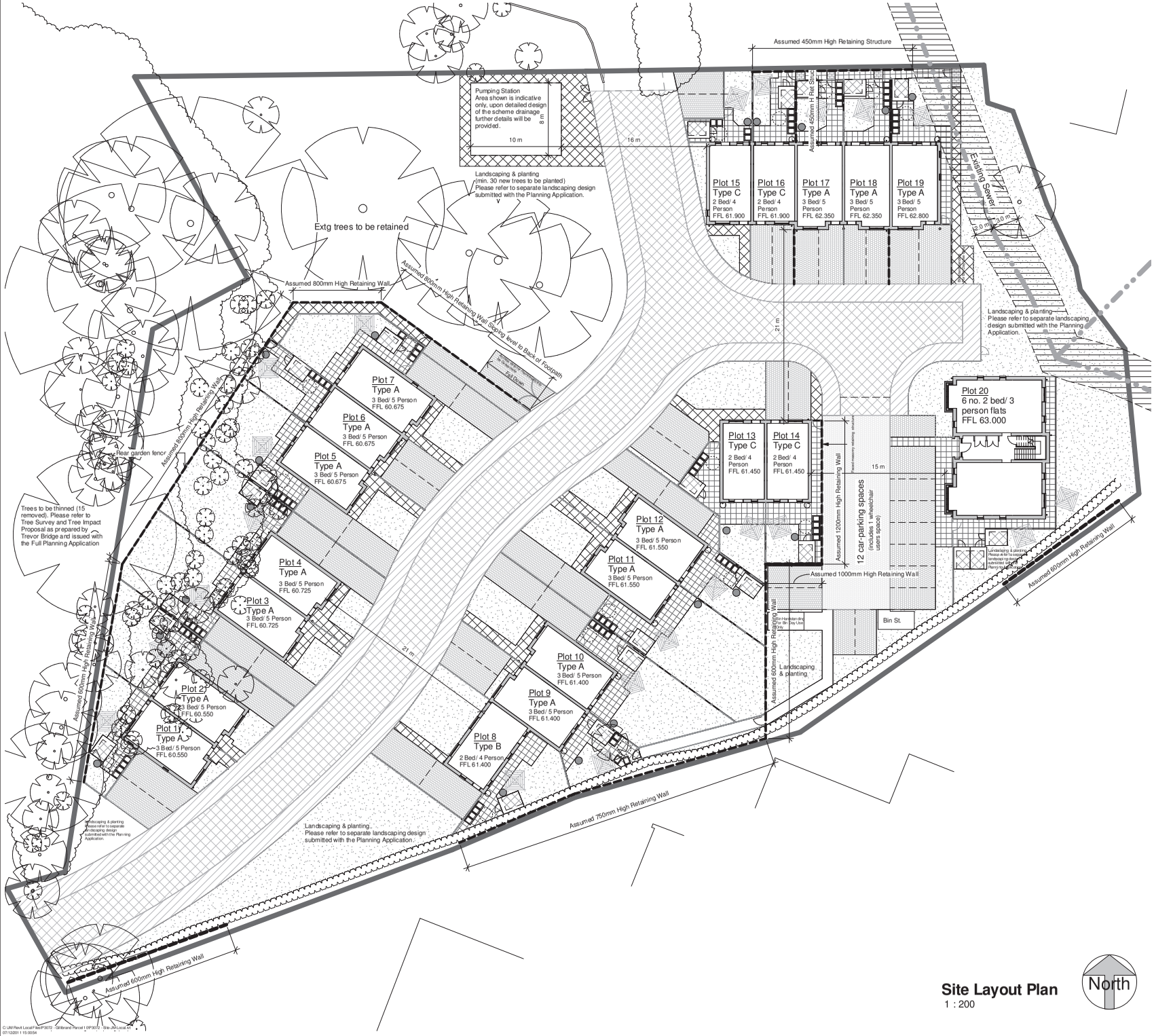


Site Layout Plan
1 : 200

North

Summary:

Accommodation: Total of 25 units:
14 No. 3 bedroom 5 person houses
5 No. 2 bedroom 4 person houses
6 No. 2 bedroom 3 person flats

Parking provision: total of 50 spaces

Unit design:
Designed to meet the following guidance & standards:
- Standards & Quality in Development
- Lifetime Home
- The Code for Sustainable Homes (Level 3)

Key:

Trees
(For all tree information pertaining to the site, please refer to the site tree assessment and tree impact assessment, as submitted with the Full Planning Application).

