BELL VUE GREYHOUND - ACCOMMODATION SCHEDULE

HOUSE TYPE	NUMBER	SQFT	NDSS SQFT	BED	TOTAL SQFT	Mid	End	Det	Total
Open Market									
Bourne	8	918	910	3	7344	0	4	4	8
Hollinwood	18	948	938	3	17064	0	18	0	18
Mixford	8	986	977	3	7888	0	8	0	8
Witham	14	993	984	3	13902	0	0	14	14
Sankey	22	1073	1063	3	23606	0	22	0	22
Tyne	5	1058	1048	3	5290	0	0	5	5
Dearne	18	1073	1063	3	19314	0	18	0	18
Winster	5	1334	1323	4	6670	0	0	5	5
Leven	3	1153	1147	4	3459	0	2	1	3
Leven SA	2	1153	1147	4	2306	0	0	2	2
Arun	14	759	751	2	10626	0	14	0	14
TOTAL =	**117**			TOTAL =	117469				117
Affordable									
Arun	25	753	715	2	18825	0	24	1	25
Bourne	13	925	910	3	12025	0	12	1	13
1 Bed Apartments	24	550	541	1	13200	0	24	0	24
2 Bed Apartments	56	766	757	2	42896	0	56	0	56
Southwick	8	1131	1122	4	9048	0	7	1	8
Southwick SA	4	1131	1122	4	4524	0	1	3	4
TOTAL =	**130**			TOTAL =	100518				130
TOTAL =	**247**			TOTAL =	217987				

Nett Area 11.68 Acres
Coverage 18,663 SQFT/Acre
Density 21.1 UPA



LEGEND

- FOOTPATH AND PATIOS TO BE MARSHALLS TEXTURED UTILITY 450 x 450mm BUFF CONCRETE FLAGS BUTT JOINTED, ON 50mm THICK SAND BED ON 100mm THICK LAYER OF WELL CONSOLIDATED HARDCORE.
- PARKING BAYS / DRIVEWAYS IN TRAFFICABLE BLACK BITUMEN MACADAM WEARING SURFACE TO LOCAL AUTHORITY STANDARDS, REFER TO CIVIL ENGINEERS DRAWINGS. MARSHALLS PRIORA PERMEABLE BRINDLE BLOCK PAVING
- DENOTES RAISED TABLE SURFACE
- SEWER EASEMENT
- EASEMENT
- HATCH DENOTES LANDSCAPING, PLEASE REFER TO SPECIALIST CONTRACTORS DRAWING
- 1800mm - 2100mm HIGH BRICK WALL, SEE NSD 9001 TYPE 1.
- 500mm DWARF WALL WITH 700mm HOOP TOP RAILING. (SEE DETAIL NSD 9002) TO BE BUILT IN IBSTOCK CALDERSTONE RUSSET.
- 1800mm - 3700mm HIGH CLOSE BOARD FENCE , SEE NSD 9102 TYPE A (TIMBERS TO COMPLY WITH BS55589 WHERE NOTED).
- 1500MM HIGH TIMBER PANEL WITH 300MM CONCRETE PANELS. (SEE NSD 9104).
- 1100mm - 1500mm HOOP TOP RAILING WITH 440 X 440 BRICK PIERS. Positions indicated on Boundary Plan. (SEE DETAIL NSD 9202-01) PIERS TO BE BUILT IN IBSTOCK CALDERSTONE RUSSET.
- 1800mm HIGH CLOSE BOARDED GATE. SLAM TO LOCK WITH ACCESS KEY. GATES MARKED WITH AN ★ TO BE SLAM TO LOCK WITH COMMUNAL ACCESS KEY.
- FRONT ENTRANCE DOOR. ALL DOORS TO HAVE FLUSH THRESHOLD. UNLESS NOTED OTHERWISE PROVIDE 1200 x 1200mm LEVEL PLATFORM AT ENTRANCE TO DWELLING.
- PATIO / FRENCH DOORS
- GARAGE PERSONNEL DOORS
- GARAGE DOORS
- DENOTES PLOTS WITH GABLE WINDOWS OMITTED
- DENOTES PLOTS WITH WINDOWS REQUIRING ACOUSTIC GLAZING
- DENOTES PLOTS WITH FEATURE ROOF TILE BANDING.
- BOULEVARD TREES
- INDICATIVE TREES
- NEW HIGHWAY TREES
- TREES TO BE RETAINED (REFER TO TREE SURVEY).
- ROOT PROTECTION AREA (REFER TO TREE SURVEY FOR RADIUS).
- TREES TO BE REMOVED (REFER TO TREE SURVEY).
- MINESHAFT 20m STANDOFF
- 2No. 32 AMP ELECTRIC CAR CHARGER
- 1No. 32 AMP ELECTRIC CAR CHARGER
- DETACHABLE PARKING BOLLARD

