

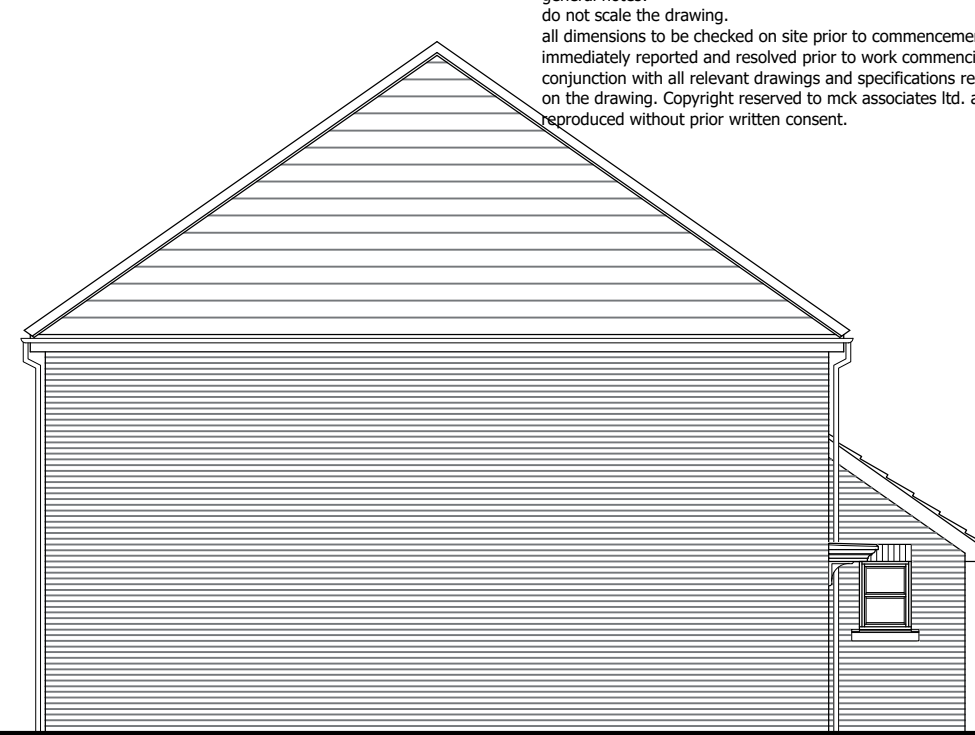
general notes:
do not scale the drawing.
all dimensions to be checked on site prior to commencement of work and any discrepancy shall be immediately reported and resolved prior to work commencing. this drawing is to be read in conjunction with all relevant drawings and specifications relating to the job whether or not indicated on the drawing. Copyright reserved to mck associates ltd. and this drawing may not be used or reproduced without prior written consent.



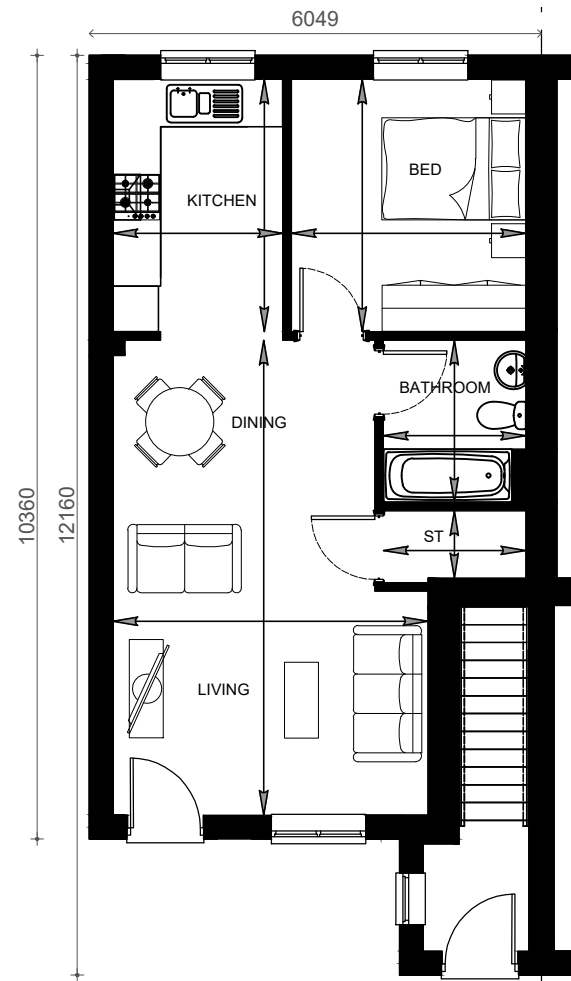
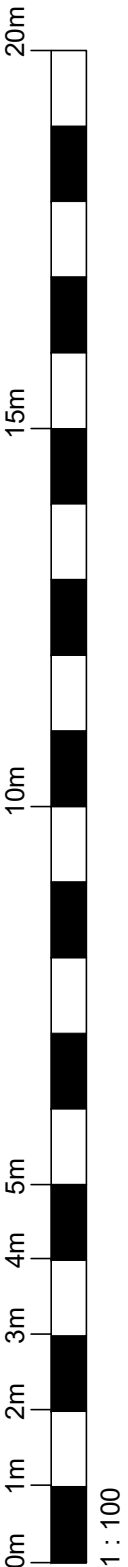
FRONT ELEVATION



