

Schedule Of Accommodation (Timber Frame)							
Name	Storey	Description	Beds	SqFt	Sq/m	No.	Footage
Type A	2 St	4 Bed Detached	4B8P	2118	196.7	2	4235 SqFt
Eccleston	2 St	4 Bed Detached	4B6P	1465	136.2	6	8790 SqFt
Renshaw 1	2.5 St	4 Bed Detached	4B8P	1513	140.6	2	3026 SqFt
Renshaw 2	2.5 St	4 Bed Detached	4B8P	1513	140.6	1	1513 SqFt
Renshaw 3	2.5 St	4 Bed Detached	4B8P	1501	139.5	2	3002 SqFt
Turner 1	2.5 St	4 Bed Detached	4B7P	1417	131.7	4	5668 SqFt
Turner 2	2.5 St	4 Bed Detached	4B7P	1417	131.7	1	1417 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
Orrell	2 St	3 Bed Detached	3B4P	1017	94.5	2	2034 SqFt
Orrell 3	2 St	3 Bed Detached	3B4P	992	92.1	2	1984 SqFt
Talbot	2 St	3 Bed Detached	3B4P	894	92.4	7	6958 SqFt
Scott	2 St	3 Bed Semi Det.	3B4P	849	88.2	2	1898 SqFt
Total						52	66394 SqFt
Affordable Properties							
Phillips	2 St	3 Bed Semi Det.	3B4P	806	84.2	2	1812 SqFt
Buckley	2 St	2 Bed Semi Det.	2B3P	785	73	5	3925 SqFt
Cromwell	2 St	4 Bed Detached	4B5P	1133	105.3	2	2266 SqFt
Total						9	8003 SqFt
Total							
Total						61	74397 SqFt
Gross Site Area						8.67 Acres	
Nett Site Area						5.71 Acres	
Nett Footage						13029 SqFt / A	
Nett Density						10.68 Units / A	



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- For the avoidance of doubt all dimensions are measured to wall structures and not the finishes unless otherwise stated
- Where any discrepancy is found to exist within it between drawings and/or documents it must be reported to the architect immediately.

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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 retained wall positions and heights.

KEY	
	Denotes affordable properties.

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 around perimeter where indicated.
	Denotes 0.6m high reconstituted stone wall, to match development facings, with hedge planting behind.
	Denotes 1.2m high black metal railings.
	Denotes 1.8m high split divisional timber fence. Colour: Natural
	Denotes 1.5m high close boarded fence with gables where shown. Colour: Natural
	Denotes 1.5m 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 hoggin style footpath adjacent to public open space.
	Denotes gravel/cracked link to allow emergency vehicles access.
	Denotes demountable bollards to emergency accesses.
	Denotes hand standing 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 hedging planing - Refer to landscape layout for details.

Date	Description	By	CHECKED BY	DRAWN BY	SHEET NO	TOTAL SHEETS
PX-23.01.21	RBC types chosen, verges introduced & amended	AJ	MS	AC	01	10
PX-20.02.22	Gren verge and footpaths swapped round	AJ	MS	AC	02	10
PX-16.02.22	Ford S&B 60 moved forward, landscaping buffer added to west of plot 23 & 24	AJ	MS	AC	03	10
PZ-21.02.22	Belt edge amended to exclude land leased to private security	AJ	MS	AC	04	10
PR-06.07.22	Landscape scheme arranged incorporated and plotted in S&B 50 - 62 incorporating accordingly	AJ	MS	AC	05	10
New Date	Revision					

+ Client

Russell Homes

+ Drawing Title

PROPOSED SITE LAYOUT

+ Project

Proposed Residential Development New Street, Littleborough

JOB No.	Orig No.	Drawn By	Checked By	Rev
NW 19060	01	AC	AS	BS
DATE	ISSUED BY	DATE	DATE	
15:00 @ AO	AO	JUNE 2022	FOR PLANNING	

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 A Full Scale "Full Plan" Draw www.mpslplanning.co.uk
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