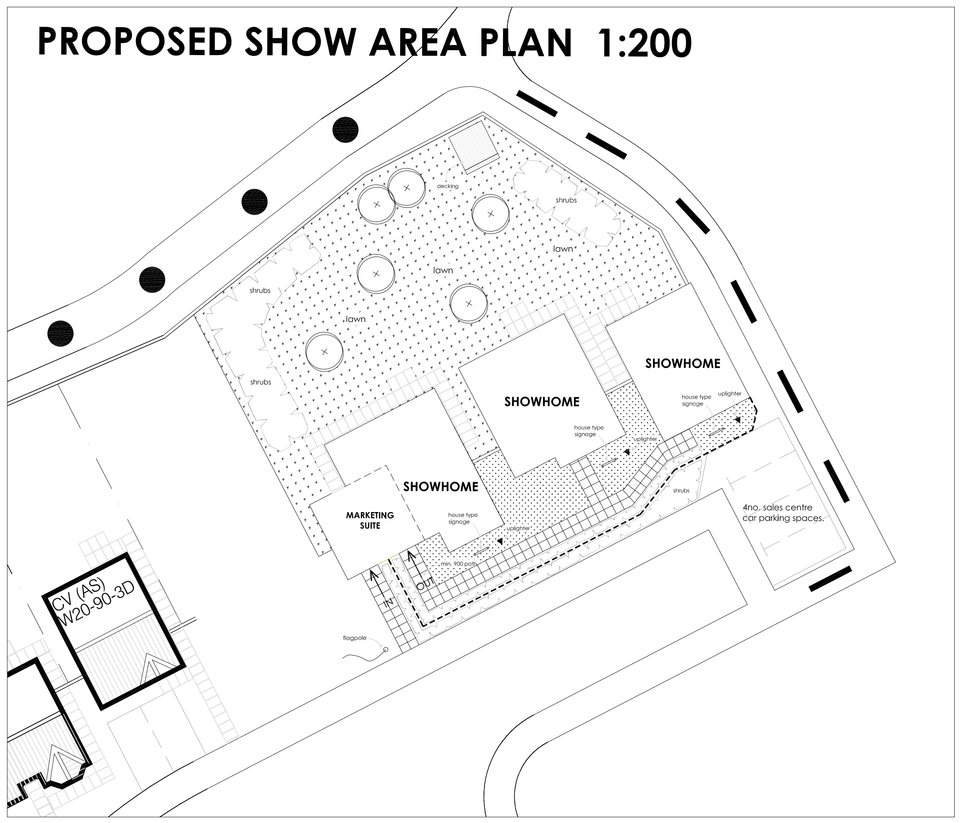
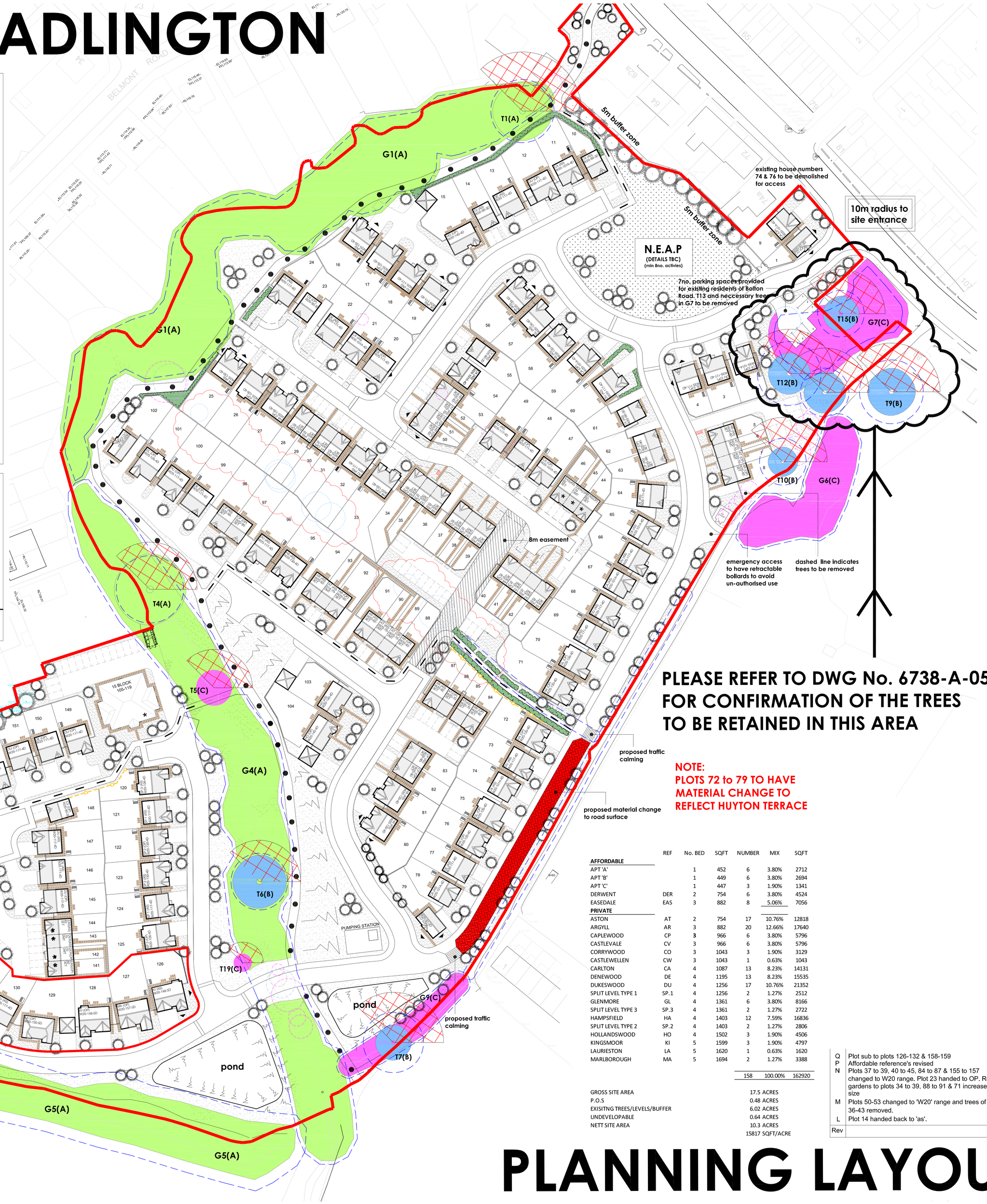
BOLTON ROAD, ADLINGTON