BUILDING REGULATIONS

NO GLAZING EXCEEDING 1M² TO BE INCLUDED TO ELEVATIONS WITHIN 1M OF THE BOUNDARY.

NO TWO FACING BOILER FLUES ARE TO DISCHARGE WITHIN 1.2M OF EACH OTHER.

NOTES

- PATHS GENERALLY TO BE 900mm WIDE.
- PATIOS GENERALLY TO BE 2700 x 1800mm UNLESS INDICATED OTHERWISE.
- PAVING SLABS TO BE OFFSET 10mm WHERE FOOTPATH OR PATIO IS ADJACENT TO DWELLING.
- MOWING STRIP TO BE PROVIDED WHERE TURFED AREAS ABUT HOUSE, TO CONSIST OF 150mm WIDE GOLDEN (BUFF) STONE CHIPPINGS.
- GROUND LEVEL ADJACENT TO HOUSE TO BE 150mm BELOW S.S.L. UNLESS OTHERWISE NOTED.

MATERIAL REFERENCE
6.0 = BRICK
6.1 = BRICK / RENDER
6.2 = BRICK / TILE-HANGING

0 2.5 5 10 15 25 m
SCALE BAR 1:500

Rev	Date	By	Description	Chk'd
AN	15.07.24	AAC	Additional parking space for Block 3 added. Cycle stores to Apartments revised.	
AM	03.07.24	DRB	Parking space to plot 89 increased to 3m wide following planning comments	
AL	02.07.24	DRB	Cycle stores store overlooked with 300m sprays in each, car park arrangements to sign block 2 amended following planning comments	
AK	13.06.24	AAC	Bin and cycle store repositioned and car parking adjusted to suit.	
AJ	09.10.23	BLH	Fence line between plots 231-235 updated.	
AH	04.09.23	BLH	Apartment numbering updated as per working drawings (Block 2)	
AG	29.06.23	BLH	Plots 166-168 removed and removals from Land Registry / As Built. Plots 66, 166, 168, 195-199 & 348-349 affected.	
AF	09.01.23	BLH	Paving added to plot 114 by bin run	
AE	08.06.22	BLH	Railing position separating Plot 111 from Block 2 updated	
AD	05.05.22	BLH	Plot 111 revised to 3/4 wheelchair eligibity to co-ordinate with revised BSO and working drawing information	
AC	02.03.22	PWO	Footprint to Apartment Block 2 updated to co-ordinate with latest detailed design drawings.	
AB	17.02.22	TDW	Detail to the gable to 2bf end gardens, detail NSD added fronting the site and around the apartments. Plot 1 revised to 'DPP' (type on previous revisions - no change to the layout has been made).	
AA	13.01.22	BLH	Plot 1 revised as 'DPP' (type on previous revisions - no change to the layout has been made).	
Z	12.12.21	TDW	Additional 20 visitor electric charging points added on the apartments.	
Y	29.10.21	TDW	Railings removed between plots 203 & 204, railings extended to the north along the frontage on plots 199 & 204. Railing heights added to P1 & P2 parking.	
X	21.10.21	TDW	Railing added around Substation, sub-station size amended, parking bf &3f location reversed, & parking to plot 1 amended to provide 2 No. 3m bays.	
W	13.07.21	DRB	Raised table and shine amended to plot 180	
V	04.05.21	TDW	Cycle and bin stores updated at Apartments	
U	30.03.21	DRB	Plots 96-99 changed to 3PS, Plot 96 amended from Bournemouth SA to Leven SA, Apartment footprint updated to suit, Plots 100-102 changed to 2bf end gardens, Bin and cycle stores amended	
T	24.02.21	TDW	Street Easement added on plot 232, Brunswood trees added from landscape detail, Highway trees added to Kirkmanshulme Lane and Trees to be removed added.	