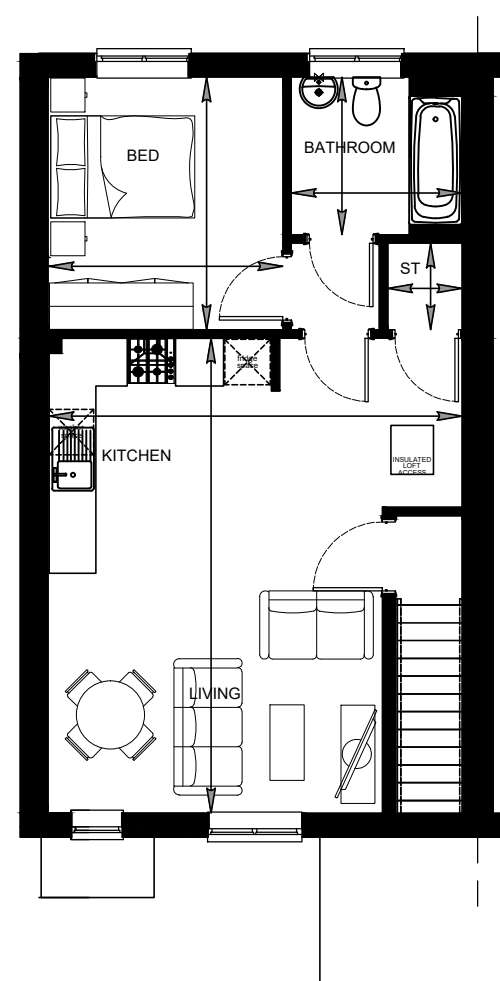
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Materials are indicative only -
Refer to Site Materials Schedule

614				
Room Dims	m	m ²	ft	ft ²
Living / Kitchen / Dining	5.51 max x 6.28 max	30.23	18' 0" max x 20' 7" max	325
Bedroom	3.14 x 3.34	10.48	10' 3" x 10' 11"	113
Bathroom	2.26 x 2.08	4.43	7' 4" x 6' 9"	48
Store	0.98 x 1.14	1.11	3' 2" x 3' 8"	12

Floor Area		m ²	ft ²
Gross Internal Area		57.1	614
Net Internal Area		56.12	604

545				
Room Dims	m	m ²	ft	ft ²
Kitchen	2.3 max x 3.34 max	30.44	7' 6" max x 10' 11" max	328
Living / Dining	4.22 max x 6.28 max	30.44	13' 10" max x 20' 7" max	328
Bedroom	3.1 x 3.34	10.48	10' 2" x 10' 11"	113
Bathroom	1.88 x 2.14	4.43	6' 2" x 7' 0"	48
Store	1.88 x 0.89	1.11	6' 2" x 2' 11"	12

