



PLANNING APPLICATION ISSUE

NOTE:- These drawings have been prepared for the purposes of submission to the Local Authority as part of a planning application and are not to be used for any other purpose without the express permission of MSA.

Adjacent buildings, roads, etc scaled from O.S. plans.

Trees indicated for illustrative purposes only.

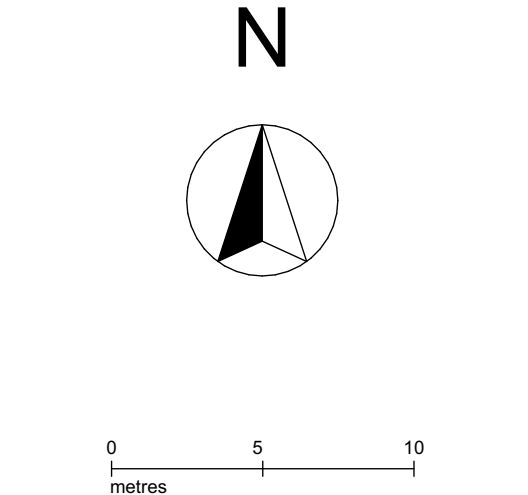
These drawings are not to be used for construction

rev.	notes	date
A	Generally revised	10.05.23
B	Generally revised	18.07.23
C	Generally revised	18.07.23
D	Minor amendment	12.09.23
E	Dimensions added	06.10.23
F	Amended to suit planners comments	22.02.24

Schedule of Accommodation

Plot 1
3 Bedroom, 1.5 Storey house with integral garage
GIFA
Ground Floor 102.6m ²
Garage 18.9m ²
First Floor 39.58m ²
Total 161.08m ²
Plot 2
3 Bedroom, 1.5 Storey house with integral garage
GIFA
Ground Floor 81.4m ²
Garage 16.7m ²
First Floor 44.5m ²
Total 142.6m ²
Plot 3
3 Bedroom, 1.5 Storey house with integral garage
GIFA
Ground Floor 81.4m ²
Garage 20.4m ²
First Floor 47.88m ²
Total 149.68m ²
Plot 4
3 Bedroom, 1.5 Storey house with integral garage
GIFA
Ground Floor 100.0m ²
Garage 18.1m ²
First Floor 47.2m ²
Total 165.3m ²
Total Site
Plot 4no.
GIFA 618.66m ²
Parking 2no. per plot (plus garages)

- Key**
- 4no. Wheelie Bins per property
 - 1.8m high timber fence
 - 1.8m Timber gate
 - 1.8m high brick wall
 - New native species hedging
 - New native species trees
 - Electric Vehicle Charging Point is to be a wall mounted external blanking box with ducting from RCD, to with capacity to allow for the future installation of electric vehicle charging point. This will allow any brand of charging point to be installed at the appropriate time.
 - Shared access road, formed of black 'Tarmac', with conservation kerb stones
 - Footpaths and patio areas to be formed of Marshalls Fairstone Sawn Versuro paving, colour to be Antique Silver
 - Informal vehicle turning area and driveways and visitor parking space to be formed of block paving setts, colour to be silver grey, with conservation kerb stones
 - Grassed area, all new turf to be fine quality and laid in accordance with BS 3969 1990
 - Ornamental Mulch areas - All new trees shall be planted with 1m diameter of ornamental bark mulch around the base.



msaarchitects

msaarchitects
89 High Street
Newton-Le-Willows
WA12 9SL

T. 01925 299 881
F. 01925 299 455
E. info@msaarchitects.co.uk
www.msaarchitects.co.uk

Wheathill House, Naylors Lane,
Huyton
L27 2YA
Mr C. Henderson

Proposed Site Plan			
Project No.	Drawing No.	Rev No.	Size
1944	1944 PL 011	F	A1
Scale	Drawn By	Checked By	Date
1:250	JRN	KMS	22/02/2024