

Walmersley Old Road, Walmersley, Bury

WARMSLEY OLD ROAD, WALMSLEY, BURY
Property Descriptions Act 1991

It is to be noted that this is a working drawing and is not intended to be treated as a descriptive material. It is to be used in connection with the planning application and is not intended to be used as a basis for any other purpose. The contents of this drawing may be subject to change at any time, and alterations and variations can occur during the progress of the works without notice of the drawing. Consequently the layout, form, content and dimensions of the finished construction may differ materially from those shown. None of the contents of this drawing constitute a contract, part of any contract, or warranty.

Legend

- Proposed dwelling and house type code.
- Proposed garage to be built.
- Dwelling handling - as / opposite the construction dwg.
- Timber Fence (Refer to BT.L02/BTD02 for details)
- Wall (Refer to BT.L02/BTD02 for details)
- Estate Railings (Refer to BT.L02/BTD02 for details)
- Timber knee railing. (Refer to BT.L02/BTD02 for details)
- Stock proof fence. (Refer to BT.L02/BTD02 for details)
- Timber gates to be erected to rear gardens. (as indicated on site layout).
- Existing Trees. (To be retained).
- Existing Trees. (To be removed).
- Location of easement.
- Acoustic Measures required. (Refer to Noise Assessment for Details)
- Plot retaining walls, refer to engineers design for details
- Electric Vehicle Charging Points

SCHEDULE OF ACCOMMODATION

Ref	Barrett Type	House Type	Sqft	No	Total Sqft
Fal	Falkirk G	2 bed apartment	637	6	3822
Fal	Falkirk U	2 bed apartment	665	12	7980
Den	Denford	2 bed mews	624	14	8736
Brn	Brandon	3 bed mews	706	13	9178
Ell	Ellerton	3 bed semi detached house	830	54	44820
Mor	Moresby	3 bed semi detached house	854	20	17080
T65	T65	4 bed mews	979	2	1958
Lut	Lutterworth	3 bed detached house	1001	6	6006
King	Kingville	4 bed townhouse	1073	74	79402
Win	Windermere	4 bed int. garage detached house	1073	25	26825
King	Kingsley	4 bed detached house	1085	7	7595
Tho	Thornton	4 bed detached house	1202	5	6010
Ala	Alderney	4 bed dual aspect detached house	1225	14	17150
Hal	Halton	4 bed int. garage detached house	1267	16	20272
Total number of units and square footage			268	256834	

Gross Site Area in Acres 26.90

Open Space & Undevelopable area in acres 11.19

Net Site Area in Acres 15.71

Density (units per acre) 17

Density (units per hectare) 42

Square foot / Acre 16,348

General Notes

- Refer to REC Noise Assessment for details of Acoustic Measures.
- For detailed plot soft landscaping refer to PDP Details.
- Refer to the following drawings for details:
 - Materials Layout - 456-P-ML-02
 - Boundary Treatments - 456-P-BTL-02
 - Hard Landscaping - 456-P-HLL-02

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Rev

Description

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Job

TETROSYL
WALMSLEY, BURY

Title

PLANNING LAYOUT

Design By

PJA

Date

09.2016

Drawing Number

456 / P / PL / 04

Rev

07

Planning Layout | 1:500

Scale Bar