Floor Area		m ²	ft ²
Gross Internal Area		50.67	545
Net Internal Area		49.58	533

PLANNING



Client: CORE HOUSE TYPE RANGE
614 & 545
614ft² & 545ft²

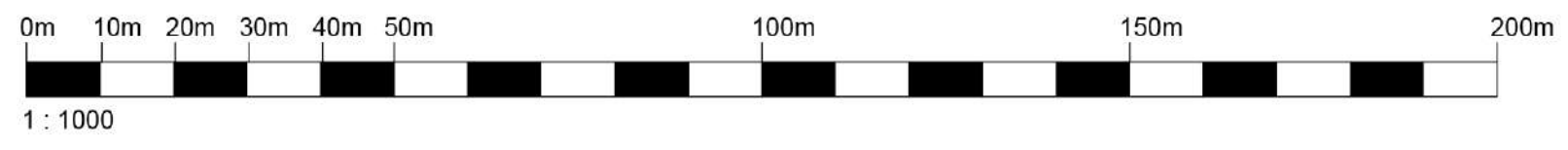
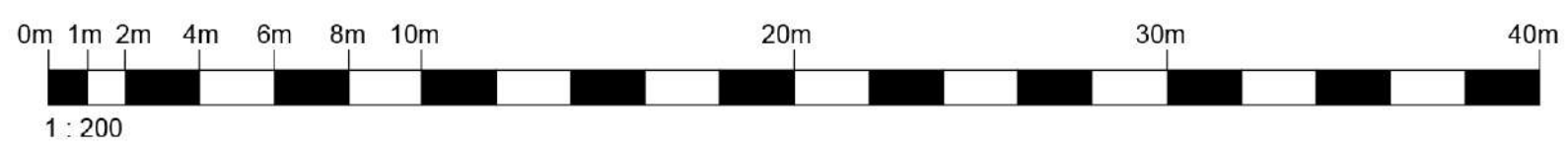
Project: BURGHLEY EBH (BUR-EBH)
614 & 545-BURGHLEY-EBG
KITCHEN TO REAR

Job No: Drawing No: 614-BUR-113

Drawn: WL Checked: Scale @ A3: 1:100 Date: APRIL 2021

architecture | building surveying | urban design
burnaby villa ■ 48 watling street road ■ fulwood ■ preston ■ pr2 8bp
tel: 01772 774510 fax: 01772 774511 email mck@mckassociates.co.uk

general notes:
do not scale the drawing.
all dimensions to be checked on site prior to commencement of work and any discrepancy shall be immediately reported and resolved prior to work commencing.
this drawing is to be read in conjunction with all relevant drawings and specifications relating to the job whether or not indicated on the drawing.
copyright reserved to mck associates ltd. and this drawing may not be used or reproduced without prior written consent.



Rev.	Date	By	Description
Client			

mck associates limited
architecture | building surveying | urban design
burnaby villa ■ 48 watling street road ■ fulwood ■ preston ■ pr2 8bp
tel: 01772 774510 fax: 01772 774511 email mck@mckassociates.co.uk

