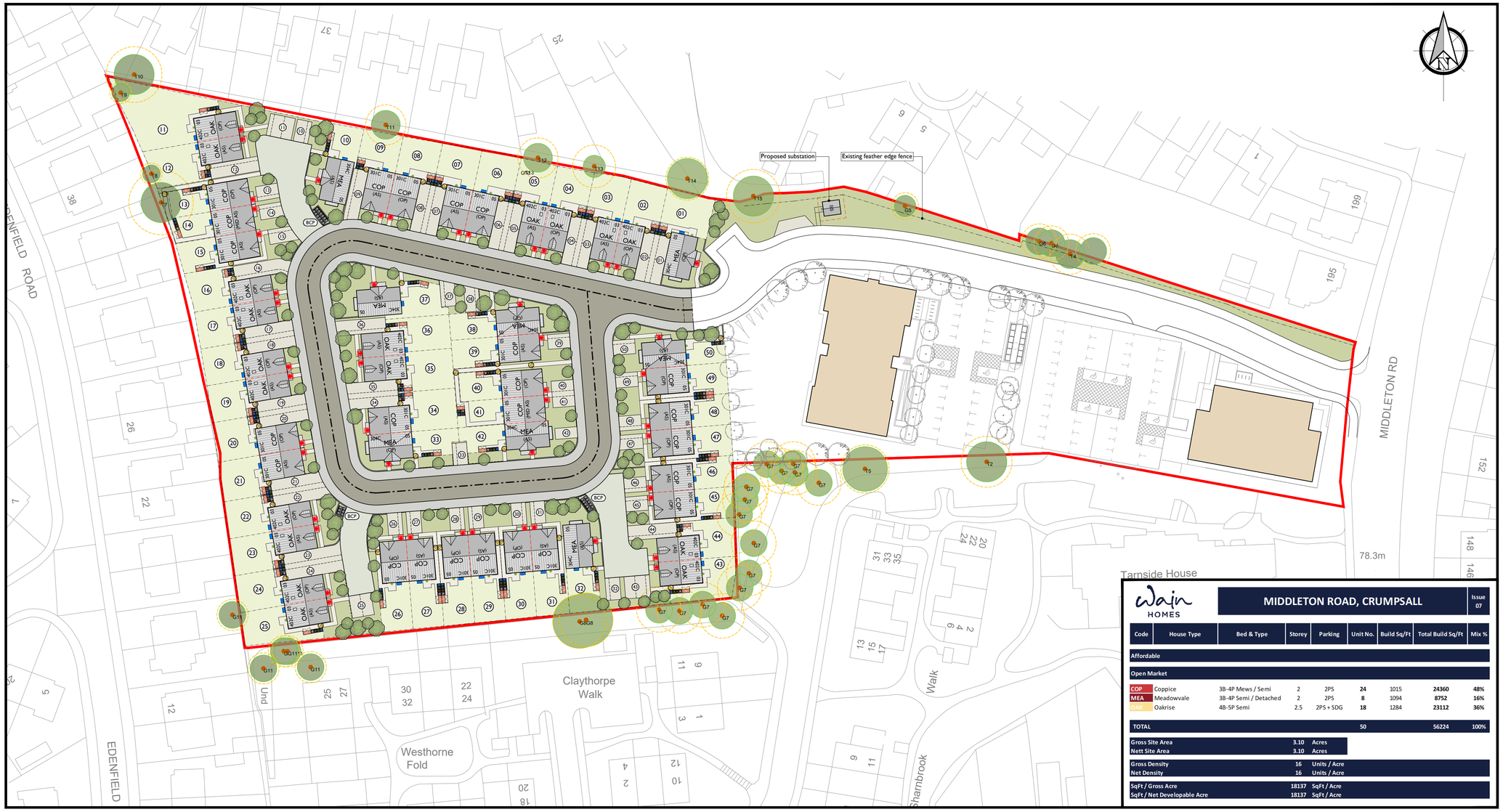
General notes:
- All information on this drawing is copyright ©
- All sizes to be verified on-site
- No dimensions to be scaled off this drawing
- All dimensions to drawing in metres unless otherwise stated
- This drawing is to be read in conjunction with all other project drawings

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
- Low Boundary wall & 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

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**

Drawing reference checklist

Y/N	Description	Consultant	Drawing number	Rev
✓	OS map	PROMAP	3299048-3395692-720-0	-
✓	Topographical Survey	JLP Surveying	S26-406	-
✓	Arboricultural Survey (AIA)	Amenity Tree Care	Tree Protection Plan	I
x	External Works Plan	TBC		
x	S104	TBC		
x	S38	TBC		
x	Landscaping	TBC		

Due Diligence checklist

Y/N	Description	Date	By
✓	Title check / boundary overlay?	18.05.26	JG
✓	Informed by constraints plan?	23.09.25	TL
n/a	Easements confirmed?	18.08.26	JG
n/a	PROW?	18.08.26	JG
n/a	Ransom strip	18.08.26	JG

REV.	DATE	DESCRIPTION	BY
P9	28.08.26	COP mews (13-15) moved south 1.5m and OAK semi (11-12) moved north 1m. Parking arrangements and shared drive to plots 10-15 amended to suit. COP semi (35-36) swapped with OAK semi (28-29). Adjacent plots (37, 26-27 and 30-32) amended accordingly. COP semi (43-44) swapped with OAK semi (45-46). Plots 43-44 moved north 1m and plots 45-50 moved south 1m. Parking arrangements and shared drive to plots 32-46 amended to suit.	JG
P8	24.08.26	1no. parking space omitted from plots 10, 13-14, 32, 33, 37 and 43-44 with associated amendments to suit. Low boundary wall with railings indicated to frontages of plots 01, 10, 15, 22, 26, 32, 33, 37, 38, 42, 47 and 50. Key updated to accordingly.	JG
P7	28.05.26	Access road including turning head outside of plot 01 referenced from Topo. Plots 01-10 moved 1.5m west to facilitate existing turning head. 1no. parking space omitted from plots 26-27, 30-31, 38-42 and 47-50 with frontage railings amended to suit. Proposed substation shown with associated layby parking bay and approach path. Existing fence line to site periphery referenced from Topo with plot 14 bin run amended accordingly. Bin run paths to plots 43-44 amended to terminate at head of parking bay for consistent approach. Plot 50 approach and bin run amended to accommodate site levels.	JG
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

Project Title:
Middleton Road
Crumpsall

Drawing Title:
Site Layout Plan

PLANNING

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

Scale:	Date:	Site Code:
1:500@A1	Apr. 2026	001
Drawn by:	**Checked by:**	**Revision:**
JG	-	P9

N:\Working Drawings (Commercial)\06 Middleton Road, Crumpsall\01 - Planning (CSH - Architects)\01 - Site Layouts\02 - Planning Layout\WH-001-Model WH-001-NW-A-401.rvt - P3 - Proposed Site Plan.dwg