Area Schedule

Type	Description	Area
BTP - Adopted Footpath	Light Grey	8 m²
BTP - Car park	Brown	106 m²
BTP - Front Garden	Dark Green	164 m²
BTP - Plot Hardstanding	Light Grey	288 m²
BTP - Private Garden	Light Green	274 m²
Total: 14		839 m²

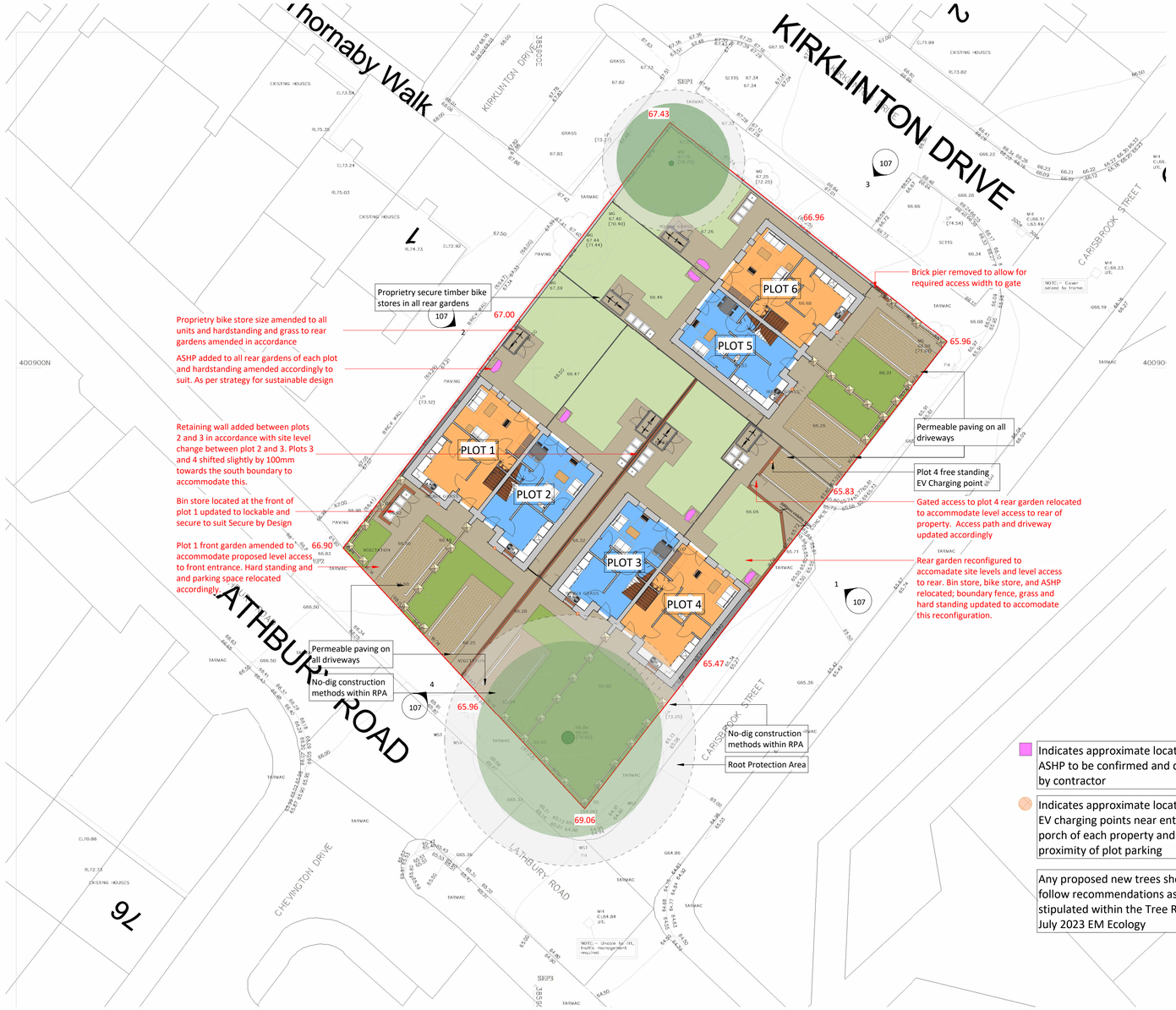
Fence Schedule

Type	Length	Fence Height	Count
900mm	5.0	900.0	1
Fence - TSW 1800mm Trellis	31.8	1800.0	3
Fence - TSW 2100mm	61.6	2100.0	5
Railing	11.7	600.0	2
Total: 11	110.1		

