

Proposed Site Plan



N

— SITE BOUNDARY

SITE AREA : 2170.5m²

● EXISTING TREES

○ EXISTING TREES TO BE REMOVED

● PROPOSED TREES TO BE PLANTED (Subject to a detailed landscaping strategy)

■ PROPOSED SOFT LANDSCAPING (Subject to a detailed landscaping strategy)

● EV 7kW Charge Point (min 25% of spaces)

← DUAL ASPECT UNITS TO ADDRESS EACH CORNER

□ AIR SOURCE HEAT PUMP WITH GRAVEL SURROUNDS

House Type	Total
2B4P House @ 83m ²	6
3B5P House @ 96m ²	2
	8

All parking spots to be 6m x 3m

PROPOSED MASSING



Aerial View of Front Elevations



View from Queens Road



View from Queens Road and Sedgeford Road



Location Plan of Site

F	Car parking spaces reduced to 2 due to the provision of a greater garden space for unit 8	01/02/20	C.M.
E	Status of trees at south of the site changed from 'existing trees to be removed' to 'existing trees to be retained'	13/09/20	C.M.
D	Units adjusted to Manchester space standards	25/05/20	C.M.
C	Parking spaces changed to 6m x 3m and zoning to housing reduced from 2000mm to 1200mm ergo green space increased.	25/05/20	C.M.
B	Resident security gate added as requested by C.M.P.	22/03/20	C.M.
A	Added bins to plan to indicate areas of bin storage	08/03/20	C.M.
Designation	Detail of Revision	Date	Issues

PROJECT: Queens Road P500 Phase 1
TITLE: Proposed Site Plan
MANCHESTER M40 8TQ

JOHN MCCALL ARCHITECTS LTD
No. 1 Arts Village, Henry Street, Liverpool L1 5BS Tel: 0151 707 1818 Fax: 707 1819
4a Rock Mill Lane, New Mills, SK22 3BN e-mail: admin@johnmccall.co.uk

SIZE: A1
STATUS: PLANNING
PROJECT No: 1788
DRAWING No: PL.003F
DRAWN by: HW
CHECKED by: DS
DATE: NOV'22
SCALE: 1:200