gravel path or colored Tarmac.
 - Proposed Seat**
 - Proposed Gravel**
 - Proposed Public Art**
Located in the southeastern POS area, specified by others.
 - Proposed Raised Timber Planks**
To have smooth flat surface
 - Proposed Large Fallen Tree Trunks**
To have smooth surface
 - Proposed Boulders with specimens**
 - Proposed Timber Stepping Trunks**

- LEGEND**
- Existing Trees and Hedge to be Retained**
Trees to be retained and protected in line with BS5837:2012.
 - Proposed Avenue Trees**
Trees to be planted as 20-25cm girth, Semi-mature, 4.5-5m high. Trees to be planted with a double timber stake secured with a rubber tree tie.
 - Proposed Feature Trees**
Feature tree with vibrant autumn colour. Trees to be planted as 20-25cm girth, Semi-mature, 4.5-5m high. Trees to be planted with a double timber stake secured with a rubber tree tie.
 - Proposed Native Trees**
Trees to be planted as 14-16cm, Extra-heavy Standard, 3-4m high. Trees to be planted with a double timber stake secured with a rubber tree tie.
 - Proposed Small Trees**
Trees to be planted as 10-12cm girth or multi-stem specimens, 3-3.5m high and secured with single stake and suitable rubber ties.
 - Proposed Back Garden Trees**
Trees to be planted as 10-12cm girth, Selected Standard, 2.5-3.5m high. Trees to be staked and secured with suitable rubber ties.
 - Proposed Fruit Trees**
Trees to be planted as 10-12cm girth, 2-3m high and secured with single stake and suitable rubber ties. Fruit tree species should be suitable to the local climate and soil conditions including apple, pear, plum, or cherry.
 - Proposed Shrub Planting**
Ornamental shrub planting, to be planted in 3-4L containers at 3-4 p/m², and enhanced by feature specimens in 10-20L pots.
 - Proposed Native Rich-species Scrub Mix**
To be planted as bare root stock, 60-80cm, planted at 2/m².
 - Proposed Native Woodland Mix**
To be planted as bare root stock, 100-120cm, planted at 1/m².
 - Proposed Native Hedgerows**
Native hedge mix, planted at 100-120cm, bare root stock, in a double staggered row at 400mm centres.
 - Proposed Ornamental Hedgerows**
Evergreen hedgerows to be planted in 10L containers at a rate of 3-4 per lin. metre.
 - Proposed Wildflower Meadow Attenuation Pond**
To be Emorsgate EM8F Wild Flowers for Wetland, supply by Emorsgate or similar approved. Sowing rate 1.5/gm².

REVISION NOTES			
Rev	By	Description	Date
K	RN	Updated as per latest layout, Replaced Wildflower meadows with Grass.	13.05.25
J	TS	Added footpath surface to POS path within council land and minor amendments	08.05.25
I	TS	Updated in line with the latest layout	07.05.25
H	TS	Updated in line with the latest layout and the LPA comments	06.05.25
G	TS	Updated in line with the ecologist comments	18.03.25
F	TS	Updated in line with the ecologist comment	11.03.25
E	TS	Updated in line with the latest layout and ecologist / client comments	06.03.25
D	TS	Updated in line with the latest layout and comments	24.02.25
C	TS	Updated in line with the ecologist's comments for BNG	11.10.24
B	TS	Updated in line with the new layout (Red-line boundary has been updated)	03.10.24
A	TS	Updated in line with the new layout and comments	13.09.24

Client
Anwyl Homes

Project
Old Mill Lane, Sandbach

Description
Extract of Landscape Masterplan (1 of 2)

Status
For Approval

Scale @ A1
1:500

Drawn
TS

Checked
CT

Date
23.08.24

Job number
4513

Drawing number
102

Revision
K

refers to 4513 103



- LEGEND**
-  **Existing Trees and Hedge to be Retained**
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Feature tree with vibrant autumn colour. Trees to be planted as 20-25cm girth, Semi-mature, 4.5-5m high. Trees to be planted with a double timber stake secured with a rubber tree tie.
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 -  **Proposed Small Trees**
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Ornamental shrub planting, to be planted in 3-4L containers at 3-4 p/m², and enhanced by feature specimens in 10-20L pots.
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D	TS	Updated in line with the latest layout and comments	24.02.25
C	TS	Updated in line with the ecologist's comments for BNG	11.10.24
B	TS	Updated in line with the new layout (Red-line boundary has been updated)	03.10.24
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Client: **Anwyl Homes**

Project: **Old Mill Lane, Sandbach**

Description: **Extract of Landscape Masterplan (2 of 2)**

Status: **For Approval**

Scale @ A1	Drawn	Checked	Date
1:500	TS	CT	23.08.24
Job number	Drawing number	Revision	
4513	103	J	

tpm landscape
chartered landscape architects
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tel: 0161 235 0600 fax 0601 email: info@tpmlandscape.co.uk



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OLD MILL ROAD

SANDBACH

HOUSE TYPE PACK

FEBRUARY 2025

For planning purposes only

Housetype Scales: 1:100/1:200@A3

SPINE

NTS@A3



Character Areas

- Spine
- Fringe

THE DISLEY

1B2P

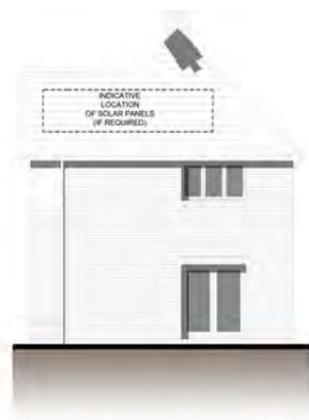
GROSS: 542ft² / 689ft² / 50.3m² / 64m²



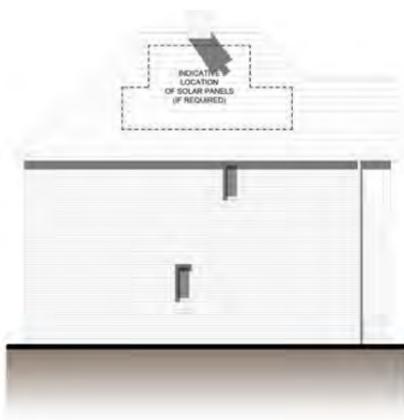
FRONT ELEVATION@1:100



FRONT ELEVATION@1:100



REAR ELEVATION@1:200



SIDE ELEVATION@1:200



FIRST FLOOR PLAN@1:100



GROUND FLOOR PLAN@1:100



Legend for floor types:

- NDSS (Non-Dwelling Space)
- FF (First Floor)
- GF (Ground Floor)
- M4(2) (M4(2) parking)
- M4(3) (M4(3) parking)

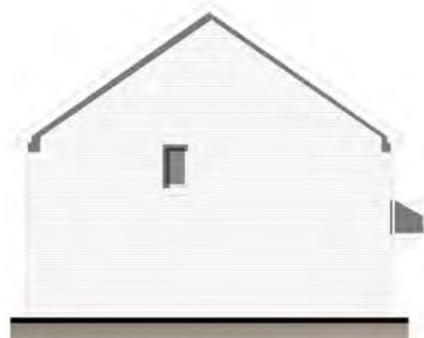
THE NEWTON

3B4P

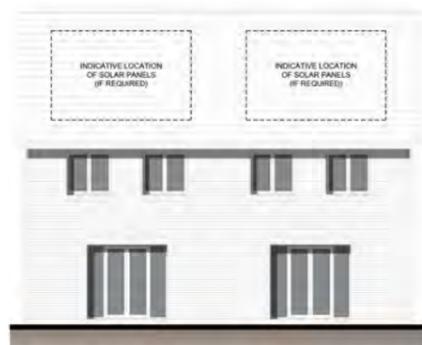
GROSS: 1003ft² / 93.1m²



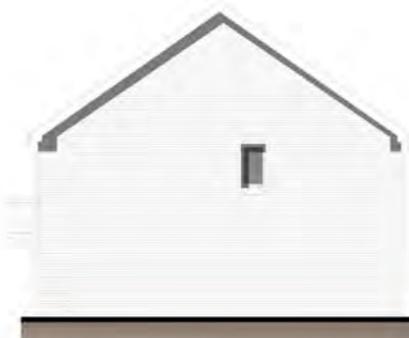
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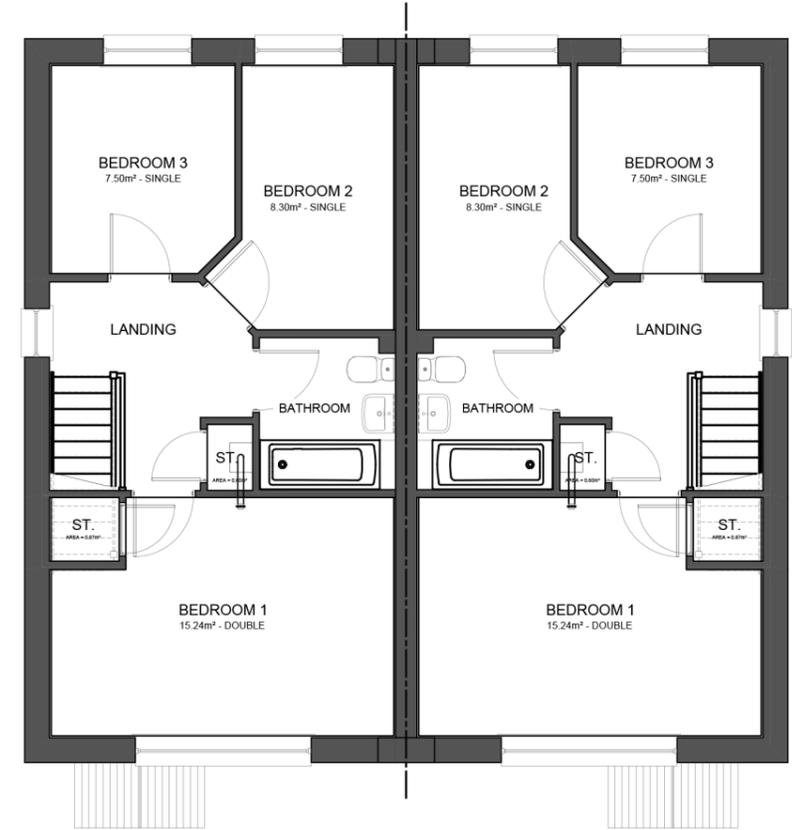
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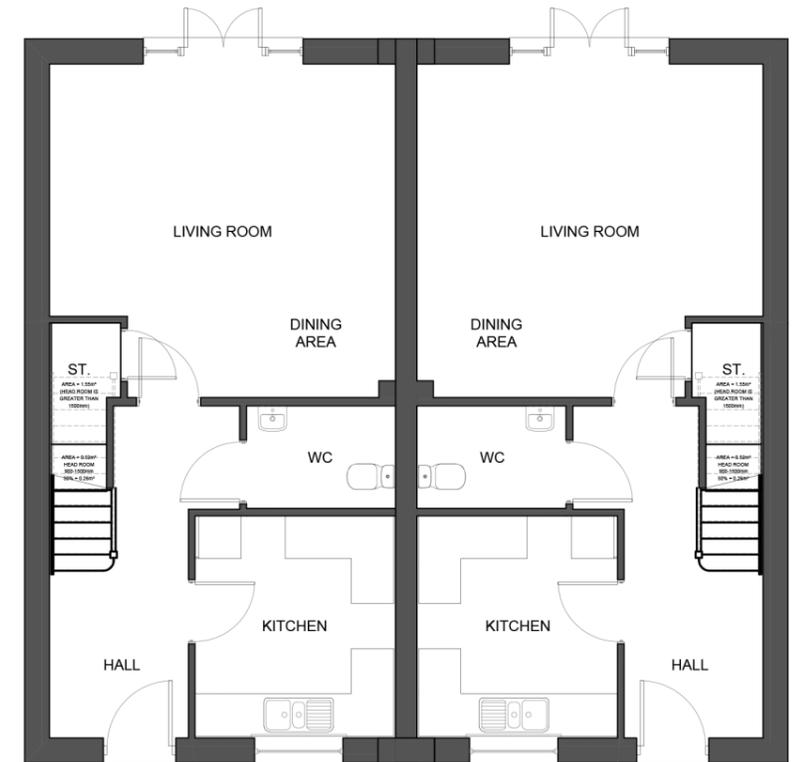
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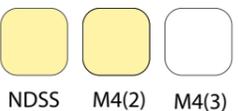
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FIRST FLOOR PLAN@1:100



GROUND FLOOR PLAN@1:100



NDSS M4(2) M4(3)

THE ECCLESTON 3B5P

GROSS: 1056ft² / 98.1m²



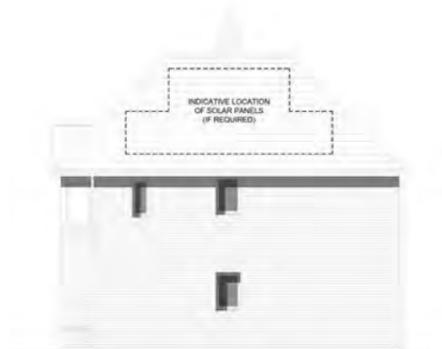
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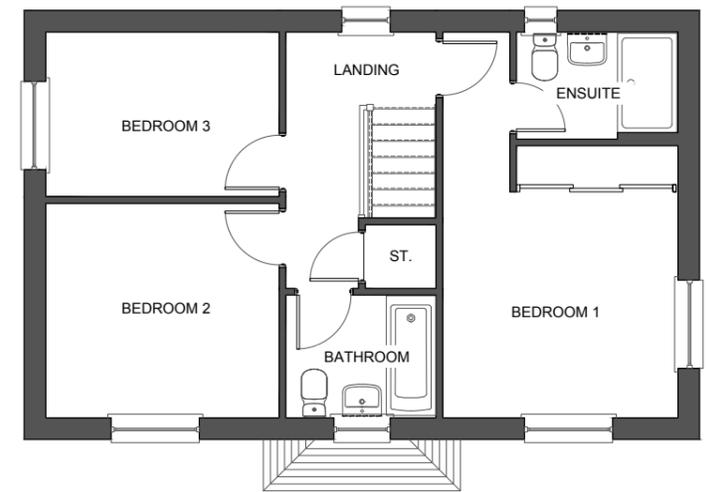
SIDE ELEVATION@1:100



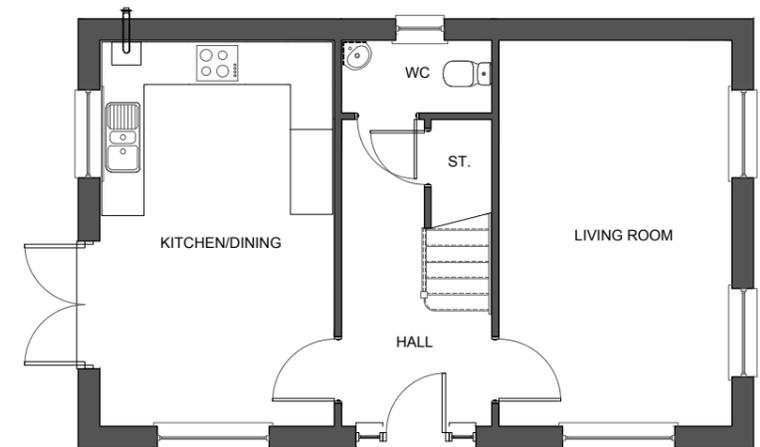
SIDE ELEVATION@1:200



REAR ELEVATION@1:200



FIRST FLOOR PLAN@1:100



GROUND FLOOR PLAN@1:100



THE DODLESTON 3B5P

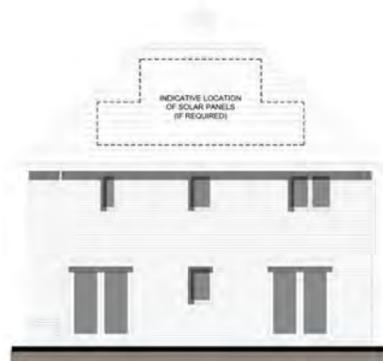
GROSS: 1056ft² / 98.1m²



FRONT ELEVATION@1:100



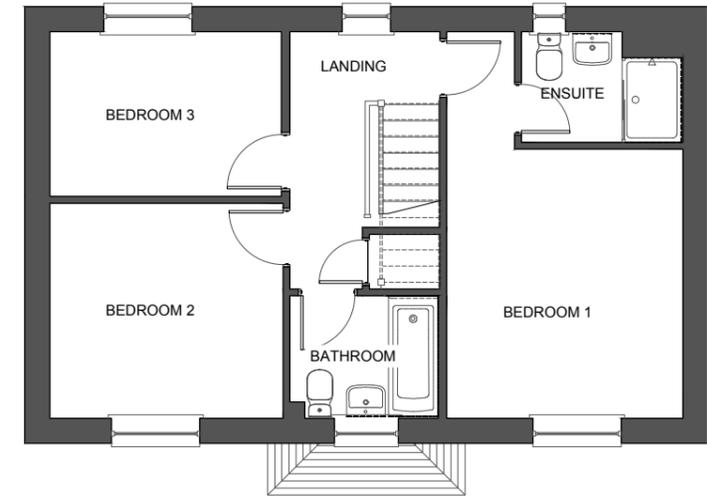
SIDE ELEVATION@1:200



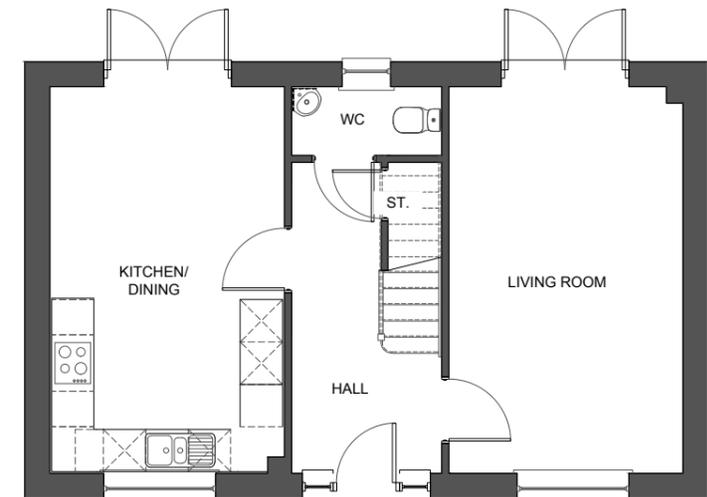
REAR ELEVATION@1:200



SIDE ELEVATION@1:200



FIRST FLOOR PLAN@1:100



GROUND FLOOR PLAN@1:100

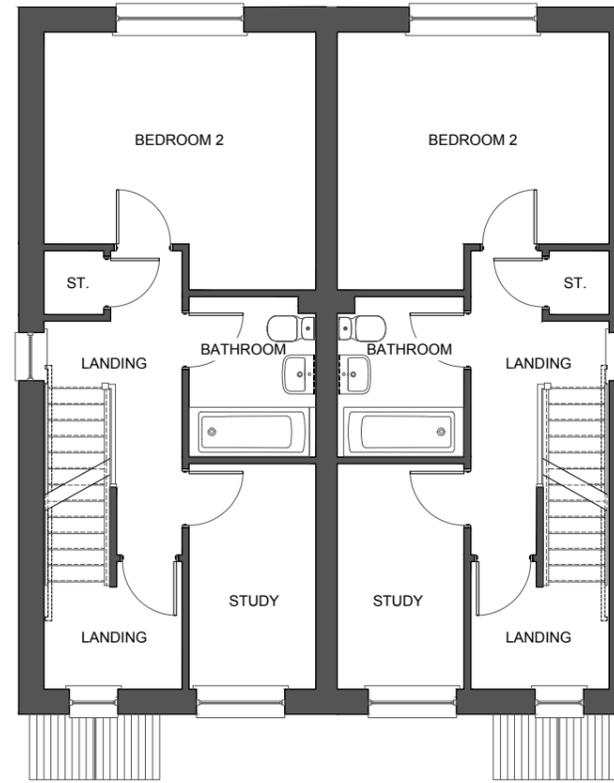


THE SNOWDON 2B4P

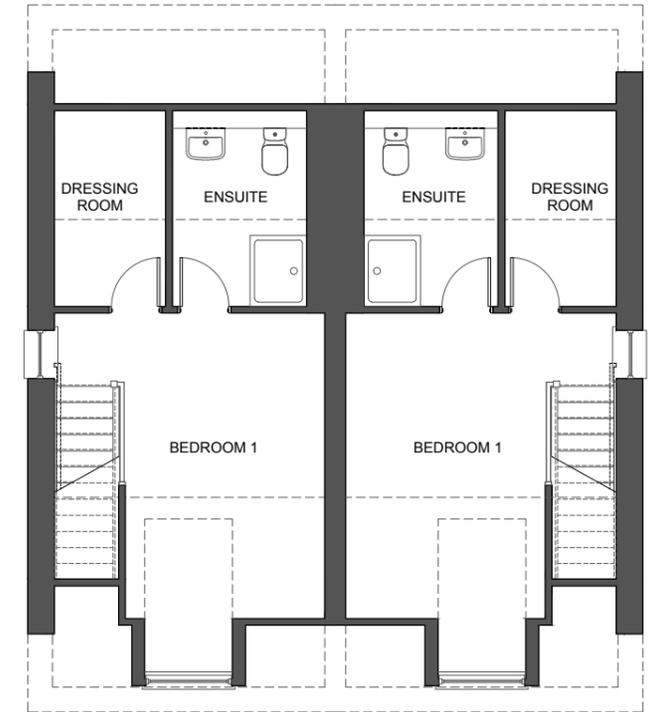
GROSS: 1060ft² / 98.4m²



FRONT ELEVATION@1:100

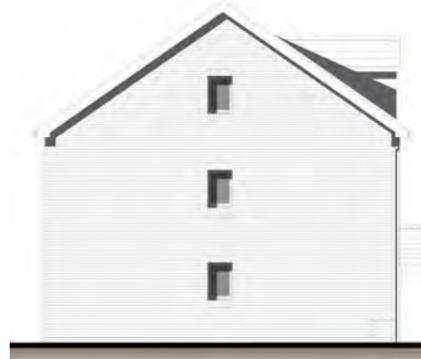


FIRST FLOOR PLAN@1:100



SECOND FLOOR PLAN@1:100

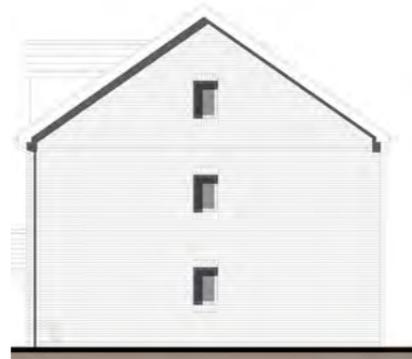
SNOWDON 3



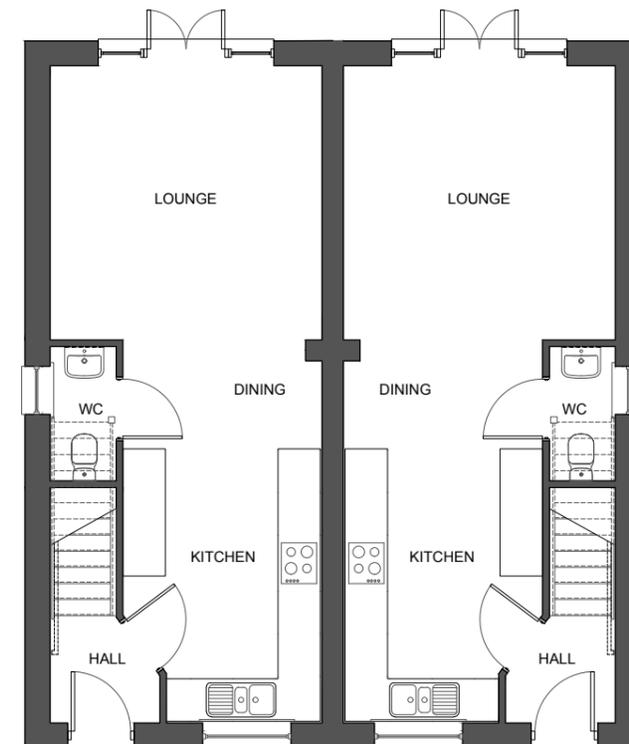
SIDE ELEVATION@1:200



REAR ELEVATION@1:200



SIDE ELEVATION@1:200



GROUND FLOOR PLAN@1:100



NDSS M4(2) M4(3)

