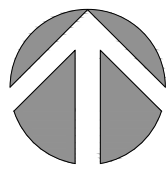
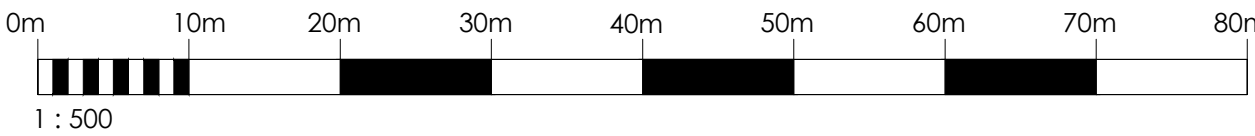


Walmersley Old Road, Bury



SITE LAYOUT LEGEND

- Site boundary
- Affordable Home

- Existing Trees retained
- Existing Trees to be removed
- Indicative Proposed Trees
- Culverted Water Course & Easement
- Drainage Easement
- Road junction & forward visibility plays

BOUNDARY TREATMENTS LEGEND

- 1.8m Plot Divisional Fencing (SCD - 05-006) / Gates
- 1.8m Screen Wall (SCD - 05-010)
- 1.2m Estate Railings (SCD -1200R)

SURFACE TREATMENTS LEGEND

- Proposed Adoptable Highway
- Shared driveway / Substation access
- Private parking bays & driveways
- Private front gardens / open space

ACCOMMODATION SCHEDULE								
Tenure	Type	Storey	Bed	Garage	Sqft	Total No	% mix	Total Sqft
Open market	Rivington	2	4	DSG	1354	2	2%	2708
Open market	Ascot G	2	4	ISG	1345	6	6%	8070
Open market	Evesham	2	4	DSG	1326	8	8%	10608
Open market	Lymm G	2	4	ISG	1225	4	4%	4900
Open market	Farnon	2	4	DPS	1189	7	7%	8323
Open market	Farnon DA	2	4	DPS	1189	4	4%	4756
Open market	Euxton	2.5	3	DPS	1174	12	12%	14088
Open market	Snowdon	2.5	3	DPS	1088	18	18%	19584
Open market	Bunbury	2	3	DPS	1032	3	3%	3096
Open market	Epsom	2	3	DPS	920	6	6%	5520
Open market	Bretton	2	3	DPS	885	13	13%	11505
Open market	Moxley	2	3	DPS	866	3	3%	2598
Open market	Cowley	2	2	DPS	876	1	1%	876
Affordable	Apartment	3	2	DPS	626	12	12%	7512
TOTALS						99	100%	104144

GROSS SITE AREA	2.68 ha	6.62 ac
SSR/POS/Undevelopable	0.22 ha	0.55 ac
NETT SITE AREA	2.46 ha	6.07 ac

Coverage	17157 ft2/acre	
Density (Un/ha)	36.9403 (gross)	40.2439 (nett)

ac = acres | ha = hectares | ft2 = square feet | m2 = square metre | Un = Units
SSR = Single sided road | POS = Public Open Space |

D	RB	27.05.22	Parking bays to plots 75-82 amended in response to Highway comments
C	RB	16.05.22	Landscape & schedule amended following Highway officer comments
B	RB	12.04.22	Plotting reference within Boundary Treatment Key updated
A	RB	06.04.22	Plotting reference within Boundary Treatment Key updated
REV	BY	DATE	DESCRIPTION

PROJECT

Walmersley Old Road,
Bury

DRAWING TITLE

Development Layout

SCALE	1:500	PAPER SIZE	A1
DATE	DEC 21	DRAWN	RB
STATUS	PLANNING		
JOB No:	DRAWING No:	REVISION:	
LNP1040	DL01	D	

ANWYL

thoughtful homes

This drawing must be read in conjunction with relevant Anwyll Homes Specifications & Standard Details.

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