EAST HALEWOOD, Halewood Oaks

Disclaimer:
Do not scale from this drawing.
All contractors must visit the site and be responsible for taking and checking dimensions.
All construction information should be taken from figured dimensions only.
Any discrepancies between drawings, specifications and site conditions must be brought to the attention of the supervising officer.

This drawing is for planning purposes only. It is not intended to be used for construction purposes. Whilst all reasonable efforts are used to ensure drawings are accurate, Astle Planning and Design Ltd accept no responsibility or liability for any reliance placed on, or use made of, this plan by anyone for purposes other than those stated above.

ACCOMMODATION SCHEDULE - BELLWAY

Code	Name	Bed & Type	Storey	Unit No's	Unit ft²	ft² Total
Private Dwellings (235)						
CU 4B 1335	The Cutler	4 Bed Detached (Integral Garage)	2	31	1335	41385
MI 4B 1288	The Milner	4 Bed Detached (with Garage)	2	12	1288	15456
SC 4B 1214	The Scrivener	4 Bed Detached (with Garage)	2	26	1214	31564
SY 3B 1083	The Sawyer	3 Bed Detached	2	35	1083	37905
MA 3B 1059	The Mason	3 Bed Detached (with Garage)	2	17	1059	18003
FL 3B 1057	The Fletcher	3 Bed Semi Det	2.5	10	1057	10570
BX 3B 992	The Baxter	3 Bed Detached	2	25	992	24800
CH 3B 951	The Chandler	3 Bed Semi / Det	2	40	951	38040
TH 3B 985	The Lymner	3 Bed Detached	2	6	985	5910
TH 3B 921	The Thespian	3 Bed Semi Det	2	8	921	7368
TH 3B 985	The Lymner	3 Bed Detached (With Garage)	2	15	985	14775
TA 3B 802	The Tailor	3 Bed Semi Det	2	10	802	8020
Affordable Dwellings (80)						
TH 3B 921	The Thespian	3 Bed Semi Det	2	5	921	4605
CH 3B 951	The Chandler	3 Bed Semi / Det	2	10	951	9510
TA 3B 802	The Tailor	3 Bed Semi Det	2	3	802	2406
JO 2B 680	The Joiner	2 Bed Semi	2	16	680	10880
TN 3B 1019	The Tanner	3 Bed Semi	2	8	1019	8152
SG FF 2B	The Glover	Apartment	2	10	700	7000
SG GF 1B	The Souter	Apartment	2	10	550	5500
	1 Bed	Apartment	3	6	554	3324
	2 Bed	Apartment	3	12	578	6936
Grand Total:				315 Units		312109 ft²

Gross Site Area:	12.14	30.00 ac
Site Statistics:		
POS/Green Space	1.92 ha	4.74 ac
Single Sided Road	0.57 ha	1.40 ac
Boulevard	0.15 ha	0.38 ac
Nett Site Area:	9.50 ha	23.47 ac
Gross Density:	25.95 Un/ha	10.50 Un/ac
Nett Density:	33.16 Un/ha	13.42 Un/ac
Gross Footage:	2388.46 m²/ha	10404.12 Un/ac
Nett Footage:	3052.30 m²/ha	13295.79 ft²/ac

*Note - All Areas Approx.
Abbreviations - ac = Acres | ha = Hectares | ft² = square Foot | m² = square | Un = units Metres | SSR = Single Sided Road | POS = Public Open Space | Det = Detached | Apt = Apartment

Road Typology

Finch Woods Park Way

- Carriageway 6.75m
- 2m Verges
- 2m Footpaths
- 3m Pedestrian / Cycleway to Finch Wood side

Key Avenues 1 - 4

- Carriageway 6m
- 2m Verges
- 2m Footpaths

Neighbourhood Streets 1 - 7
- Carriageway 5.5m
- 2m Footpaths
- Street 5 3m cycle / pedestrian path to one side between Finch Woods Park Way and Proposed LEAP

Local Street 1

- Carriageway 4.8m
- 2m service verges
- 2m Footpath to development side
- 3m cycle/pedestrian path in front of plots 221 & 222

Lanes 1 - 5

- Carriageway 4.8m
- 2m service verges

References.

Highways - ....
72917-CUR-00-XX-DR-TP-75001-P7 dated 30th May 2019

OS Plan - Licence no. 100022432

Topographical Survey / services survey - Geomatic Surveys Ltd, drawing no. 01827/TOPO Rev A dated 03.05.17