THE BIRKDALE 3B5P

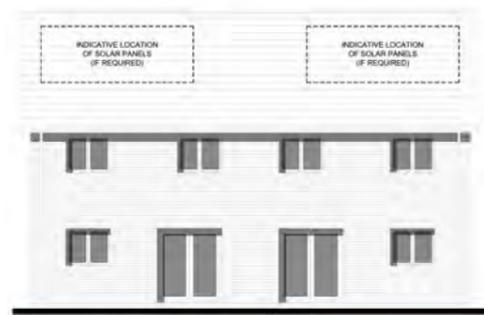
GROSS: 1101ft² / 102.2m²



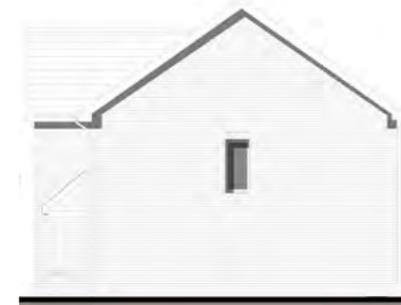
FRONT ELEVATION@1:100



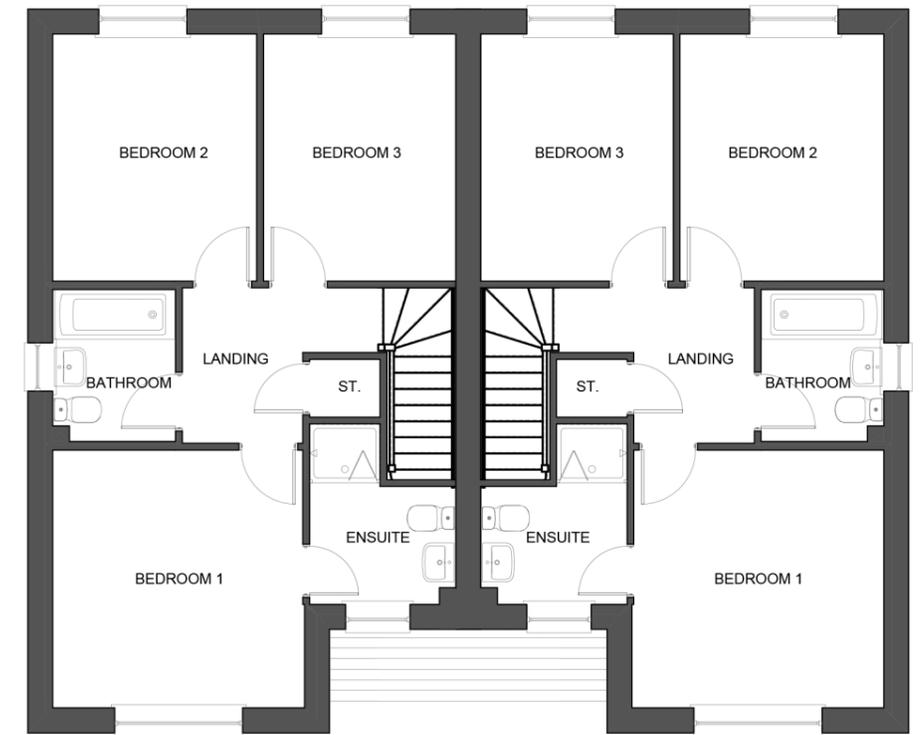
SIDE ELEVATION@1:200



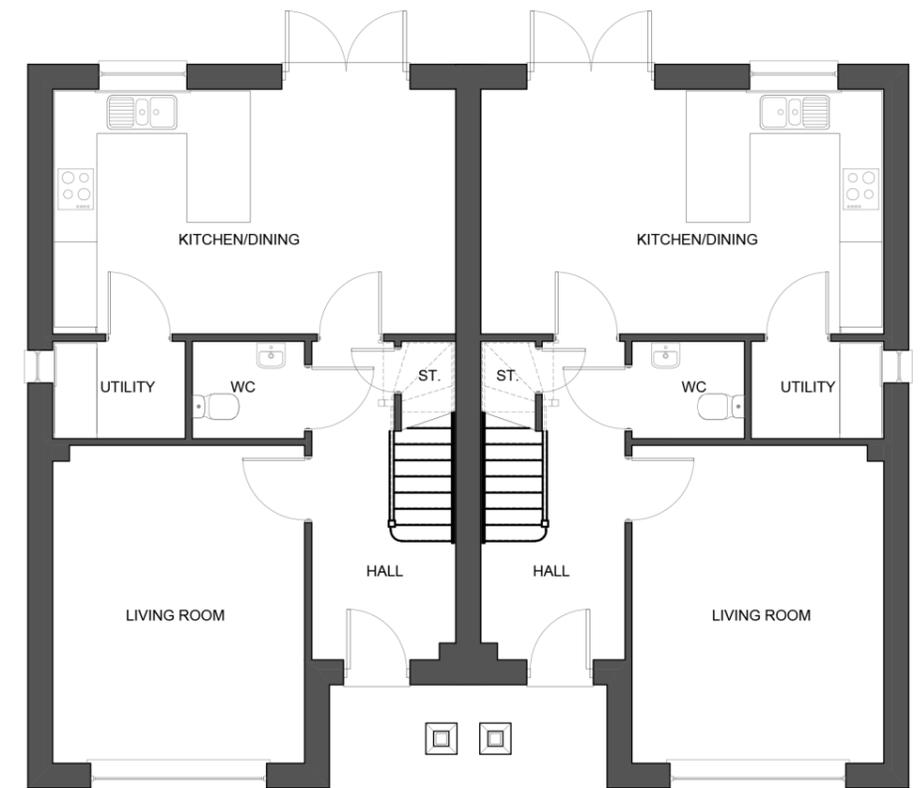
REAR ELEVATION@1:200



SIDE ELEVATION@1:200



FIRST FLOOR PLAN@1:100



GROUND FLOOR PLAN@1:100



NDSS M4(2) M4(3)