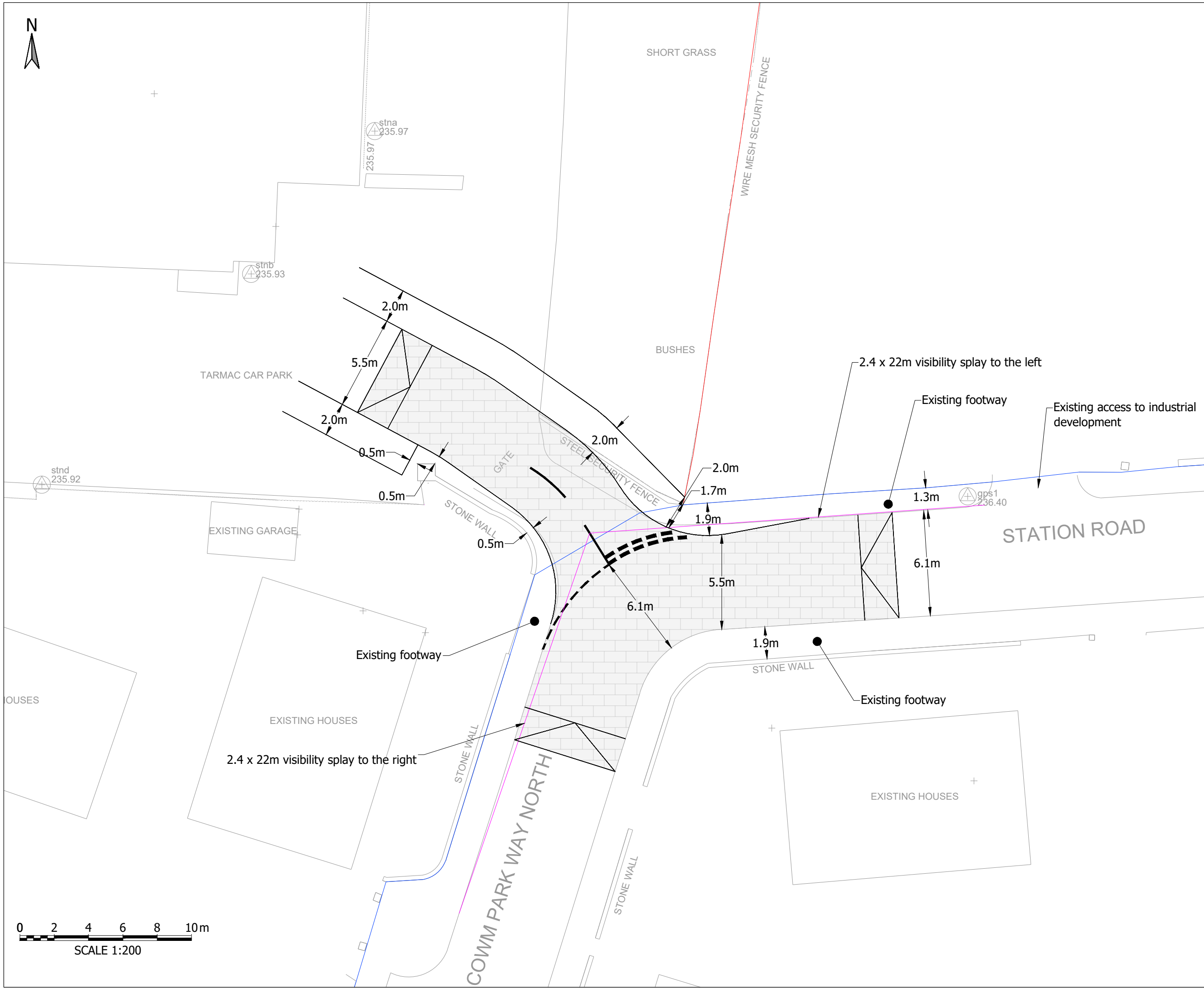
Project:
**STATION ROAD, FACIT
WHITWORTH**

Drawing Title:
INDICATIVE STREET SCENE

Drawn: A.T	Checked:	Scale: 1:200 / 1:1000	Date: October 2021
Job No: 19-100	Drawing No: SC-01	Rev:	

A2

PLANNING



- Notes:
1. This drawing should be read in relation to the subject of the title only. Other information shown on the drawing is to be considered indicative only. Reference should be made to appropriate drawing series / specifications for other information.
 2. All dimensions are in metres unless specified otherwise.
 3. This drawing is based on topographical survey. Tetra Tech does not take responsibility for any discrepancies.
 4. Approximate land registry boundaries sketched onto plan from the Land Registry Mapsearch online portal. Tetra Tech does not take responsibility for any discrepancies.
 5. Approximate adopted highway boundary sketched onto plan from the adopted highway plan received from Lancashire County Council, dated 11.03.21. Tetra Tech does not take responsibility for any discrepancies.

- Key:
- Proposed raised junction (block paved)
 - Approximate Adopted Highway Boundary
 - Site Boundary
 - Visibility Splay in line with Manual for Streets Guidance for a 20mph Road

PRELIMINARY ISSUE

P05	Access amended in line with LHA comments	19.07.21	PT	AK	AK
P04	Access amended in line with LHA comments	05.07.21	MT	MT	AK
P03	Access aligned with on-site highway layout as shown on Site Layout Rev C	22.04.21	MT	MT	AK
P02	Minor Edits	31.03.21	MT	MT	AK
P01	PRELIMINARY FIRST ISSUE	16.03.21	MT	MT	AK
Rev	Description	Date	km	CHK	App

