



SITE LAYOUT PLAN
1 : 500

NOTES

ACCOMMODATION SUMMARY

TYPE	COUNT
Two bedroom bungalow	4
One bedroom apartment	33
Two bedroom apartment	6
Total	43

All accommodation is designed to meet the Nationally Described Space Standards and Part M4 Category 2: accessible and adaptable. Please refer to drawings 6071-POZ-XX-ZZ-DR-A-1220 & 6071-POZ-XX-ZZ-DR-A-1221 for bungalow and apartment compliance plans.

PARKING PROVISION

Table 2 of Bury Councils SPD 11 requires 1.5 parking spaces in an accessible area, which this is, for a 2 bed dwelling. For sheltered housing the requirement is for 1 space per 3 units.

We have indicated 2 spaces per dwelling for the bungalows which are for sale. For the apartments we have indicated 20 spaces for the 39 dwellings to allow for visitor parking.

For further information about the parking provision and tracking please refer to the Transport Statement 1911/1/A prepared by Ashley Helme Associates.

REFUSE STORAGE PROVISION

Please refer to drawing 6071-POZ-ZZ-XX-DR-A-1900 APARTMENT BIN STORE for details about the bungalow and apartment refuse storage provision.

Notes

The Contractor is to check all dimensions and conditions on site before commencing. Do not scale from this drawing. This drawing remains the copyright of POZZONI Architecture Ltd.

Scale Bars

TO BE USED ONLY AS GUIDANCE

1:100	mm	1000	3000	5000
1:200	mm	5000	8000	
1:500	M	5	15	25
1:1250	M	10	30	50 70

KEY

- Proposed Tree
- Existing category A tree*
- Existing category B tree*
- Existing category C tree*
- Root protection zones*

* For further information about the existing trees please refer to the Tree Survey by TEP

P010	NMA - Additional lift to stair 2 and indicative positions of PV panels	LRR	01/12/25
P09	Revised Landscaping	BAP	14/05/24
P08	Boundary locations and heights adjusted to match landscape design. 900mm high railings to the apartment patios in secure garden omitted. Updated Landscape.	EM	25/04/24
P07	Scoter store and tank room switched	EM	09/04/24
P06	Six 2 bed apartments changed to 1 bed following housing need feedback. 2 Beds increased to NDSS area. Site adjusted accordingly.	EM	14/03/24
P05	Path alongside building in southern corner reinstated.	EM	29/02/24
P04	Building moved 5m to the right to allow the proposed drainage to sit outside of the tree root protection zones. Car parking adjusted accordingly.	EM	27/02/24
P03	Revised site boundary to site ownership boundary	BAP	08/02/24
P02	Changes to car park and turning head following pre-app Highways feedback	EM	30/01/24
P01	Issued for Pre-App planning advice	EM	19/01/24
Rev	Description	By	Date

Client: ARCON HOUSING ASSOCIATION (BOLTON AT HOME)

Job: FLETCHER FOLD ROAD, BURY

Drawing: PLANNING - SITE LAYOUT PLAN

Issue Ref	6071_1200	Rev	P010
Issue Ref	6071-POZ-XX-ZZ-DR-A-1200		
Date	19/01/24	Scale	1 : 500 @ A2
3D CoOrd	BAP	2D CoOrd	EM
3D CoOrd		Approved	JW
Project Status	Planning	Tender	Construction
Project Status	Design	Contract	As Built

pozzoni

Woodville House
2 Woodville Road
Altrincham
WA14 2FH

+44 161 928 7848
architects@pozzoni.co.uk
www.pozzoni.co.uk