Boundary Wall Schedule

Type	Length in m	Unconnected Height	Width
Rear Boundary Wall	20.3	3115.0	215.0
Rear Boundary Wall	0.3	2400.0	215.0
Rear Boundary Wall	4.3	2400.0	215.0
Rear Boundary Wall	0.2	2100.0	215.0
Rear Boundary Wall	24.4	2100.0	215.0
Timber wall	1.1	2100.0	100.0
Timber wall	1.9	1950.0	100.0
Timber wall	1.9	2100.0	100.0
Timber wall	1.1	2100.0	100.0
Timber wall	1.1	2100.0	100.0
Timber wall	1.9	1950.0	100.0
Timber wall	1.9	2100.0	100.0
Timber wall	1.1	2100.0	100.0
Timber wall	1.1	2100.0	100.0
Timber wall	1.9	1950.0	100.0
Timber wall	1.9	2100.0	100.0
Timber wall	1.1	2100.0	100.0
Timber wall	1.1	2100.0	100.0
Timber wall	1.9	1950.0	100.0
Timber wall	1.9	2100.0	100.0
Timber wall	1.1	2100.0	100.0
Front Boundary Wall 2	29.2	689.2	300.0
Front Boundary Wall	0.6	279.3	215.0
Front Boundary Wall	0.2	231.9	215.0
Front Boundary Wall	1.0	221.4	215.0
Timber wall	1.1	2100.0	100.0
Timber wall	1.9	1950.0	100.0
Timber wall	1.9	2100.0	100.0
Timber wall	1.1	2100.0	100.0
Rear Boundary Wall	3.2	2400.0	215.0
Rear Boundary Wall	2.8	2400.0	215.0
Rear Boundary Wall	0.2	2100.0	215.0
Rear Boundary Wall	2.9	2287.7	215.0
Front Boundary Wall	1.0	1200.0	215.0
Front Boundary Wall	3.0	1200.0	215.0
Front Boundary Wall	1.0	1200.0	215.0
Timber wall	1.1	2100.0	100.0
Timber wall	1.9	1950.0	100.0
Timber wall	1.9	2100.0	100.0
Timber wall	1.1	2100.0	100.0
Grand total: 40	130.5		

Note:
> Make allowance for Brick piers to front boundary wall at max. 2000mm centers
> Timber walls refer to timber sheds and bin stores in rear gardens
> Make allowance for metal gates to entrance footpaths and carparks if required
> Make allowance for proprietry bin stores



Indicates approximate location of ASHP to be confirmed and detailed by contractor

Indicates approximate location of EV charging points near entrance porch of each property and in close proximity of plot parking

Any proposed new trees should follow recommendations as stipulated within the Tree Report July 2023 EM Ecology

*These amendments are a result of;
- Secure by Design
- Visual appearance and Design requirements (in line with Employers Requirements)
- Sustainable Design
- Accommodation of Existing Site Levels

N

2 0 2 4 6 8 10
SCALE 1:200 m

This drawing is copyright Bernard Taylor Partnership Ltd and must not be copied or disclosed by or to any unauthorised persons without the prior written consent of Bernard Taylor Partnership Ltd

Do not scale from this drawing. Do not take measurements from the CAD base. Any discrepancies are to be reported to the architect for clarification.

All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment.

All materials and workmanship to be in accordance with the current British Standards and codes of practice.

Schedule of Accommodation

Affordable Rent

3B5P Houses	3no.	96m²
2B4P Houses	3no.	83m²
TOTAL	**6no**	

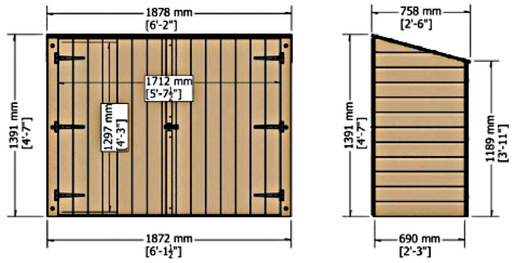
Layout subject to confirmation of red line boundary, all statutory approvals including highways, planning and building regulations, relevant surveys and reports such as topographical, ecology, trees, ground investigation and flood risk.