Issuing Office
Tetra Tech Manchester
 Quay West at Media City UK,
 Trafford Wharf Road, Trafford Park,
 Manchester, M17 1HH
 Tel: +44 (0)161 872 3223
 www.tetrachteurope.com

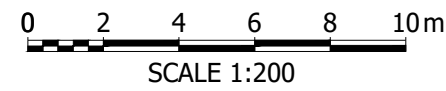


Client
Westchurch Homes Limited

Project Name
**Proposed Residential Development
 Station Road, Facit, Whitworth, Rossendale**

Sheet Title
Proposed Site Access

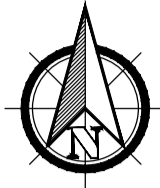
TTE Project Number	Drawn By	Date	Checked By	Date	Approved By	Date	Scale @ A3	Suitability
B027762	MT	16.03.21	MT	16.03.21	AK	16.03.21	1:200	S0
Client Project Number	Originator	Volume/System Level/Location	Type/Code	Role	Number	Revision		
B027762	TTE	- 00 - XX - PL - D - 002				P05		



STATION ROAD, FACIT

general notes:
do not scale the drawing.
all dimensions to be checked on site prior to commencement of work and any discrepancy shall be immediately reported and resolved prior to work commencing.
this drawing is to be read in conjunction with all relevant drawings and specifications relating to the job whether or not indicated on the drawing.
copyright reserved to mck associates ltd. and this drawing may not be used or reproduced without prior written consent.

Garden areas to units at north of site to be subject to minor re-grading (with likely change of up to 1m (approx.) to current levels), with details to be finalised subject to detailed engineering drawings at later date.



KEY

- Site Boundary
- Indicative planting
- Denotes shared drives
- Denotes grasscrete finish
- Trees to be removed
- Trees within site boundary (G2) to be removed or pruned where branches overhang to site area - refer to AIA Report for further details



O	23.11.21	CT	Amendment to schedule
N	19.11.21	WL	Amended plots 18 & 19 to ARU.
M	17.11.21	AT	Amended plots 15 to 23.
L	17.11.21	ELC	Parking amended to create better greenery between spaces.
K	15.11.21	ELC	Grasscrete drives added. Extra POS added to east of site.
J	05.10.21	CT	Roofs changed to hipped
I	23.09.21	CT	Schedule updated
H	01.09.21	WL	Hedge added to plot 24 & 25 following email received 31.08.21
G	20.08.21	WL	Label for EA gateway and cycleway access added. Plot 29-30 garden amended. 24 fence relocated. Access detail updated
F	09.07.21	WL	Maisonettes updated to hip - schedule updated
E	06.07.21	WL	Updated with new access details
D	26.05.21	CT	Updated following planners comments
C	20.04.21	WL	Key and general notes updated
B	08.04.21	WL	Footpaths added to mews
A	07.04.21	CT	Rumble strips added to access road
Rev.	Date	By	Description

Client: WESTCHURCH HOMES

mck associates limited
architecture | building surveying | urban design

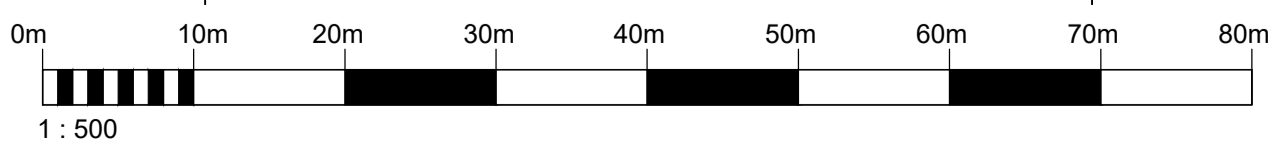
burnaby villa ■ 48 watling street road ■ fulwood ■ preston ■ pr2 8bp
tel: 01772 774510 fax: 01772 774511 email mck@mckassociates.co.uk

Project: STATION ROAD, FACIT
WHITWORTH

Drawing Title: PROPOSED SITE LAYOUT

Drawn: C.T	Checked: P.M	Scale: 1:500	Date: MARCH 2021
Job No: 19-100	Drawing No: PL01	Rev: O	

