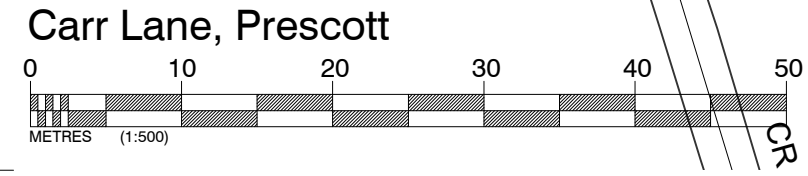


	Bed / Person	Type	No.	GIFA sqft	Total sqft
F114	2b4p	Semi/Mews	20	781	15620
F112	3b5p	Semi/Mews	48	901	43248
F113	3b5p	Semi/Mews	17	907	15419
NDS19 v1	4b6p	Semi/Detached	3	1162	3486
		Total	88		77773
Gross Site Area:	8.44	Acres	3.42	Hectares	
SUDS	0.21	Acres	0.08	Hectares	
POS/Woodland	2.53	Acres	1.02	Hectares	
Undevelopable	0.23	Acres	0.09	Hectares	
Nett Site Area:	5.470	Acres	2.21	Hectares	
Gross Density:	10.43	Units/Acre	25.76	Units/Hectare	
Nett Density:	16.09	Units/Acre	39.75	Units/Hectare	
Gross Footage:	9214.81	SQFT/Acre	2115.41	SQM/Hectare	
Nett Footage:	14218.10	SQFT/Acre	3263.99	SQM/Hectare	



IMPORTANT NOTE:

ALL DIMENSIONS AND LEVELS SHOWN ON THIS DRAWING ARE TO BE CHECKED BY THE CONTRACTOR MANUFACTURER PRIOR TO THE COMMENCEMENT OF ANY WORKS ON SITE OR THE MANUFACTURE OF ANY SITE COMPONENTS.

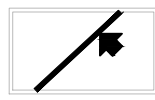
THIS DRAWING IS NOT TO BE SCALED.

DIMENSIONS ARE INDICATED IN MILLIMETRES UNLESS CLEARLY STATED OTHERWISE.

COPYRIGHT OF THIS DRAWING BELONGS SOLELY TO BALDWIN DESIGN CONSULTANCY LTD.

SITE PLAN

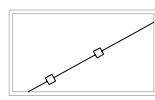
Legend



Access / Door To dwelling.



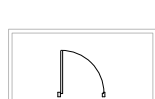
1800mm high close boarded fence.



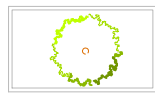
2100mm high acoustic fence.



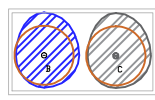
Line to delineate application site boundary.



Lockable Timber gates to be erected to rear gardens (as indicated on site layout).



Proposed tree planting. (Refer to Landscape Layout for further details).



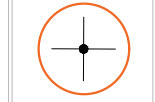
Indicates trees to be retained. Category B/C trees.



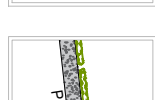
Indicates Sewer Easement.



Indicates river top of bank standoff



Indicates mineshaft



Indicates proposed path



Indicates existing PROW to be retained



Indicates proposed bollards to end of private drives adjacent to PROW



Indicates proposed wall mounted electrical meter cabinet



Indicates proposed floor mounted gas meter cabinet

Revision:	By:	Date:
D - Updated house types	BG	23.08.2
E - Updated to noise constraints	ST	02.10.21
F - Updated to planners comments	BDC	17.01.22
G - Updated to planners comments	BDC	23.02.22
H - Updated to planners comments	BDC	13.03.24
I - Updated to planners comments	BDC	20.03.24
J - Updated to planners comments	BDC	12.04.24

4 Morris Vale, Parnington Vicar, Plank Lane, Leigh, WNT 4EZ.
Tel: 01925 747615

Baldwin Design

e-mail: enquiries@baldwindesign.net
www.baldwindesign.net

Client:

Partner CONSTRUCTION LTD

Project Title:

Residential Development

Address:

Carr Lane
Prescot
Knowsley

Drawing Title:

CAD Site Layout

Drawing No:

UL/CL/SL/01

Dwn: BG Ckd: ST Date: 09/08/23

Scale: 1:500 Paper Size: A1 Rev: J