S	15.02.21	TDW	PFA - Southwick & Southwick SA updated to Leven & Leven SA.	
R	23.07.20	TDW	Apartment footprint updated, Plots 1 & 2 changed to Birch and Birch SA.	
Q	05.11.20	DRB	Footpath into PFA 2 and access from Apartments updated to suit changes.	
P	04.02.20	DRB	Perimeter fence omitted from detached garages, 1800mm screen panel fencing, Crib 5m from detached Wolford HT corrected walking onward SSO 50mm omitted	
O	04.11.19	DRB	Updated boundaries as per Planning request	
N	14.10.19	TW	Security gates added to visumid apartment block car park.	
M	11.10.19	AJ/TW	Sheds added to the rear gardens of all plots without garages. Car Charging units added to all house types and Apartment Blocks.	
L	13.09.19	AJ	All plots parking slots removed to suit highways comments. Plots with up front parking positions moved to suit larger parking bays.	
K	09.07.19	DRB	Plots 166-168 added, Plots 195-199 & 348-349 become HT removed, Southwick SA HT units updated, All Sankey HT units removed. Plots 1-5, 101-102, 166-168, 195-199, 170-193, 200-207 re-configured into new pattern, Accommodation schedule updated.	
J	03.06.19	AC	Bin stores to apartments and visumid apartment car park.	
H	30.04.19	AC	Bin's stores to rear gardens and raised rubbles added to road.	
G	13.03.19	DRB	Tyne HT units updated, Plots 166-168 moved forward 1m, plot 178 moved back 1m.	
F	14.02.19	AC	Additional landscaping to the gabling end of Block 3. Boundary to the North and East updated to a raised wall with railing. Plots 226 & 232 / 207 positions adjusted slightly to retain parking spaces.	
E	21.01.19	AC	Trenches updated on Entry.	
D	19.12.18	AC	Adjustment to PFA units to maximise on front parking, accommodation schedule updated to suit, Apartment Block 2 reduced by 1 unit, Plots 166-168 removed.	
C	10.12.18	AC	Re-plan to include new NEW3 houses type range.	
B	13.11.18	AC	Parking for apartments the East of the site revised to create large amenity opens between apartment blocks, Plots 1-5 & 101-102 re-configured, Plots 166-168 added.	
A	07.08.18	AC	Plots updated to the West of the site as per accepts comments, 10 House Type omitted having just 1No. 2 bed house type.	

COUNTRYSIDE
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site: **Former Belle Vue Dog Track, Kirkmanshulme Lane Gorton, Manchester**

title: **Planning Layout**

scale: @A0 **1:500**
drawn by: **AC**
date: **June 2018**
checked:

drawing no: **SK441-PL-01**

Certificate Number 15907
ISO 9001
ISO 14001

sheet no: **Sheet 1 of 1**
revision: **AN**

SITE DATA

TENURE	PFS / SIGMA / Great Places
SECURED BY DESIGN	No
BUILDING REGULATIONS	2013 Part L, Part Q
CODE FOR SUSTAINABLE HOMES	N/A
ACOUSTIC REQUIREMENTS	Boundary treatments and upgraded glazing requirements in accordance with report ref R1522-REP01-PB
OTHER	All House Types in accordance with NDSS All houses to be provided with a fitted with a WALLPOD:EV - 7.2kW (32A) Type 2 Tethered Cable Charging Unit.

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