

New Street, Littleborough

Schedule Of Accommodation (Timber Frame)							
Name	Storey	Description	Beds	SqRt	Sqm	No.	Footage
Eccleston	2 St	4 Bed Detached	4B6P	1465	136.2	6	8790 SqFt
Turner 1	2.5 St	4 Bed Detached	4B7P	1417	131.7	6	8502 SqFt
Turner 2	2.5 St	4 Bed Detached	4B7P	1417	131.7	2	2834 SqFt
Turner 3	2.5 St	4 Bed Detached	4B7P	1407	130.7	2	2814 SqFt
Kenyon	2 St	4 Bed Detached	4B6P	1332	123.8	4	5328 SqFt
Bower	2.5 St	4 Bed Townhouse	4B6P	1297	120.5	8	10376 SqFt
Cromwell	2 St	4 Bed Detached	4B5P	1133	105.3	1	1133 SqFt
Worrall	2 St	4 Bed Detached	4B5P	1129	104.9	8	9032 SqFt
Orell	2 St	3 Bed Detached	3B4P	1017	94.5	2	2034 SqFt
Orell 3	2 St	3 Bed Detached	3B4P	992	92.1	2	1984 SqFt
Talbot	2 St	3 Bed Detached	3B4P	994	92.4	9	8946 SqFt
Scott	2 St	3 Bed Semi Det.	3B4P	949	88.2	2	1898 SqFt
Total						52	63671 SqFt
Affordable Properties							
Cromwell	2 St	4 Bed Detached	4B5P	1133	105.3	2	2266 SqFt
Phillips	2 St	3 Bed Semi Det.	3B4P	906	84.2	4	3624 SqFt
Buckley	2 St	2 Bed Semi Det.	2B3P	785	73	4	3140 SqFt
Total						10	9030 SqFt
Total						62	72701 SqFt
Gross Site Area				8.67 Acres			
Nett Site Area				5.71 Acres			
Nett Footage				12732 SqFt / A			
Nett Density				10.86 Units / A			



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Only scale for Town and Country Planning Act 1987 services. For construction purposes, work to fixed dimensions only. All dimensions to be checked with MP&L and on site prior to the execution of any work.

For the avoidance of doubt all dimensions are measured to wall structure and not the finishes unless otherwise stated.

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NOTE: Drawing should be read in conjunction with the boundary treatment details and landscape layout. Refer to engineers drawings for levels and proposed retaining wall positions and heights.

MATERIALS

- Denotes properties to be built in red brick.
- Denotes properties to be built in reconstituted stone.

Refer to the materials layout for further details.

BOUNDARY TREATMENTS

- Denotes 0.6m high timber post & rail fence - Hedge planting behind where indicated.
- Denotes 0.6m high reconstituted stone wall, to match development facings, with hedge planting behind.
- Denotes 1.2m high black railings.
- Denotes 1.2m high timber post and rail fence - Around southern POS.
- Denotes 1.8m high plot divisional timber fence. Colour: Natural.
- Denotes 1.8m high close boarded fence with gates where shown. Colour: Natural.
- Denotes 1.8m high reconstituted stone wall, to match development facings.
- Denotes vehicle restraint barrier. Details to be agreed with the L.A.

SURFACE FINISH

- Denotes raised speed tables to be finished with red chippings.
- Denotes speed ramps to raised table.
- Denotes shared access drives.
- Denotes tree lined grass verge.
- Denotes hoggan style footpath adjacent to public open space.
- Denotes grasscrete link to allow emergency vehicle access.
- Denotes demountable bollards to emergency access.
- Denotes hard standing for bin storage.

TREES / HEDGES

- Denotes existing trees to be retained - Refer to Tree Survey.
- Denotes trees / hedges to be removed - Refer to Tree Survey.
- Denotes proposed hedge planting - Refer to landscape layout for details.

12.12.22 Plot 55 & 60 moved forward, landscape buffer increased to the width of plots 23 & 24. Shared access indicated to Lightburn Ave. Drainage ditch indicated to the east.

25.10.22 Best edge amended to exclude land leased to adjacent property.

06.07.23 Proposed access arrangement incorporated and all plots 1 - 5 & 6 - 60 adjusted accordingly.

Rev: Date: Reason: Version: 001

Client:

Russell Homes

Drawing Title: **PROPOSED SITE LAYOUT**

Project: **Proposed Residential Development, New Street, Littleborough**

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