PROPOSED SHOW AREA PLAN 1:200



PROPOSED SHOW AREA ELEVATION 1:100



PLEASE REFER TO DWG No. 6738-A-05 FOR CONFIRMATION OF THE TREES TO BE RETAINED IN THIS AREA

NOTE:
PLOTS 72 to 79 TO HAVE MATERIAL CHANGE TO REFLECT HUYTON TERRACE

	REF	No. BED	SQFT	NUMBER	MIX	SQFT
AFFORDABLE						
APT 'A'		1	452	6	3.80%	2712
APT 'B'		1	449	6	3.80%	2694
APT 'C'		1	447	3	1.90%	1341
DERWENT	DER	2	754	6	3.80%	4524
EASEDALE	EAS	3	882	8	5.06%	7056
PRIVATE						
ASTON	AT	2	754	17	10.76%	12818
ARGYLL	AR	3	882	20	12.66%	17640
CAPLEWOOD	CP	3	966	6	3.80%	5796
CASTLEVALE	CV	3	966	6	3.80%	5796
CORRYWOOD	CO	3	1043	3	1.90%	3129
CASTLEWELLEN	CW	3	1043	1	0.63%	1043
CARLTON	CA	4	1087	13	8.23%	14131
DENEWOOD	DE	4	1195	13	8.23%	15535
DUKESWOOD	DU	4	1256	17	10.76%	21352
SPLIT LEVEL TYPE 1	SP.1	4	1256	2	1.27%	2512
GLENMORE	GL	4	1361	6	3.80%	8166
SPLIT LEVEL TYPE 3	SP.3	4	1361	2	1.27%	2722
HAMPSFIELD	HA	4	1403	12	7.59%	16836
SPLIT LEVEL TYPE 2	SP.2	4	1403	2	1.27%	2806
HOLLANDSWOOD	HO	4	1502	3	1.90%	4506
KINGSMOOR	KI	5	1599	3	1.90%	4797
LAURIESTON	LA	5	1620	1	0.63%	1620
MARLBOROUGH	MA	5	1694	2	1.27%	3388
				158	100.00%	162920

