



**NOTES - FOR PHASE 1 (AREA SHOWN ONLY)**

**General Notes**

- Site area (Phase 1 only) - 93,765m<sup>2</sup> / 9,941 / 24 Acres
- Dwellings per hectare - 18
- Ground floor apartments are designed to be M2U standard
- All soft landscaping and planting shown is indicative, please refer to the Landscape Architects drawings for more information.

**Parking Figures**

- 1 Bed Apartments - 1.5 per apartment (1 space allocated, 0.5 visitor spaces)
- 2-3 Bed Houses/Bungalows - 2No. parking spaces per dwelling
- 4-6 Bed Houses - 2No. parking spaces per dwelling

**Public Open Space**

- POG provided: 14,800m<sup>2</sup> (see dark green areas on drawing HG001-P-SL-009)
- Planting requirement: 18m<sup>2</sup> per dwelling + 3,400m<sup>2</sup>
- Areas left undeveloped for the purposes of tree protection / bio diversity is not included in the above.
- Play equipment has been indicatively shown spread throughout the site to ensure areas of play are fully integrated into the wider public open space. See locations marked 'Play' and the landscape designers drawings for more information.
- Public art piece to be located within a suitable place in the POG. This has indicatively been shown in the area marked 'ART' but the artist is to work with the artist once selected to ensure a suitable setting for the artwork is chosen.

**Affordable Housing**

- 60 total affordable units have been allocated on this site plan. This is based upon: 34% of 177 = 60 (18 rounded up to the nearest whole number)
- A mix of units has been included: 1 bedroom apartments, of which the ground floor units are M2U compliant and 2-bedroom houses.
- Please refer to colour coding and HG001-P-SL-007 for location and tenure of affordable units

**LEGEND**

	Intermediate / Discount Market Sale Property
	Open Market Specification
	Affordable Rent Property
	Affordable Rent Specification

**Accommodation Schedule - Phase 1**

Unit Type Name	Unit type	Internal Area	Quantity
0544	1 Bed Apt	50.5	8
0633	1 Bed Apt	58.8	8
0700	2 Bed Bungalow	65.0	1
0775	2 Bed House	72.0	8
0880	3 Bed House	81.8	29
1045	2 Bed Townhouse	97.1	8
1047	3 Bed House	97.3	9
1159	3 Bed Townhouse	107.7	9
1164	4 Bed House	108.1	5
1164	4 Bed House	108.1	8
1190	4 Bed House	110.6	1
1300	4 Bed House	120.8	8
1354	4 Bed Townhouse	125.8	8
1385	4 Bed House	128.7	17
1620	4 Bed House	150.5	13
1760	4 Bed House	163.5	7
1835	4 Bed Townhouse	170.5	12
2105	5 Bed House	195.6	15
2205	6 Bed House	204.9	2
			177

- K 31.01.24 Floor slab levels 10.0 & 10.5 adjusted to 5.0m with on the main. Corrected 10.0 & parking shown increased to maximum floor 10.0-10.5 units. 10.0-10.5 units shown in red. 10.0-10.5 units shown in orange. 10.0-10.5 units shown in yellow. 10.0-10.5 units shown in light orange. 10.0-10.5 units shown in light brown. 10.0-10.5 units shown in brown. 10.0-10.5 units shown in dark brown. 10.0-10.5 units shown in black.
- J 22.10.23 Plot type designations added and split to the top of plot 63 & 64 indicated in red and black with each unit having a first floor level indicated.
- H 03.09.20 Plot type designations added and split to the top of plot 63 & 64 indicated in red and black with each unit having a first floor level indicated.
- G 28.02.20 Plot type designations added and split to the top of plot 63 & 64 indicated in red and black with each unit having a first floor level indicated.
- F 12.06.19 Plot type designations added and split to the top of plot 63 & 64 indicated in red and black with each unit having a first floor level indicated.
- E 16.04.19 Plot type designations added and split to the top of plot 63 & 64 indicated in red and black with each unit having a first floor level indicated.
- D 17.02.19 Plot type designations added and split to the top of plot 63 & 64 indicated in red and black with each unit having a first floor level indicated.
- C 09.11.18 Plot type designations added and split to the top of plot 63 & 64 indicated in red and black with each unit having a first floor level indicated.
- B 05.07.18 Plot type designations added and split to the top of plot 63 & 64 indicated in red and black with each unit having a first floor level indicated.

**NORTHSTONE**

Exline  
Red Road, MediaCity  
Salford, M50 2TU

**CONSTRUCTION**

Project:  
Horwich

Drawing Name:  
Proposed Site Plan

Scale @A0: 1:500 Date: Nov 22 Design: CJP Checked: CJP  
Drawing No: HG001-S-SL-001 Review: K

Notes: All specifications, materials and workmanship to be in accordance with current NHBC and Building Regulations. Main drainage to comply with Sewers for Adoption current edition. Highways to be in accordance with Local Authority specification. Do not scale from this drawing. All dimensions to be verified with the drawing office. Print in Colour.