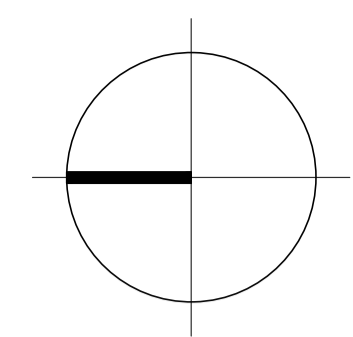


Burnley Road, Loveclough.



Schedule Of Accommodation						
Ref	Description	Height	SqFt	No.	Footage	%
OPEN SALE						
Wellington	5 Bed Detached	2St.	1747	2	3494	3%
Churchill +	5 Bed Detached	2.5St	1748	3	5244	4%
Cromwell	4 Bed Detached	2St.	1500	5	7500	6%
Bronte	4 Bed Detached	2St	1485	6	8910	8%
Wordsworth +	4 Bed Detached	2St	1468	4	5872	5%
Nightingale	4 Bed Detached	2St	1381	6	8286	8%
Shakespeare	4 Bed Detached	2St.	1210	4	4840	5%
Dickens	4 Bed Detached	2St.	1268	2	2536	3%
Nelson	3 Bed Detached	2St.	1060	5	5300	6%
Brunel	3 Bed Detached	2St.	1027	2	2054	3%
Austen	3 Bed Detached	2St.	1027	2	2054	3%
Elgar	3 Bed Detached	2St.	971	3	2913	4%
Livingstone	3 Bed Townhouse	2.5St.	1068	12	12816	15%
				56	71819	70%
AFFORDABLE						
2B 4P	2B4P Semi/Mews	2St.	730	9	6570	11%
3B 5P	3B6P Semi/Mews	2St	848	1	848	1%
3B 6P	3B6P Semi/Mews	2St	1031	10	10310	13%
4B 8P	4B8P Townhouse	2.5St	1345	2	2690	3%
2B 3P	2B3P Bungalow	1St.	623	2	1246	3%
				24	21664	30%
Total				80	93483	100%

Gross Site Area	8.33	Acres
Nett Site Area	6.38	Acres
Net Density	12.54	Units / Acre
SQFT PER NET DEVELOPABLE ACRE	14653	SqFt / A



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NOTE: Layout to be read in conjunction with the engineers drawings for level information.

- GENERAL**
- Denotes plot specific house types featuring additional windows to create dual aspect.
 - Denotes refuse & recycling bin storage position, within rear garden.
 - Red dot denotes GRP chimney locations
 - Dash/dot line denotes extent of 8m watercourse stand-off

- HIGHWAYS**
- Denotes primary spine route. 5.5m road with 2.0m footpath.
 - Denotes secondary access route. 4.8m road with 2.0m footpath.
 - Denotes shared access driveways.

- BOUNDARY TREATMENTS**
- Denotes 1.8m natural stone wall.
 - Denotes 1.8m high timber close boarded screen fence.
 - Denotes 1.8m high timber post & panel plot-divisional fence.
 - Denotes 0.45m high timber knee rail fence.
 - Denotes retaining wall positions - refer to engineers drawings.
 - Denotes steps within rear gardens.
 - Denotes access gate position.

- LANDSCAPE**
- Denotes existing trees to be retained.
 - Denotes trees to be removed.
 - Denotes proposed hedge planting to break up parking runs.

Rev	Date	Revision	Initial
P10	15.11.20	Plots 61 - 65 house types swapped round to improve interface distance to existing properties. Additional Grasscrete added to provide occasional run-off area for plots 1 - 7.	abe
P9	20.10.20	Grasscrete added to provide occasional run-off area.	abe
P8	15.10.20	Grasscrete added to provide occasional run-off area.	abe
P7	02.10.20	Refuse bin collection points added within 25m of highway. Traffic calming measures added to main collector road. Entrance to private drive serving plots 01-07 widened to 5.5m. 2m radius kerbs added to entrances to private drives serving plots 01-07, 71-73, 34-38, 39-41 & 66-70. Green screen added to boundary behind plots 61-65.	abe
P6	25.09.20	Distances to surrounding properties added. Hedge planting indicative between up front car parking spaces.	abe
P5	25.09.20	Churchill rear projection widened. All paths, bins adjusted to suit.	abe

