

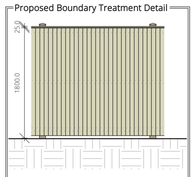
Existing Boundary Notes

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



1.8m Meter High Vertical Slatted Closed Boarded Fence

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 1No. Entrance *[ADM4(2) 2.2a]*
- 900mm Min. Clear Width Approach Route *[ADM4(1) 1.6c&d]*
- 900mm Min. Clear Width Bin Dragging Route
- Indicative Planting Areas - Less than 600mm in Height Where Adjacent to Parking Spaces

Accomodation Schedule

House Type	Building Type	Bedrooms	GIFA m²	GIFA ft²	Count	Total GIFA m²	Total GIFA ft²
Kenyon (Bay)	Detatched	4	127.37	1371.00	1	127.37	1371.00
Lancaster	Detatched	5	173.75	1870.23	2	347.50	3740.46
LancasterTwo	Detatched	5	191.44	2060.64	1	191.44	2060.64
Lightshaw	Detatched	3	109.07	1174.02	5	545.35	5870.09
Marley	Detatched	4	132.55	1426.75	1	132.55	1426.75
Rivinton	Detatched	3	105.12	1131.50	2	210.24	2263.00
					12	1554.45	16731.94

Rev:	Date:	Notes:
S	11/08/2026	Speed Cushions Added & Other Highway Notations
R	28/07/2026	Minor Amendment
Q	17/07/2026	Minor Update Following Information from Engineer
P	24/06/2026	Footpath to Back of Plots 1-4 Updated to Show Curve & 62 Springside Road's Parking Formalised
O	22/06/2026	End of Road Altered, Plot 5 Parking Rearranged
N	14/05/2026	Plot 4 Redesigned
M	06/05/2026	General Site Rearrangement, Plot Swaps and House Type Mix Change in Association with Comments from Planning
L	20/03/2026	Access Road Updated to Match Approved Access Plan and Plots Swapped Out for Smaller Units
K	09/03/2026	Public Footpath & Plot 5 Parking Arrangment Updated
J	20/02/2026	Minor Update to Plot One
I	12/02/2026	Landscaping Update to Front of Plots
H	11/02/2026	Minor Amendments
G	27/01/2026	Drainage Compound Size Updated, Turning Head Widened to 6.75m
F	19/01/2026	Road Width Widened to 6.75m Throughout Site
E	10/12/2025	Water Butts Shown
D	24/09/2025	Various Changes Following Clent Design Review Updated to M4(2) Standards
C	28/08/2025	Road End Correction & House Locations Adjusted
B	27/08/2025	Minor Amendments
A	22/08/2025	First Issue

DRAWING NUMBER: J1192-WS-PL102 — ISSUE: S

DRAWING TITLE: Proposed Site Plan

PROJECT: Springside Road, Walmersley

CLIENT: Edgefold Homes Ltd.

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

INFORMATION

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