Rev	Date	Int	Description
26	13.06.25	HG	Boundary treatment details updated to show retaining wall between plot 2 and 3 in line with planning officer comments and site levels
25	04.06.25	HG	Bike store specification provided by contractor added to drawing
24	19.02.25	HG	Red annotations added to drawings to denote the changes made to the design as part of the NMA submission as requested by MCC.
23	11.02.25	HG	Drawing revised in line with client comments to determine levels and encapsulate all amendments for NMA submission
22	15.01.25	HG	Site Plan amended in line with levels information and issued as DWG
21	25.11.24	HG	Drawing updated as part of NMA submission and to discharge conditions
20	15.12.23	JW	Affordable rent note added to schedule of accomodation
19	13.12.23	JW	Bin store to plot 1 updated
18	13.12.23	JW	Plot 1 bin store moved to front of property and boundary treatment updated
17	08.12.23	JW	Drawing package updated to show increased wall depth with 195mm reveal
16	04.12.23	JW	Boundary shown between plot 2 and 3 following planning officers comments
15	24.11.23	JW	ASHP shown indicatively, window reveal updated to show 195mm reveal and boundary updated following planning officers comments
14	15.11.23	JW	ASHP removed from site plan to be made an above ground condition as requested by contractor
13	14.11.23	JW	Boundary updated, ASHP labelled on plan and plot 4 carparking moved following planning officers feedback
12	30.10.23	JW	Drawings revised following planning officer feedback on 27.10.23
11	28.09.23	JW	Drawing revised to show existing tree (T2) retained and parking sizes updated following planning officers comments
10	04.09.23	HG	Drawings revised following feedback from planner
9	27.07.23	HG	Boundary treatment updated following client meeting
8	24.07.23	JW	House types and site plan updated following value engineering, and Ecology, Biodiversity and Tree Surveys.
7	18.04.23	HG	Layout updated in line with client comments following meeting
6	27.02.23	RA	Site layout ammended
5	04.06.21	AP	GIA amended to corresponde with the Manchester's emerging space standards
4	22.04.21	JP	Drawing revised to show amended SoA
3	17.02.21	ED	Drawing revised following feedback from LPA
2	10.12.20	JP	Drawing revised following meeting with LPA
1	07.12.20	ED	Drawing revised following initial feedback from LPA

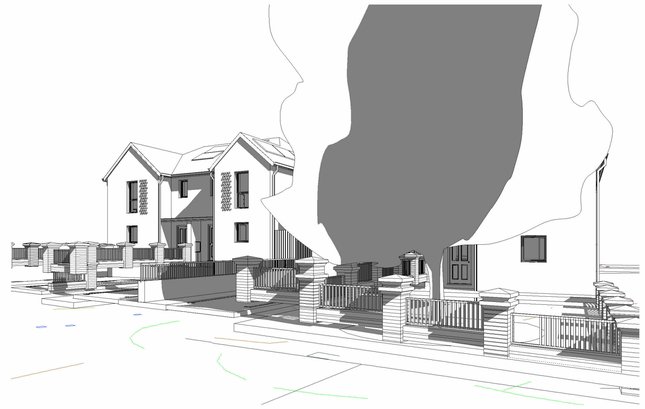
00 Proposed Site Plan
1 : 200

Pent Bike Store

Base coat of treatment
OSB Floor
8mm OSB roof
12mm tongue and groove cladding
Hasp and staple door system
Standard roofing felt



PENT BIKE STORE MM FT



btp ARCHITECTS RIBA Chartered Practice

CLIENT:
Jigsaw Homes and John Southworth

PROJECT:
Lathbury Road, Manchester

DESCRIPTION:
Schedules and Site Plan

PURPOSE OF ISSUE:
Planning

DRAWN BY:	CHECKED	DATE:	SCALE @ A1:
ED	VS	29.10.20	1 : 200

JOB NO:	STATUS CODE:	DRAWING NO:	REV
3788	S2	105	26

FILE IDENTIFIER:
LR-BTP-00-SP-DR-A-3788_105.26

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