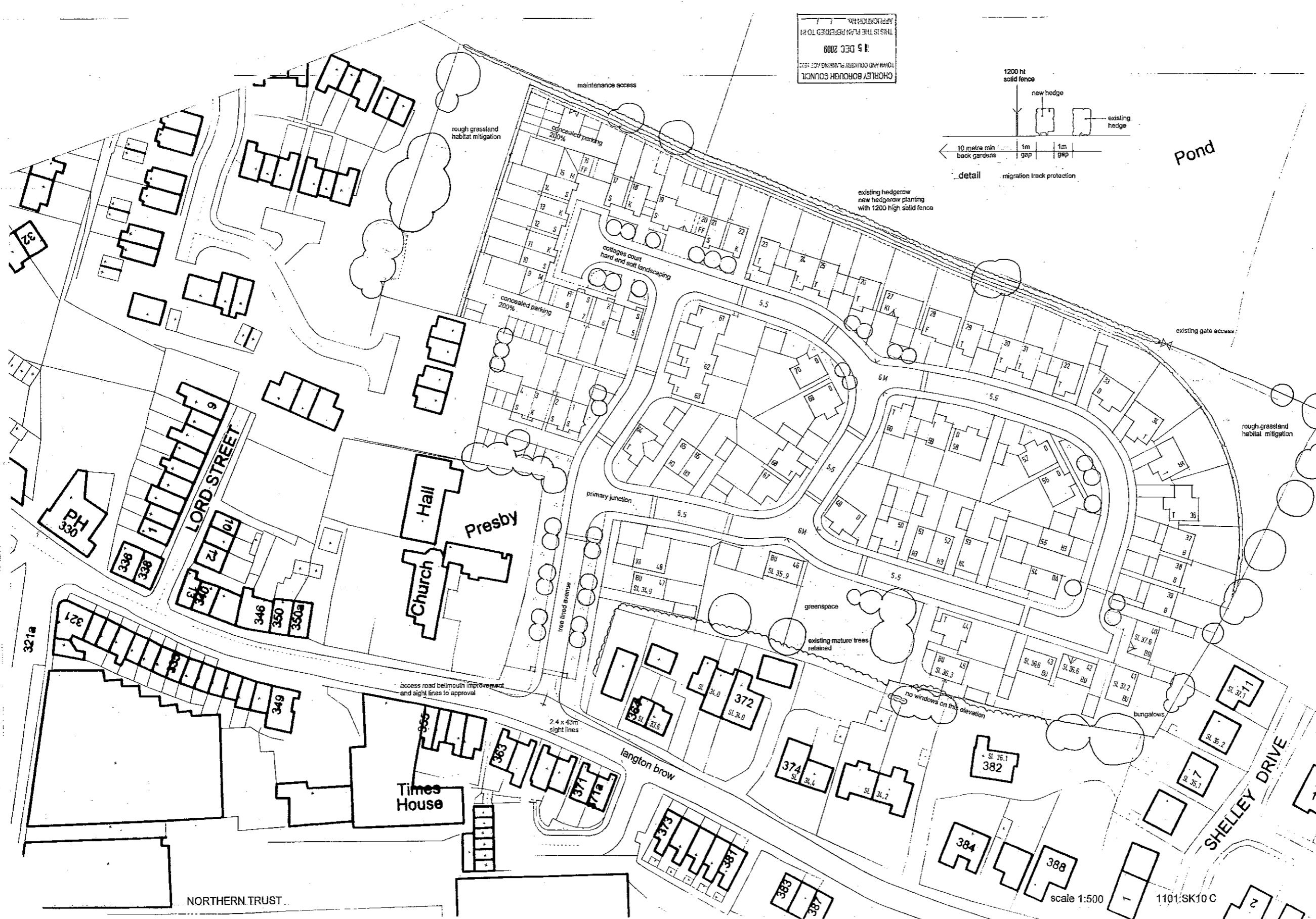
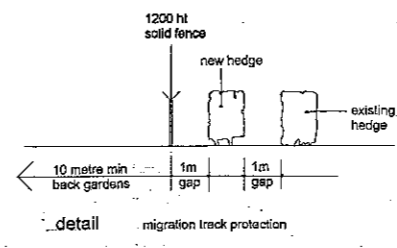


LANGTON BROW ECCLESTON

proposed residential development on the site of Sagar House illustrative layout



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MIX

S	2 bedroom	11no
K	3 bedroom	6no
FF (flyover flat)	2 bedroom	3no
M (corner house)	3 bedroom	2no
T (range of)	3 bedroom	20no
K1	4 bedroom	2no
F	4 bedroom	1no
D	4 bedroom	8no
DA (variation)	4 bedroom	1no
B	3 bedroom	3no
H3	3 bedroom	5no
H4	4 bedroom	1no
BU (bungalow)	2 bedroom	7no
Total		70no plots

- 11.12.09 revision c.
- proposed new hedgerow set out 1 metre from existing hedge. 1200 height solid rear boundary fence set 1 metre from new hedge
 - detail of migration track protection amended
 - 10 metre minimum rear gardens maintained at eastern boundary and rear building lines adjusted accordingly
 - all road widths indicated at 5.5 metres and road junctions adjacent to plots 27 and 49 adjusted in accordance with Lancashire Highways requirements
 - slab levels indicated on existing housing at Langton Brow and Shelley Drive and on proposed new work closest to those properties
 - proposed plots 45, 46 and 47 indicated as bungalows and plot 46 re-orientated to increase interface stand-off distance from existing properties

NOTE:

PARKING:
2 off road parking spaces to 2 and 3 bedroom dwellings
3 off road parking spaces for 4 bedroom dwellings

6 metre minimum parking apron in front of garaging

8.10.09 revision b

interface distances and minimum 10m back gardens reviewed in accordance with planning officer requirements

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AMENDED PLAN

John Wilson Associates, architects. Croydon
8.10.09

scale 1:500 1101:SK10 C

NORTHERN TRUST