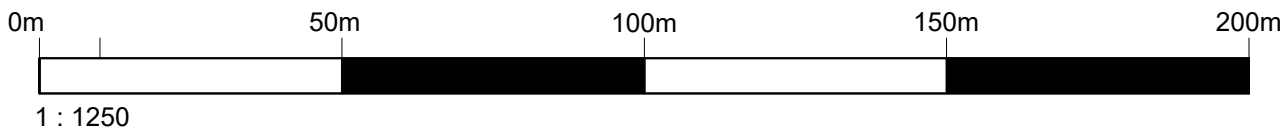
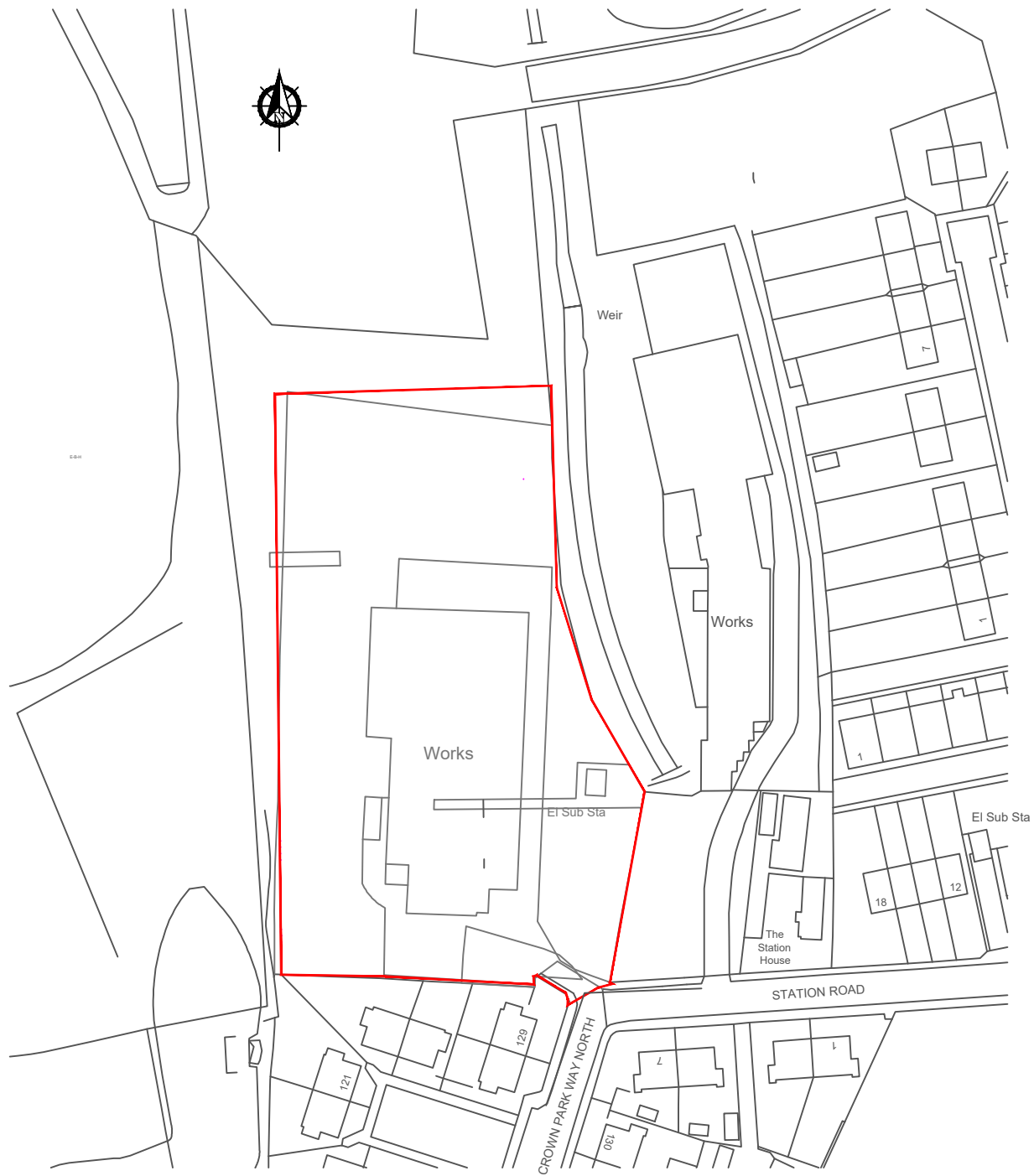
	Housetype	Code	Bed	SQFT	TOTAL	TOTAL SQFT
M4(2) Compliant	Burghley A (Ground Floor)	Bur A	1	545	3	1635
	Burghley B (First Floor)	Bur B	1	614	3	1842
M4(2) Compliant	Burghley Alt A (Ground Floor)	Bur Alt A	1	545	1	545
	Burghley Alt B (First Floor)	Bur Alt B	1	614	1	614
	Woburn	Wob	2	724	7	5068
	Arundel	Aru	3	872	20	17440
	Gosford	Gos	3	912	2	1824
				TOTAL	37	28968
	GROSS				1.84	ACRES



