



Site Plan Legend and Key

- Car Charging Input Location
- Electric Meter Box Location
- Gas Meter Box Location
- Bin Store Location - Size and Colour as Per Local Authority's Requirements
- 200L Water Butt Location
- 7' X 5' Garden Shed
- External Gate for Rear Garden Access Minimum 775mm Clear Opening Width
- 1200mm x 1200mm Level Landing Shown at a Minimum of T.No. Entrance (ADM4(2) 2.2a)
- 900mm Min. Clear Width Approach Route (ADM4(2) 2.9b)
- 900mm Min. Clear Width Bin Dragging Route

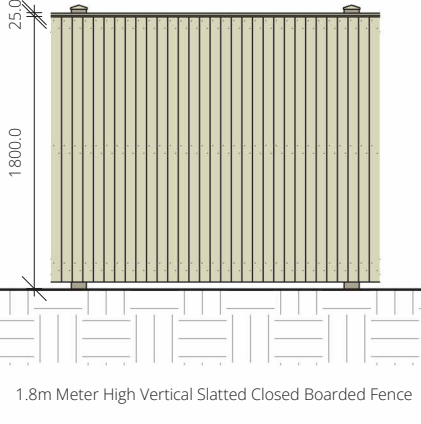
Existing Boundary Notes

- A > B No Physical Boundary
- B > C No Physical Boundary
- C > D 1.8m Meter High Vertical Slatted Closed Boarded Fence
- D > E No Physical Boundary
- E > F No Physical Boundary
- F > A Existing Hedge Row with 900mm Post and Wire Fence on Boundary Side

Proposed Boundary Notes

- A > B No Physical Boundary - As Existing
- B > C No Physical Boundary - As Existing
- C > D 1.8m Meter High Vertical Slatted Closed Boarded Fence - to be Retained
- D > E Newly Proposed 1.8m Meter High Vertical Slatted Closed Boarded Fence to tie into and Match Existing
- E > F No Physical Boundary - As Existing
- F > A Existing Hedge Row to be Retained with 900mm Post and Wire Fence to be Removed and Replaced with 1.8m Meter High Vertical Slatted Closed Boarded Fence

Proposed Boundary Treatment Detail



- I: 12/03/2025 Landscaping Update to Front of Pits
- H: 11/03/2025 Minor Amendments
- G: 27/01/2025 Drainage Compound Size Updated, Turning Head Widened to 6.75m
- F: 19/01/2025 Road Width Widened to 6.75m Throughout Site
- E: 10/10/2025 Water Butts Shown
- D: 24/09/2025 Various Changes Following Client Design Review Updated to M4(2) Standards
- C: 28/08/2025 Road First Correction & House Locations Adjusted
- B: 27/08/2025 Minor Amendments
- A: 22/08/2025 First Issue

Rev. Date: Notes

DRAWING NUMBER: J1192-WS-PL102 I ISSUE

Proposed Site Plan

PROJECT: Springside Road, Walmsley

CLIENT: Edgefold Homes Ltd.

JOB NUMBER: J1192 DATE: Aug '25 SCALE: 1:200 SIZE: A1

INFORMATION



Manor Architecture Ltd.
Broomfield Hall, Broomfield Park,
Chorlton Rd, Warrington, WA16 6EG
Tel: 01565 740 520
Email: info@manorarchitecture.co.uk
Web: www.manorarchitecture.co.uk

This Drawing Remains The Copyright Of Manor Architecture Ltd. And Must Not Be Copied Or Reproduced Without Written Consent.
All Setting Out Dimensions And Levels Should Only Be Taken From The Right Of Way Dimensions Shown On The Drawing. The Client Should Be Made To Take From The Drawing. No Liability Will Be Accepted For Any Loss Or Damage To The Client's Property.
Any Variation Between Drawing And Site Conditions Are To Be Reported To Manor Architecture Ltd. Immediately. All Contractors Must Be Made To Take From The Drawing And Are Solely Responsible For Taking And Checking All Dimensions Before To The Work They Are Required To Carry Out.
This Drawing Must Not Be Used On Site Unless Issued For Construction.

Accommodation Schedule							
House Type	Building Type	Bedrooms	GIFA m ²	GIFA ft ²	Count	Total GIFA m ²	Total GIFA ft ²
Kenyon (Bay)	Detached	4	127.37	1371.00	1	127.37	1371.00
Kenyon (Garage)	Detached	4	126.26	1359.05	2	252.52	2718.10
Lancaster	Detached	5	173.75	1870.23	3	521.25	5610.68
Lightshaw	Detached	3	109.07	1174.02	3	327.21	3522.06
Marley	Detached	4	132.55	1426.75	1	132.55	1426.75
Rivinton	Detached	3	105.12	1131.50	2	210.24	2263.00
					12	1571.14	16911.59