Client: **HOLLINS HOMES PEOPLE LOVE**

Drawing Title: **SITE LAYOUT**

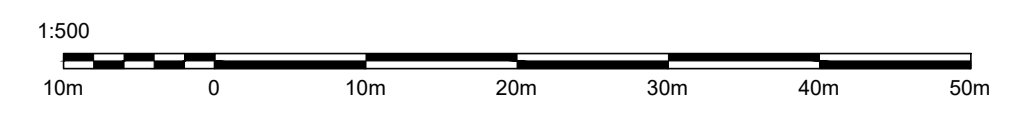
Project: **Proposed Residential Development Burnley Road, Loveclough.**

Job No	Drp No	Drawn	Rev
19111	01	ac	P10

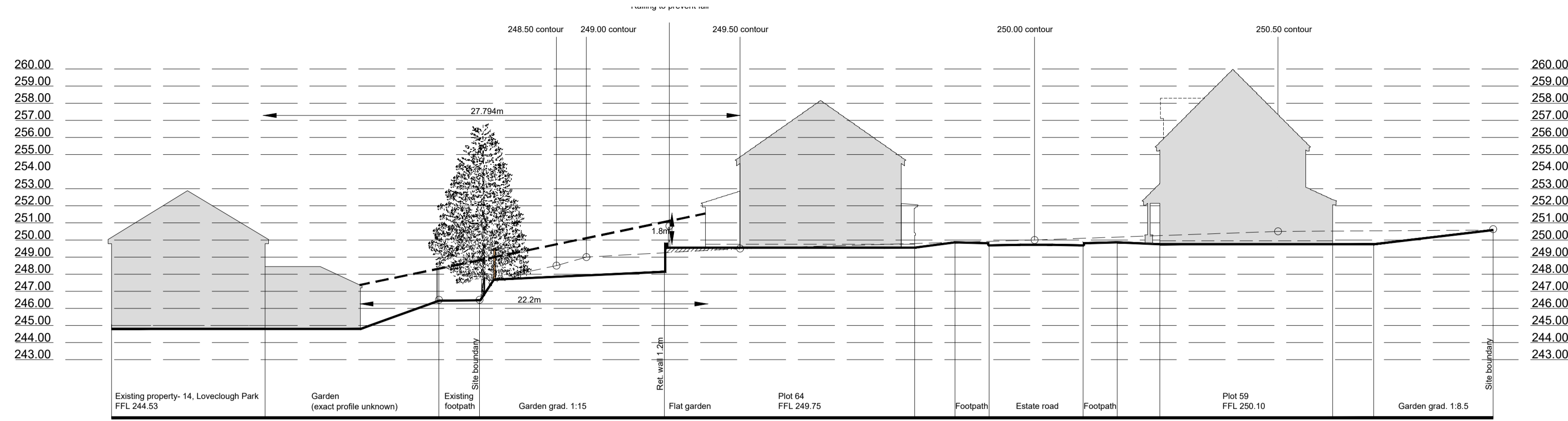
Scale	Date	Stage
1:500 @ A1	09.01.2020	FOR PLANNING

mpsl planning & design ltd
14 west point enterprise park,
claremont avenue, trafford park,
manchester. M17 1QJ

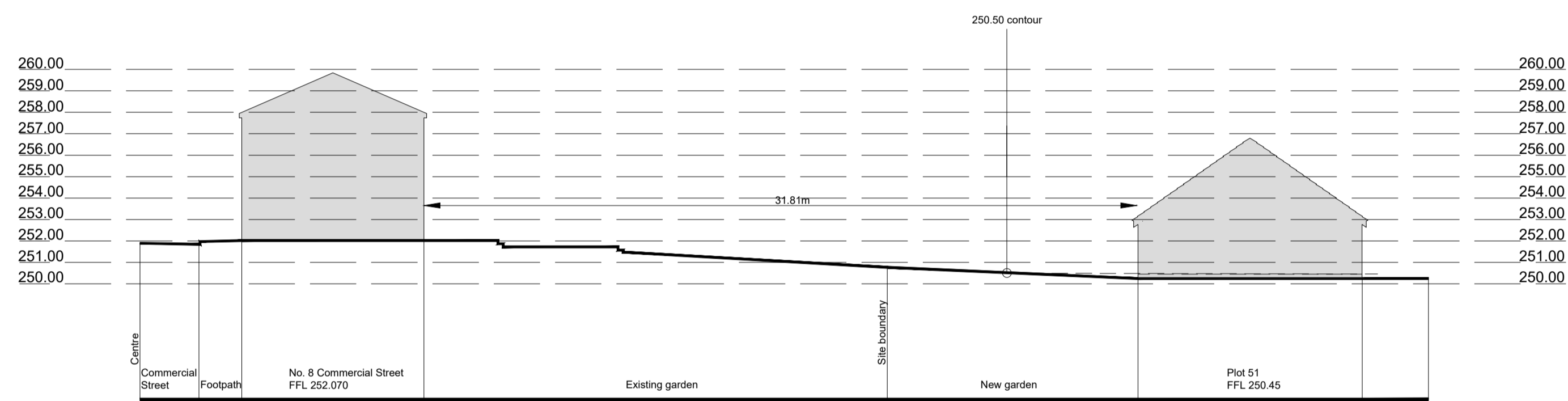
t: 0161 772 1999
e: info@mpslplanning.co.uk
www.mpslplanning.co.uk