THE AINSDALE 3B6P

GROSS: 1109ft² / 103m²



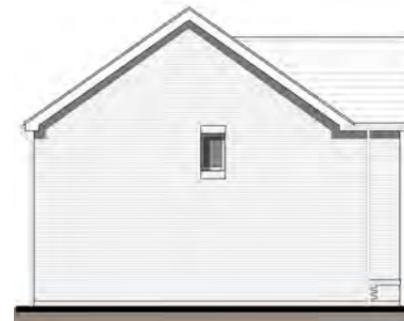
FRONT ELEVATION@1:100



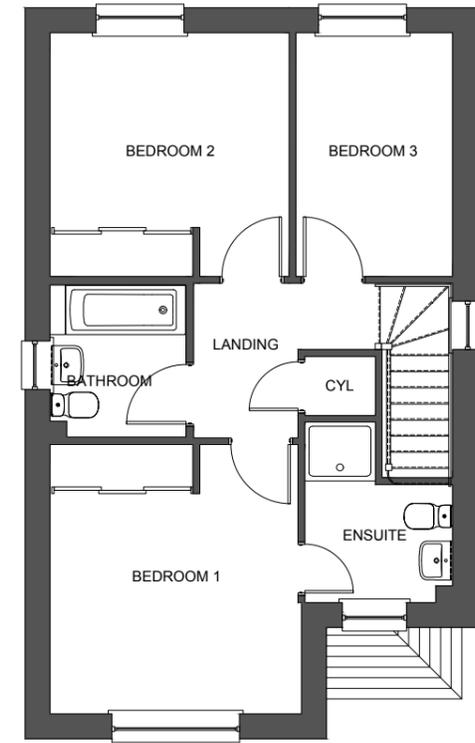
SIDE ELEVATION@1:200



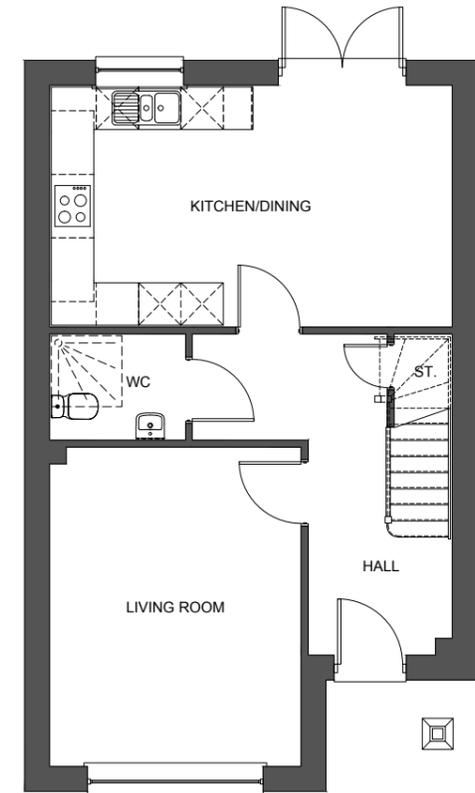
REAR ELEVATION@1:200



SIDE ELEVATION@1:200



FIRST FLOOR PLAN@1:100



GROUND FLOOR PLAN@1:100



THE LONGFORD 3B6P

GROSS: 1149ft² / 106.74m²



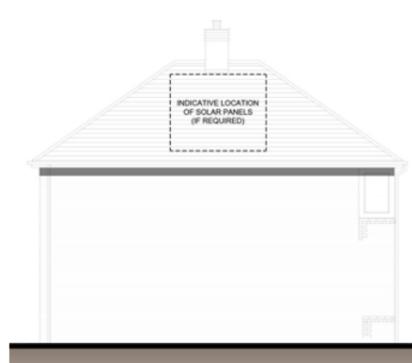
FRONT ELEVATION@1:100



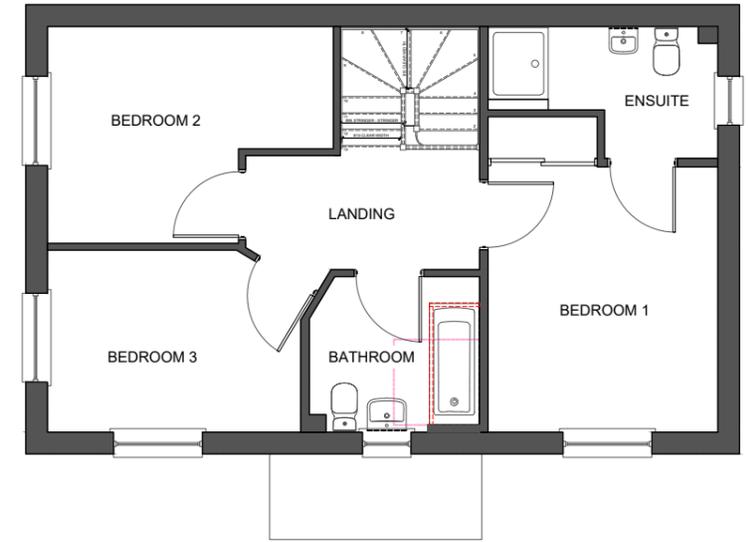
SIDE ELEVATION@1:100



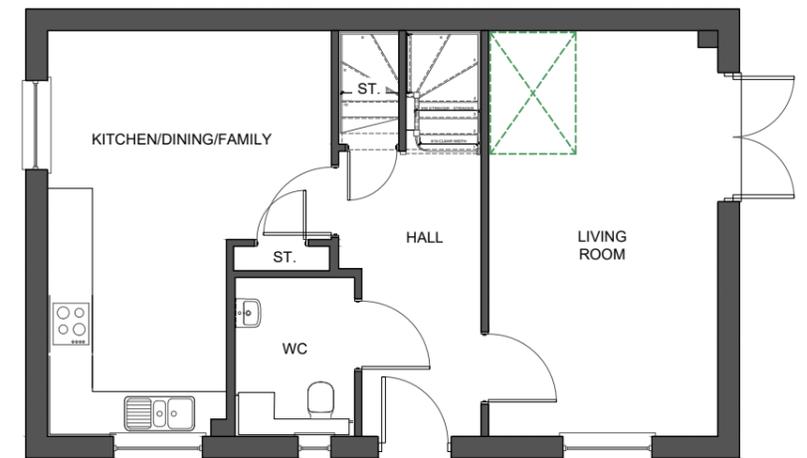
SIDE ELEVATION@1:200



REAR ELEVATION@1:200



FIRST FLOOR PLAN@1:100



GROUND FLOOR PLAN@1:100

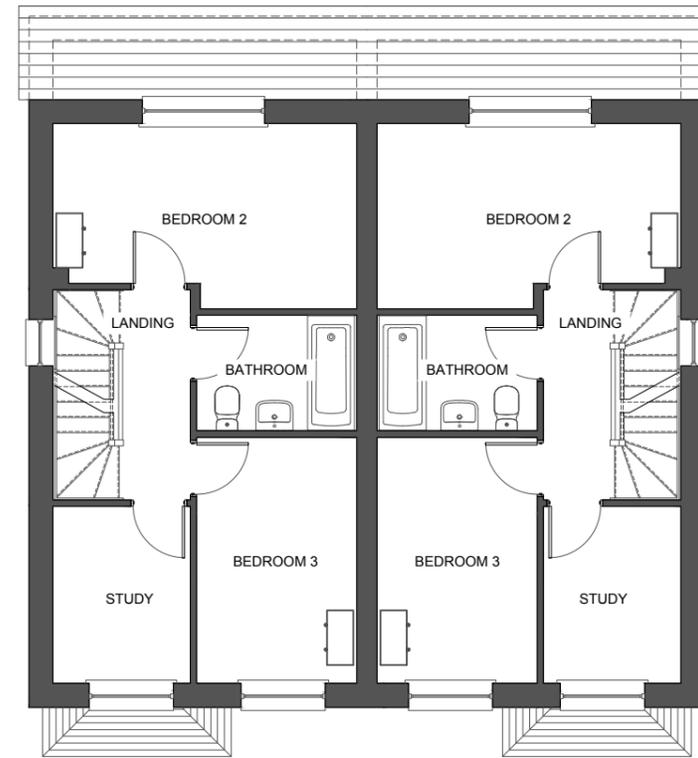


THE EUXTON 3B6P

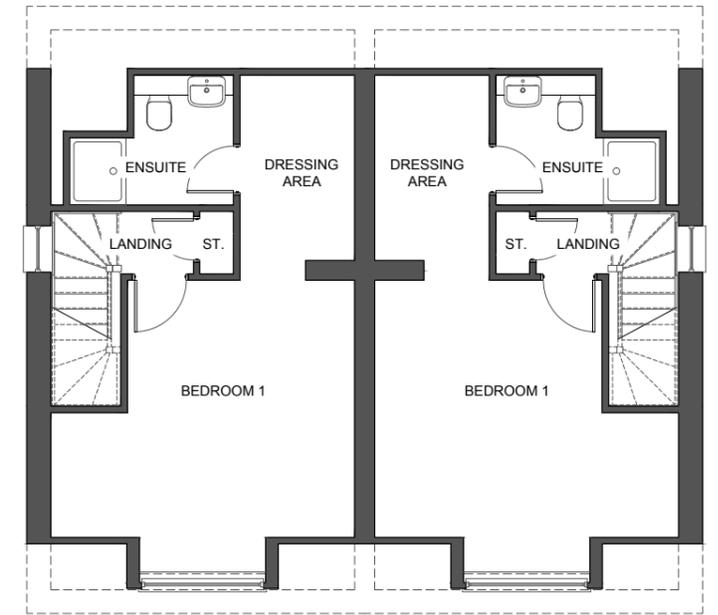
GROSS: 1180ft² / 109.6m²



FRONT ELEVATION@1:100



FIRST FLOOR PLAN@1:100



SECOND FLOOR PLAN@1:100



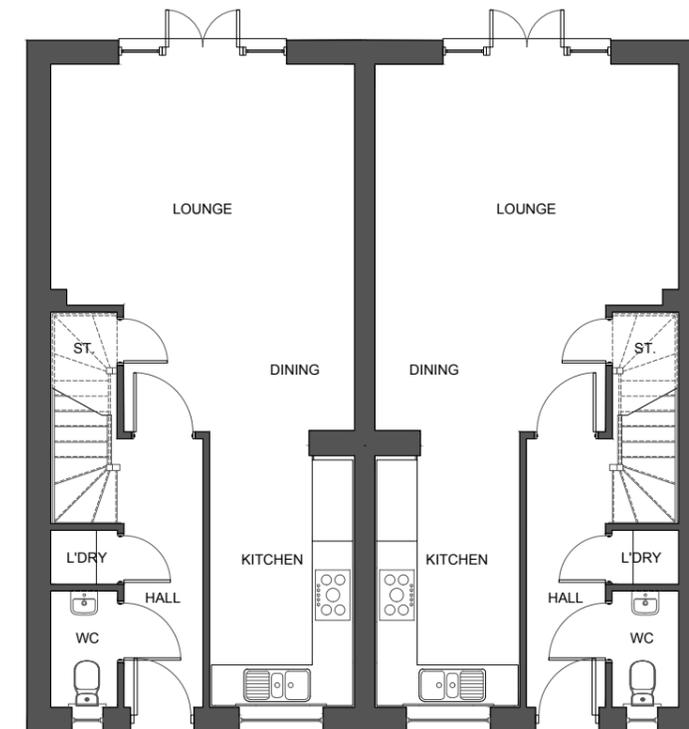
SIDE ELEVATION@1:200



REAR ELEVATION@1:200



SIDE ELEVATION@1:200



GROUND FLOOR PLAN@1:100



THE MARFORD 4B7P

GROSS: 1329ft² / 123.5m²



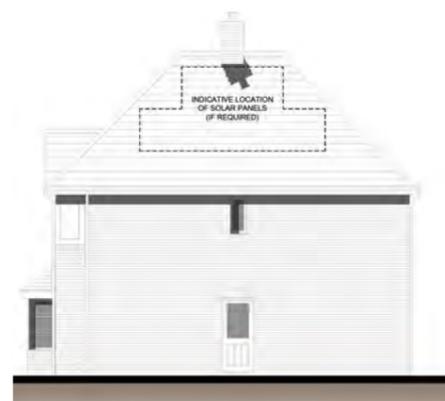
FRONT ELEVATION@1:100



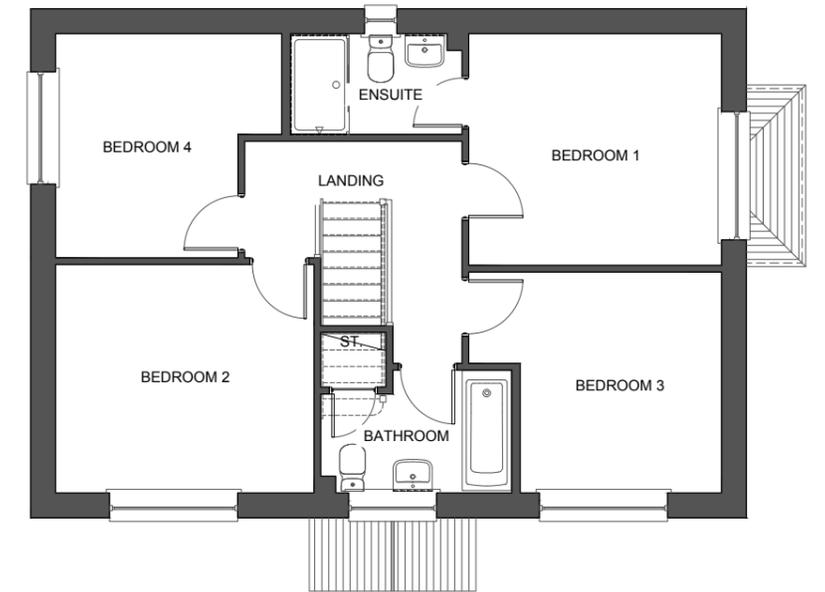
SIDE ELEVATION@1:100



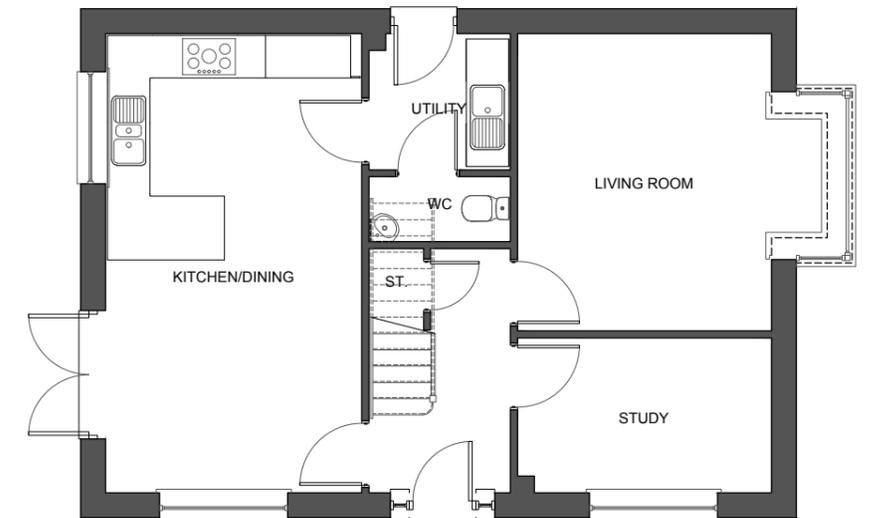
SIDE ELEVATION@1:200



REAR ELEVATION@1:200



FIRST FLOOR PLAN@1:100



GROUND FLOOR PLAN@1:100



THE MARFORD 4B7P

GROSS: 1329ft² / 123.5m²

PLOTS 2 AND 201 ONLY



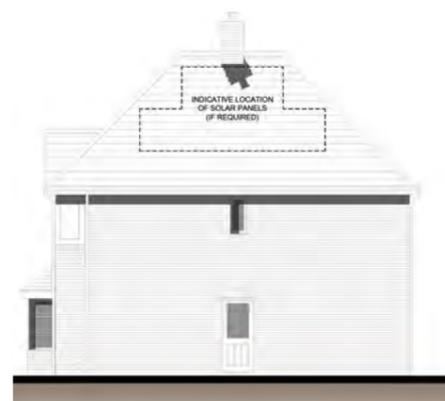
FRONT ELEVATION@1:100



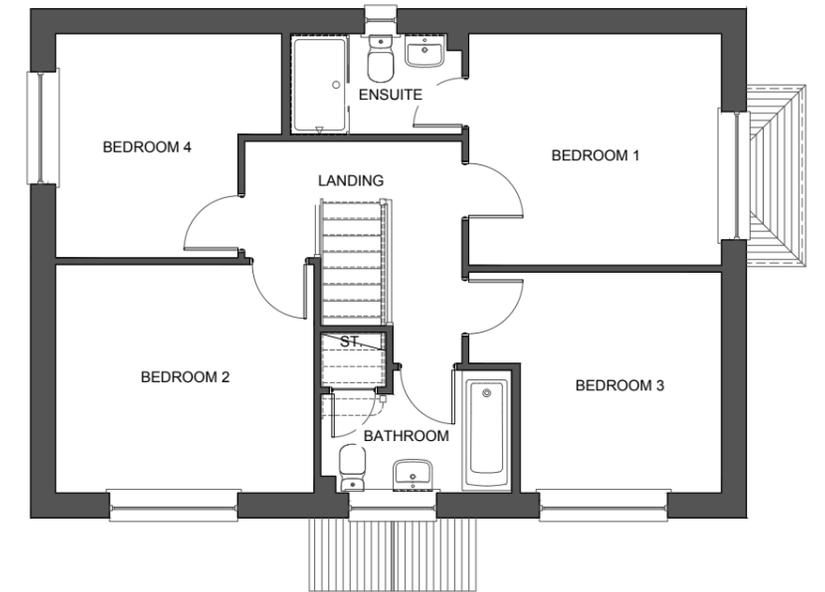
SIDE ELEVATION@1:100



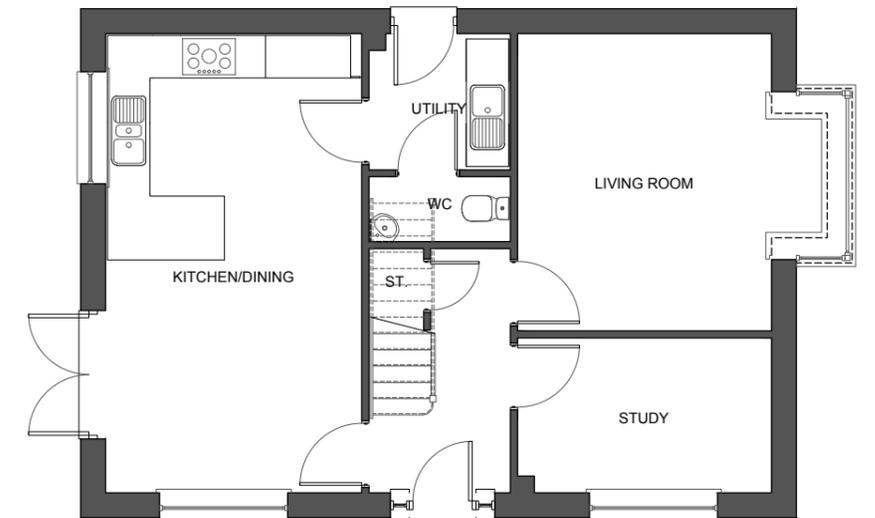
SIDE ELEVATION@1:200



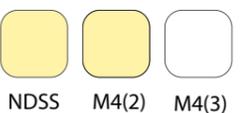
REAR ELEVATION@1:200



FIRST FLOOR PLAN@1:100



GROUND FLOOR PLAN@1:100

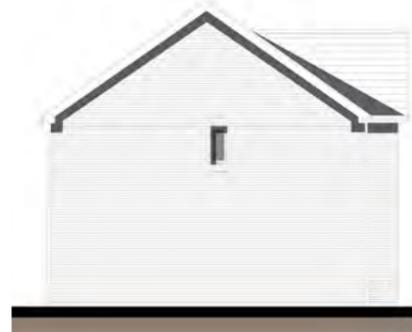


THE OAKMERE 4B8P

GROSS: 1515ft² / 140.7m²



FRONT ELEVATION@1:100



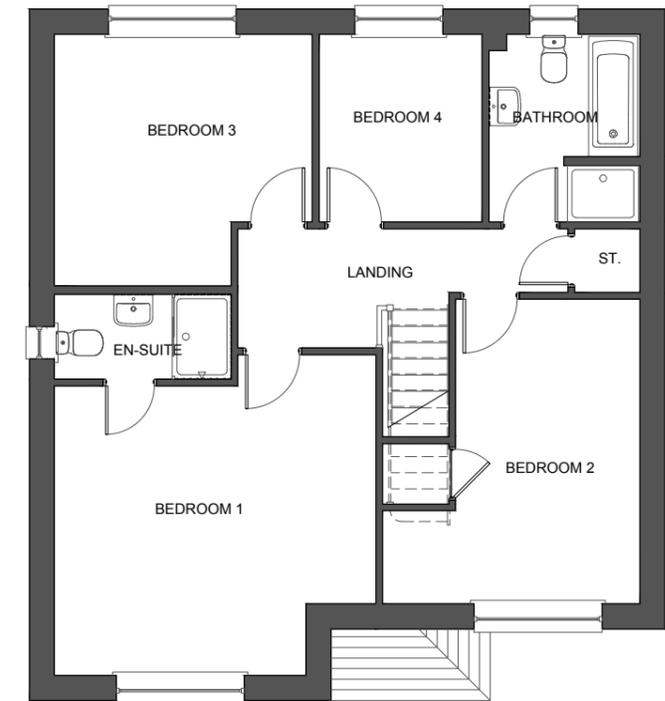
SIDE ELEVATION@1:200



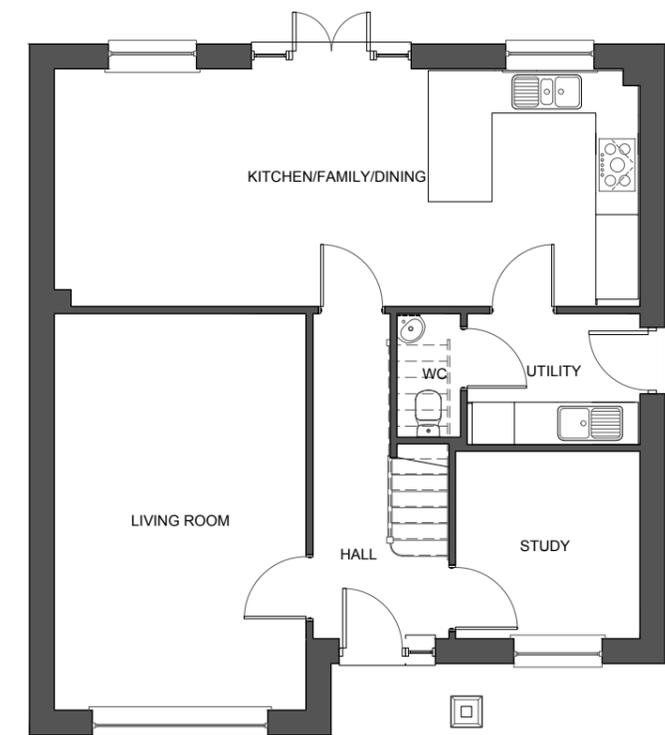
REAR ELEVATION@1:200



SIDE ELEVATION@1:200



FIRST FLOOR PLAN@1:100



GROUND FLOOR PLAN@1:100



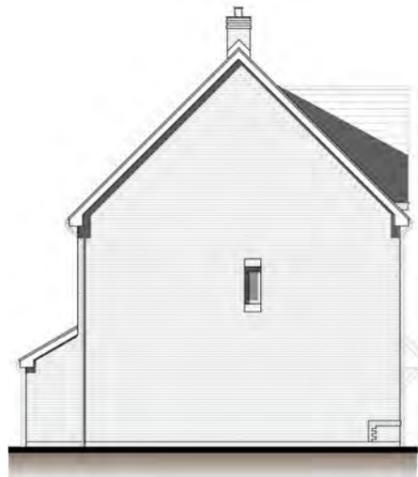
NDSS M4(2) M4(3)

THE CARTMEL 4B8P

GROSS: 1554ft² / 144.3m²



FRONT ELEVATION@1:100



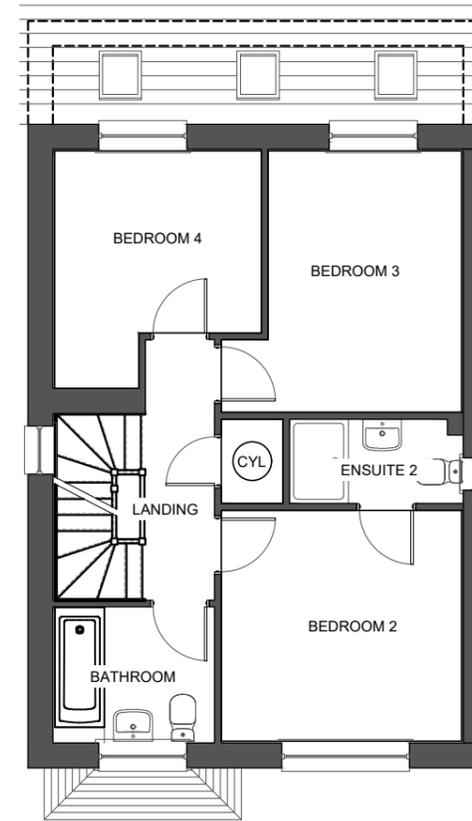
SIDE ELEVATION@1:200



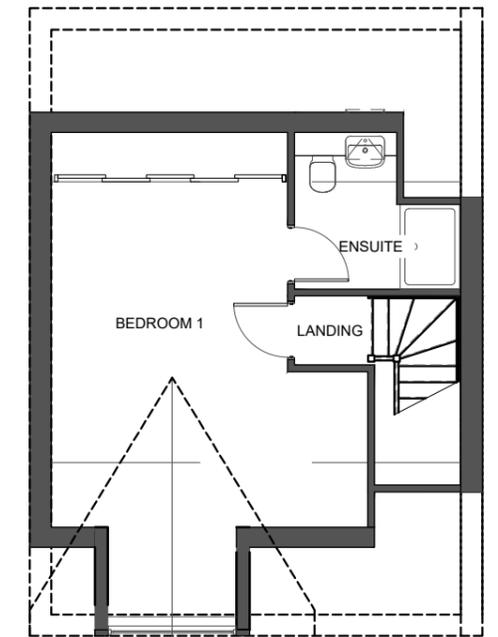
REAR ELEVATION@1:200



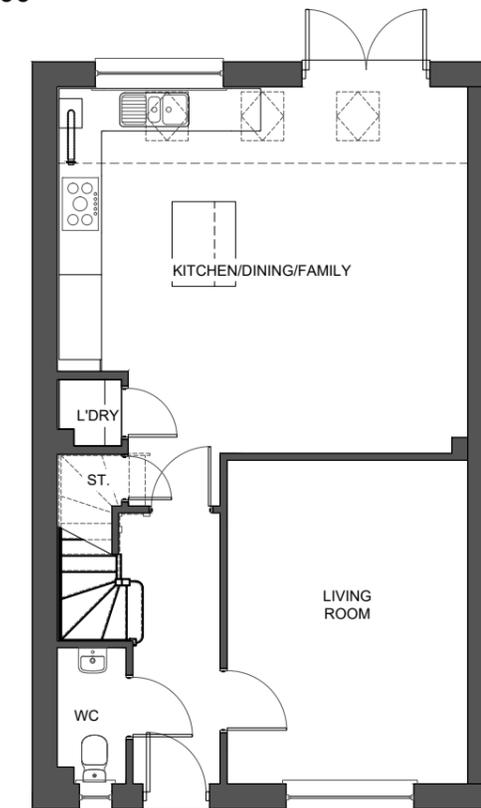
SIDE ELEVATION@1:200



FIRST FLOOR PLAN@1:100



SECOND FLOOR PLAN@1:100



GROUND FLOOR PLAN@1:100



NDSS M4(2) M4(3)

APARTMENTS

1B2P

GROSS: 539ft² / 50m²
GROSS: 542ft² / 50.3m²



FRONT ELEVATION@1:100



		
NDSS	M4(2)	M4(3)

APARTMENTS

1B2P

GROSS: 539ft² / 50m²
GROSS: 542ft² / 50.3m²



REAR ELEVATION@1:100



NDSS	FF GF	M4(2)	M4(3)
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APARTMENTS

1B2P

GROSS: 539ft² / 50m²
GROSS: 542ft² / 50.3m²



SIDE ELEVATION@1:100



SIDE ELEVATION@1:100

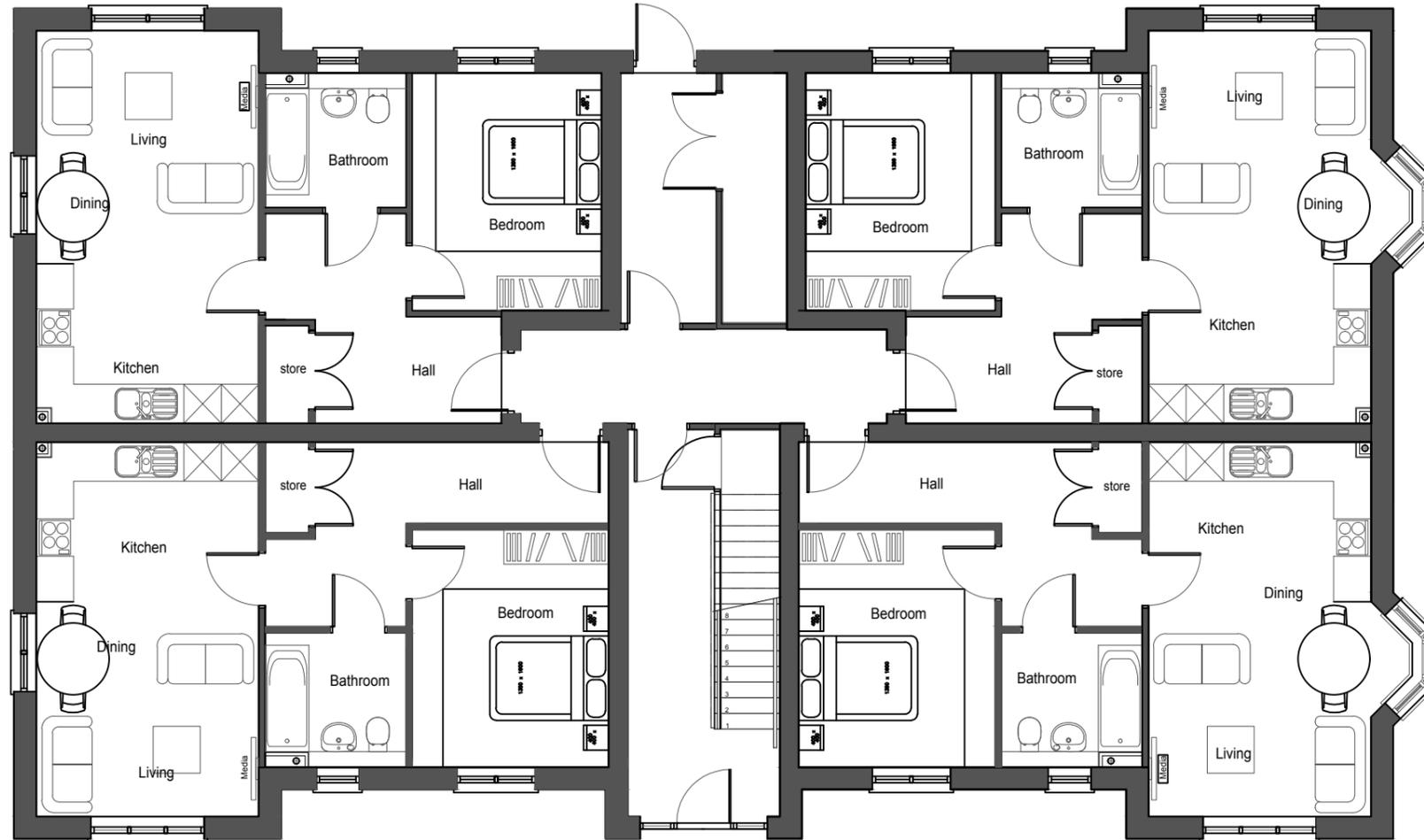


		
NDSS	M4(2)	M4(3)

APARTMENTS

1B2P

GROSS: 539ft² / 50m²
GROSS: 542ft² / 50.3m²



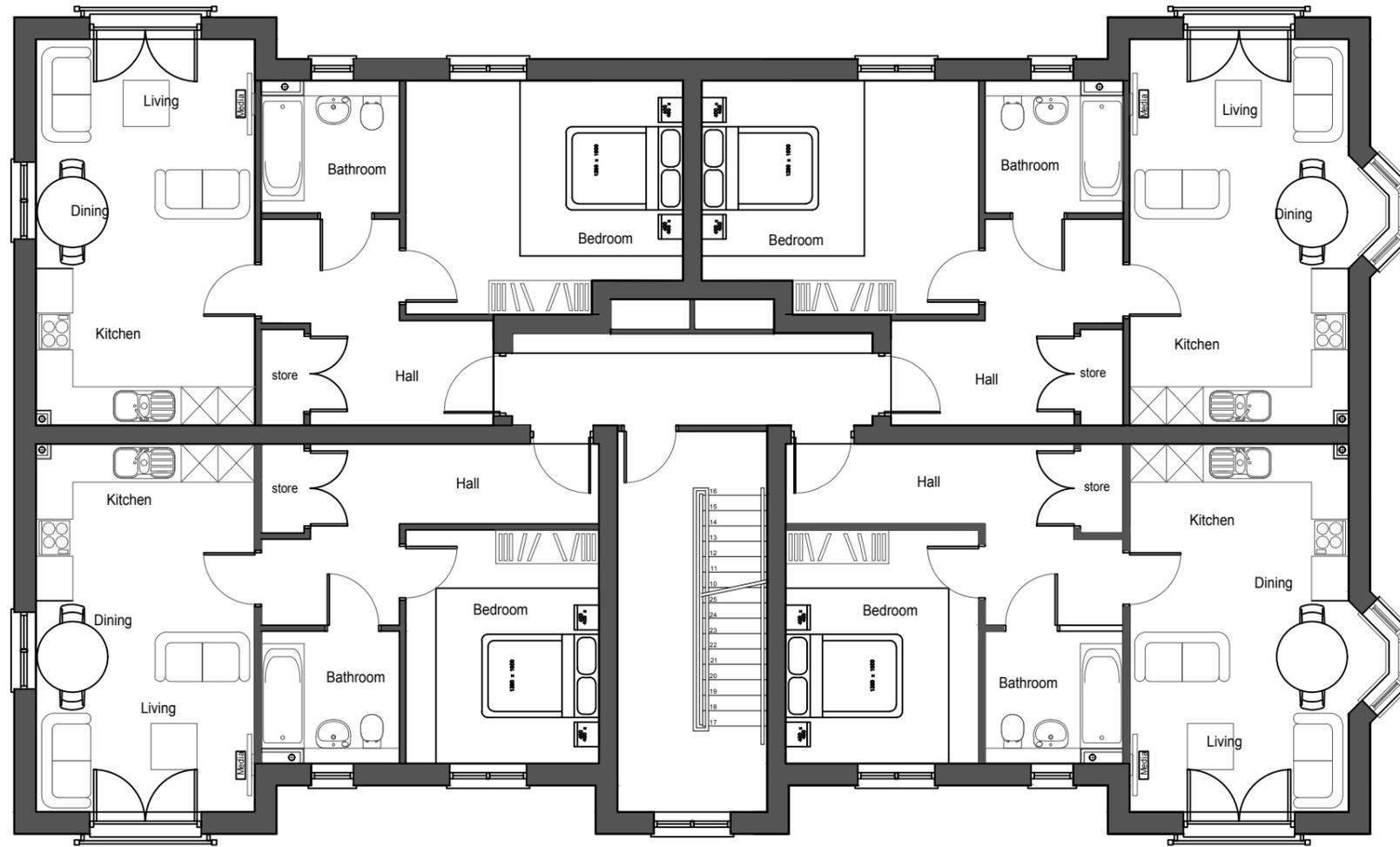
GROUND FLOOR PLAN@1:100



NDSS	FF GF	M4(2)	M4(3)
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APARTMENTS 1B2P

