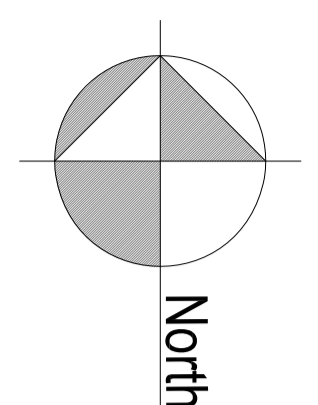
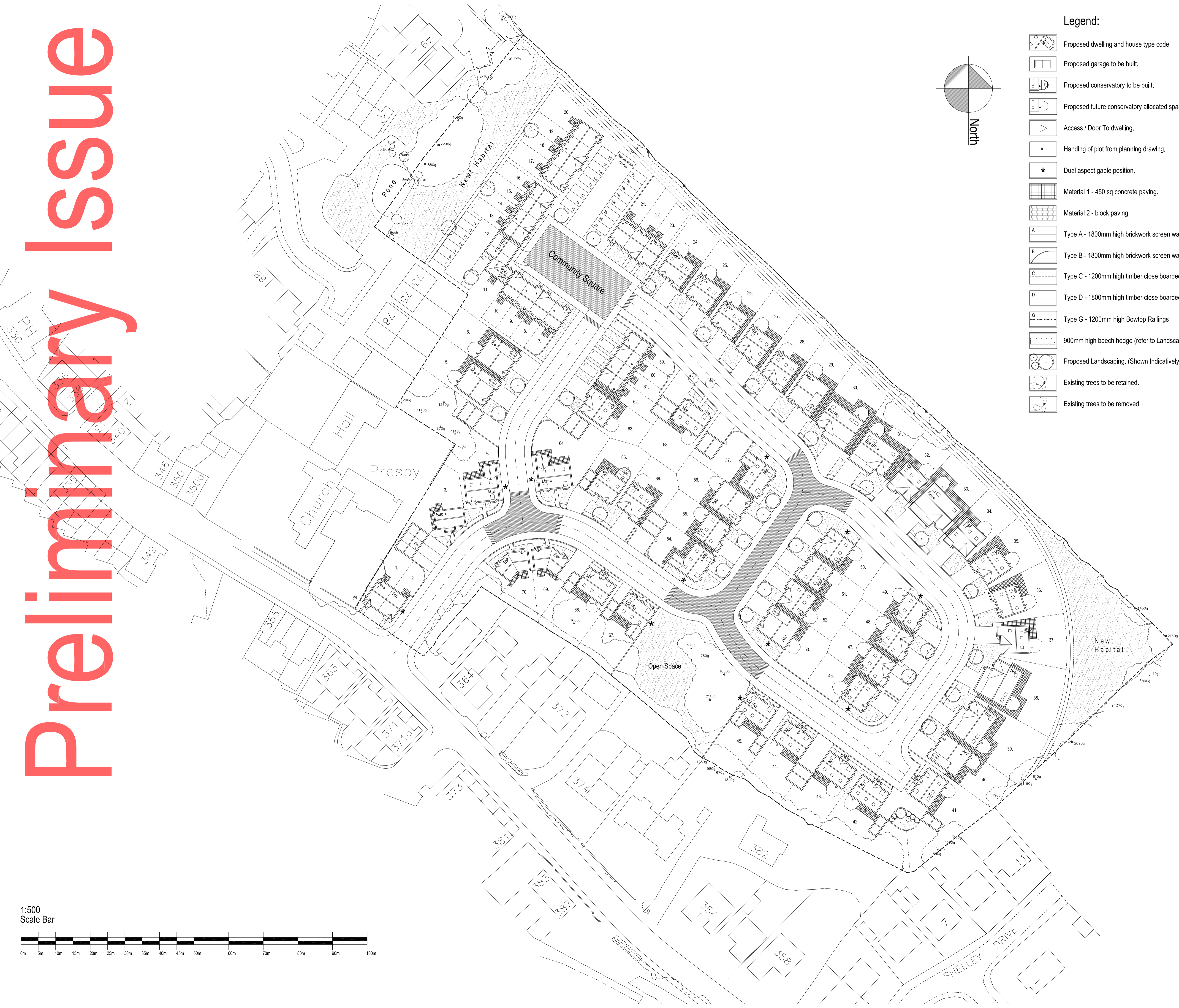