Burnley Road, Loveclough.



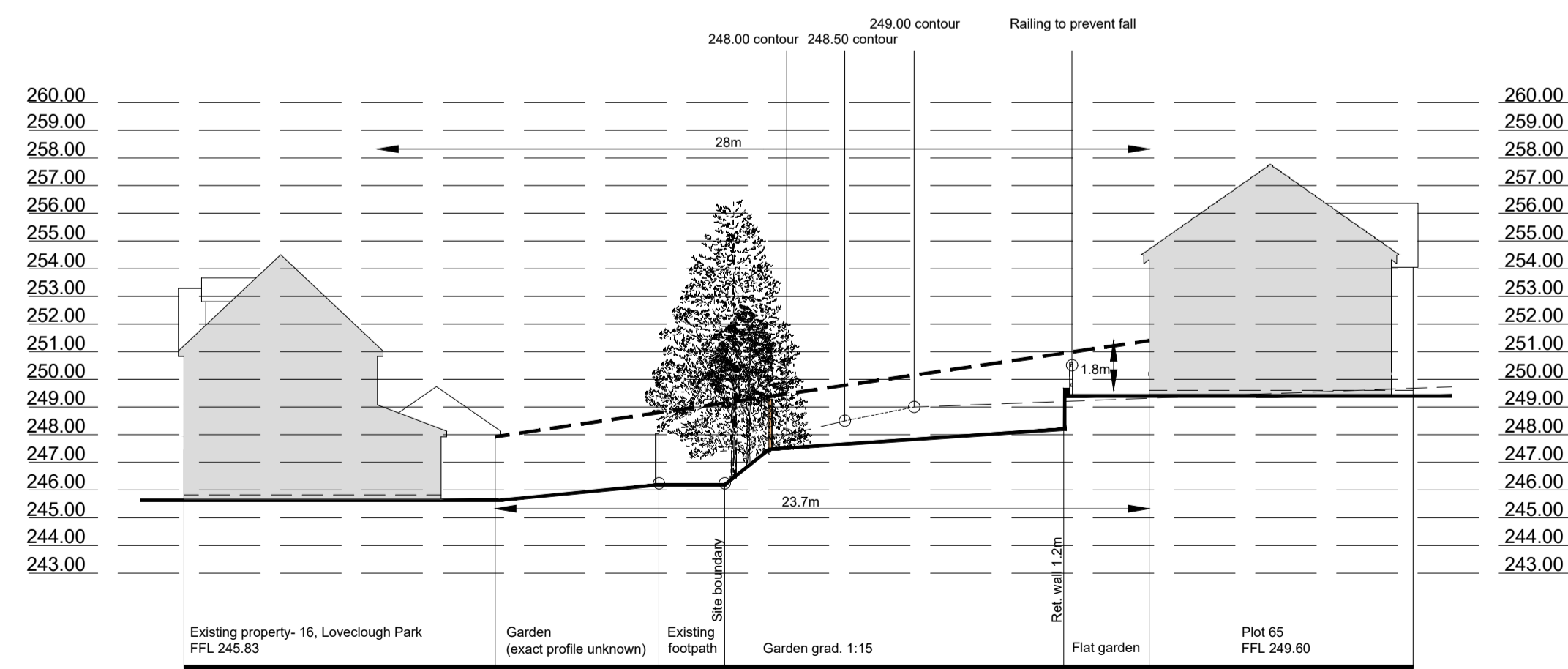
Section A - A



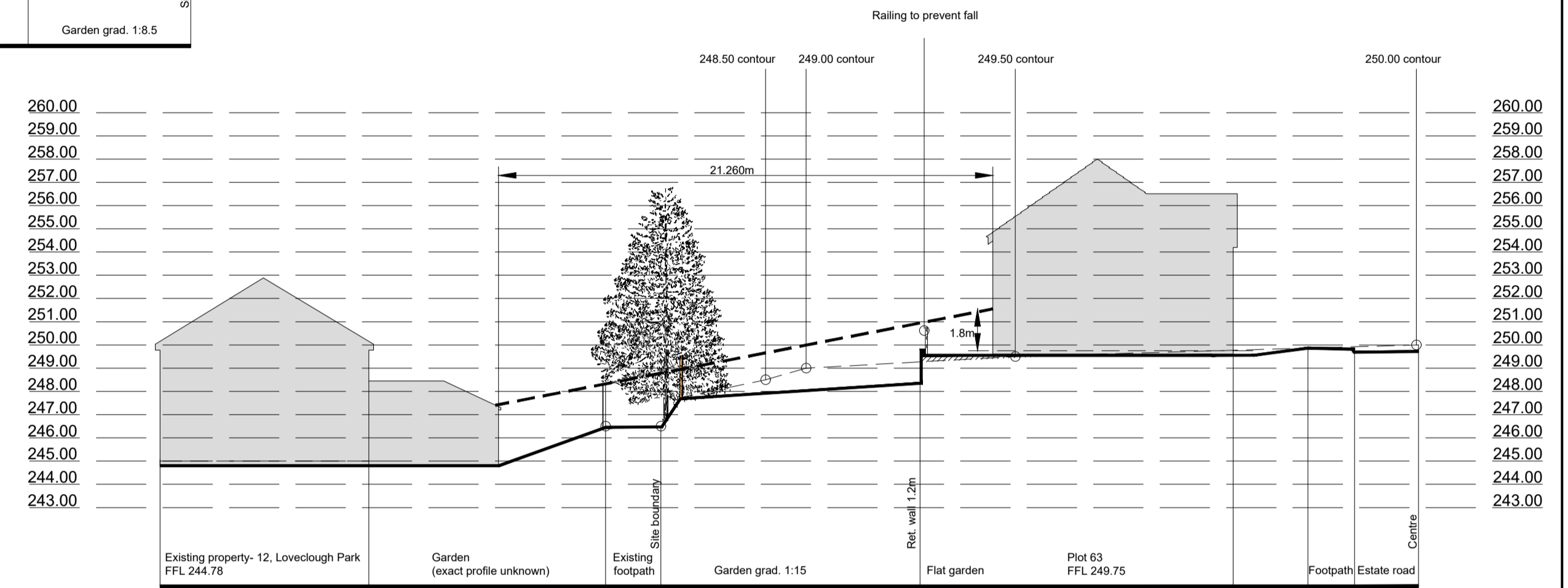
Section B - B



Section C - C



Section D - D



Section E - E



Site Sections Location Plan
Scale 1:1000

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NOTE: Some existing floor levels interpolated due to limited topo survey information.

Rev	Date	Revision	Initial
P6	16.11.20	Sections A-A & updated to Planning Layout rev. P10. Section E-E added.	abe
P5	16.10.20	Sections A-A & D-D updated to latest engineer's details.	abe
P4	05.10.20	Sections E-E added. Green screen added to sections A-A & D-D.	abe
P3	25.09.20	Section B-B updated. Sections C-C & D-D added.	abe

Client: **HOLLINS**
HOMES PEOPLE LOVE

Drawing Title: **SITE SECTIONS**

Project: **Proposed Residential Development
Burnley Road, Loveclough.**

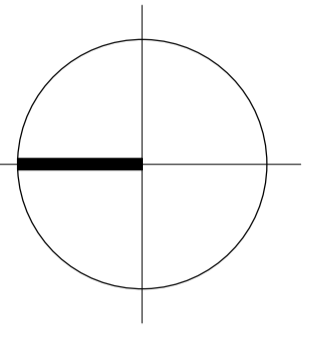
Job No 19111	Drp No 11	Drawn abe	Rev PG
Scale 1:200 @ A1	Date 14.08.2020	Stage FOR PLANNING	

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Burnley Road, Loveclough.



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KEY

- Denotes natural stone detail on front elevation (and exposed elevations) and render to other elevations.
- Denotes natural stone to all elevations.
- Denotes house types to have plot specific GRP chimney.
- Denotes house types to have plot specific elevations with additional windows on the side.
- Denotes plots upgraded from natural stone front only to natural stone all round or on additional elevations since original submission. (20No. - all plots on main collector road + those with visible side elevations).