GROSS: 539ft² / 50m²
GROSS: 542ft² / 50.3m²



FIRST FLOOR PLAN@1:100

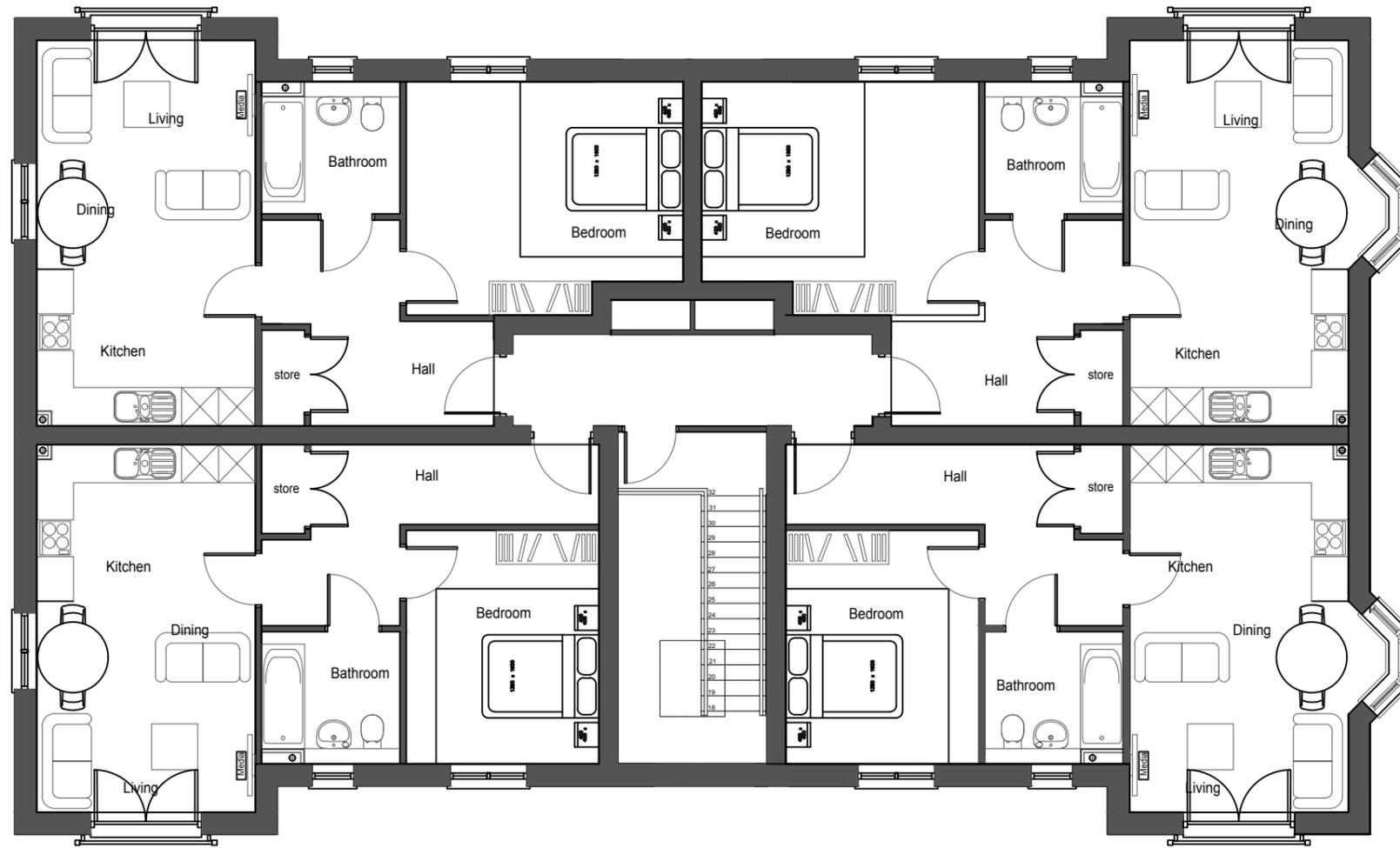


NDSS	FF GF	M4(2)	M4(3)
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APARTMENTS

1B2P

GROSS: 539ft² / 50m²
GROSS: 542ft² / 50.3m²



Second Floor Plan 1:50

SECOND FLOOR PLAN@1:100

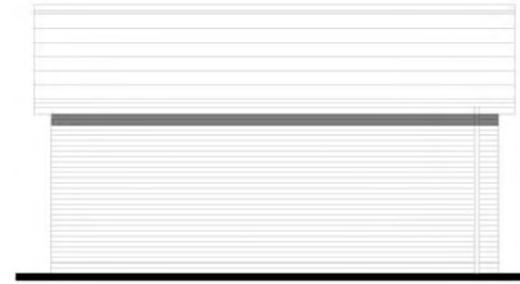


NDSS	FF GF	M4(2)	M4(3)
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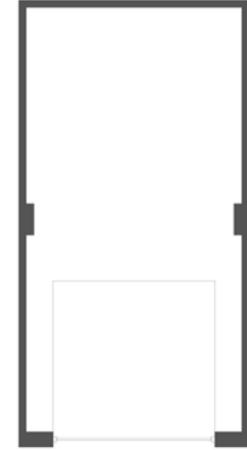
GARAGES



FRONT ELEVATION@1:100



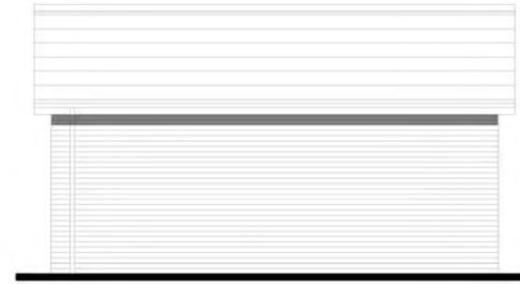
SIDE ELEVATION@1:100



GROUND FLOOR PLAN@1:100



REAR ELEVATION@1:100



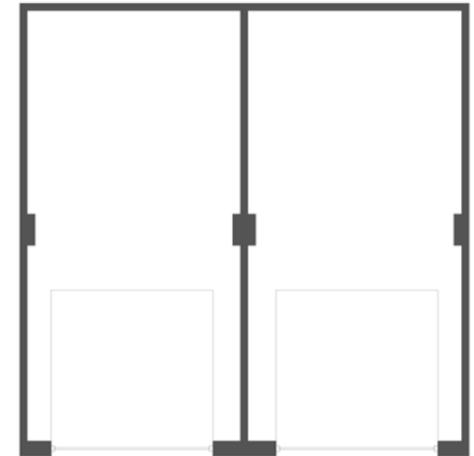
SIDE ELEVATION@1:100



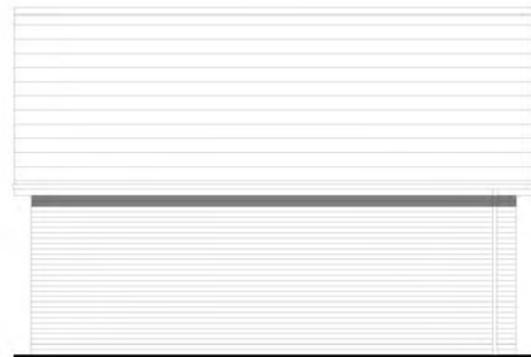
FRONT ELEVATION@1:100



SIDE ELEVATION@1:100



GROUND FLOOR PLAN@1:100



REAR ELEVATION@1:100



SIDE ELEVATION@1:100



FRINGE

NTS@A3



Character Areas

- Spine
- Fringe

THE DISLEY 1B2P

GROSS: 542ft² / 689ft² / 50.3m² / 64m²



FRONT ELEVATION@1:100



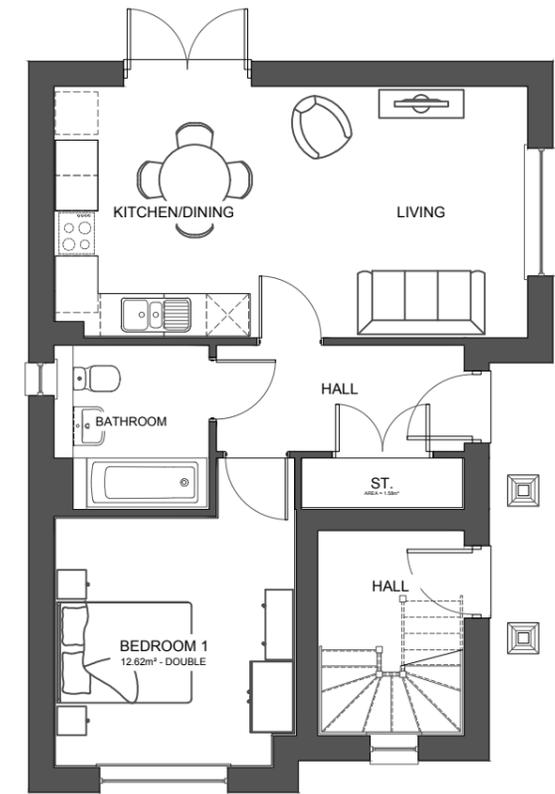
FRONT ELEVATION@1:100



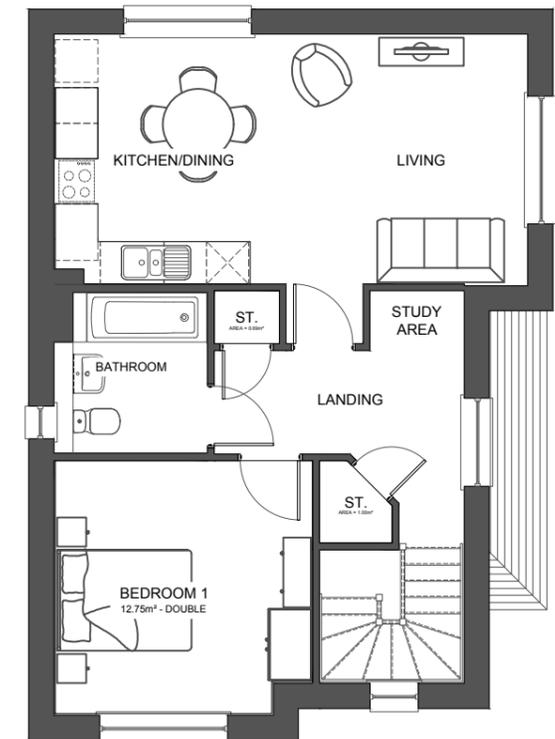
REAR ELEVATION@1:200



SIDE ELEVATION@1:200



FIRST FLOOR PLAN@1:100



GROUND FLOOR PLAN@1:100

NDSS M4(2) M4(3)

THE YEOVIL 1B2P/3B5P

GROSS: 662ft² / 61.50m²
GROSS: 1039ft² / 96.52m²



SIDE ELEVATION@1:100



FRONT ELEVATION@1:100



REAR ELEVATION@1:200



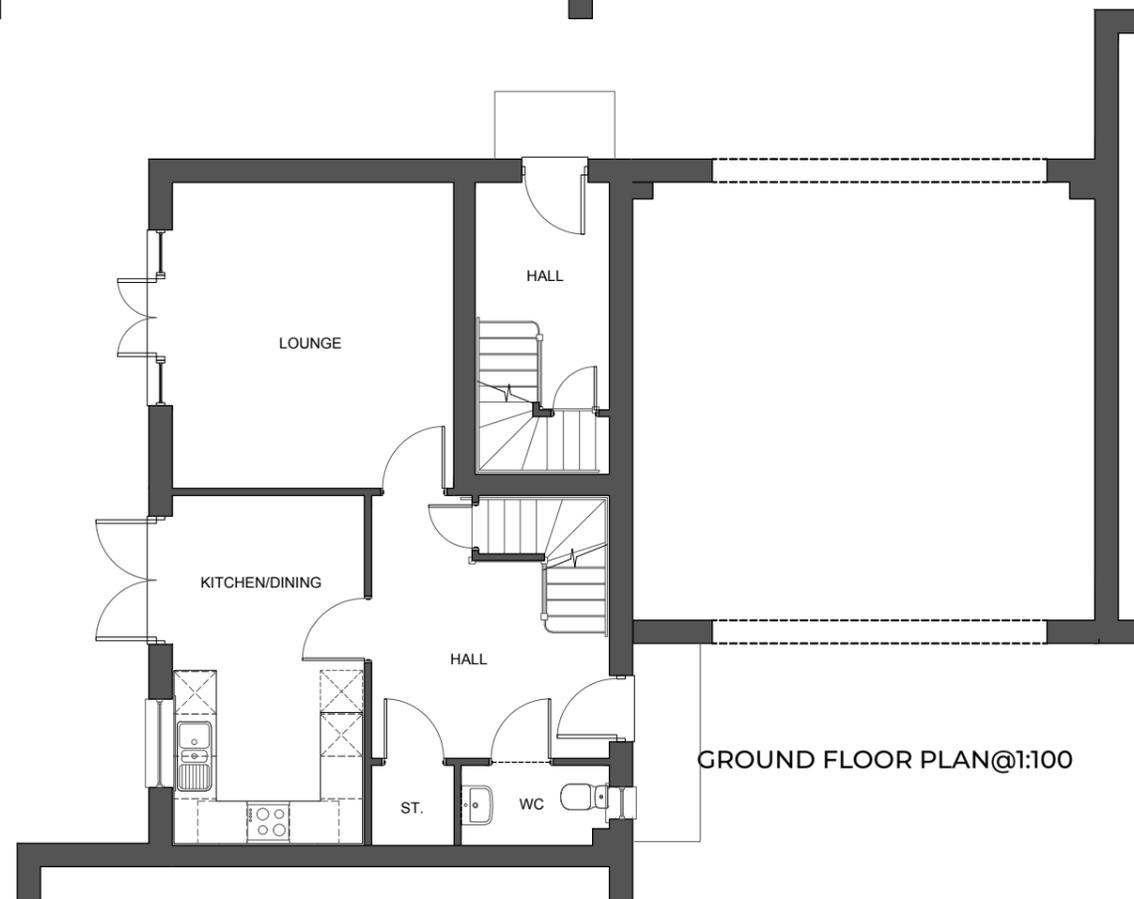
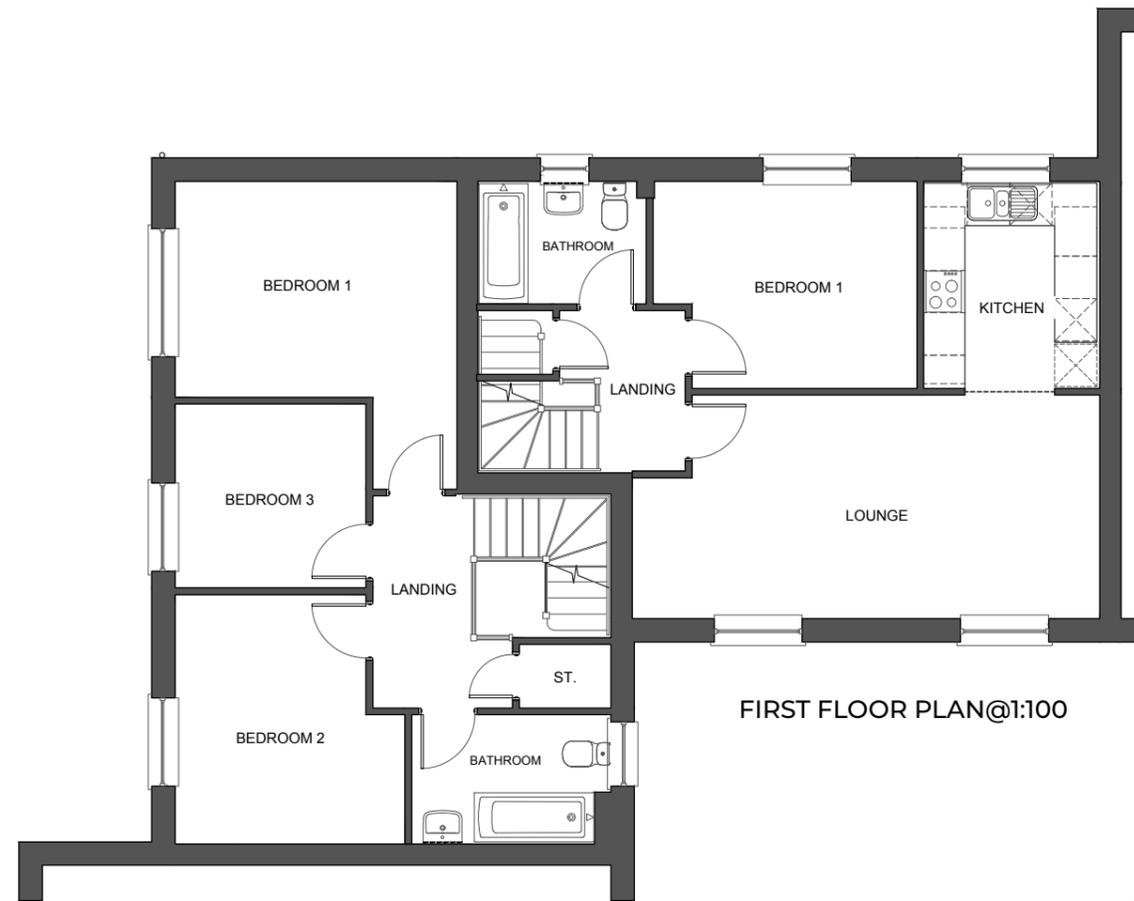
FRONT ELEVATION@1:200



THE YEOVIL

1B2P/3B5P

GROSS: 662ft² / 61.50m²
GROSS: 1039ft² / 96.52m²



THE DISLEY 4 1B2P/1B1P

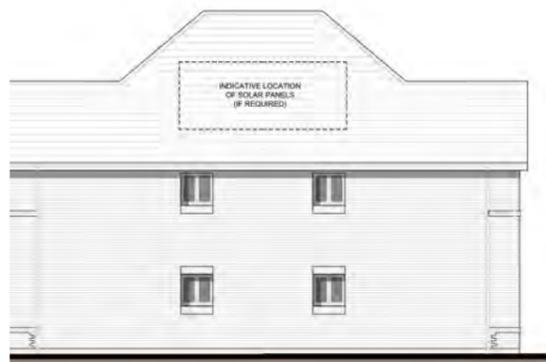
GROSS : 542ft² / 509ft² / 50.4m² / 47.2m²
 GROSS : 689ft² / 655ft² / 64m² / 60.8m²