Tree Survey - Ascerta drawing no. P.982.18.01 sheets 1 & 2 dated 15.02.18

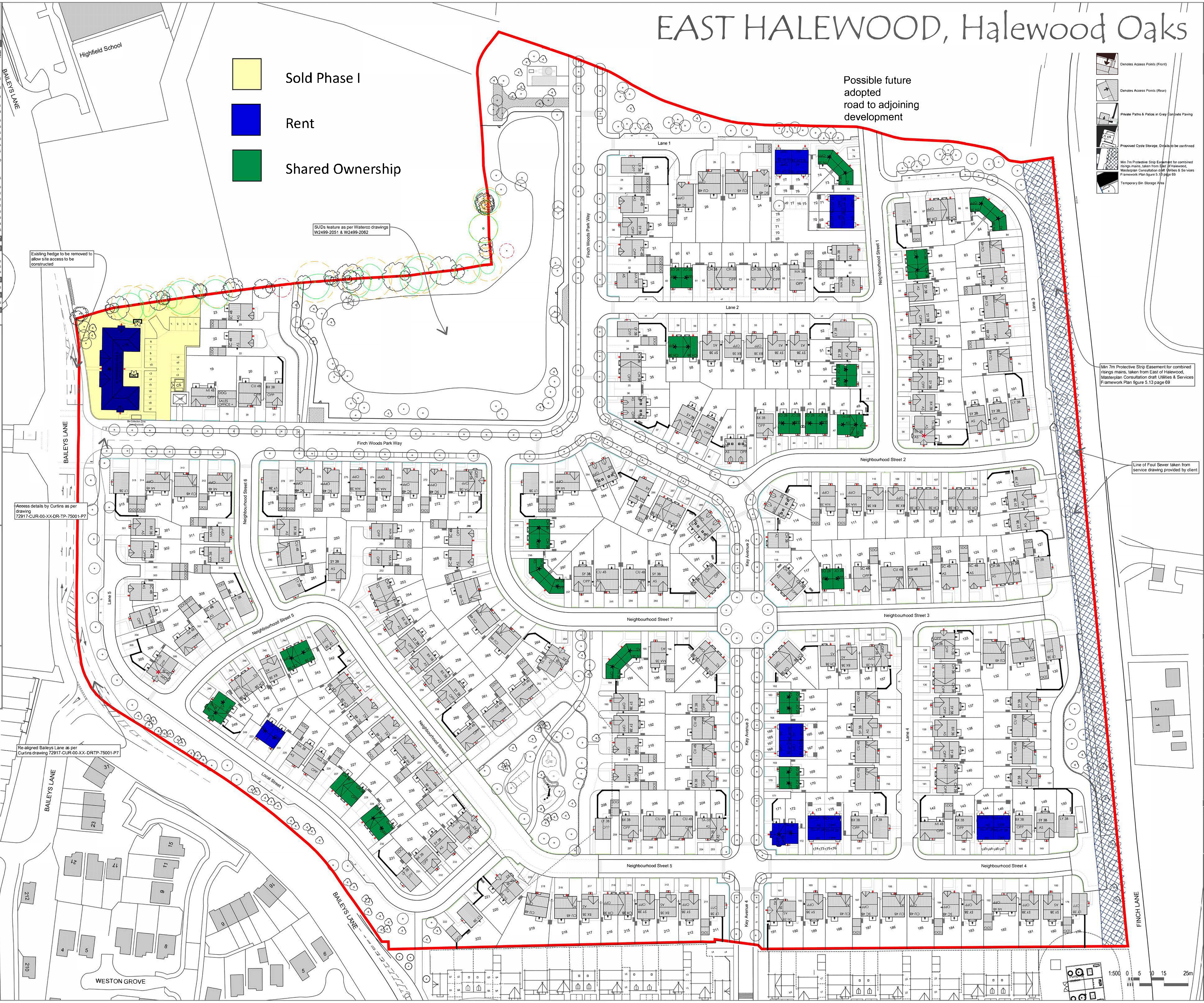
Red Edge Boundary - Extracted from EBA assessment and title ref. MS176871

Miller Homes Layout - Proposed Overall Site Layout Job no. BLHW drawing no. BLHW/SL01 Rev G dated 05.09.19

General Notes

This drawing needs to be read in conjunction with the following plans;

- Boundary Treatment Plan
- Landscaping Layout
- Hard Surfacing Plan
- Waste Management Plan


🟨 Sold Phase I
🟦 Rent
🟩 Shared Ownership

Possible future adopted road to adjoining development
SUDs feature as per Waterco drawings W2499-2051 & W2499-2062
Existing hedge to be removed to allow site access to be constructed
Access details by Curtins as per drawing 72917-CUR-00-XX-DR-TP-75001-P7
Re-aligned Baileys Lane as per Curtins drawing 72917-CUR-00-XX-DRTP-75001-P7
Min 7m Protective Strip Easement for combined risings mains, taken from East of Halewood, Masterplan Consultation draft Utilities & Services Framework Plan figure 5.13 page 69
Line of Foul Sewer taken from service drawing provided by client
Highfield School
BAILEYS LANE
Finch Woods Park Way
Lane 1
Lane 2
Lane 3
Lane 4
Lane 5
Neighbourhood Street 1
Neighbourhood Street 2
Neighbourhood Street 3
Neighbourhood Street 4
Neighbourhood Street 5
Neighbourhood Street 6
Neighbourhood Street 7
Key Avenue 2
Key Avenue 3
Key Avenue 4
Local Street 1
FINCH LANE
WESTON GROVE
SALES OFFICE
N
1:500 0 5 10 15 25m

