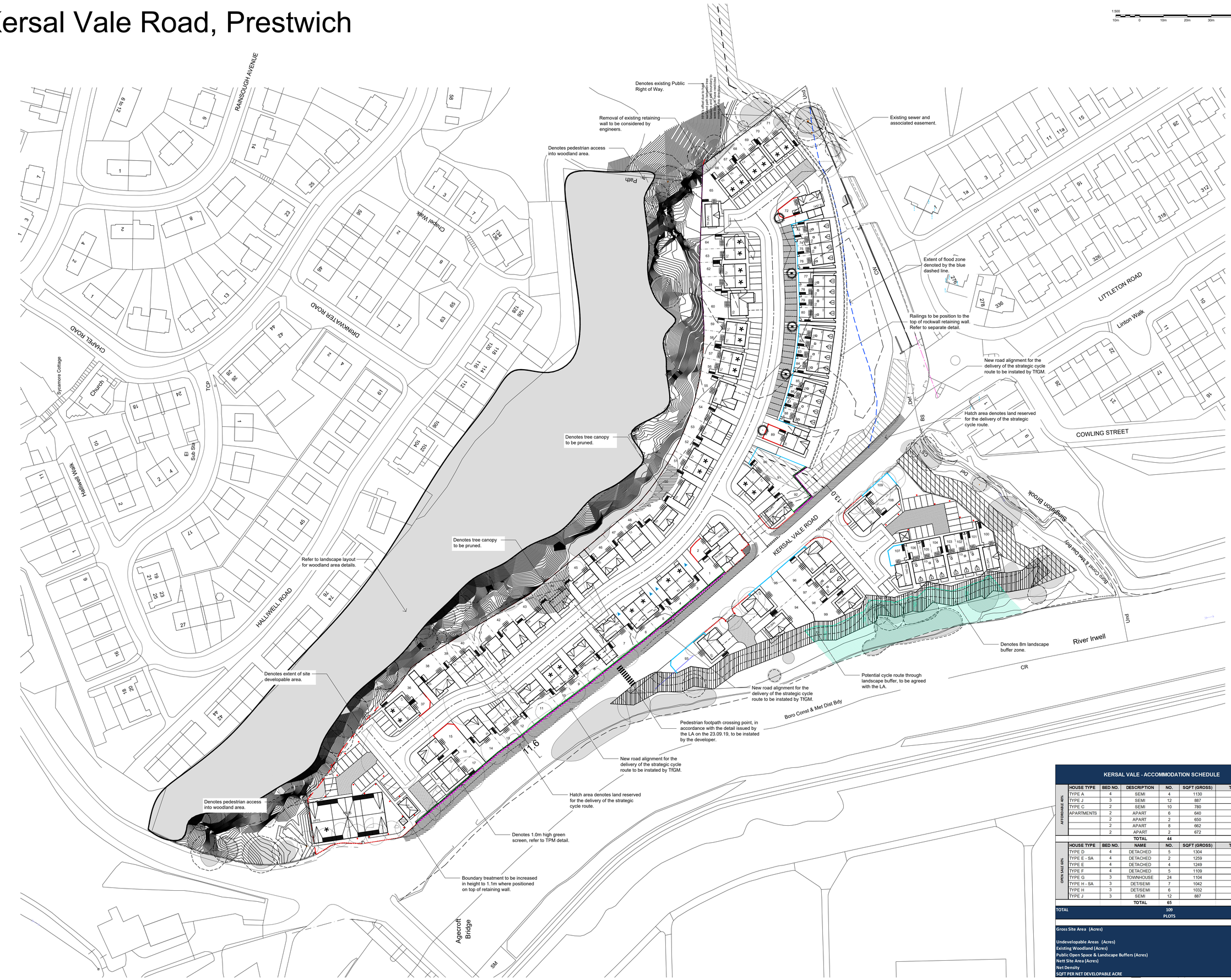
Kersal Vale Road, Prestwich



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

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- Do not scale from this drawing - Work to figured dimensions only. All dimensions to be checked on site prior to the execution of any work.
- For the avoidance of doubt all dimensions are measured to wall structure and not the finishes unless otherwise stated.
- Where any discrepancy is found to exist within or between drawings and/or documents it should be reported to the architect immediately.
- MPSL Planning & Design Ltd. shall not be liable for any use of drawings and documents for any purpose other than for which the same were prepared by or on behalf of MPSL Planning & Design Ltd.

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.
- Denotes lighting bollard.

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
P17	17.01.22	Parking court for plots 100-108 amended to reflect as built. Lighting bollards added.	AB
P16	10.11.21	Size & position of bin store to apartments amended.	AB
P15	10.08.21	Plots 74 / 76 / 77 / 80 / 81 / 84 / 85 rear gate positions amended to reflect as built.	AB
P14	08.04.21	Additional footpath to the rear of Plot 73.	AB
P13	19.01.21	Fence to the side of Plot 71 amended.	AB
P12	16.10.20	Additional footpath to front of Plot 66 added.	AB
P11	27.08.20	Pumping station / sub station removed, adjacent parking re-configured. Plots 100-102 re-positioned, footpath added to the driver adjacent to the parking area. Path shown to the northern side of the apartments.	sir
P10	26.05.20	Type G mews block footprints updated	DH
P9	15.11.19	Latest substructure plans overlaid and rumble strip added to the entrance road.	sir
P8	08.11.19	Type D handing revised to reflect planning dwg sir	
P7	17.10.19	Site entrance increased to 6.5m wide.	sir
P6	07.10.19	Plot 1 changed to H type, and adopted land included from with the site.	sir
P5	03.10.19	Footpath increased to 2.2m wide.	sir
P4	24.09.19	Provision for the TfGM cycle route indicated.	sir
P3	05.09.19	Fence position along KVR re-aligned to allow for the construction of green screen.	sir
P2	26.08.19	Revised layout issued for comment to accord with the CIS recommendations.	sir
P1	20.06.19	Plots 72 - 93 redesigned due to levels.	ac

• 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	sir	P17
Scale: 1:500 @ A0	Date: Jan 2019	Stage: CONSTRUCTION	

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