Wheely Bins
(To Chorley Requirements)

1500mm turning circle

Washing Line
(To CODE Level 3 requirements)

Fence Type A
Fence Type B
Fence Type C
Fence Type D
Fence Type E

Water Butt
(Min 200 Litre Capacity)

Compost Bin

Highway to Lancashire CC Adoptable Standards

Non Adopted Highway

Shed

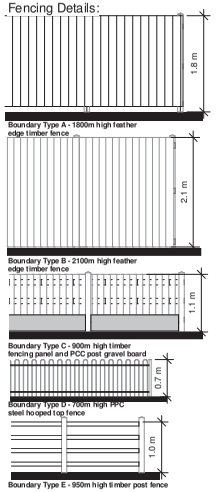
Retaining Structure
(Unless otherwise shown to be gabion baskets with selected handfilled stone)

Footpath to Lancashire CC Adoptable Standards

PCC Paving Slabs Buff Yellow

PCC Paving Slabs Grey

Fencing Details:



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 LLP.

SCALE BARS - TO BE USED ONLY AS GUIDANCE

1:100	mm	1000		2000		4000		5000
1:200	mm		4000		8000		10000	
1:500	M	5		15		25		0
1:1250	M	10		30		50	70	100

Dwelling Schedule (GIFA)

Plot	Type	Occupancy	Area
1	Type A	3 Bedroom 5 Person House	87 m²
2	Type A	3 Bedroom 5 Person House	87 m²
3	Type A	3 Bedroom 5 Person House	87 m²
4	Type A	3 Bedroom 5 Person House	87 m²
5	Type A	3 Bedroom 5 Person House	87 m²
6	Type A	3 Bedroom 5 Person House	87 m²
7	Type A	3 Bedroom 5 Person House	93 m²
8	Type B	2 Bedroom 4 Person House	82 m²
9	Type A	3 Bedroom 5 Person House	87 m²
10	Type A	3 Bedroom 5 Person House	87 m²
11	Type A	3 Bedroom 5 Person House	87 m²
12	Type A	3 Bedroom 5 Person House	87 m²
13	Type C	2 Bedroom 4 Person House	76 m²
14	Type C	2 Bedroom 4 Person House	76 m²
15	Type C	2 Bedroom 4 Person House	76 m²
16	Type C	2 Bedroom 4 Person House	76 m²
17	Type A	3 Bedroom 5 Person House	87 m²
18	Type A	3 Bedroom 5 Person House	87 m²
19	Type A	3 Bedroom 5 Person House	88 m²

Plot 20 6 No. 2 bedroom 3 Person Flats

Flat Schedule (GIFA)

Plot	Type	Occupancy	Area
20	Flat 1	2 Bedroom 3 Person Flat	57 m²
20	Flat 2	2 Bedroom 3 Person Flat	57 m²
20	Flat 3	2 Bedroom 3 Person Flat	61 m²
20	Flat 4	2 Bedroom 3 Person Flat	61 m²
20	Flat 5	2 Bedroom 3 Person Flat	61 m²
20	Flat 6	2 Bedroom 3 Person Flat	61 m²

Rev	Description	By	Date
D	Topographical Survey updated	JM	07.11.11
C	Existing sewer to NE of site positioned accurately plotted onto drawing from survey rec 05/12/11. Plots 15 to 19 moved in a Westerley direction & all plot levels raised by 350mm. All to accommodate shallow invert level of UU pipe & allow for UU easement requirement. Rear garden to plot 19 revised.	JM	05.11.11
B	Three additional sheds added to flat block external garden. Drawing revised to tender.	PJM	29.11.11

Client
Adactus Housing Group Limited

Job
Gillibrand (Parcel 10)

Drawing
Site Layout Plan

☐ Feasibility	Scale	As indicated	@ A1
☐ Design	Model	PJM	
■ Tender	Sheet	EMc	
☐ Contract	Checked	PJM	
☐ Construction	Issue Date	17/11/11	Rev
☐ As Built	Drg. No.	P3072 - 002	D

POZZONI
T 0161 928 7848
F 0161 926 9428
E architects@pozzoni.co.uk
2 Woodville Road
Altrincham
WA14 2FH

C:\JM Revit Local Files\P3072 - Gillibrand Parcel 10\P3072 - Site-JM-Local.rvt
07/12/2011 11:5:00:54