FRONT ELEVATION@1:100



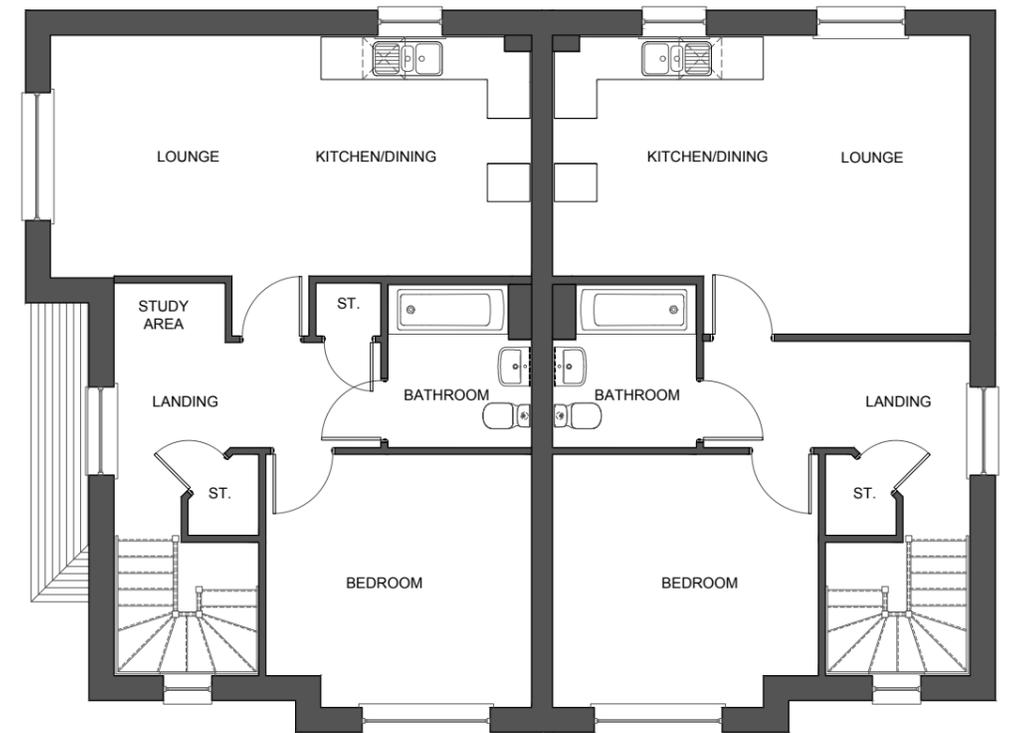
FRONT ELEVATION@1:100



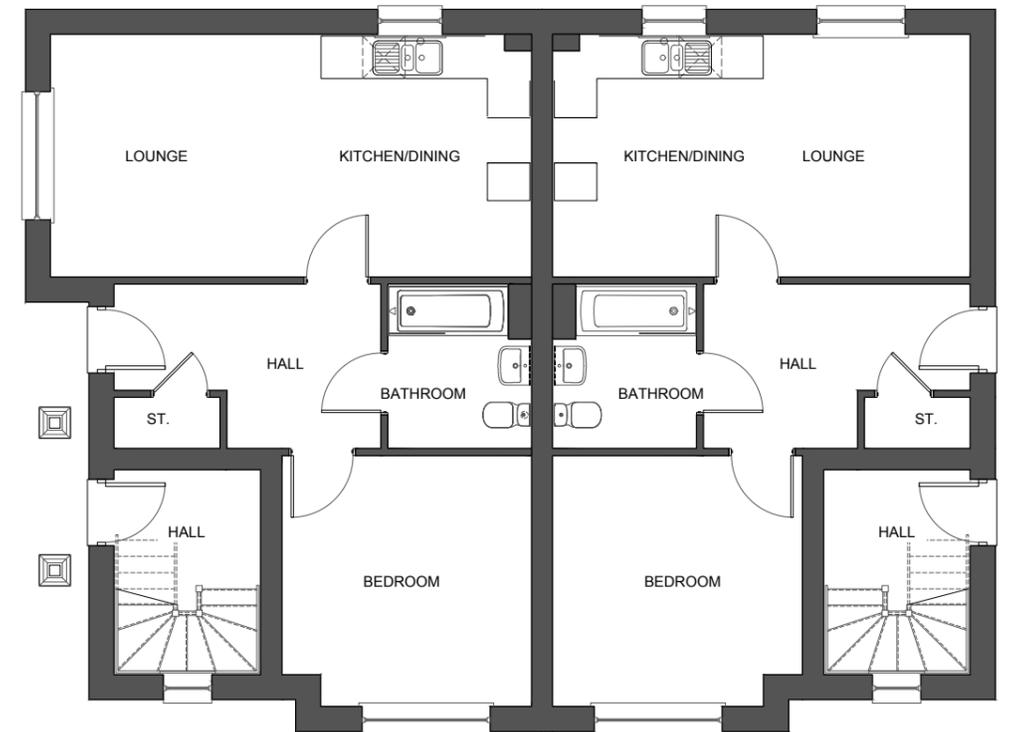
REAR ELEVATION@1:200



SIDE ELEVATION@1:200



FIRST FLOOR PLAN@1:100



GROUND FLOOR PLAN@1:100

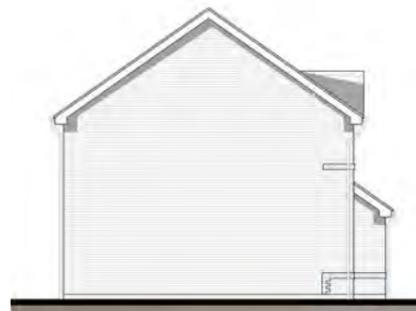


THE BURTON SEMI 2B3P

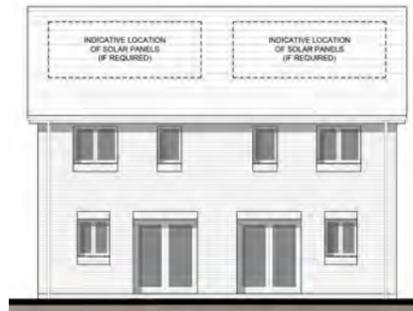
GROSS : 756ft² / 70.2m²



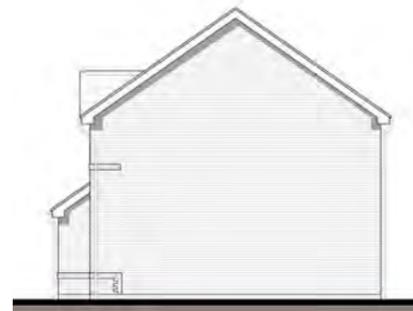
FRONT ELEVATION@1:100



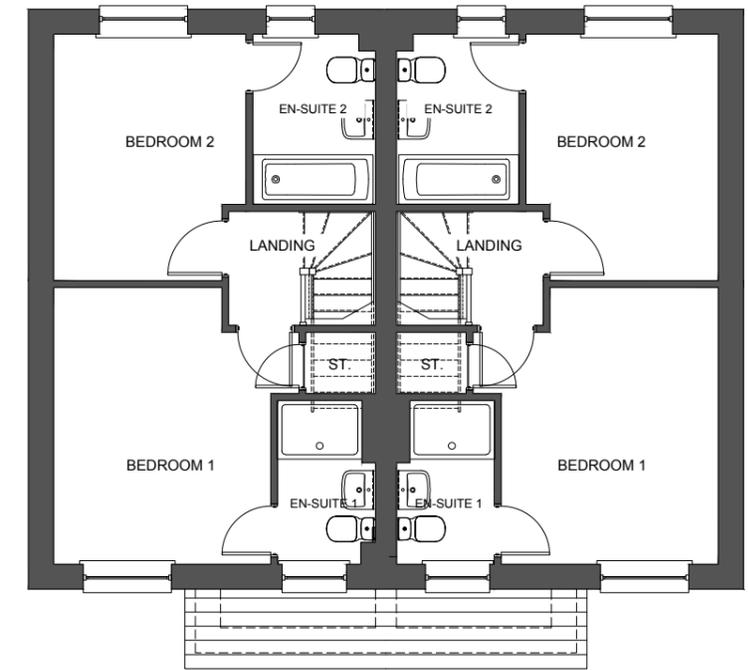
SIDE ELEVATION@1:200



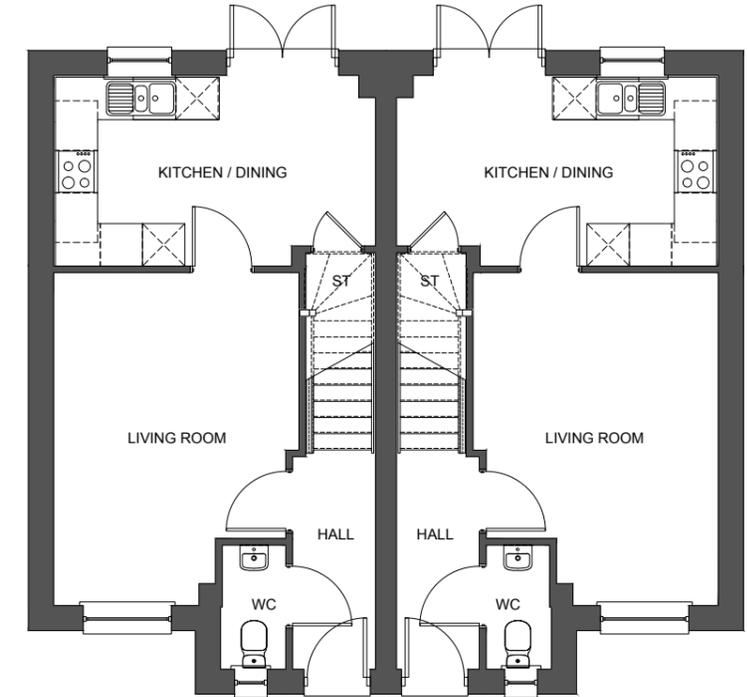
REAR ELEVATION@1:200



SIDE ELEVATION@1:200



FIRST FLOOR PLAN@1:100



GROUND FLOOR PLAN@1:100

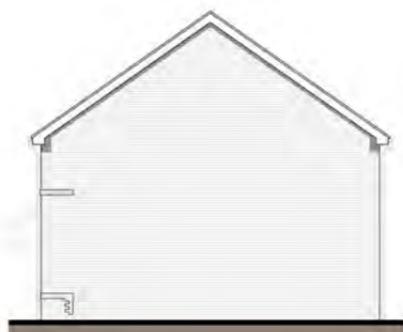


THE MAXLEY 2B4P

GROSS : 866ft² / 80.4m²



FRONT ELEVATION@1:100



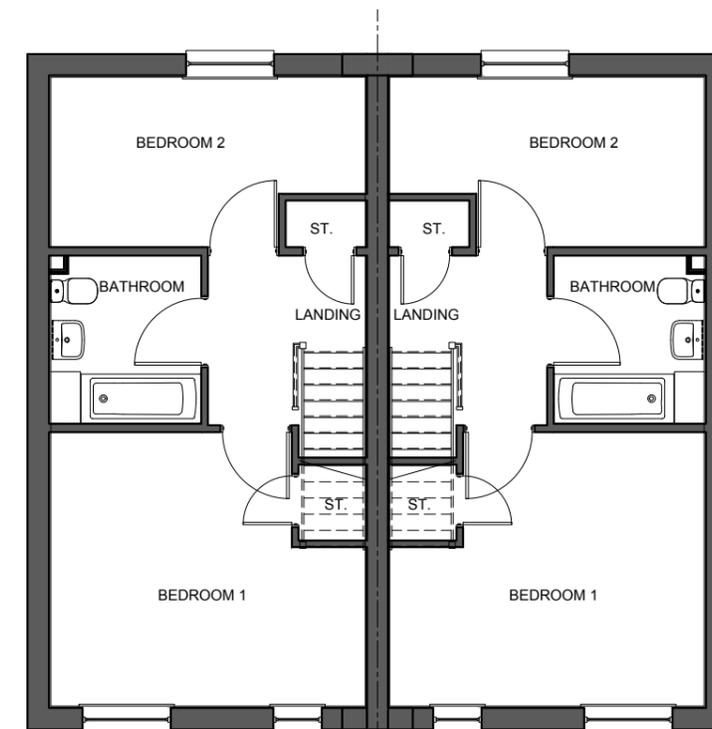
SIDE ELEVATION@1:200



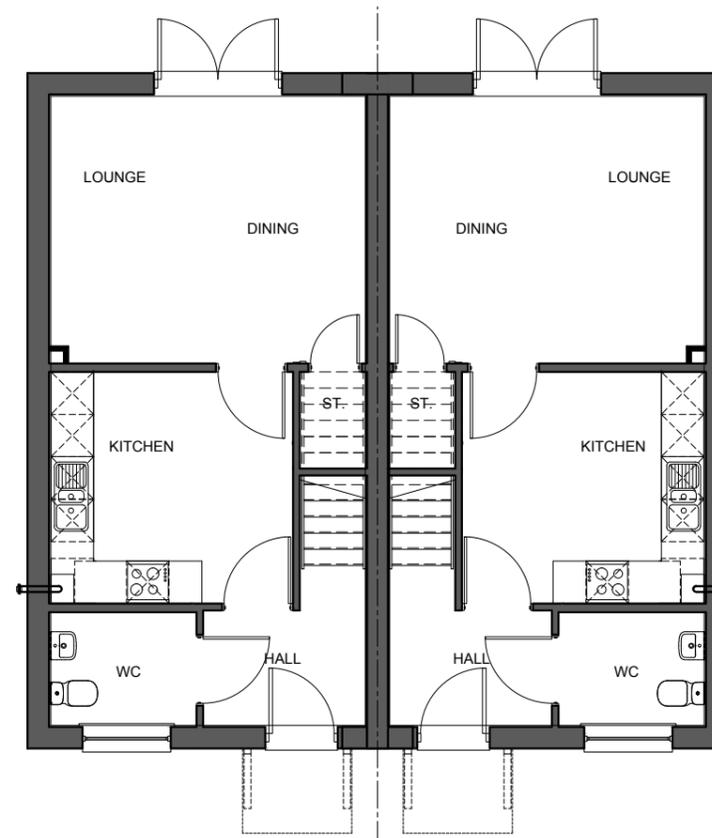
REAR ELEVATION@1:200



SIDE ELEVATION@1:200



FIRST FLOOR PLAN@1:100



GROUND FLOOR PLAN@1:100

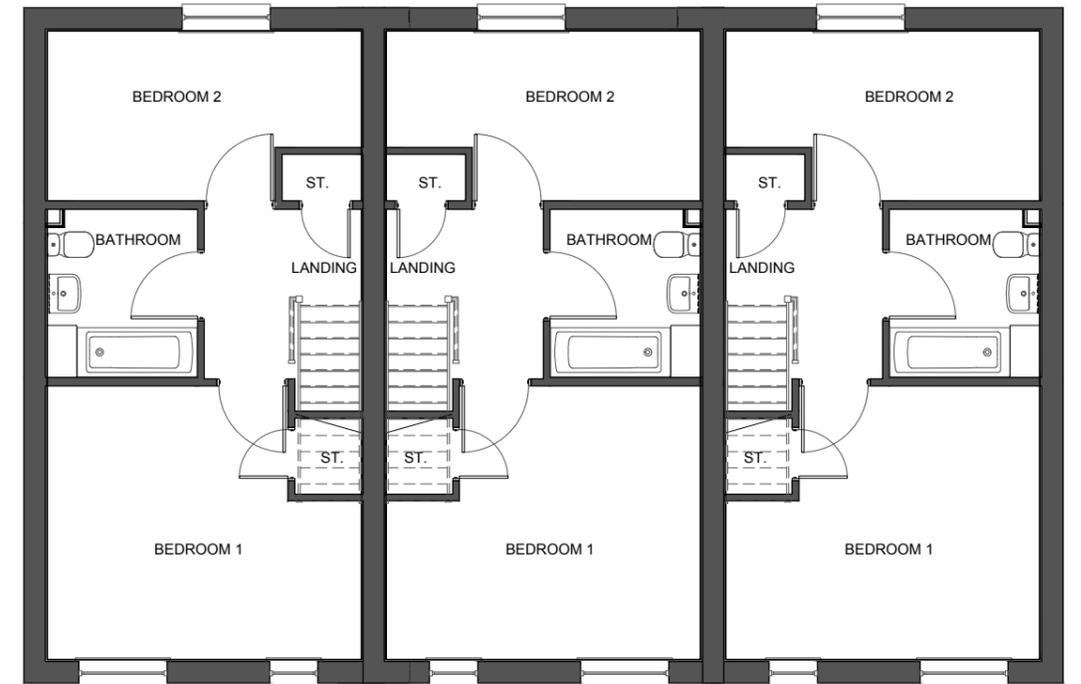


THE MAXLEY 2B4P

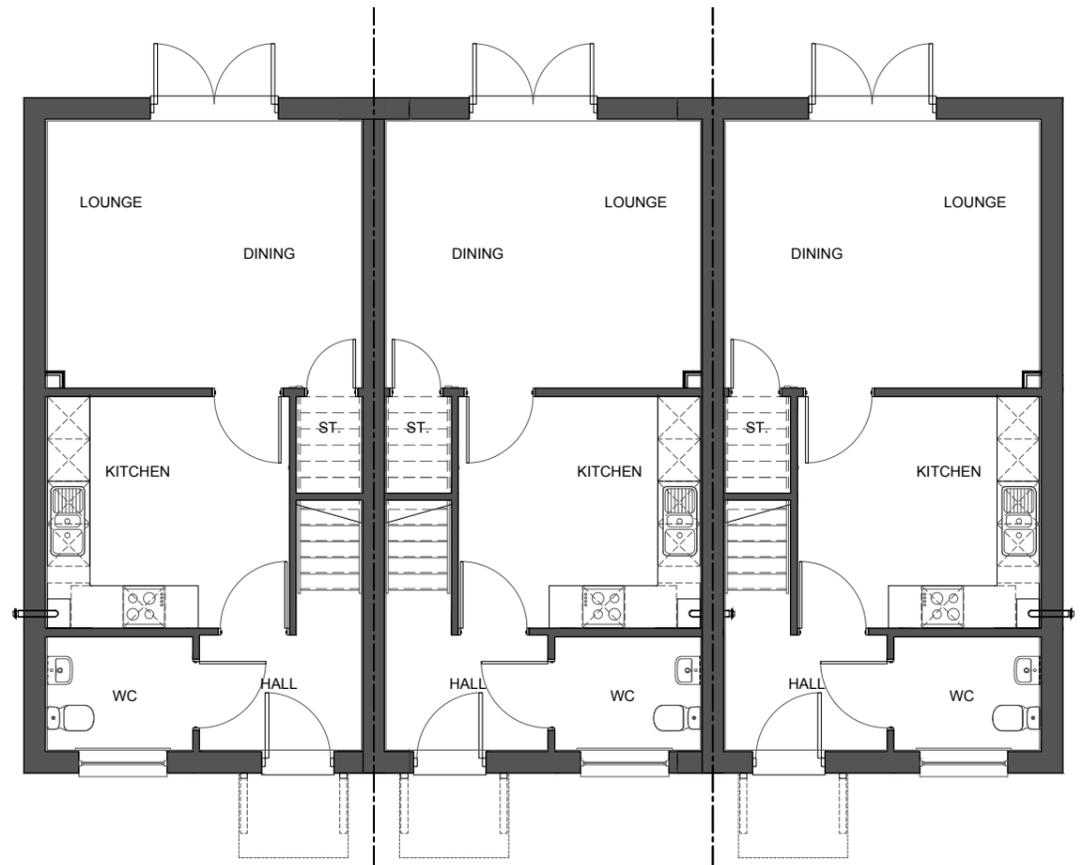
GROSS: 866ft² / 80.4m²



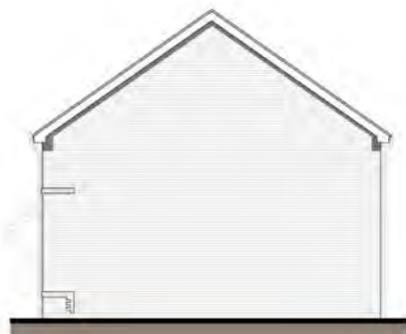
FRONT ELEVATION@1:100



FIRST FLOOR PLAN@1:100



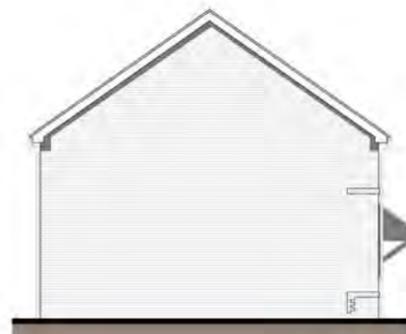
GROUND FLOOR PLAN@1:100



SIDE ELEVATION@1:200



REAR ELEVATION@1:200



SIDE ELEVATION@1:200



THE AF2-1 SEMI

2B4P

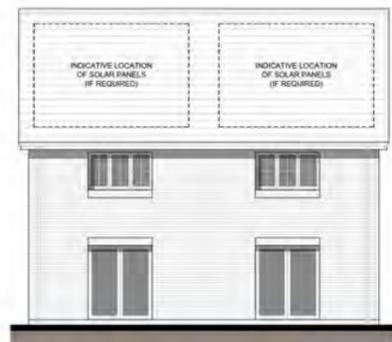
GROSS: 911ft² / 84.6m²



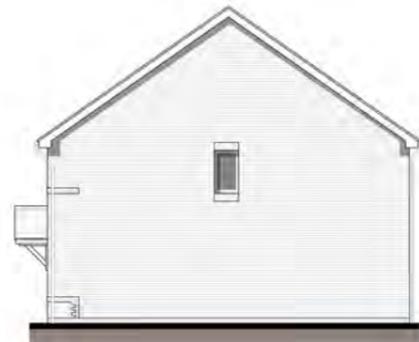
FRONT ELEVATION@1:100



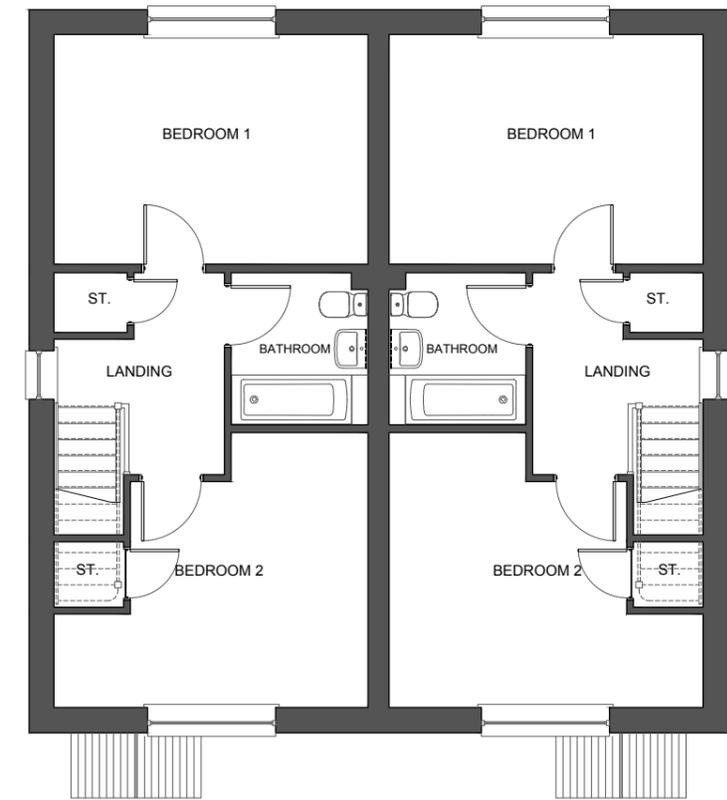
SIDE ELEVATION@1:200



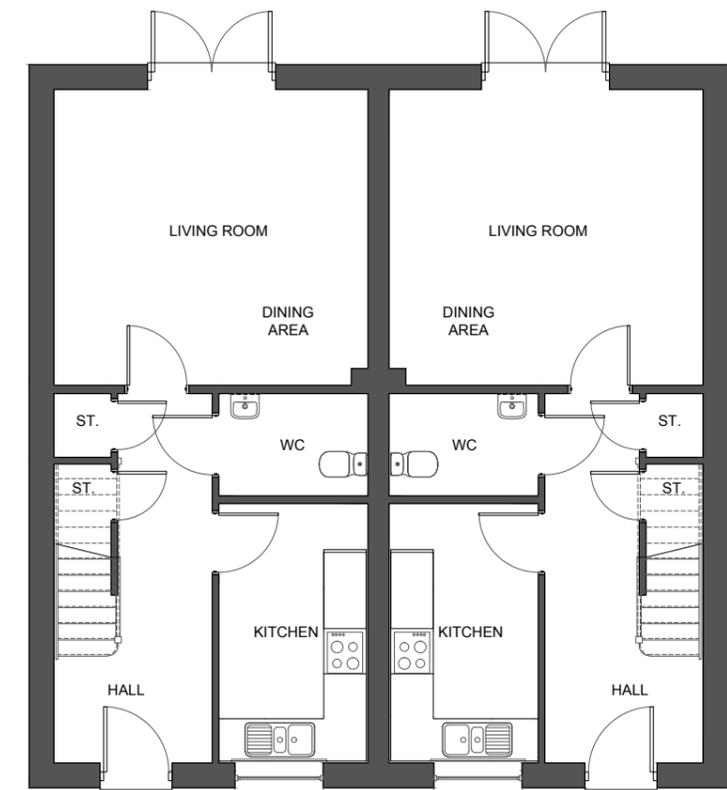
REAR ELEVATION@1:200



SIDE ELEVATION@1:200



FIRST FLOOR PLAN@1:100



GROUND FLOOR PLAN@1:100

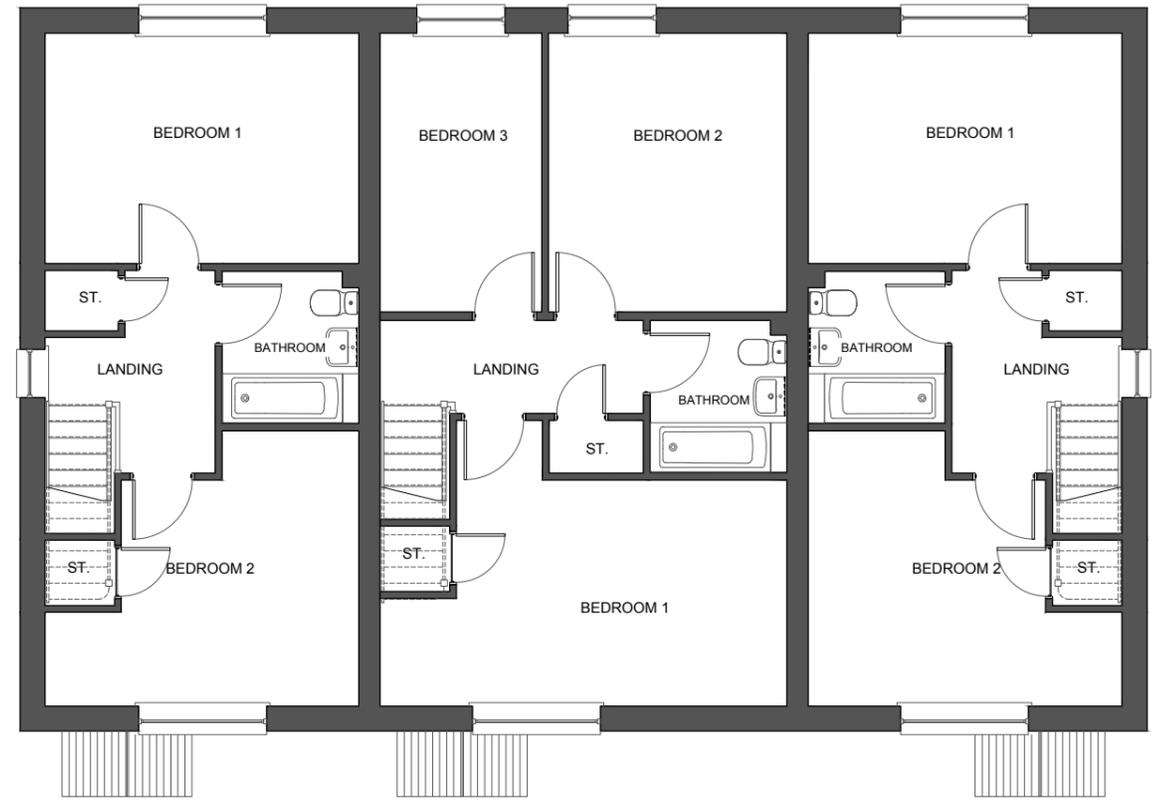


THE AF2-1 & AF3-4 2B4P/3B5P

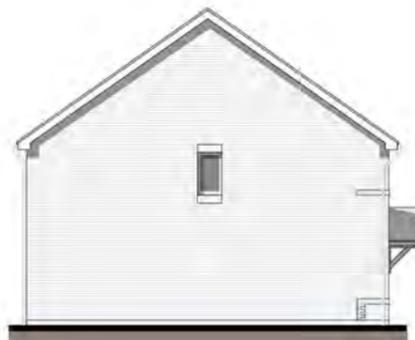
GROSS: 911ft² / 84.6m²
GROSS: 1045ft² / 97m²