Dwg. Name & Location: Z:\19-100 Westchurch Homes - Station Road, Facit, Whitworth\2.3 Site Layout\19-100 - PL01 - site layout 0.dwg.

A2

PLANNING



PLANNING

Client:
WESTCHURCH HOMES

Project:
STATION ROAD, FACIT, WHITWORTH

Drawing Title:
SITE LOCATION PLAN



associates limited

architecture | building surveying | urban design

burnaby villa ■ 48 watling street road ■ fulwood ■ preston ■ pr2 8bp
tel: 01772 774510 fax: 01772 774511 email mck@mckassociates.co.uk

Drawn: W.L	Checked:	Scale: 1:1250	Date: APRIL 2021	Job No: 19-100	Drawing No: SL01	Rev: A
---------------	----------	------------------	---------------------	-------------------	---------------------	-----------

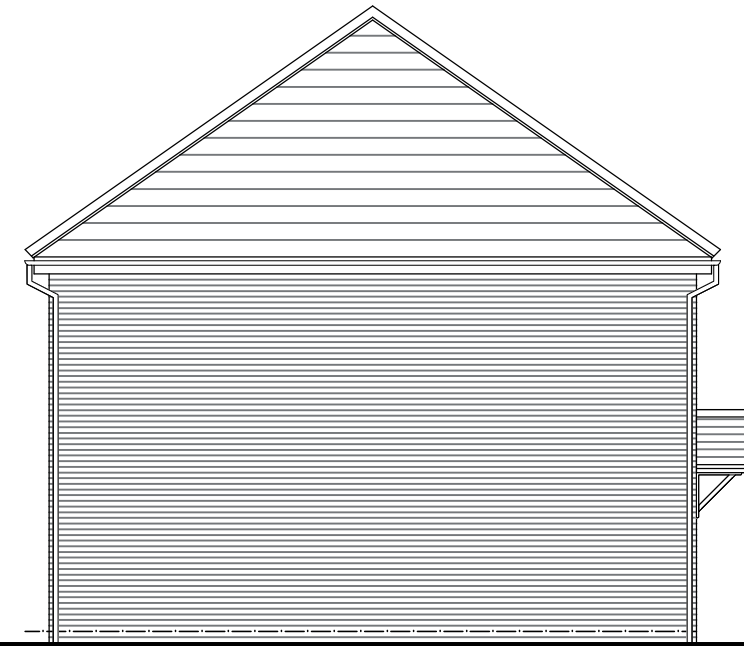
general notes:
do not scale the drawing.
all dimensions to be checked on site prior to commencement of work and any discrepancy shall be immediately reported and resolved prior to work commencing. this drawing is to be read in conjunction with all relevant drawings and specifications relating to the job whether or not indicated on the drawing. Copyright reserved to mck associates ltd. and this drawing may not be used or reproduced without prior written consent.



