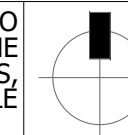


ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO NOTIFY THE DESIGN TEAM OF ANY DISCREPANCY BETWEEN DRAWINGS, SPECIFICATION AND SITE DIMENSIONS. DO NOT SCALE FROM THIS DRAWING.



NOTES

We draw your attention to the fact that the layout is conceptual only and there are instances where planning issues such as overlooking distances, car parking provision, public open space requirements and highway issues etc will need consultation with the appropriate bodies.

SITE AREA	9,532 m <sup>2</sup> 0.953 ha 2.35 acres
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SCHEDULE OF ACCOMMODATION

HOUSING	
2B House - 70sqm - 2 Storey	14 No
3B House - 84sqm - 2 Storey	10 No
<b>TOTAL</b>	<b>24 No</b>

DENSITY  
25 units per ha

- Front door location
- Mid-level railings to demarcate front gardens

GARDEN SIZES

Plot 01 - 86sqm	Plot 15 - 116sqm
Plot 02 - 103sqm	Plot 16 - 148sqm
Plot 03 - 116sqm	Plot 17 - 125sqm
Plot 04 - 183sqm	Plot 18 - 166sqm
Plot 05 - 174sqm	Plot 19 - 106sqm
Plot 06 - 117sqm	Plot 20 - 117sqm
Plot 07 - 198sqm	Plot 21 - 131sqm
Plot 08 - 182sqm	Plot 22 - 145sqm
Plot 09 - 141sqm	Plot 23 - 154sqm
Plot 10 - 126sqm	Plot 24 - 88sqm
Plot 11 - 131sqm	
Plot 12 - 111sqm	
Plot 13 - 119sqm	
Plot 14 - 96sqm	

- Site Boundary Line - Application Boundary
- Land in Applicant's Ownership

J	Plot 11 garden boundary amended to provide overlooking to visitor spaces.	31.01.2023	AAV
H	General amendments.	06.06.2022	AAV
G	General amendments.	28.04.2022	AAV
F	General amendments.	27.04.2022	AAV
E	General amendments.	27.04.2022	AAV
D	General amendments.	26.04.2022	AAV
C	General amendments.	25.04.2022	AAV
B	General amendments.	22.04.2022	AAV
A	Blue line amended.	03.12.2021	AAV
rev	note	date	by

**indesign.**

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client  
**Upper Langley Homes Ltd**

project  
**Land adjacent to Lion Inn, Edgmond  
Newport**

title  
**Site Layout Block Plan**

job	21-1684	dwg no	110	rev	J	date	08 October 2021
scale	1/300@A1	drawn	AAV				



Existing WPD LV pole to be replaced by 2No. new poles.  
New WPD LV pole.  
New pub car park, Subject to Separate Application.

Pub car park entrance.

**The Garden House**

Newport Road

Chetwynd Road

Works to the pub, Subject to Separate Application.  
New WPD LV pole.