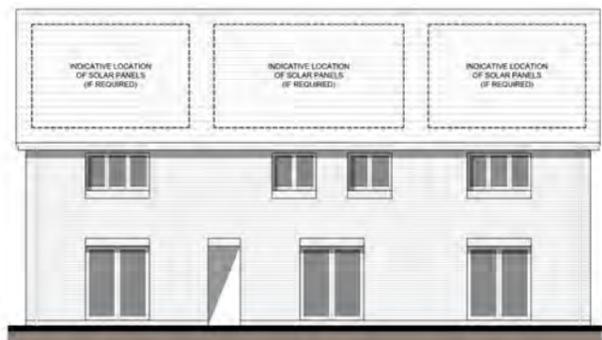
FRONT ELEVATION@1:100



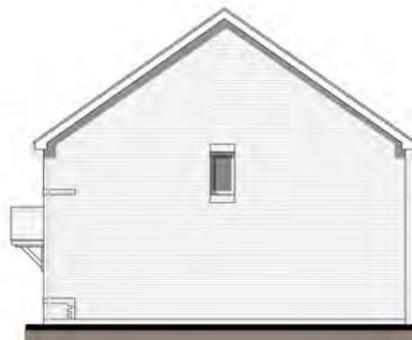
FIRST FLOOR PLAN@1:100



SIDE ELEVATION@1:200



REAR ELEVATION@1:200



SIDE ELEVATION@1:200



GROUND FLOOR PLAN@1:100



THE AF3-1 & AF3-4 MEWS

3B5P

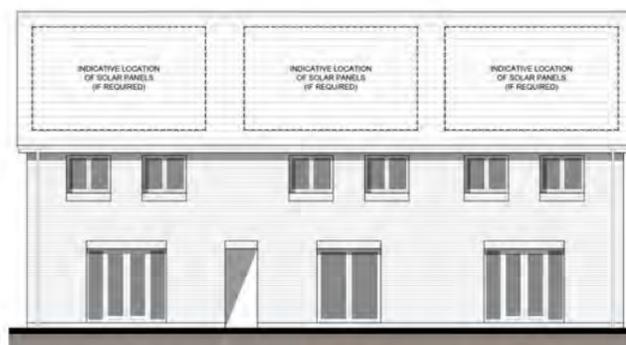
GROSS: 1003ft² / 93.2m²
 GROSS: 1022ft² / 94.9m²



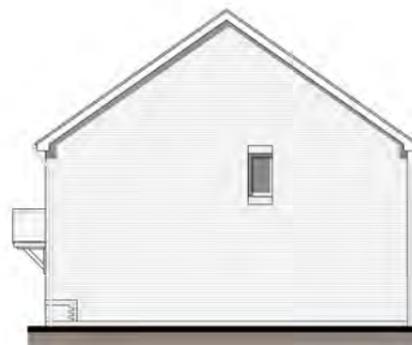
FRONT ELEVATION@1:100



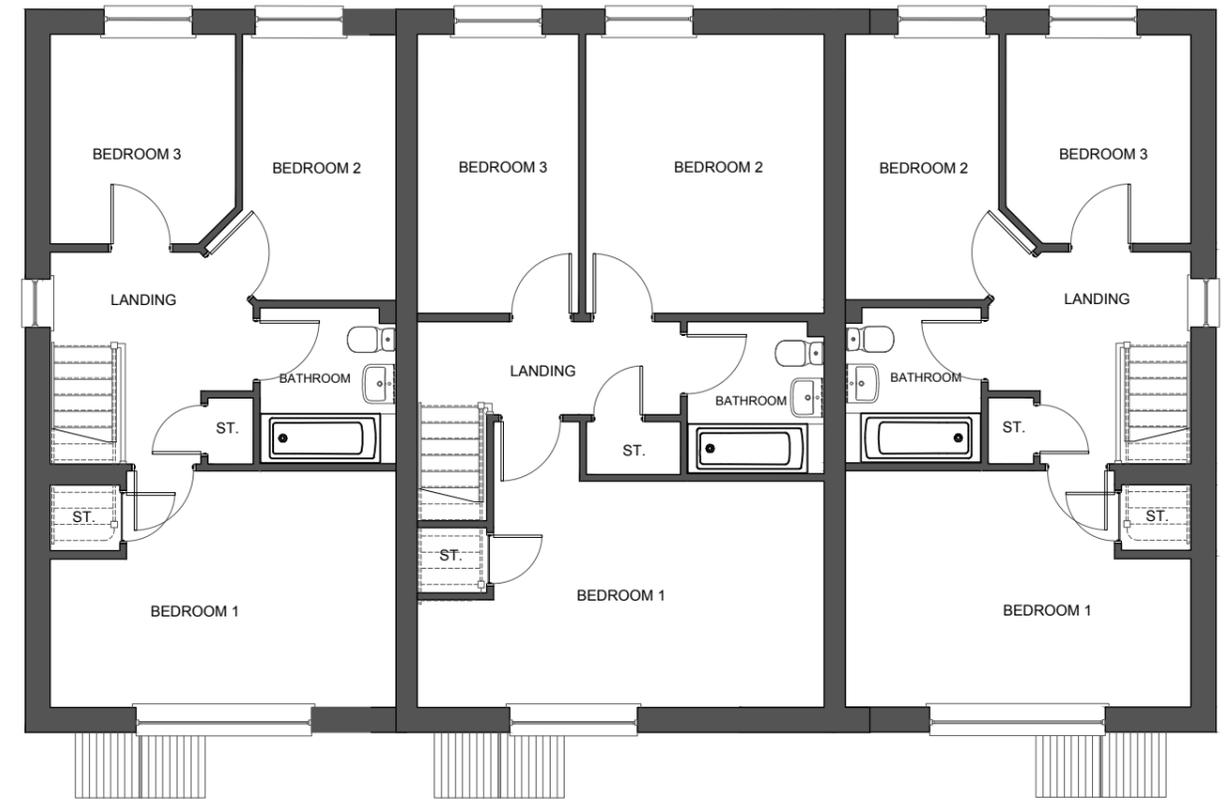
SIDE ELEVATION@1:200



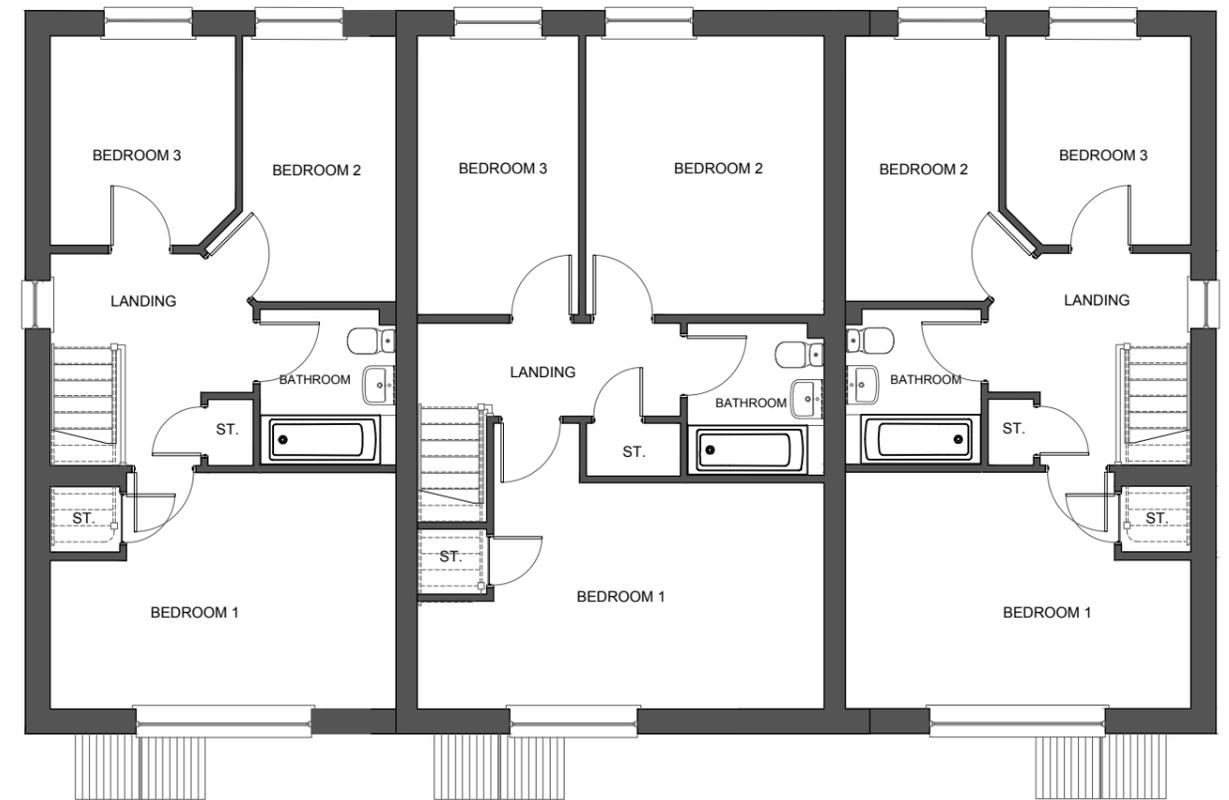
REAR ELEVATION@1:200



SIDE ELEVATION@1:200



FIRST FLOOR PLAN@1:100



GROUND FLOOR PLAN@1:100



NDSS	M4(2)	M4(3)

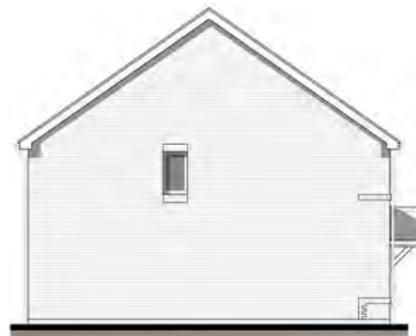
THE NEWTON SEMI

3B5P

GROSS: 1056ft² / 98.1m²



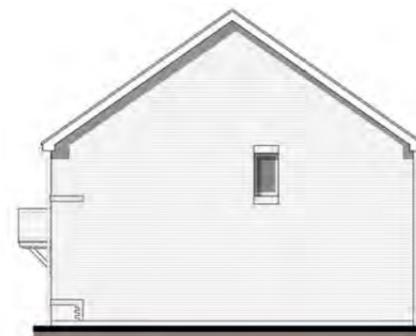
FRONT ELEVATION@1:100



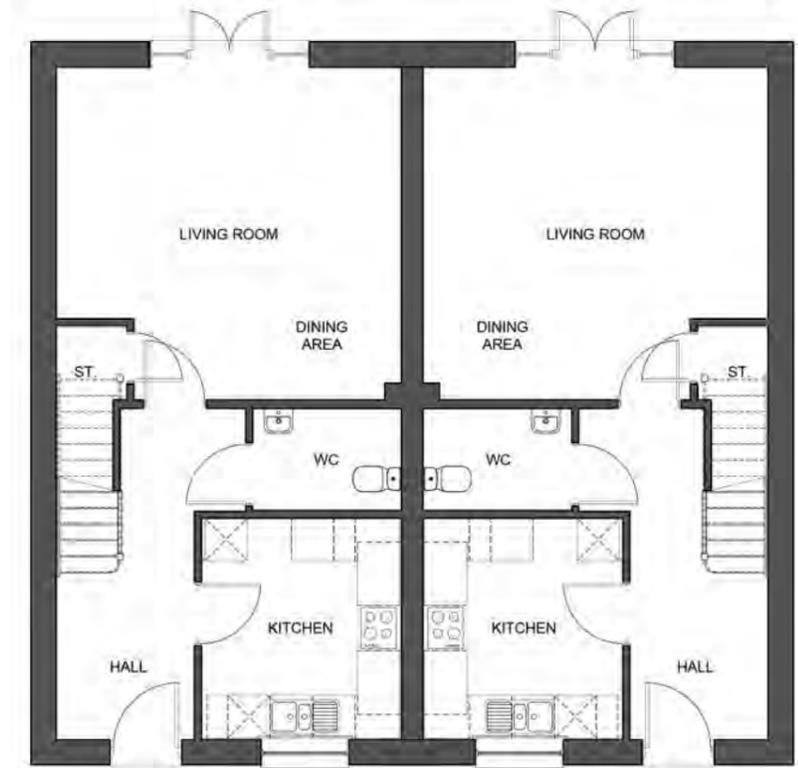
SIDE ELEVATION@1:200



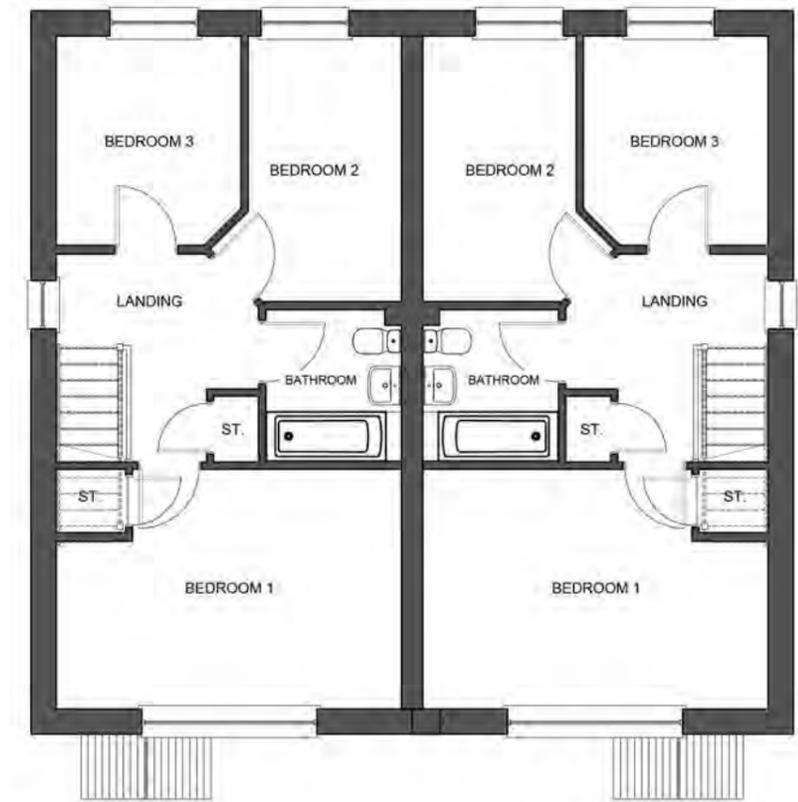
REAR ELEVATION@1:200



SIDE ELEVATION@1:200



FIRST FLOOR PLAN@1:100



GROUND FLOOR PLAN@1:100



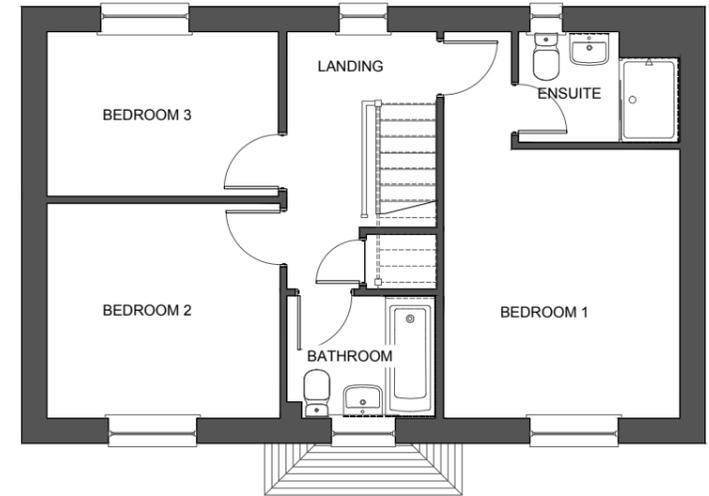
NDSS M4(2) M4(3)

