

105 Proposed Site Plan

1 : 200



DO NOT SCALE FROM THIS DRAWING
ALL DIMENSIONS MUST BE CHECKED ON SITE BY CONTRACTOR
PRIOR TO CONSTRUCTION

Schedule of Accommodation

1B2P GF	50.0m ²	2 No.
1B2P FF	54.4m ²	2 No.
2B3P House	70.1m ²	4 No.

Total Units: 8 No.

100% Car Parking

Electric Vehicle Charging

1 x EV chargepoint (Minimum 7kW) to be provided for each dwelling. Provision subject to specialist design.

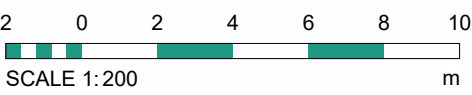
Cycle Parking

1 x Secure and sheltered cycle store to be provided per unit within the curtilage of the associated property.

Bin Collection / Storage

Approximate travel distances from the in curtilage wheelee bin storage points to the back of pavement for collection for each plot are as follows:

Plot 1	17.7m
Plot 2	19.3m
Plot 3 & 4	22.3m
Plot 5 & 6	20.3m
Plot 7	14.9m
Plot 8	9.9m



Floor Schedule	
Area	Family and Type

137 m ²	Floor: BTP - Car Parking
140 m ²	Floor: BTP - Front Garden
234 m ²	Floor: BTP - Paving
194 m ²	Floor: BTP - POS
147 m ²	Floor: BTP - Rear Garden
97 m ²	Floor: BTP - Road
949 m ²	

M	24.06.25	DR	Drawing updated in-line with client's instructions
L	04.02.24	OM	Plot No. allocation to amenity & bin store
K	12.12.24	MA	External layout updated to indicate separate private external areas for cottage apartments.
J	29.06.23	AJ	Drawing updated in response to MCC Highways comments email 22/06/23.
H	24.05.23	MA	Plan updated following planning and highways feedback.
G	23.01.23	OM	Two existing trees to be retained for BNG
F	11.01.23	MA	Boundaries updated in line with client feedback.
E	25.11.22	OM	Layout updated in line with planners feedback
D	28.04.22	MA	Layout updated onto topographical and tree survey. Car parking area excluded from site. Density reduced to 8 dwellings.
C	02.09.21	MA	Dwelling areas updated. Additional bins indicated. Boundary wall indicated.
B	25.06.21	MA	Bins indicated. Additional notes added.
A	19.11.20	MA	Roof to 2-bed dwellings amended.
Rev	Date	Int	Description



Client:
R&M Property Group

Project:
Cross Lane, Gorton

Description:
Proposed Site Plan

Purpose of Issue:

Building Regulations

Drawn By:	Checked By:	Date:	Scale @ A1:
MA	MA	25/03/24	1 : 200

Job No:	Status Code:	Drawing No:	Rev:
3809	S4	105	M

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