

Disclaimer:
Do not scale from this drawing.
All contractors must visit the site and be responsible for taking and checking dimensions.
All construction information should be taken from figured dimensions only.
Any discrepancies between drawings, specifications and site conditions must be brought to the attention of the supervising officer.
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LAND OFF WILBRAHAM ROAD, CHORLTON

PLANNING LAYOUT



SCHEDULE OF ACCOMMODATION

Name	Bed	Storey	Unit No's	Unit ft²	ft² Total
Private Housing @ 80% (52)					
Type D5	4 Bed semi	2.5	10	1554	15540
Type D4	4 Bed det	2.5	8	1522	12176
Type D3	4 Bed semi	2.5	4	1358	5432
Type D3	4 Bed det	2.5	5	1358	6790
Type D2	4 Bed semi	2	5	1330	6650
Type D1	4 Bed semi	2.5	4	1177	4708
Type C3	3 Bed semi	2	16	1100	17600
Affordable Housing @ 20% (13)					
Type C2	3 Bed	2	1	1022	1022
Type C1	3 Bed	2	8	1003	8024
Type B1	2 Bed	2	4	911	3644
Grand Total:	65 Units			81586 ft²	
Gross Site Area:	2.01 ha		4.96 ac		
Site Statistics:					
SSR + Access	0.10 ha		0.24 ac		
POS	0.12 ha		0.29 ac		
Existing House	0.04 ha		0.11 ac		

Nett Site Area:	1.75 ha	4.32 ac
Gross Density:	32.41 Un/ha	13.12 Un/ac
Nett Density:	37.16 Un/ha	15.04 Un/ac
Gross Footage:	3779.40 m ² /ha	16463.07 Un/ac
Nett Footage:	4332.99 m ² /ha	18875 ft ² /ac

*Note - All Areas Approx.
Abbreviations
Ac = Acres | ha = Hectares | ft² = Square Feet | m² = square | Un = units Metres
| SSR = Single Sided Road | POS = Public Open Space | Det = Detached | Apt = Apartment | Int = Integral | Sgl = Single | Dbl = Double

Proposed Layout Key

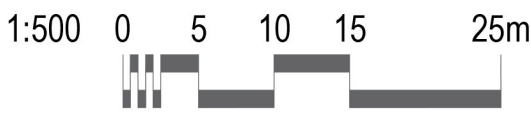
- Red Edge Boundary extracted from Site Disposal Brief - Gross Site Area - 4.9558 acres / 2.0056ha
- 18 Plot Number
- Denotes Existing Buildings
- Existing trees to be retained
- Existing trees & hedges to be removed
- Proposed Electric Sub-Station
- Denote Affordable Housing refer to Affordable Housing layout for tenure
- Bin collection point
- Cycle storage. Details to be confirmed

References

- Highways - Focus Transport Planning dwg no. Figure TA10, dated 08.07.22, Revision B
- Tree Survey - Tree Survey & Tree Removal Plan 14807_P01 produced by Tyler Grange
- OS Plan - Licence no. 100022432
- Topographical Survey - extracted from dwg no. S22-205, produced by JLP Surveying.
- Red Edge Boundary - extracted from dwg no. EBA01 Rev B

General Notes

- This drawing needs to be read in conjunction with the following plans:
- Planning layout
 - Landscaping Layout



F	22.11.2022	Site access updated to latest proposals	AE	
E	22.11.2022	Landscaping proposals added to layout	AE	
D	21.22.2022	Footages for the C1 & C3 house types updated to accord with the house type template	AE	
C	10.11.2022	Red edge adjusted to accord with title plans on entrance to the site	AE	
B	04.11.2022	Thick red edge positioned on outer edge of boundary so the landscaping strip of land can be seen upon the site entrance	AE	
A	13.10.2022	1st Issue	CB	
Rev.	Date	Description	By	Chd

Client

ANWYL
thoughtful homes

Project

**LAND OFF WILBRAHAM ROAD
CHORLTON**

Drawing Title

**PLANNING
LAYOUT**

Drawn by

AE

Checked by

Date

06.10.22

Status

PLANNING

Scale @ A1

1:500

Job no.

Dwg.no.

Rev.

AH158

PL01

F



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