THE DODLESTON 3B5P

GROSS: 1056ft² / 98.1m²



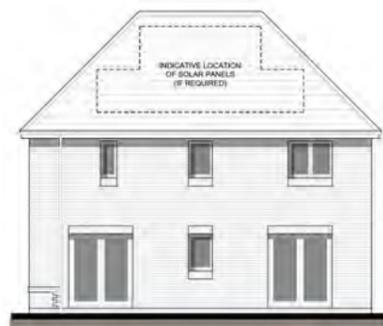
FRONT ELEVATION@1:100



FIRST FLOOR PLAN@1:100



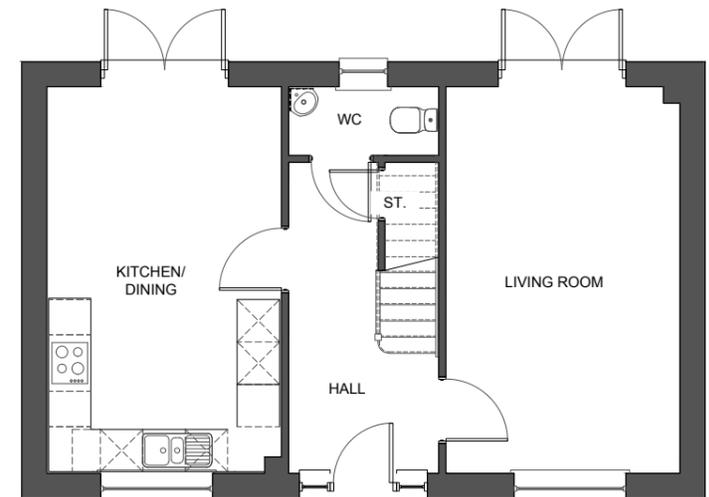
SIDE ELEVATION@1:200



REAR ELEVATION@1:200



SIDE ELEVATION@1:200



GROUND FLOOR PLAN@1:100



THE ECCLESTON 3B5P

GROSS: 1056ft² / 98.1m²



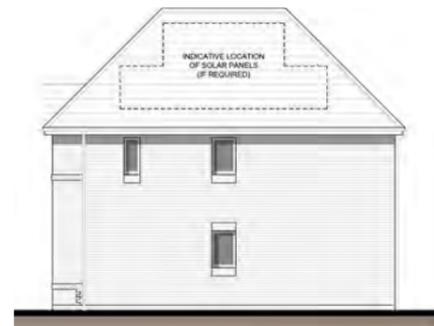
FRONT ELEVATION@1:100



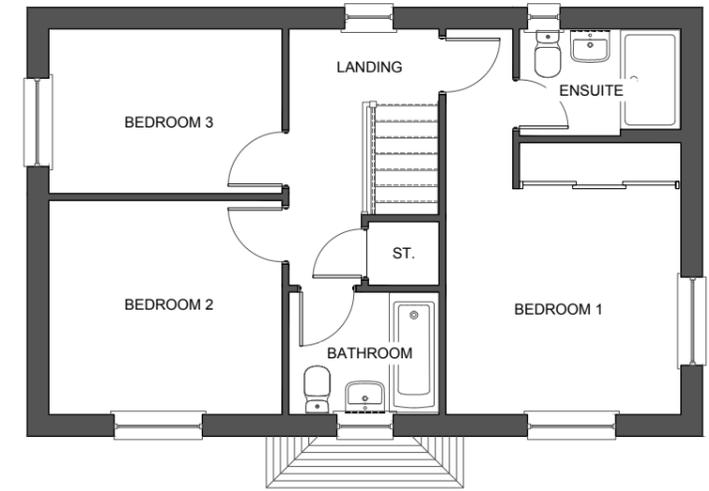
SIDE ELEVATION@1:100



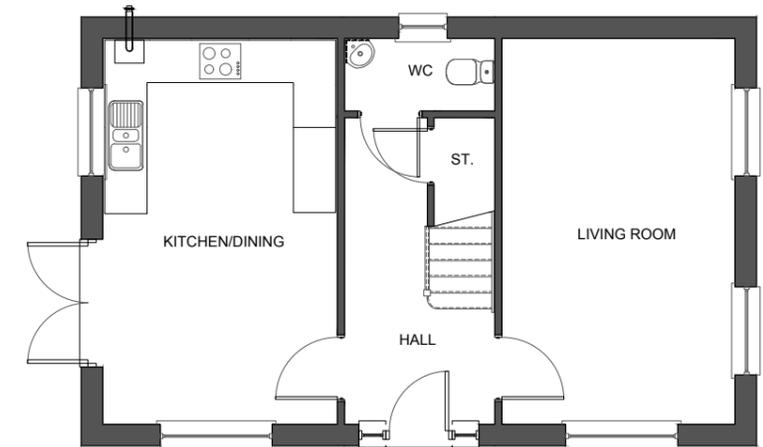
SIDE ELEVATION@1:200



REAR ELEVATION@1:200



FIRST FLOOR PLAN@1:100

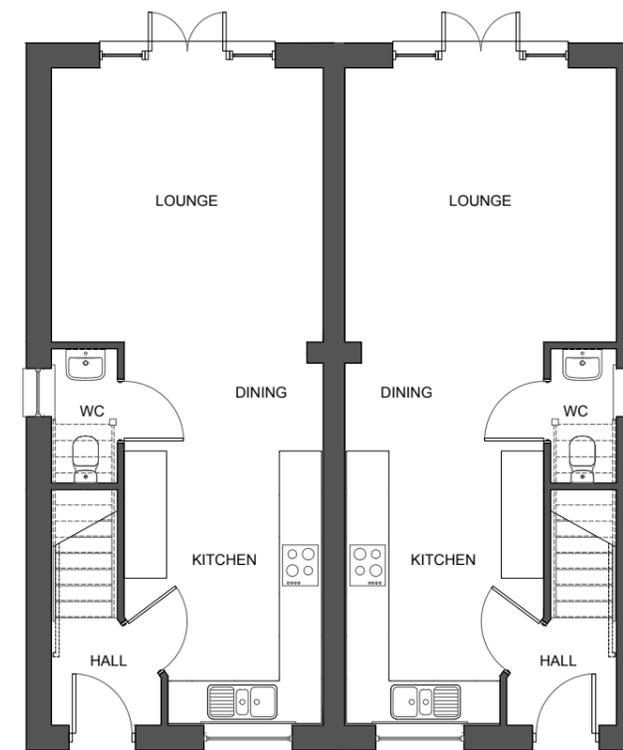
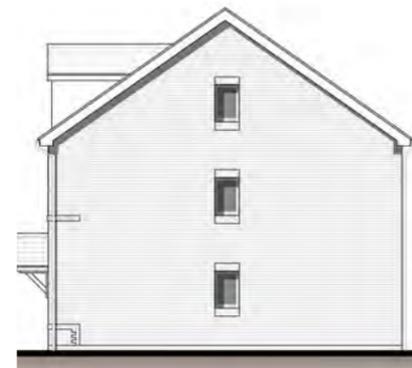
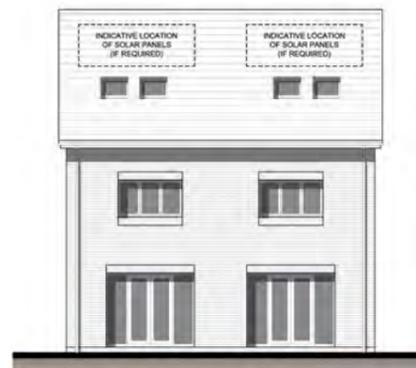
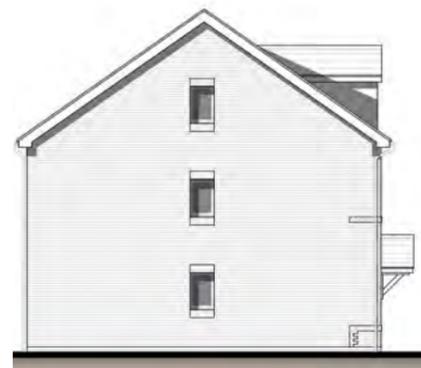
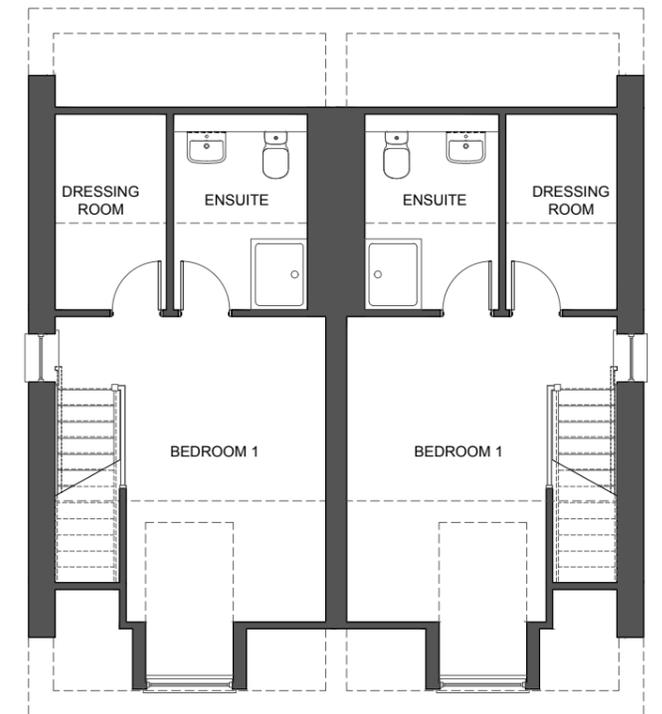
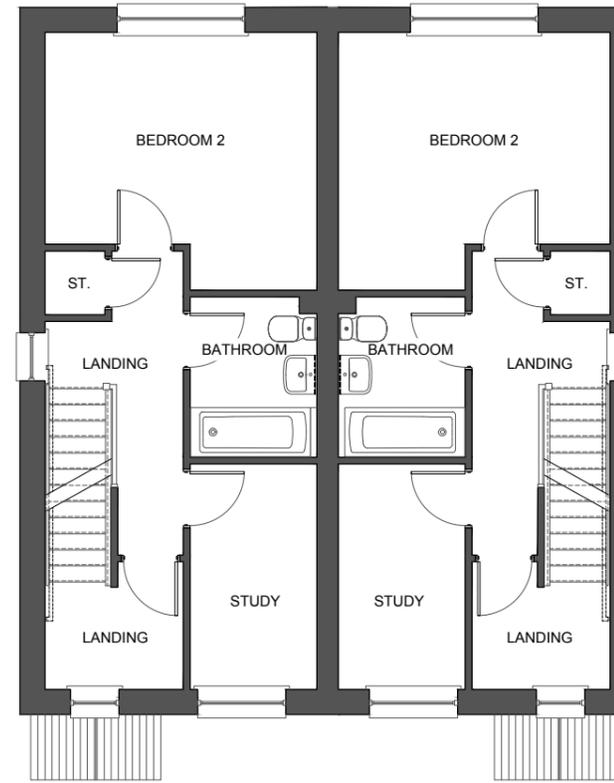


GROUND FLOOR PLAN@1:100



THE SNOWDON 2B4P

GROSS: 1061ft² / 98.6m²

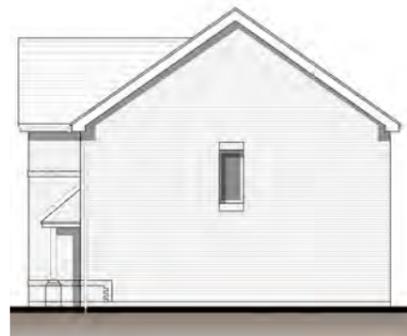


THE BIRKDALE 3B5P

GROSS: 1101ft² / 102.2m²



FRONT ELEVATION@1:100



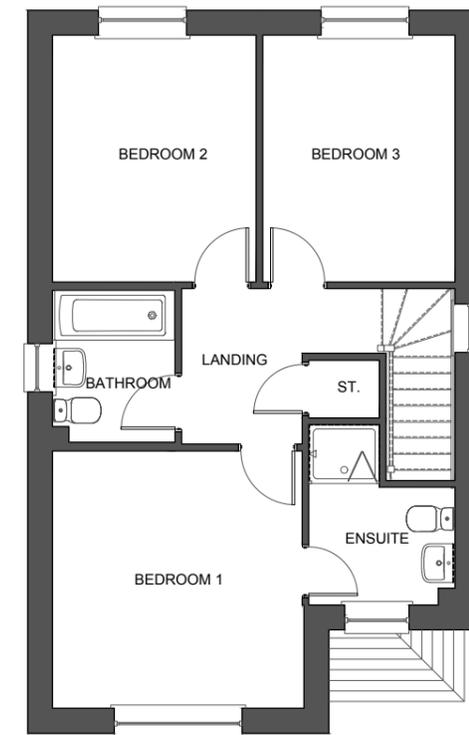
SIDE ELEVATION@1:200



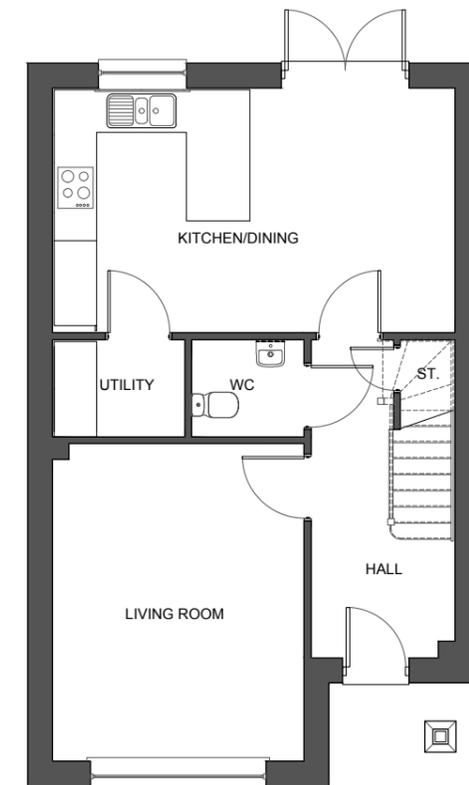
REAR ELEVATION@1:200



SIDE ELEVATION@1:200



FIRST FLOOR PLAN@1:100



GROUND FLOOR PLAN@1:100



NDSS M4(2) M4(3)

