



**NOTES**

- This drawing is copyright. No unauthorised copying of drawing without the express permission of the architect.
- Do not scale from prints. Use figure dimensions only.
- Contractors to check all dimensions on site prior to commencement of works.
- All works to be carried out in accordance with current statutory Health and Safety Regulations.
- This drawing is to be read in conjunction with all relevant consultants' and / or specialists' drawings / documents and any discrepancies or variations are to be notified to the architect before affected work commences.

REVISION    NOTES    DATE

**LEGEND:**

- Application boundary
- 5.5m adaptable access road into development
- 2m wide footway along new access road
- Existing dwelling to be retained & curtilage reduced to suit
- Masonry walls separating Plots from access road
- Timber boarded fences separating garden plots
- Existing hedgerow planting along boundaries to be retained
- 2no. existing mature trees to be retained & pruned
- New tree planting within new garden plots

**PROPOSED DEVELOPMENT AREAS**

| PLOT   | Dwelling type    | TYPE | NETT AREA<br>Internal (m <sup>2</sup> )/ft <sup>2</sup> | FOOTPRINT<br>Gross area(m <sup>2</sup> ) |
|--------|------------------|------|---------------------------------------------------------|------------------------------------------|
| PLOT 1 | 3-bed / 5-person | B    | 74.32    800                                            | 45.05                                    |
| PLOT 2 | 3-bed / 5-person | C    | 83.52    899                                            | 50.22                                    |
| PLOT 3 | 3-bed / 5-person | C    | 83.52    899                                            | 50.22                                    |
| PLOT 4 | 3-bed / 5-person | D    | 87.14    938                                            | 52.60                                    |
| PLOT 5 | 3-bed / 5-person | D    | 87.14    938                                            | 52.60                                    |
| PLOT 6 | 3-bed / 5-person | B    | 74.32    800                                            | 45.05                                    |
| PLOT 7 | 4-bed / 7-person | F    | 112.41    1210                                          | 65.83                                    |
| PLOT 8 | 3-bed / 5-person | B    | 74.32    800                                            | 45.05                                    |
| PLOT 9 | 3-bed / 5-person | B    | 74.32    800                                            | 45.05                                    |

PARKING: Private driveways to each dwelling (min.200% parking provision)

|           |                                                              |
|-----------|--------------------------------------------------------------|
| Project   | HOUSING DEVELOPMENT: GORSE HILL STABLES, STARLING ROAD, BURY |
| Drawing   | PROPOSED SITE PLAN: OPTION TWO                               |
| Client    | FORT GROUP LTD.                                              |
| Drawn     | CPS                                                          |
| Scale     | 1:200 @ A1                                                   |
| Dwg. No.  | 25875-11                                                     |
| Dwg. Size | A3                                                           |
| Date      | OCT 2025                                                     |