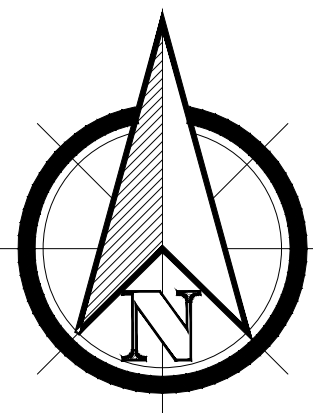




Schedule Of Accomodation										
Code	House Type	Parking	Storey	Bed	Gross ft²	Nett ft²	Total No.	Total Gross ft²	Total Nett ft²	
Private Units										
PA34	Gosford	Space	2	3	866	852	52	45032	44304	
PT36	Easedale Semi	Space	2	3	931	917	8	7448	7336	
PD30	Amersham	Int G	2	3	990	975	13	12870	12675	
NB31	Braxton	Space	2.5	3	1092	1070	38	41496	40660	
PA42	Lydford	Det SG	2	4	1099	1083	32	35168	34656	
NT41	Trusdale	Det SG	2	4	1243	1226	18	22374	22068	
NB41	Elliston	Space	2.5	4	1249	1227	16	19984	19632	
ND40	Coltham	Int G	2	4	1259	1241	33	41547	40953	
NA44	Manford	Det SG	2	4	1385	1368	17	23545	23256	
Site Total							227	249464	245540	
Gross Site Area					13.66 Acres		7.96 Hectares			
Nett Site Area:					16.47 Acres		6.49 Hectares			
Density					64802.16 M2		34.98 Units/Hectares			
Coverage					15147 sqft/Acres		38438 sqft/Hectares			

EXISTING TREES TO BE REMOVED AND TRIMMED BACK TO THE TOP OF BANK TO THE NORTHERN DITCH AND NEW REAR BOUNDARY FENCE ERECTED.

UU APPARATUS EASEMENT LINE

Prescot Brook

LANDSCAPE BUFFER AND DWELLINGS FRONTING ASB FOR NOISE MITIGATION

CONTINUOUS FRONTAGE ALONG THIS BOUNDARY TO ACT AS ACOUSTIC MITIGATION FOR REAR GARDENS

PUMPING STATION

SUB STATION

Dye House

FLOOD ZONE AREA

Prescot Brook

Brook Bridge

PLOTS ACCESSED FROM THIS SIDE DUE TO LEVELS AND A LIKELY RESTRICTION ON ACCESS ONTO JUNCTION DETAIL

Sports Ground

West End House

LIVERPOOL ROAD

Cycle Lane

MANCHESTER ROAD

Sinks

SITE PLAN

Legend

- Line to delineate application site boundary.
- Access / Door To dwelling.
- Access / Door To garage.
- GRP Chimney Stack
- Adoptable roads in contrasting Black Bitmac with Red Chippings finish to Engineers Specification
- Raised junction tables to adoptable roads in contrasting Black Bitmac with Red Chippings finish to Engineers Specification
- Shared Private Drives in Black Bitmac finish to Engineers Specification
- Existing 0.9m High Stone Wall fronting Liverpool Road to be removed to facilitate proposed development highway entrance. 0.9m High Stone Wall reconstructed to newly proposed development highway entrance & into development as detailed
- 1.8m High Brick Wall (Refer to standard detail dwg no. SW01)
- 2m High Brick Wall (Refer to standard detail dwg no. SW07)
- 1.8m High Close Boarded Timber Fence (Refer to standard detail dwg no. SF16)
- 2m High Acoustic Timber Fence (Refer to standard detail dwg no. SF16)
- 1.8m High Timber gates to be erected to rear gardens. (as indicated on site layout).
- Indicative position of new tree planting & soft landscaping. (Refer to Landscape Layout for further details).
- Service Verge (Refer to S38 Adoption Plan for further details ref: WH-AJP-ZZ-DR-C-1500 & 1591)
- Enhanced hedge planting to a height no greater than 0.8m high when planted (Refer to Landscape Layout for further details).
- Trees to be Retained, trees that are to be removed, please refer to the Arboricultural Impact Assessment ref: 7523.001
- Land reserved for access to adjoining Dye House site, near plot 32
- Existing Drainage easement
- Water Main easement
- Acoustic Mitigation: Habitable rooms fitted with a higher specification double glazing having a sound reduction performance of 28 dB Rw + Ctr. This would typically be achieved with double glazing of 6mm glass - nominal cavity - 6mm glass, or 4mm glass - nominal cavity - 6mm acoustic laminated glass (Refer to Noise Report ref: P19-100-R01)
- Denotes EV Charging point
- Denotes 'Green Fringe' Character Areas (refer to house type elevations and materials layout)
- Render Feature Plots - Ivory Colour: Refer to elevations in house type drawings
- Denotes extent of render option to dwelling
- Enhanced Feature Plots: All designated plots to have feature chimneys, render & brick band course detailing. Refer to elevations in house type drawings
- Bat & Bird Boxes
 - Bat Boxes: 1FF Schwegler Bat Box
 - Bird Boxes: 1B Schwegler Bird Box
 - Bird Boxes: Starting Box - Smooth Red
 - Bat Boxes: 1FR Schwegler Bat Tub

Refer to materials layout for all material details.

Revisions	Description	Date	Initial
Rev			
A	General updates to reflect comments received from Knowsley Council	09.08.19	NB
B	Nett and gross area updated to latest site plan	14.10.19	NB
C	Site entrance layout amended to suit LPA comments	18.03.20	MG
D	Layout reviewed with additional units & plots reconfigured. Highway, private drives & boundary treatments reviewed. Entrance stone wall design amended to reflect amended site entrance design.	23.08.20	AD
E	Layout reviewed with units reduced original back to 227. Spin road reinstated, plot 6 mix reconfigured to reflect planner comments received.	02.07.20	AD
F	Proposed brick built sub station location detailed.	24.07.20	AD
G	Access junction radius reduced, N131/NB41 house type reconfigured to give policy compliant parking to NB41 house type. Grassed service strips increased to 2m. Access road amended adjacent to pump station. General plot & highway amendments to reflect planner comments.	14.09.20	AD
H	Acoustic measures & Arboricultural impact assessment added to plan; Service verge location added to reflect S38 Designs, Road 3 near plots 48-60 service verge reduce to 1m; Existing drainage & water main easement added; Public footpath near Plots 13-14 removed & proposed stone wall amended; Landscaping updated near Pumping station & to the front of plots 55-60 & 40 green area; Key updated.	26.06.23	YC
I	Plots 46-48 & 184-189 planned & accommodation schedule update to suit; Plot 98-201 footprint adjust; Service verge opposite plots 7-10 reduced to 1m; Service verges omitted near plots 7-10, 40, 48-52, 54-57, 60, 99, 102, 107-108, 110, 113-114, 117-119, 173-172, 174-175, 177-179, 184-185, 188-189, 195, 202-206, 227 & across the road facing plots 195-197 & 226-227.	23.10.23	YC

Taylor Wimpey

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WHITAKERS
GARDEN CENTRE
PRESCOT
PLANNING LAYOUT

PLANNING

DATE: 21/03/19	DRAWN: NB	CHECKED: NB
DATE: 21/03/19	DRAWN: NB	CHECKED: NB
DATE: 21/03/19	DRAWN: NB	CHECKED: NB
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