THE BIRKDALE SEMI 3B5P

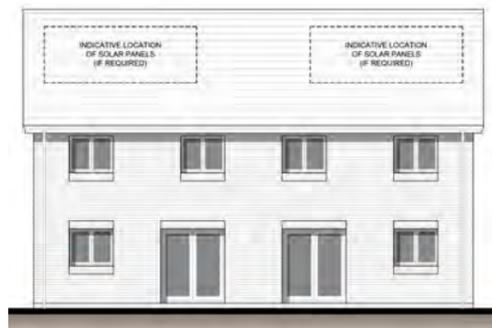
GROSS: 1101ft² / 102.2m²



FRONT ELEVATION@1:100



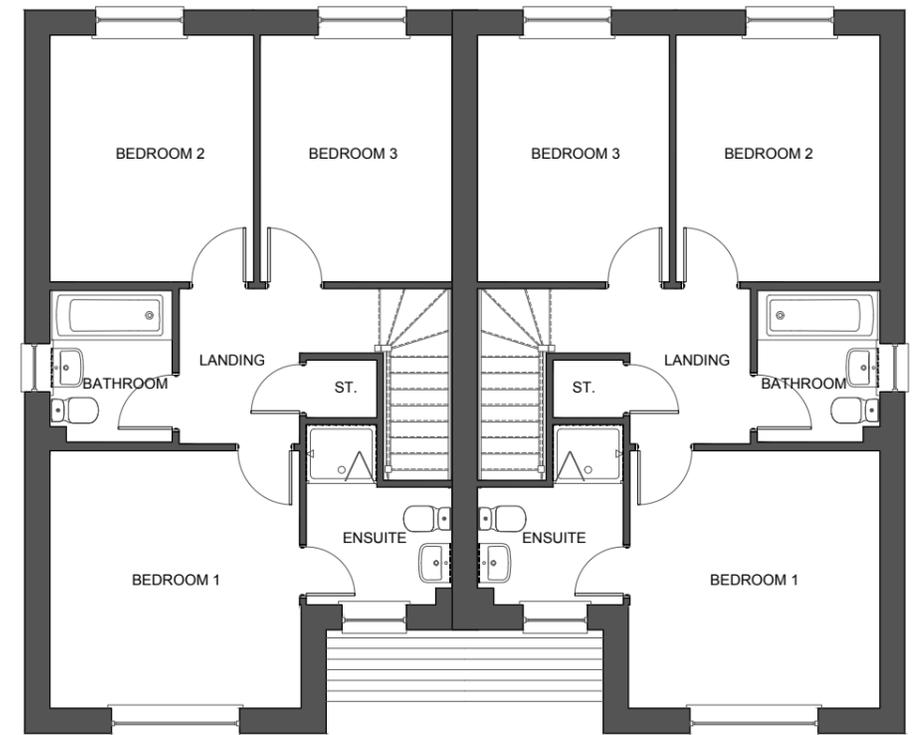
SIDE ELEVATION@1:200



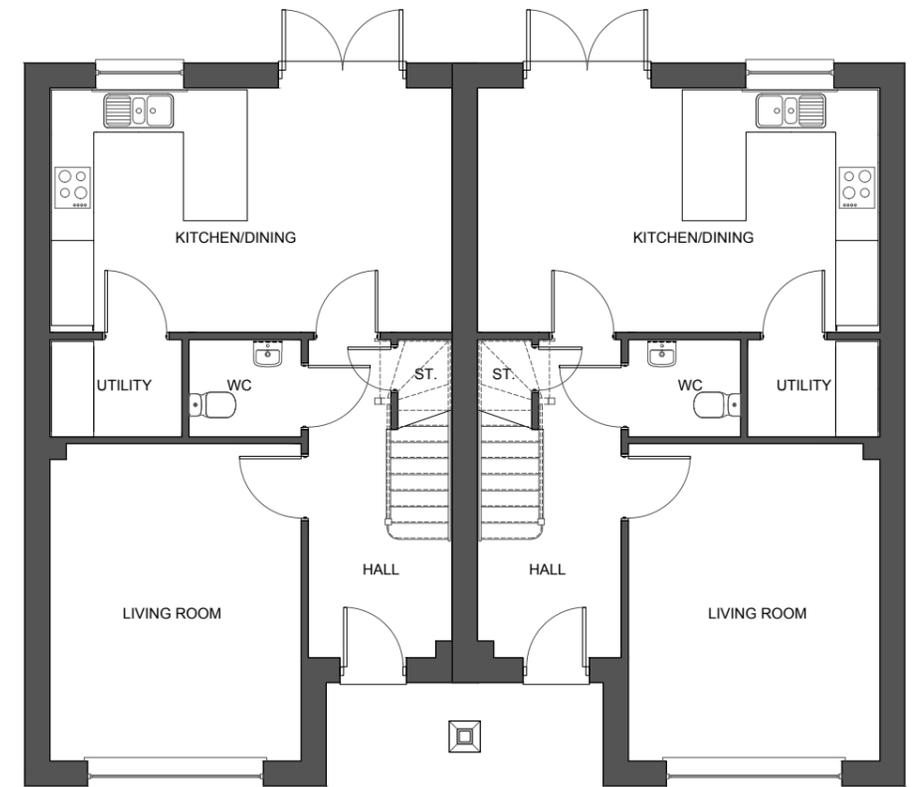
REAR ELEVATION@1:200



SIDE ELEVATION@1:200



FIRST FLOOR PLAN@1:100



GROUND FLOOR PLAN@1:100



THE LONGFORD 3B6P

GROSS: 1149ft² / 106.74m²



FRONT ELEVATION@1:100



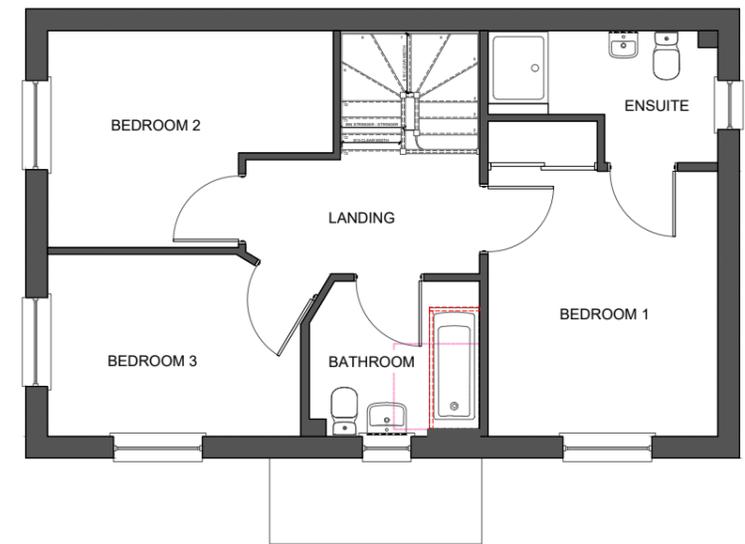
SIDE ELEVATION@1:100



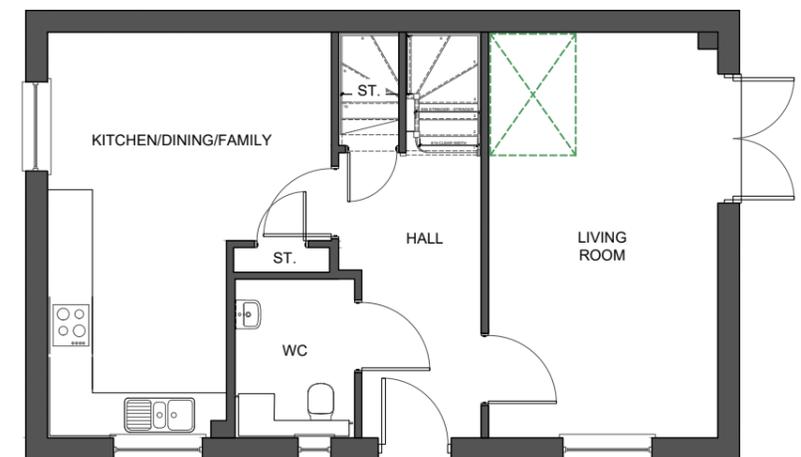
SIDE ELEVATION@1:200



REAR ELEVATION@1:200



FIRST FLOOR PLAN@1:100



GROUND FLOOR PLAN@1:100



THE LONGFORD 3B6P

GROSS: 1149ft² / 106.74m²



FRONT ELEVATION@1:100



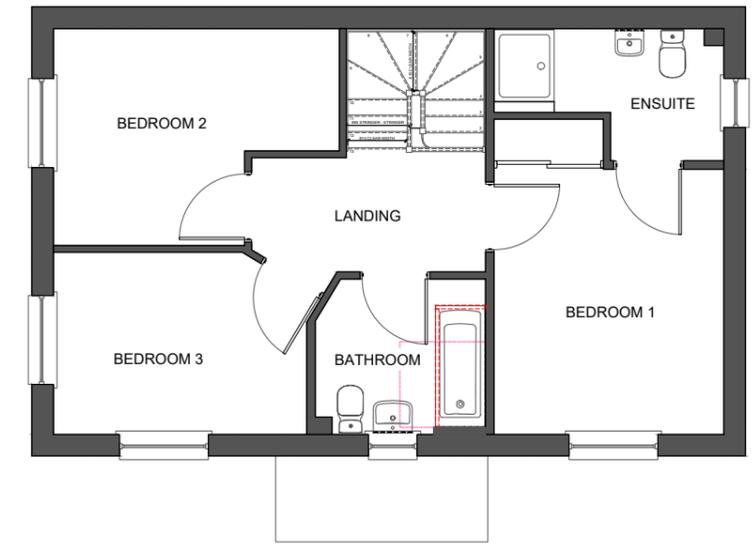
SIDE ELEVATION@1:100



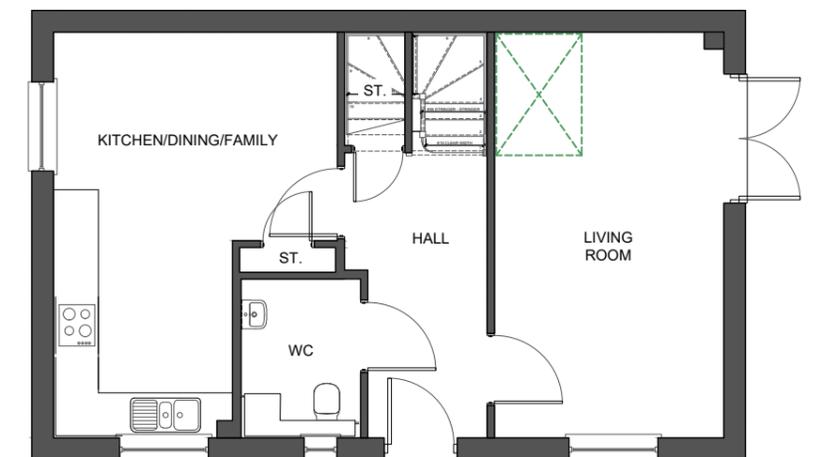
SIDE ELEVATION@1:200



REAR ELEVATION@1:200



FIRST FLOOR PLAN@1:100



GROUND FLOOR PLAN@1:100

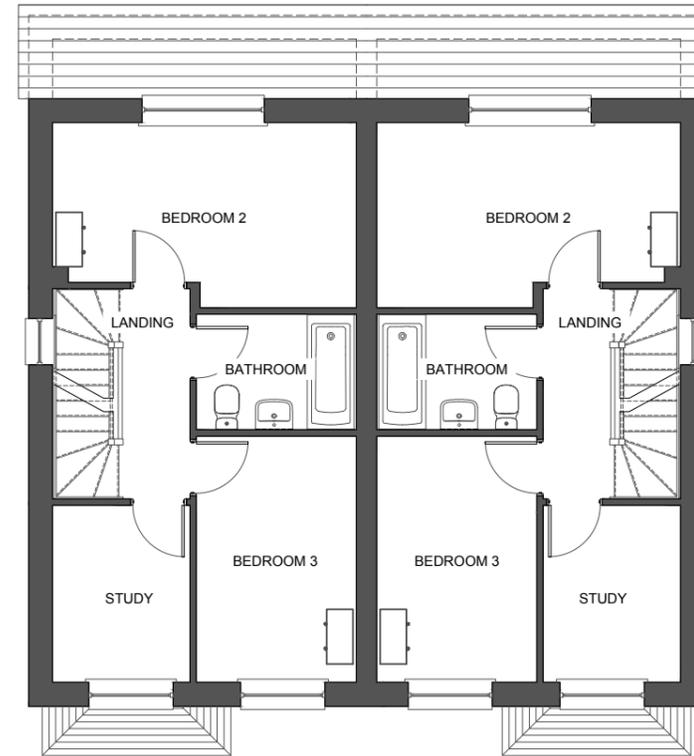


THE EUXTON 3B6P

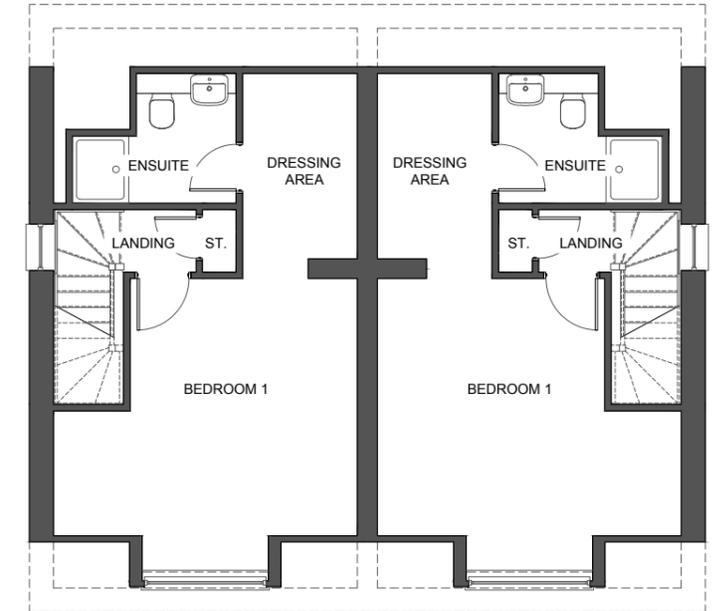
GROSS: 1180ft² / 109.6m²



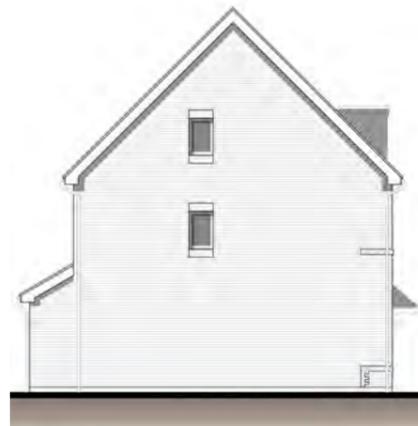
FRONT ELEVATION@1:100



FIRST FLOOR PLAN@1:100



SECOND FLOOR PLAN@1:100



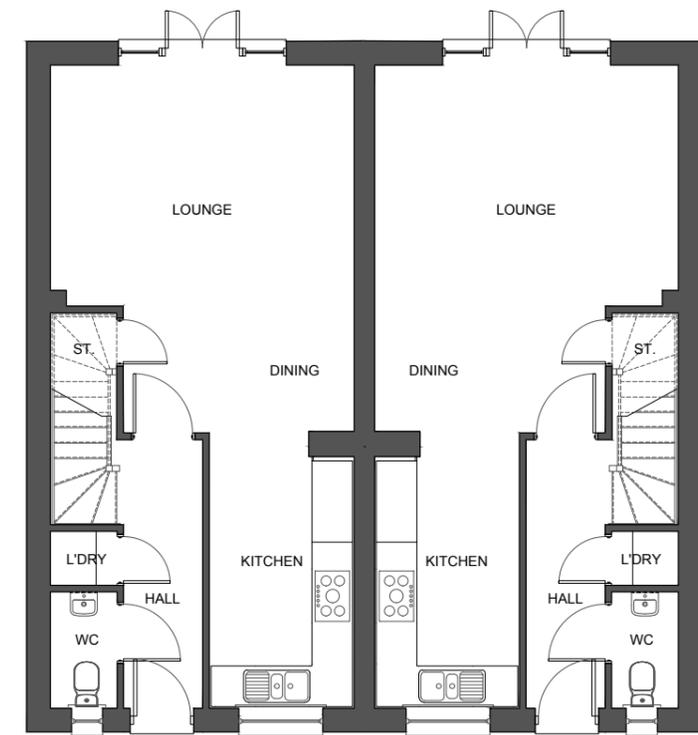
SIDE ELEVATION@1:200



REAR ELEVATION@1:200



SIDE ELEVATION@1:200



GROUND FLOOR PLAN@1:100



THE MARFORD 4B7P

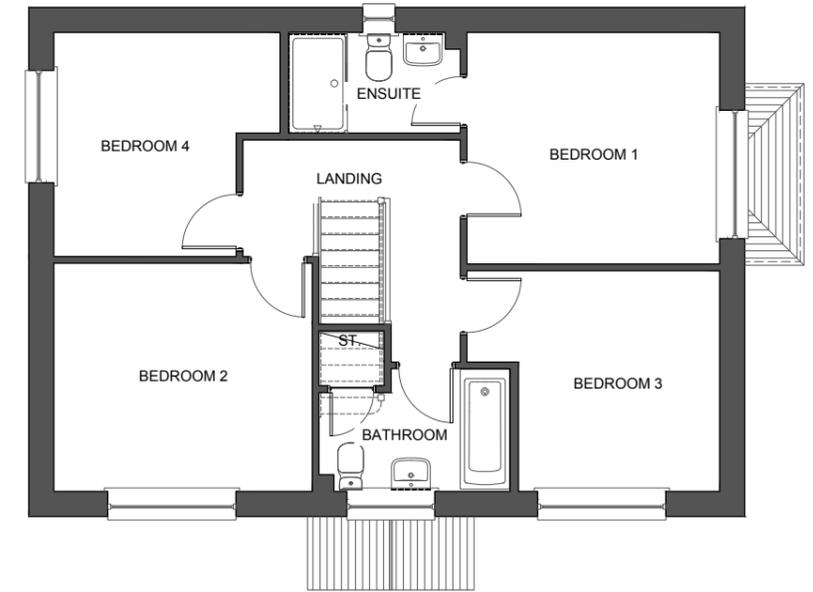
GROSS: 1329ft² / 123.5m²



FRONT ELEVATION@1:100



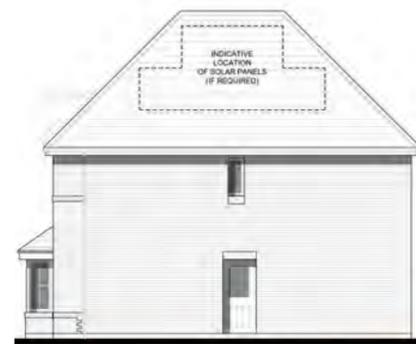
SIDE ELEVATION@1:100



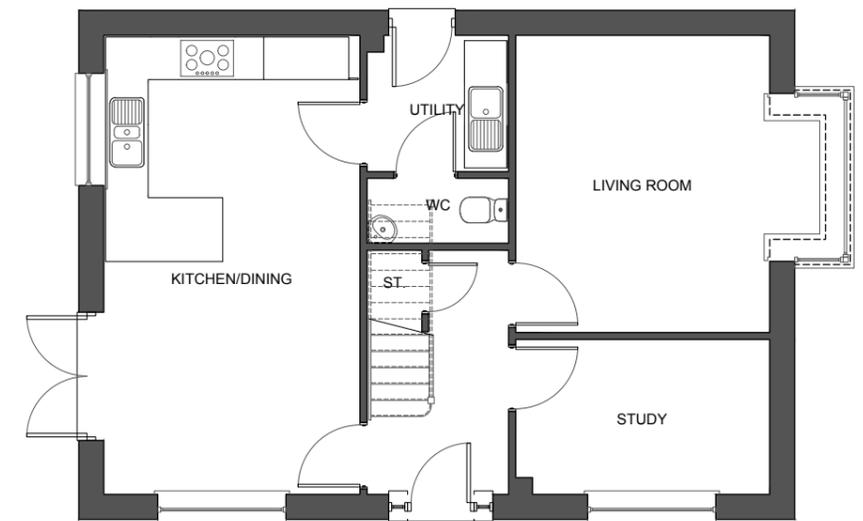
FIRST FLOOR PLAN@1:100



SIDE ELEVATION@1:200



REAR ELEVATION@1:200



GROUND FLOOR PLAN@1:100



THE MARFORD 4B7P

GROSS: 1329ft² / 123.5m²



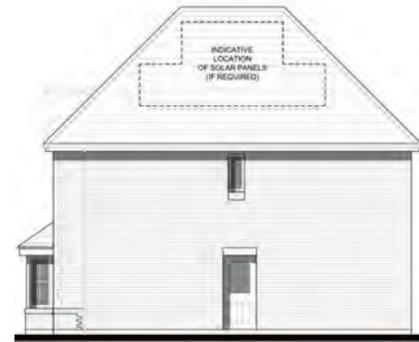
FRONT ELEVATION@1:100



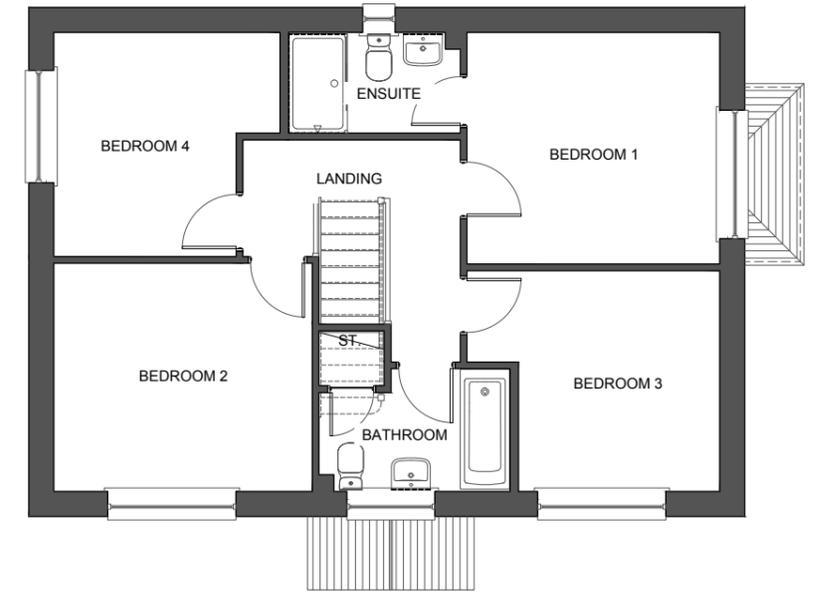
SIDE ELEVATION@1:100



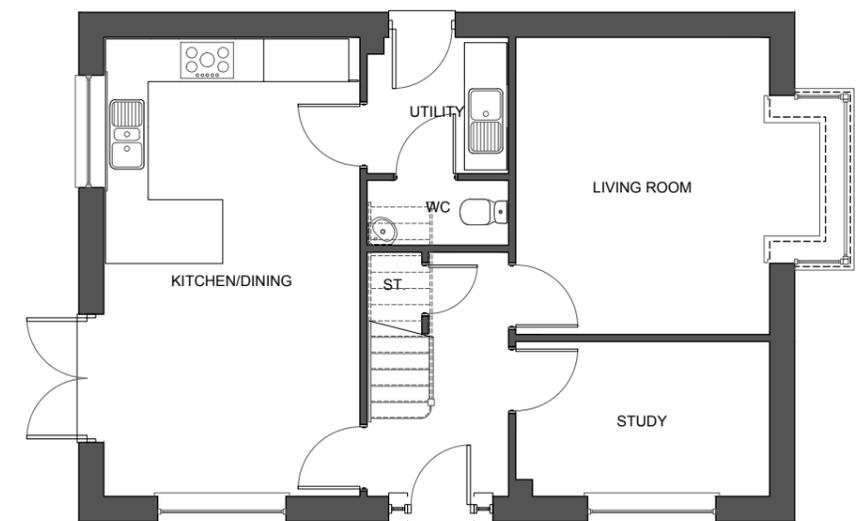
SIDE ELEVATION@1:200



REAR ELEVATION@1:200



FIRST FLOOR PLAN@1:100



GROUND FLOOR PLAN@1:100



NDSS M4(2) M4(3)

THE OAKMERE 4B8P

GROSS: 1515ft² / 140.8m²



FRONT ELEVATION@1:100



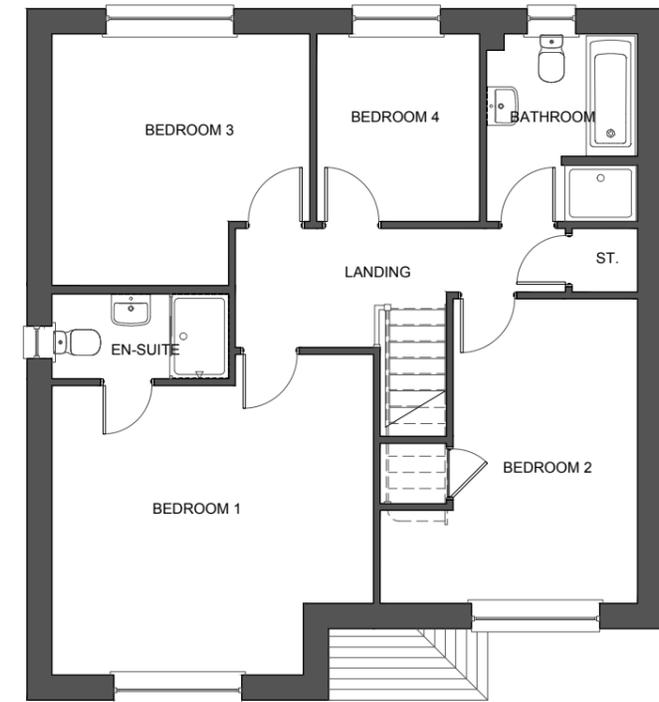
SIDE ELEVATION@1:200



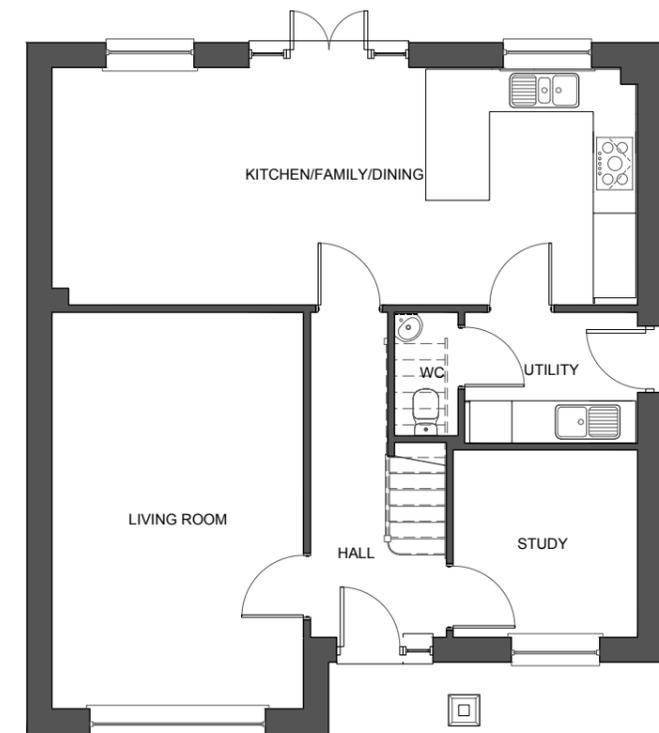
REAR ELEVATION@1:200



SIDE ELEVATION@1:200



FIRST FLOOR PLAN@1:100



GROUND FLOOR PLAN@1:100



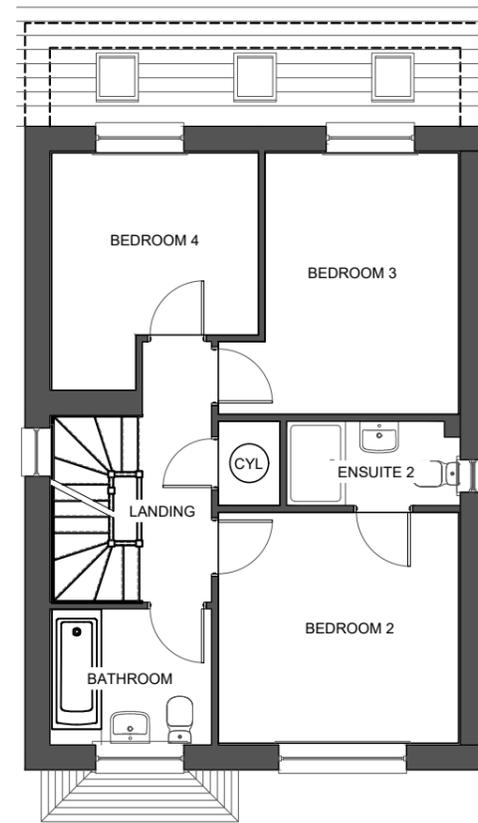
NDSS M4(2) M4(3)

THE CARTMEL 4B8P

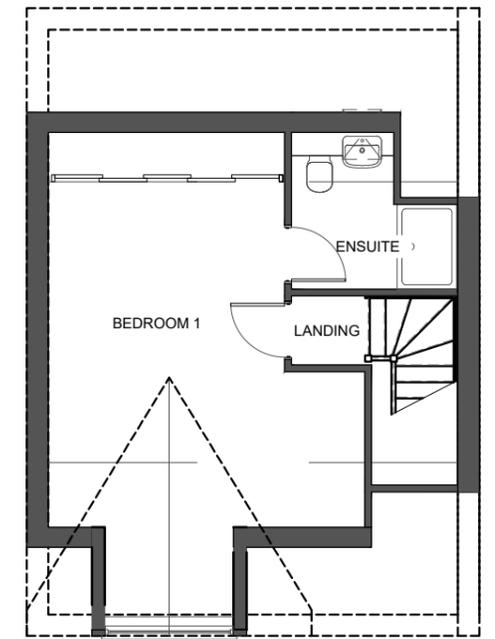
GROSS: 1554ft² / 144.3m²



FRONT ELEVATION@1:100



FIRST FLOOR PLAN@1:100



SECOND FLOOR PLAN@1:100



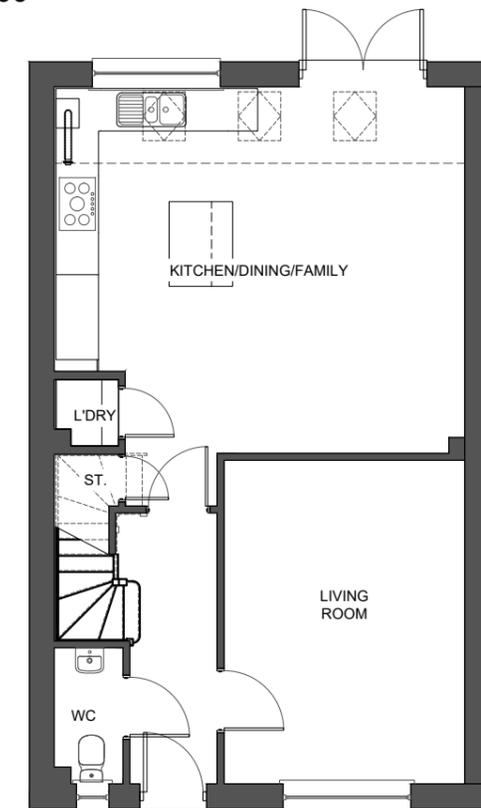
SIDE ELEVATION@1:200



REAR ELEVATION@1:200



SIDE ELEVATION@1:200



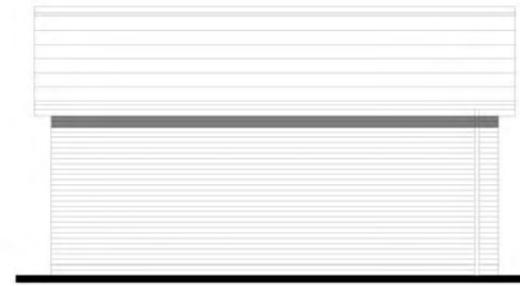
GROUND FLOOR PLAN@1:100



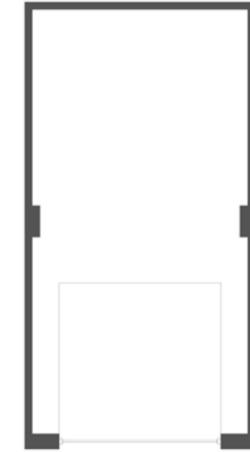
GARAGES



FRONT ELEVATION@1:100



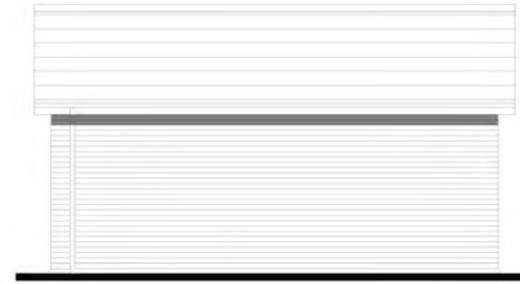
SIDE ELEVATION@1:100



GROUND FLOOR PLAN@1:100



REAR ELEVATION@1:100



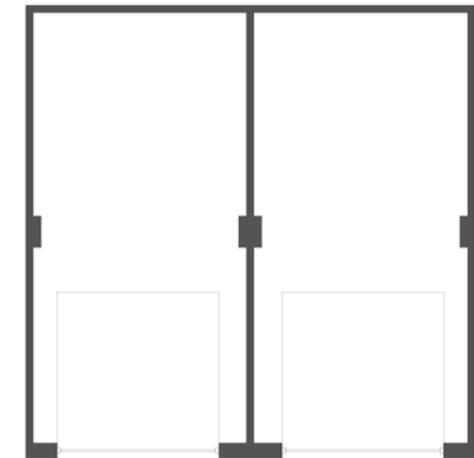
SIDE ELEVATION@1:100



FRONT ELEVATION@1:100



SIDE ELEVATION@1:100



GROUND FLOOR PLAN@1:100



REAR ELEVATION@1:100



SIDE ELEVATION@1:100





**URBAN
DESIGN
GROUP** REGISTERED
PRACTICE

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REVISION	DATE	REVISION NOTES	CHECKED BY:
First Draft	27.08.23	DRAFT	JB/AE
A	11.03.24	UPDATED TO LATEST LAYOUT	AE
B	17.09.24	UPDATED TO LATEST LAYOUT	AE
C	25.09.24	UPDATED TO LATEST LAYOUT	JB
D	03.10.24	UPDATED TO LATEST LAYOUT	JB
E	09.10.24	GARAGES ADDED	CB
F	16.10.24	UPDATED TO LATEST LAYOUT	CB
G	19.02.25	Updated fringe window colours	LS
H	27.02.25	Fringe housetypes updated	CB