Rev	Date	Revision	Initial
P5	19.11.20	Plan updated to reflect latest layout Rev P10.	AB
P4	01.10.20	Plots 14 - 22 changed to natural stone.	SLR
P3	29.09.20	20No. plots upgraded from natural stone front to natural stone all round, or natural stone to exposed elevations.	ABE
P2	03.09.20	Drawing updated to reflect the latest layout P4.	ad
P1	03.09.20	Drawing updated to reflect the latest layout P3.	ad



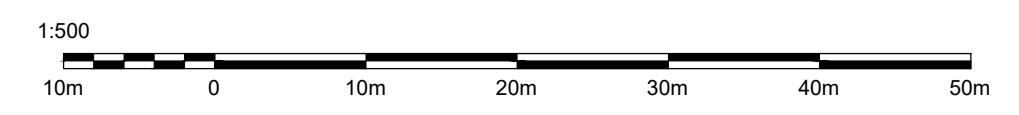
MATERIALS LAYOUT

Project
Proposed Residential Development
 Burnley Road, Loveclough.

Job No	Drp No	Drawn	Rev
19111	05	BC	P5
Scale	Date	Stage	
1:500 @ A1	JUNE 2020	FOR PLANNING	

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Burnley Road, Loveclough.



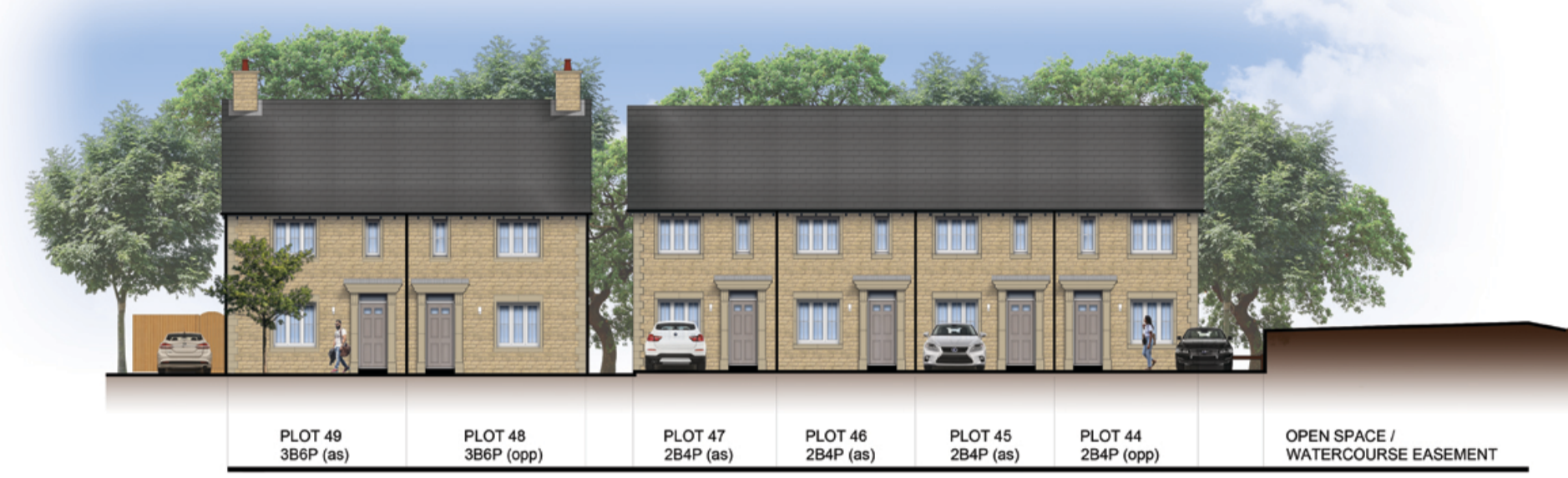
Street Scene A-A



Street Scene B-B



Street Scene C-C



Street Scene D-D



Street Scene E-E



Street Scenes Location Plan
Scale 1:1000

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Rev	Date	Revision	Initial
Client			
<p>HOLLINS HOMES PEOPLE LOVE</p>			
<p>Client</p>			
<p>Drawing Title</p> <p>ILLUSTRATIVE STREET SCENES</p>			
<p>Project</p> <p>Proposed Residential Development Burnley Road, Loveclough.</p>			
Job No	19111	Dwg No	03
Scale	1:200 @ A1	Date	14.08.2020
		Stage	FOR PLANNING
<p>mpsi planning & design ltd 14 west point enterprise park, clarence avenue, Trafford park, manchester, M17 1QS</p>		<p>t: 0161 772 1999 e: info@mpsideign.co.uk www.mpsideign.co.uk</p>	



Soft Landscape Schedule

Table with columns: Item No., Species, Quantity, Height, Density, and % Mix. Lists various tree and shrub species like Acer campestre, Corylus avellana, and Prunus avium.

