



SITE DATA	
TENURE	PFS / SIGMA
SECURED BY DESIGN	-
BUILDING REGULATIONS	-
CODE FOR SUSTAINABLE HOMES	-
ACOUSTIC REQUIREMENTS	-
OTHER	-

SIGMA ACCOMMODATION SCHEDULE									
HOUSE TYPE	NUMBER	SQFT	BED	TOTAL SQFT	Mid	End	Det	Total	
Iwells	12	662	2	7944	4	8	0	12	
Weaver	10	850	3	8500	2	8	0	10	
Grantham	3	850	3	2550	0	1	2	3	
Ellesmere	13	855	3	11115	3	10	0	13	
Ellesmere UP	4	952	3	3808	4	0	0	4	
Weaver UP	3	964	3	2892	3	0	0	3	
Dee	2	1062	4	2124	0	2	0	2	
TOTAL =	47		TOTAL =	38933					47
Nett Area	2.4 Acres								
Coverage	16222.0833 SQFT/Acre								
Density	19.5833333 UPA								
OPEN MARKET ACCOMMODATION SCHEDULE									
HOUSE TYPE	NUMBER	SQFT	BED	TOTAL SQFT	Mid	End	Det	Total	
Longford	10	893	3	8930	0	10	0	10	
Lea	10	932	3	9320	0	10	0	10	
New Ashbourne	7	991	3	6937	0	0	7	7	
Blyth	8	1002	3	8016	0	0	8	8	
New Stamford	6	1005	3	6030	0	6	0	6	
New Walton	5	1028	3	5140	0	0	5	5	
Foss FCT	4	1052	4	4208	0	0	4	4	
TOTAL =	50		TOTAL =	48581					50
Nett Area	3.64 Acres								
Coverage	13346.4286 SQFT/Acre								
Density	13.7362637 UPA								
TOTALS									
Total Units	97								
Total SQFT	87514								
Nett Area	6.04 Acres								
Coverage	14489.0728 SQFT/Acre								
Density	16.0596026 UPA								

- LEGEND
- FOOTPATH AND PATIOS TO BE MARSHALLS TEXTURED UTILITY 450 x 450mm BUFF CONCRETE FLAGS BUTT JOINTED, ON 50mm THICK SAND BED ON 100mm THICK LAYER OF WELL CONSOLIDATED HARDCORE.

PARKING BAYS / DRIVEWAYS IN TRAFFICABLE BLACK BITUMEN MACADAM WEARING SURFACE TO LOCAL AUTHORITY STANDARDS, REFER TO CIVIL ENGINEERS DRAWINGS.

MARSHALLS PRIORA PERMEABLE BRINDLE BLOCK PAVING

DENOTES RAISED TABLE SURFACE

EASEMENT

HATCH DENOTES LANDSCAPING, PLEASE REFER TO SPECIALIST CONTRACTORS DRAWING

1800mm HIGH BRICK WALL, SEE NSD 9001 TYPE 1.

1800mm HIGH CLOSE BOARD FENCE, SEE NSD 9102 TYPE A (TIMBERS TO COMPLY WITH BS555989 WHERE NOTED).

2100mm HIGH CLOSE BOARD FENCE, SEE NSD 9102 TYPE A (TIMBERS TO COMPLY WITH BS555989 WHERE NOTED).

1100 - 1500mm HIGH HOOPED TOP METAL RAILING, SEE NSD 9202 & NOTE ON LAYOUT.

1600mm HIGH CLOSE BOARDED GATE, SLAM TO LOCK WITH ACCESS KEY. GATES MARKED WITH AN ★ TO BE SLAM TO LOCK WITH COMMUNAL ACCESS KEY. UNDERPASS GATES TO BE METAL AS PER WORKING DRAWINGS.

FRONT ENTRANCE DOOR, ALL DOORS TO HAVE FLUSH THRESHOLD. UNLESS NOTED OTHERWISE PROVIDE 1200 x 1200mm LEVEL PLATFORM AT ENTRANCE TO DWELLING.

