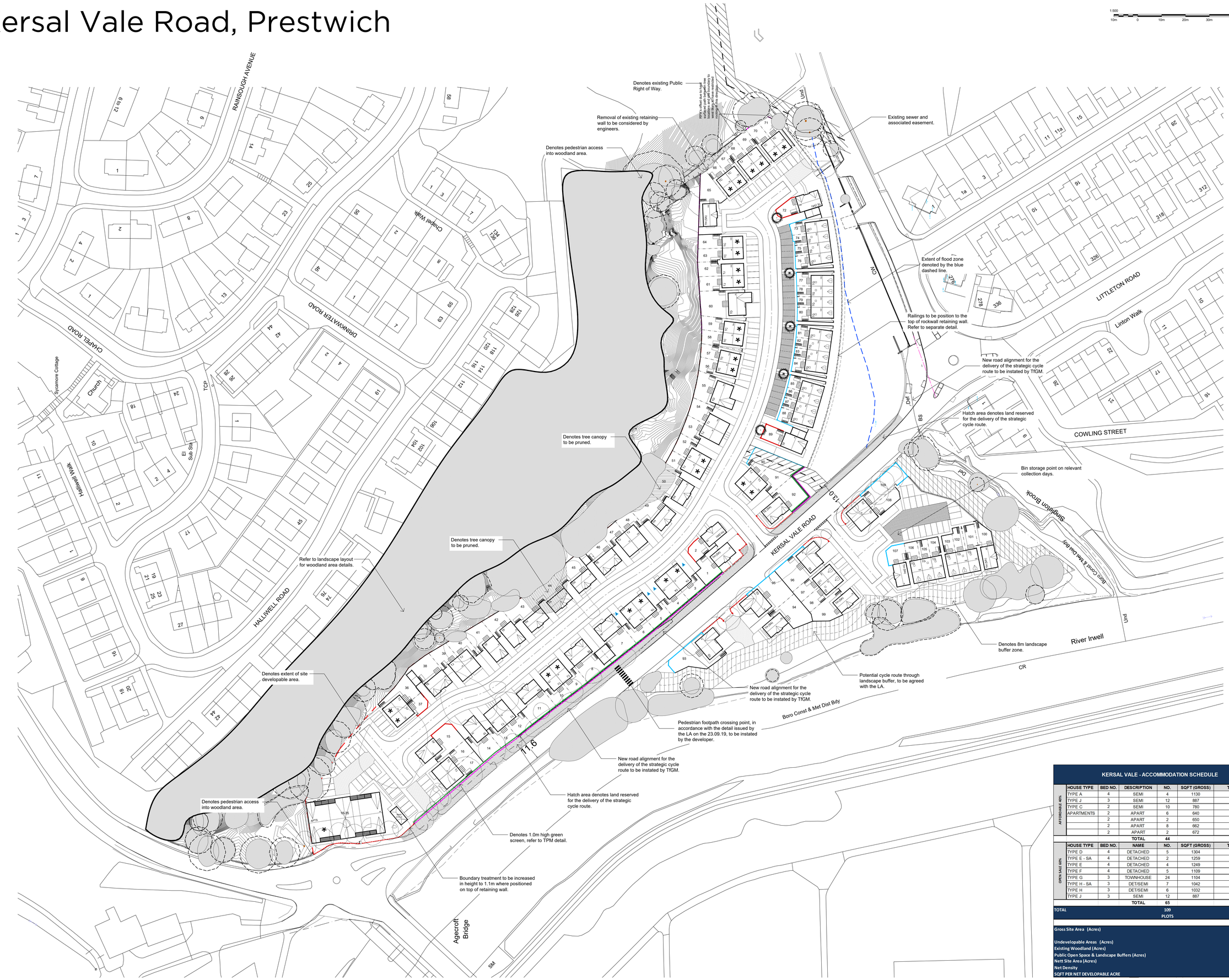
Kersal Vale Road, Prestwich



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Note: All open sale properties will be provided with a 13 amp external socket.

TREES

- Denotes existing trees to be retained and associated root protection zone.
- Denotes existing trees to be removed.

