

General notes:

- All information on this drawing is copyright ©
- All sizes to be verified on-site
- No dimensions to be scaled off this drawing
- All dimensions to drawing in metres unless otherwise stated
- This drawing is to be read in conjunction with all other project drawings

DRAWING TO BE PRINTED IN COLOUR.

KEY

- Red Edge Application Boundary
- Adopted Roads
- Adopted footpaths
- Shared Drives
- Parking Bays
- Private Paths
- Private Gardens
- Open Space
- Feather Edge Fencing & gate
- Railings
- Plot refuse storage
- Bin Collection Point
- Plot cycle storage
- ASHP
- Indicative Tree Planting
- Removed Trees / Hedges
- Retained Trees / Hedges & RPA

0 2.5 5 10 15 25 m

SCALE BAR 1:500

REV.	DATE	DESCRIPTION	BY
P6	28.05.26	Railing & Knee rail boundary treatments added to plan. Refer to drawing 402 for further details.	JG
P5	18.05.26	Plots 06 & 07 subbed for a Coppice semi. Plots 11 & 12 subbed for a Oakrise semi Plots 20 & 21 subbed for a Coppice semi. Plots 24 & 25 subbed for a Oakrise semi.	JG
P4	30.04.26	Urban Apex sketch scheme P3 developed following internal comments.	JG

Wain HOMES

MIDDLETON ROAD, CRUMPSALL — Issue 07

Code	House Type	Bed & Type	Storey	Parking	Unit No.	Build Sq/Ft	Total Build Sq/Ft	Mix %
Affordable								
Open Market								
COP	Coppice	3B-4P Mews / Semi	2	2PS	**24**	1015	**24360**	**48%**
MEA	Meadowvale	3B-4P Semi / Detached	2	2PS	**8**	1094	**8752**	**16%**
OAK	Oakrise	4B-5P Semi	2.5	2PS + SDG	**18**	1284	**23112**	**36%**
TOTAL					**50**		**56224**	**100%**

Gross Site Area	3.10	Acres
Nett Site Area	3.10	Acres
Gross Density	16	Units / Acre
Net Density	16	Units / Acre
SqFt / Gross Acre	18137	SqFt / Acre
SqFt / Net Developable Acre	18137	SqFt / Acre

Wain HOMES

Project Title:
Middleton Road
Crumpsall

Drawing Title:
Site Layout Plan

PLANNING

Drawing No: WH-001-NW-A-401

Scale:	Date:	Site Code:
1:500@A2	Apr. 2026	001
Drawn by: JG	Checked by: -	Revision: P6

N:\Working Drawings (Commercial)\001 Middleton Road, Crumpsall\Architect Drawings\01. Site Layouts\01. DWG\01. Model\WH-001-NW-A-401-P6 - Proposed Site Plan.dwg