▨	Denotes Access Points (Front)
▨	Denotes Access Points (Rear)
▨	Private Paths & Patios in Grey Concrete Paving
▨	Proposed Cycle Storage. Details to be confirmed
▨	Min 7m Protective Strip Easement for combined risings mains, taken from East of Halewood, Masterplan Consultation draft Utilities & Services Framework Plan figure 5.13 page 69
▨	Temporary Bin Storage Area

Proposed Layout Key

🟥	Development Boundary - taken from Title MS176871
18	Plot Number
▨	Denotes Existing Buildings
▨	Proposed Shared Private Drives. For details refer to hardstanding layout for specification
▨	Proposd adoptable highway to approved LA specification. Refer to hardstanding layout and engineering drawings for specification
▨	Proposed adoptable lane surfacing. For details refer to hardstanding layout and engineering drawings for specification
▨	Highway Surfacing Materials to focal points to be confirmed and agreed with Cheshire East Refer to Engineering drawings for specification
▨	Indicates dwelling for Affordable Rent
▨	Indicative Pump Station taken from engineering drawing PJS18-26 101 Rev D
▨	Indicative Sub-Station Position
▨	Indicative Proposed LEAP refer to Landscaping details
▨	Trees to be removed all details tbc
▨	Group Single Garage
▨	Root Protection Area of Existing Trees
▨	Group Double Garage
▨	Proposed indicative soft landscaping & tree planting (refer to landscaping design for further details)
▨	Proposed SUDs basin all details tbc
▨	Indicative refuse bin locations to rear private gardens. Details to be confirmed

Rev	Date	Description	By	Chd
W	14.10.22	Bin store changed to Bin collection Zone (non-structural)	IG	
V	8.9.22	Garage for plots 28 and 29 changed to double garage from sales garage. Lane 3 and 5 and local street 1, traffic calming methods removed following highways comments. 1.2m railing added around swale.	IG	
U	1.9.22	Souter Glover footprint updated to change gas and meter box locations (to match current working drawings)	IG	
T	11.08.22	Baxter footprint updated	IG	
S	27.07.22	Layout updated following legal comments	IG	
R	16.05.22	Substation size enlarged. ~~Turning head added into Apartment~~ parking court to allow fire access and parking spaces re-numbered. Swale configuration amended to match engineering drawings	IG	
Q	4.4.22	Accommodation Schedule updated to show affordable's	IG	
P	2.3.22	Affordable Tenure Added	IG	
O	26.01.22	Small paths to meter boxes removed and schedule updated with correct square foot	IG	
N	20.10.21	Thespian detached house type replaced with Lymner house type to Plots 28,33,52,88,101,104,127,130,150,178,179,208,211,222,231,242,278,281,282,309 & 315	IG	
M	04.01.21	Layout amends to highways comments including narrowing to Lane 3 amended, private drives to plots 192, 193, 194, 262 & 263 amended		
L	12.11.20	Attenuation pond & associated swales updated to Water Co detail	JNL	
K	10.11.20	Turning head adjacent 302 & 303 increased in size. Visitor parking opposite plot 28 reduced	JNL	
J	29.09.20	Garage to plot 19 amended plots 20 & 21 amended to suit. Garage to plot 28 & 29 amended. Further amends to node points to Enzygo details pedestrian crossing added to Finch Woods Park Way north of plot 28	JNL	
H	24.09.20	Node points adjusted & road width of Lane 3 & 5 and local street 1 amended to Enzygo details	JNL	
G	13.08.20	Affordables amended	RH	
F	07.07.20	Enhanced fencing changed to screen walling. Visitor Parking to all street typologies	JNL	
E	27.05.20	Drive width to plot 19 amended. Road naming amended to reflect revised SPD. ~~Neighbourhood Street 1 extended to site~~ boundary. Footpath link to NE corner shown to site boundary. Affordable housing removed from accommodation schedule	JNL	
D	28.04.20	~~Temporary bin~~ storage locations added adjacent to plot 250 and to the end of road 3	JNL	
C	13.01.20	Verge added to road 2, boundary treatments updated, turning heads amended	JNL	
B	06.12.19	Parking to Plots 1-18 amended. Footprint for apartment block ~~1-18 amended.~~ Parking for plots 165-168 amended	JNL	
A	14.10.19	Layout prepared for Planning Application	JNL	-

Client
Bellway

Project
Land off Baileys Lane, East Halewood
Halewood Oaks

Drawing Title
Affordable Housing Layout

Drawn by	AE	Checked by	JNL	Date	Aug 2019
Status	PLANNING	Scale @ A0	1:500		
Job no.	BHNW070	Dwg no.	AH01S	Rev.	-

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architecture
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