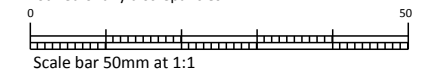




NOTES

This drawing to be read in accordance with the specification/Bills of Quantities and related drawings. No Dimensions to be scaled from this drawing. All stated dimensions to be verified on site and the Architect notified of any discrepancies.



- 2 Bed Mews
 - 4 Bed Townhouse
 - 3 Bed Semi-Detached
 - 4 Bed Detached (with integral garage unless indicated)
 - FOG (Flat Over Garage)
 - Apartments
 - B1/B2/B8 Industrial Units
 - Retail Unit
 - Public House
 - Primary Road
 - Shared Surface
 - Private Garage
 - Site Boundary
 - Right of Way to be retained
 - Only extent of existing Right of Way to become part of Adopted Highway
- HSE Consultation Zones (Subject to Confirmation)**
- Inner Zone
 - Middle Zone
 - Outer Zone

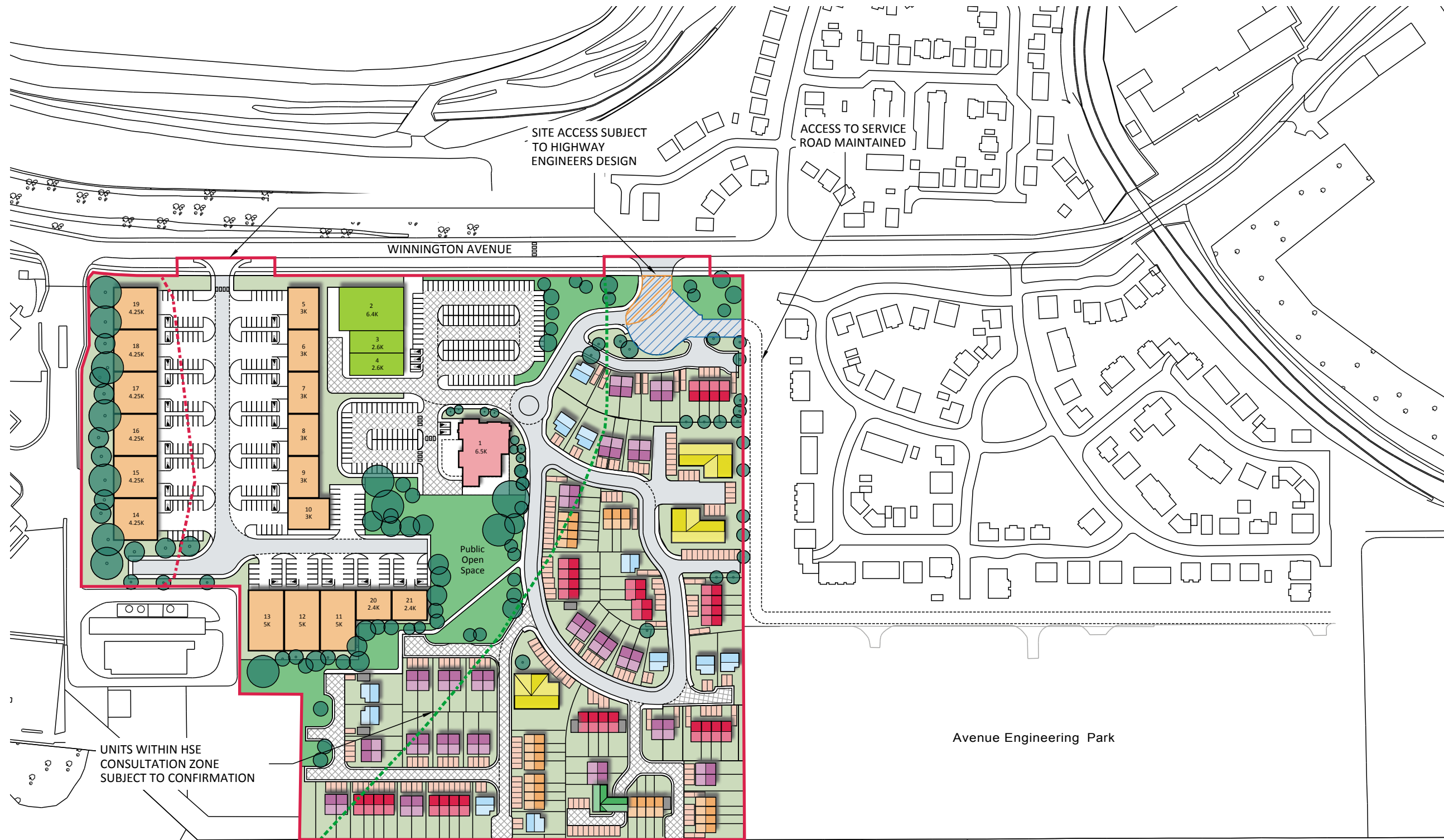
G	30/03/17	TURNING HEADS ADDED FOR REFUSE VEHICLES	RN
F	21/03/17	ACCESS ROAD INTO SITE ALTERED	RN
E			
D	14/03/17	RIGHT OF WAY ADDED	RN
C	21/02/17	SCHEDULE OF ACCOMMODATION AMENDED	RN
B	20/02/17	BOUNDARY AMENDED	RN
REV	DATE	NOTE	IN

PROPOSED MIXED-USE DEVELOPMENT WINNINGTON AVENUE NORTHWICH

PROPOSED SITE PLAN

Scale	Date
1:2000 @ A3	JANUARY 2017
Drawn	Checked
DO	
Drawing Number	Revision
7577_P003	G

Saunders
Architecture+Urban Design



SITE ACCESS SUBJECT TO HIGHWAY ENGINEERS DESIGN

ACCESS TO SERVICE ROAD MAINTAINED

WINNINGTON AVENUE

Public Open Space

Avenue Engineering Park

UNITS WITHIN HSE CONSULTATION ZONE SUBJECT TO CONFIRMATION

BOUNDARIES SUBJECT TO CONFIRMATION

RESIDENTIAL AREA			
UNIT TYPE	No.	Approximate Area ft ²	
		Unit Area ft ²	Total Area ft ²
1 Bed Apartments	22	500	11,000
2 Bed Apartments	23	750	17,250
2 Bed Mews House	23	730	16,790
3 Bed Semi-Detached House	40	920	36,800
4 Bed Townhouse	32	1,100	35,200
4 Bed Detached House	11	1,300	14,300
2 Bed FOG	2	680	1,360
Total	153		132,700
Net Density per Acre	17.07		

EMPLOYMENT AREA			
UNIT NO.	UNIT TYPE	No.	TOTAL AREA
1	Public House	1	600m ² / 6500ft ² total
2-4	Retail	3	1,080m ² / 11,600ft ² total
5-10	B1 / B8 Industrial	6	278m ² / 3000ft ² per unit 1668m ² / 18,000ft ² total
11-13	B1 / B8 Industrial	3	464m ² / 5000ft ² per unit 1392m ² / 15,000ft ² total
14-19	B1 / B8 Industrial	6	395m ² / 4250ft ² per unit 2370m ² / 25,500ft ² total
20-21	B1 / B8 Industrial	2	225m ² / 2445ft ² per unit 450m ² / 4890ft ² total

ALL FIGURES ARE APPROXIMATE AND SUBJECT TO LPA REQUIREMENTS

* THIS LAYOUT IS FOR ILLUSTRATIVE PURPOSES ONLY