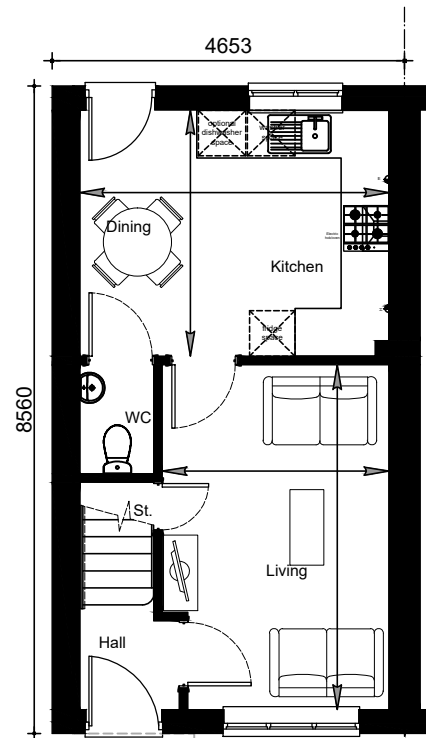
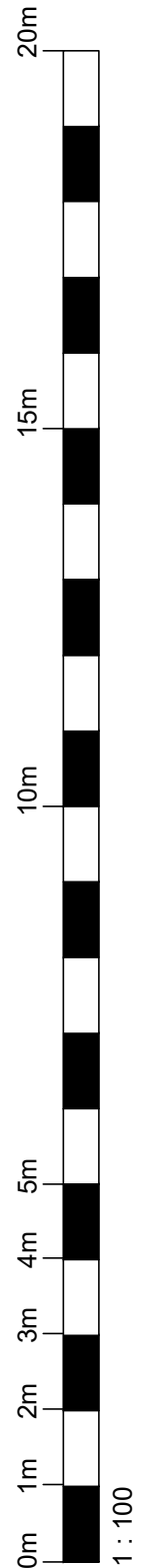
FRONT ELEVATION



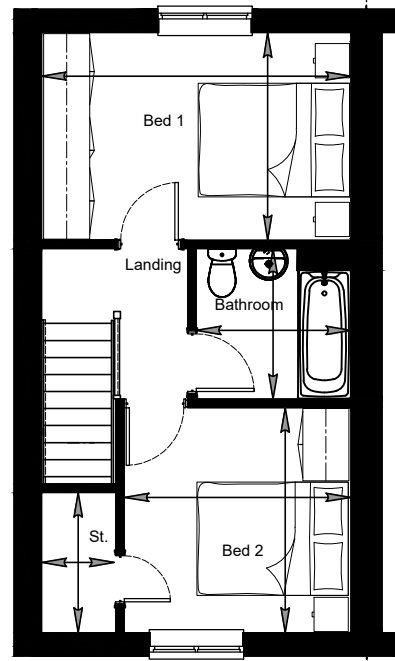
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Materials are indicative only -
Refer to Site Materials Schedule

Room Dims	m			m ²	ft			ft ²
Living	2.99	max	x 4.56	max 13.23	9' 9"	max	x 14' 11"	max 142
Kitchen / Dining	4.14		x 3.26	13.45	13' 6"		x 10' 8"	143
Bedroom 1	4.14		x 2.74	11.37	13' 6"		x 8' 11"	121
Bedroom 2	2.99		x 2.97	8.90	9' 9"		x 9' 8"	96
Bathroom	2.04		x 1.98	3.85	6' 8"		x 6' 5"	41
Store	1.03		x 1.85	1.91	3' 4"		x 6' 0"	19
Floor Area								
Gross Internal Area				67.24				724
Net Internal Area				65.72				707

REV	DATE	BY	DESCRIPTION
F	26.05.2021	WL	added dims
E	26.02.2021	WL	Coloured elevations updated.
D	28.01.2021	LB	Areas amended.
C	30.09.2020	DSH	Main roof pitch amended to 35°, materials schedule note added.
B	27.07.2020	DSH	Sales dims added, table updated with room areas.
A	10.06.2020	DSH	Canopies amended

PLANNING



Client: Project:
CORE HOUSE TYPE RANGE
724
724ft²

Drawing Title:
WOBURN EBH (WOB-EBH)
724-WOBURN-EBH

Job No: Drawing No: Rev:
724-WOB-113 F
Date: Jan '20

architecture | building surveying | urban design
burnaby villa ■ 48 watling street road ■ fulwood ■ preston ■ pr2 8bp
tel: 01772 774510 fax: 01772 774511 email mck@mckassociates.co.uk