PATIO / FRENCH DOORS

GARAGE PERSONNEL DOORS

GARAGE DOORS

DENOTES PLOTS WITH GABLE WINDOWS OMITTED

DENOTES PLOTS WITH WINDOWS REQUIRING ACOUSTIC GLAZING

DENOTES PLOTS WITH FEATURE ROOF TILE BANDING.

TREES TO BE RETAINED (REFER TO TREE SURVEY).

ROOT PROTECTION AREA (REFER TO TREE SURVEY FOR RADIUS).

TREES TO BE REMOVED (REFER TO TREE SURVEY).

CANOPY STANDOFF
- BUILDING REGULATIONS

NO GLAZING EXCEEDING 1M² TO BE INCLUDED TO ELEVATIONS WITHIN 1M OF THE BOUNDARY.

NO TWO FACING BOILER FLUES ARE TO DISCHARGE WITHIN 1.2M OF EACH OTHER.
- NOTES

- PATHS GENERALLY TO BE 900mm WIDE.

- PATIOS GENERALLY TO BE 2700 x 1800mm UNLESS INDICATED OTHERWISE.

- PAVING SLABS TO BE OFFSET 10mm WHERE FOOTPATH OR PATIO IS ADJACENT TO DWELLING.

- MOWING STRIP TO BE PROVIDED WHERE TURFED AREAS ADJUT HOUSE, TO CONSIST OF 150mm WIDE GOLDEN (BUFF) STONE CHIPPINGS.

- GROUND LEVEL ADJACENT TO HOUSE TO BE 150mm BELOW S.S.L. UNLESS OTHERWISE NOTED.
- | MATERIAL REFERENCE | | | |
|--------------------|----------|----------------------|--|
| 6.0 | = | BRICK | |
| 6.0 | = | BRICK / RENDER | |
| 6.2 | = | BRICK / TILE-HANGING | |
| L | 08.12.20 | AC | Layout position and rotation updated to suit revised topographical survey. |
| K | 16.11.20 | AC | Site entrance road updated and traffic calming added as per engineering drawing. Paving removed for plots 2, 5, 15, 16, 18, 20, 25, 26 & 30 for M4. |
| J | 09.09.20 | TOW | Shed locations on plots 26, 38, 47, 48, & 59 have been relocated following engineer comments to reduce the need for more retaining walls. |
| H | 26.08.20 | TOW | Layout revised back to Revision C, plots 42 amended from 6.1 to 6.1 A, Shade added to plots without garages. Plot 57 & 55 drive increased to 3m. 58, 59 & 60 moved over slightly to allow this. |
| G | 12.05.20 | TOW | Drives & paths added. Revised plots assigned in PL area, accommodation schedule amended to suit layout. |
| F | 29.04.20 | AC | Plots 47, 48 & 54 parking updated to extend turning head to elevate the use of the shared drive. Plot 60, 60 positions updated to extend the turning head to the north of plot 60, again to elevate the shared drive use. Plot 54 - 100 positions updated to extend and break the turning head for the same reasons above. Parking in these areas have been tweaked to suit. |
| E | 21.04.20 | SM | W10 house types removed and replaced with Package Living. Accommodation schedule amended to suit. |
| D | 21.04.20 | SM | W10 and 600 references removed and replaced with Package Living. Accommodation schedule amended to suit. |
| C | 12.02.20 | CW | All Garage Personnel doors removed, pathways amended to suit this. |
| B | 11.02.20 | CW | Amendments made to turning head by plots 58 & 59 to take into account highway comments. Plot 61 fence changed to 1.8m timber fence. |
| A | 05.12.19 | TOW | Plots 52 & 53 Driv's amended to be 3m wide following internal comments. |
| Rev | Date | By | Description |
| | | | CMV |
- COUNTRYSIDE**
Places People Love

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site:

Ribblesdale Avenue
Accrington

title:

Planning Layout

scale:
@A1

1:500

drawn by:
AC

date:

November 2019

checked:

Certificate Number 15997
ISO 9001
ISO 14001

drawing no:
SK588-PL-02

sheet no:
Sheet 1 of 1

revision:
L
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