LEGEND

- Denotes 8m buffer to the River Irwell & Singleton Brook.
- Denotes existing sewer & associated easement.
- Denotes flood zone.
- Denotes proposed pumping station.
- Denotes sub station.
- Denotes affordable property.
- Denotes Lifetime Homes Compliant driveway.
- Potential sewer and associated easement adjacent to plots 90 - 92. To be confirmed by engineer.

BOUNDARY TREATMENTS

- Denotes 0.6m high timber knee rail.
- Denotes 0.9m high brick wall, facing material to match development.
- Denotes 1.5m high railings.
- Denotes 1.8m high close boarded.
- Denotes 1.8m high hit and miss screen fence, with green screen to road side.
- Denotes 1.8m high close boarded screen fence.
- Denotes low brick walls with brick piers & timber infill panel fence, height 2.1m.
- Denotes 2.1m high brick walls, facing material to match development.
- Denotes access gate position.
- Denotes indicative retaining wall positions, refer to engineers drawings for further details.

SURFACE FINISH

- Denotes rumble strips.Widths vary in size.
- Denotes block paving to shared parking courts & parking bays where indicated.
- Denotes contrasting shared access driveway.
- Denotes proposed footpaths, to be finished in tarmac. 2.0m wide.
- Denotes proposed spine street, constructed in tarmac. 5.5m wide.
- Denotes hard standing for bin storage.
- Denotes existing adopted land.

Rev	Date	Revision	Initial
P11	27.08.20	Pumping station / sub station removed; adjacent parking re-configured. Plots 100-103 rear gardens increased, and knee rail shown. Footpath added to the south side as shown to the northern side of the spine road.	SP
P10	26.05.20	Type G mews block footprints updated	DH
P9	15.11.19	Latest substructure plans overlaid and rumble strips removed from site entrances.	SP
P8	06.11.19	Plots 1 changed to H type, and parking deal	SP
P7	17.10.19	Site entrance increased to 6.5m wide.	SP
P6	07.10.19	Plot 1 changed to H type, and adopted land excluded from with the site.	SP
P5	03.10.19	Footpath increased to 2.0m wide.	SP
P4	24.09.19	Provision for the TfGM cycle route indicated.	SP
P3	05.09.19	Fence position along KVR re-aligned to allow for the construction of green screen.	SP
P2	28.08.19	Boundary treatment revised to accord with the LA's requirements.	SP
P1	20.06.19	Plots 72 - 93 redesigned due to levels.	JC

client

great places HOUSING GROUP | CUBE HOMES

Drawing Title

PROPOSED SITE LAYOUT

Project

Proposed Residential Development
Kersal Vale Road,
Prestwich

Job No	Drg No	Drawn	Rev
18070	01	s/r	P11
Scale	Date	Stage	
1:500 @ A0	Jan 2019	FOR PLANNING	

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KERSAL VALE - ACCOMMODATION SCHEDULE

	HOUSE TYPE	BED NO.	DESCRIPTION	NO.	SQFT (GROSS)	TOTAL SQFT
AFFORDABLE 40%	TYPE A	4	SEMI	4	1130	4520
	TYPE J	3	SEMI	12	887	10644
	TYPE C	2	SEMI	10	780	7800
	APARTMENTS	2	APART	6	640	3840
		2	APART	2	650	1300
		2	APART	8	662	5296
		2	APART	2	672	1344
			TOTAL	44		

	HOUSE TYPE	BED NO.	NAME	NO.	SQFT (GROSS)	TOTAL SQFT
OPEN SALE 60%	TYPE D	4	DETACHED	5	1304	6520
	TYPE E - SA	4	DETACHED	2	1259	2518
	TYPE E	4	DETACHED	4	1249	4996
	TYPE F	4	DETACHED	5	1109	5545
	TYPE G	3	TOWNHOUSE	24	1104	26496
	TYPE H - SA	3	DET/SEMI	7	1042	7294
	TYPE H	3	DET/SEMI	6	1032	6192
	TYPE J	3	SEMI	12	887	10644
			TOTAL	65		
TOTAL				109 PLOTS		104949 SQFT

Gross Site Area (Acres)	11.90
Undevelopable Areas (Acres)	0.41
Existing Woodland (Acres)	4.18
Public Open Space & Landscape Buffers (Acres)	1.57
Nett Site Area (Acres)	5.74
Net Density	18.9 UpA
SQFT PER NET DEVELOPABLE ACRE	18284