GROSS SITE AREA	17.5 ACRES
P.O.S	0.48 ACRES
EXISITNG TREES/LEVELS/BUFFER	6.02 ACRES
UNDEVELOPABLE	0.64 ACRES
NETT SITE AREA	10.3 ACRES
	15817 SQFT/ACRE

Proposed dwelling and dwelling type

Proposed 1800 high close boarded fence with trellis

Proposed 1800 close boarded fence

Proposed hedgerow

Proposed pathways to dwelling houses

Proposed Material change to Road Surface

3m Pedestrian Cycle Link

Proposed indicative tree planting

2m Pedestrian Link

Proposed Affordable Housing

Category A existing tree to be retained with tree number and tree root protection zone shown. See report for tree details.

Existing off site dwellings

Category B existing tree to be retained with tree number and tree root protection zone shown. See report for tree details.

Proposed traffic calming

Category B existing tree to be removed with tree number. See report for tree details.

Dwelling with 'dual aspect' feature

Category C existing tree to be retained with tree number and tree root protection zone shown. See report for tree details.

Category C existing tree to be removed with tree number. See report for tree details.

Kerbside collection point (red hatch) Plots 6, 7 & 35-only

Category U existing tree to be removed with tree number. See report for tree details.

Proposed Sub-Station position

Indicative shade pattern (shown cross hatched)

500mm high diamond knee rail fence

Rev		By	Date
K	Landscape revised front of plots 24 & 60. Diamond knee rail fence added front of plots 24 & 25. Plot 14 handed to suit on-site	BS	14.06.16
J	Sub-Station size revised and footpath continued.	BS	03.05.16
H	Trees removed and replaced to the rear of plots 25 to 33 (circled) NOTE: see revised landscape plans Cycle link amended slightly near plots 24, 25 & 102	BS	15.03.16
G	Sales area revised	BS	17.02.16
F	Proposed Sub-Station position indicated	BS	12.01.16
E	Schedule revised to show 14 Denewood & 12 Hampsfield	BS	08.09.15
D	Various amendments made to suit planner comments; Dwelling mix revised. Proposed footpath to rear of 26 to 35 removed. Plots 61 to 64 re-planned. 7no. existing residents parking indicated. Plot 58 & 95 Plot substitutions.	BS	19.08.15
C	Bolton Road residents parking added. Plots 1 & 9 build line re-positioned. Plot 64 plot substitution.	BS	30.07.15
B	Affordable plots amended. Plots 103 & 104 revised. Plots 23 & 24 revised. Split level dwellings indicated. Highways comments incorporated.	BS	07.07.15
A	Site access / entrance proposals revised. 8m easement indicated	BS	01.06.15

Rev		By	Date
Q	Plot sub to plots 126-132 & 158-159	BS	16.11.16
P	Affordable reference's revised	BS	03.08.16
N	Plots 37 to 39, 40 to 45, 84 to 87 & 155 to 157 changed to W20 range. Plot 23 handed to OP, Rear gardens to plots 34 to 39, 88 to 91 & 71 increased in size	BS	28.07.16
M	Plots 50-53 changed to 'W20' range and trees of plots 36-43 removed.	DJM	29.06.16
L	Plot 14 handed back to 'as'.	DJM	20.06.16

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TITLE:

Planning Layout

FOR:

Bolton Road
Adlington

drawn by:	BS	drawing no:	SK/PL/250/101
checked by:	DJM		
date:	Nov 14		
scale:	1:500@A0	rev:	Q

PLANNING LAYOUT