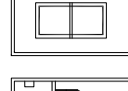
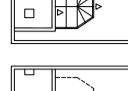

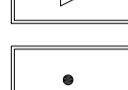

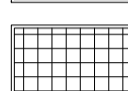
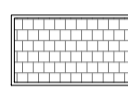
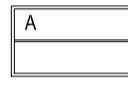
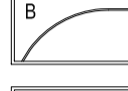
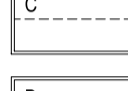
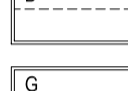
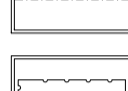
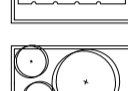

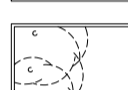




Preliminary Issue



Legend:

-  Proposed dwelling and house type code.
-  Proposed garage to be built.
-  Proposed conservatory to be built.
-  Proposed future conservatory allocated space.
-  Access / Door To dwelling.
-  Handing of plot from planning drawing.
-  Dual aspect gable position.
-  Material 1 - 450 sq concrete paving.
-  Material 2 - block paving.
-  Type A - 1800mm high brickwork screen wall & fence.
-  Type B - 1800mm high brickwork screen wall, (curved sections)
-  Type C - 1200mm high timber close boarded fence.
-  Type D - 1800mm high timber close boarded fence.
-  Type G - 1200mm high Bowtop Railings
-  900mm high beech hedge (refer to Landscaping Designs)
-  Proposed Landscaping, (Shown Indicatively)
-  Existing trees to be retained.
-  Existing trees to be removed.

WARNING TO HOUSE PURCHASERS

Property Misdescriptions Act 1991
 Buyers are warned that this is a working drawing and is not intended to be treated as descriptive material. In relation to any particular property or development, any of the specified matters prescribed by any Order made under the above act. The contents of this drawing may be subject to change at any time, and alterations and variations can occur during the progress of the works without revisions of the drawing. Consequently the layout, form, content and dimensions of the finished construction may differ materially from those shown. No do the contents of this drawing constitute a contract, part of any contract, or warranty.

SCHEDULE OF ACCOMMODATION					
Ref	Barratt Type	House Type	Sqft	No	Total Sqft
Wa	Washington	2 bed traditional house	624	9	5616
Sv	Severn	2 bed Apt over drive thru	553	1	553
Pm	Palmerston	3 bed traditional house	780	13	10140
Buc	Buchanan	3 bed detached house	897	1	897
Evk	Esksdale	3 bed detached house	1139	2	2278
M1	M1 Special	3 bed bungalow	1177	5	5885
M2	M2 Special	3 bed bungalow	1252	2	2504
Rip	Ripley	4 bed detached house	1428	10	14280
Asc	Ascot	4 bed detached house	1495	6	8970
Will	Willerby	4 bed detached house	1537	11	16907
Mal	Malvern	4 bed detached house	1836	1	1836
Mar	Marlowe	5 bed detached house	2040	4	8160
Bra	Braemar	6 bed detached house	2404	5	12020
Total number of units and square footage			70	90026	
Gross Site Area in Acres					6.76
Open Space & Undevelopable area in acres					1.21
Net Site Area in Acres					5.55
Density (units per acre)					13
Density (units per hectare)					33
Square foot / Acre					16,221

- Notes:
- All rear gardens to be min 10m in length or min 50m².
 - All driveways to be min 6m in length where in front of a garage, and 12m to the side of the property.
 - Garages to be 3m x 3m for a single and 6m x 6m for a twin/ double.
 - Off road parking to be 2.4m x 5.5m.
 - Parking ratio to be 200% (2 spaces) for 2/3 bed dwellings, and 300% (3spaces) for 4 bed and above.
 - All road details to be in conjunction with engineers details and Highways approval.
 - Boundary details to be read in conjunction with drawing WF01 Rev A.

C	Parking arrangement amended to plots 41842, and access indicated for plot 12, further to LCC Highways comments.	05.11.10	MS
B	Minor amendments to the layout.	08.08.10	MS
A	Minor amendments to the layout.	28.05.10	MS

Rev	Description	Date	Drawn	Ch'd
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BARRATT HOMES MANCHESTER

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 Fax: 0161 855 2828

Job			
Sagar House - Eccleston			
Title			
Planning Layout			
Design By	Date	Drawing Number	Rev
MS	May 10	406/ PL01	C
Drawn By	Scale		
MS	@ A1 1:500		

