



Accommodation Schedule				
Private Dwellings		-		
Type Ref	No. Beds	Sqft	No. Units	Total Sq.ft
Α	2	690	4	2760
Bungalow K	2	744	4	2976
Bungalow L	2	744	4	2976
В	3	760	3	2280
С	3	870	4	3480
E	3	950	4	3800
F	3	1000	6	6000
G	3	1050	3	3150
Н	4	1200	3	3600
1	4	1250	7	8750
J	4	1300	9	11700
		Sub Total	51	51472
Affordable Dwelling	S			
Type Ref	No. Beds	Sqft	No. Units	Total Sq.ft
SA	2	764	9	6876
SB	3	890	4	3560
	14	Sub Total	13	10436
Total			64	61908

POS = 1.35Ha / 3.35 Acres



Appraisal Layout
Long Lane, Norton Canes

This drawing illustrates a sketch proposal only and as such is subject to detailed site investigation including ground conditions / contaminants, drainage, design and planning / density negotiations. The layout may be based upon an enlargement of an o.s. sheet or other small scale plans and its accuracy will need to be verified by survey. Full risk assessment under CDM Regulations has not been undertaken.

nb. No account has been taken of any services laid on or around the boundaries of the site.

nb. This layout takes no account of any trees on or around the boundaries of the site.

C Schedule adjusted to provide 20% GVP 05/06/2019 affordable.

B Detention hasin added and 3 units along GVP 05/06/2019 the southern boundary removed.

A Central POS removed & notes added. GVP 20/03/2019 Rev: Description: Initials: Date:

Geoff Perry Associates Limited

The Shrubbery, 28 Endington Road, Addrige, Welseal, Wels

The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. The Contractor is to comply in all respects with current Building Legislation, British Standard Specifications, Building Regulations, Construction (Design & Menagement), Regulations, Party Wall Act, etc. whether or not specifically stated on this drawing. This drawing must be read with and checked against any structural, geotechnical or other specialist documentation provided. This drawing is not intended to show details of foundations, ground conditions or ground contaminants. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor. A suitable method of foundation should be provided allowing for existing ground conditions. Any suspect or fluid ground, contaminates on or within the ground, should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only & should be further investigated by a suitable expert.

Where existing trees are to be retained they should be subject to a full Arboncultural inspection for safety. All frees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services. A suitable method of foundation is to be provided to accommodate the proposed tree planting.

Geoff Perry Associates Limited do not accept any responsibility for any losses (financial or otherwise) to any Client or third party arising out of the Clients (be it Developer or Contractor but not limited thereto) non-compliance with afore mentioned provisos.

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