Charles Church @ Lightfoot Green Lane.

DENOTES RE-PLAN AREA
SUBJECT TO PLANNING APPROVAL

DENOTES PLOTS UNDER
SEPERATE PLANNING APPLICATION

PUBLIC OPEN SPACE

Pump Station

Attenuation Pond

Gazebo

For further Details refer to DWG: ERAP Ltd 2015_165d.2 – Swallow Nesting Provisions

Playing Fields

Existing Tree Group To Be Retained and Managed Within A Protected Area of POS To Ensure Long Term Safeguarding.

PROPOSED RE-LOCATED BUS STOP

LIGHTFOOT LANE

3m foot / cycleway

LIGHTFOOT GREEN LANE

Site access – Please refer to detail: PROPOSED CONNEMARA SITE ACCESS – DWG No. NW/CAP/LIGHT.1/05

Road widening at junction of lightfoot lane / lightfoot green lane – please refer to detail: JUNCTION IMPROVEMENTS– DWG No. LGL1

Repalcement tree planting required to compensate for trees lost as a result of providing 3m foot / cycleway

Potential Emergency Access

Sandlands

Lingala

Pond

GREEN LANE

Mix Schedule

SITE AREA	Acres	Gross	11.013
		Net	8.996
	Hectares	Gross	4.457
		Net	3.64
	P.O.S.	Acres	1.685
	Non Dev	Acres	0.332
	Ext. Building	Acres	0.000

HOUSE TYPE	SQ.FT	NO.	TOTAL SQ.FT
Alnwick	631	23	14513
Trafalgar	699	8	5592
Hanbury	761	23	17503
Piccadily (Danby)	968	14	13524
Whitehall (Burgess)	1011	8	8088
Clandon Plus	1162	4	4648
Downing (Keating)	1180	23	27140
Knightsridge	1202	5	6010
Lewis (Strand)	1354	3	4062
Harley	1513	11	16643
Fenchurch	1767	2	3534
Hogarth	1843	2	3686
Burton	1870	8	14960
Hilliard	1883	2	3766
Turner	1977	1	1977
TOTAL	137		145646

FOOTAGE (GROSS)	Per Acre	13225
	Per Hectare	32678
FOOTAGE (NET)	Per Acre	16190
	Per Hectare	40013
UNITS (GROSS)	Per Acre	12
	Per Hectare	31
UNITS (NET)	Per Acre	15
	Per Hectare	38

Legend:

Indicates Green Square Located Centrally within Develoment Adjoining Green Route Running Through Development.

Indicates Required Foot / Cycleway To The Perimeter Of The Development, Providing linkeage From The Railway Bridge To Sandlands.

Indicates Permiability Throughout The Development Providing Links Incorporated Within The Central Green Corridor And Through To The Main Public Open Space..

Indicates Bespoke Bays Incorporated Into Secondary Elevations To Provide Active Frontages, These Have Been Positioned In Key Locations Providing Additional Interest.

Indicates Windows Positioned At High Level To Provide A Good Level Of Natural Survelance to Areas Of Public Open Space Both On And Off The Development.

Indicates Existing Trees To Be Retained Within The Development – Refer To Arboriculteral Drawings For Further Information.

Indicates 5.5m Estate Roads Finished in Tarmac with 2m Footways Either side.

Indicates 4.5m shared surface accessway Finished in Block Paving with 2m service strip to one side of carriage way and 0.6m service strip to the oposite side

Indicates Personel door to detached garages. Footpath to plot rear entrance.

Revision	Date	Amendment	Initials
A	19.09.17	Penrose block corrected to Trafalger, Mix schedule sqft's corrected.	A.Pa
–	21.07.17	Updated to suite replan, Supercedes previous planning layouts.	A.Pa

Development	Connemara		
Location	Preston		
Marketing Name	CHARLES CHURCH		
Drawing Title	PLANNING LAYOUT		
Drawing Number	205.PL01.02		
Revision	A	Scale @ A1	1:500
Drawn By	A.Pa	Date Started	21.07.17

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