Table with columns: Native Shrub, Species, Quantity, Height, Density, and % Mix. Lists native shrub species like Rubus fruticosus, Prunella vulgaris, and Urtica dioica.

Table with columns: Native Tree, Species, Quantity, Height, Density, and % Mix. Lists native tree species like Quercus robur, Fraxinus excelsior, and Tilia cordata.

Existing trees to be retained and protected throughout construction period in accordance with BS 5827:2012. Trees in Relation to Design, Demolition and Construction.

SPECIFICATION - MATERIALS AND WORKMANSHIP

- Materials and workmanship shall generally be in accordance with the following documents: BS 3936 Nursery Stock and BS 5428 Recommendations for General Landscape Operations.
Plant material to be the sizes and dimensions as stated in the schedule and shall be healthy with good fibrous root systems.

- Trees: All trees to be planted in tree pits @ 1000mm x 1000mm x 800mm or at suitable size to accommodate root/containers size.
All trees to be back filled with top soil and suitable organic material (to be specified).
All trees to be double staked using pointed softwood / peeled chestnut / larch or oak stakes, free from projections and large or edge knots, with similar crossbar. Trees to be tied with rubber tree tie and upper stock area free from ties.

- Shrubs/Trees - GENERAL: Condition: Materially undamaged, sturdy, healthy and vigorous.
Appearance: Of good shape and without emerging shoots.
Hardiness: Grown in a suitable environment and hardened off.
Health: Free from pests, diseases, discoloration, weeds and physiological disorders.

- Shrubs/HERBACEOUS: Planting of shrub/herbaceous to take place in areas as shown on the plan and at densities indicated in the schedule.
All ornamental shrubs or bedding plants to be planted in pits 150mm wider and deeper than their root ball.

- WATERING: All trees to be watered after planting and to be watered as necessary to ensure survival.
Weather conditions to be monitored and watering adjusted according to suit.

- GRASS/WILFLOWER AREAS: Front and rear gardens to be turfed or staked, or similar approved.
Wilflower areas to be seeded at application Rate/Method/Distribution: According to manufacturer's recommendations.

- NOTE: All tree positions to be checked in accordance with lighting and service plans which were not available at the time the listed drawings above were created.



Revision table with columns: Revision, Drawn, Comments, Date. Shows revisions A and B.

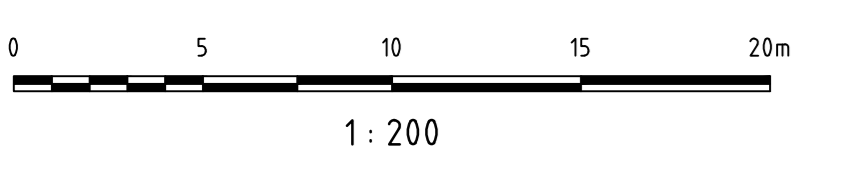
KEY: Proposed Feature/POS Trees (Semi-mature species to boundary of plots 61-65), Proposed Garden/Street Trees (Semi-mature species to boundary of plots 61-65), Proposed Native Hedgerow, Proposed Garden Hedgerow, Proposed Native Shrub Mix, Proposed Mixed Planting, Proposed Turf - Front and Rear Gardens, Proposed Wilflower Seed Mix, Proposed Wildflower Seed Mix, Proposed Wildflower Seed Mix.

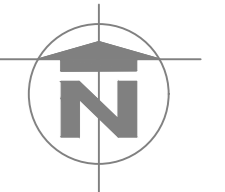
NOTES: To be read in conjunction with Hard Landscape Set N0702(96)001-002, AWA Arboricultural Report and Tree Survey and ERAP Ecological Survey and Assessment.
Bat and Bird boxes to be positioned on existing retained trees, location, quantity and type in accordance with Ecology recommendations.
No tree or shrub planting to be included within the easement zone as show on plan.

For general landscape notes and landscape specification refer to N0702(96)001 Soft Landscape Plan 1 of 2.

influence logo and contact information. Midlands Office: Hazy's Wood, Huddersstone's Wharf, Millgate, Newark, Notts NG24 4UL. London Office: 100 St Paul's Churchyard, EC4M 8BU. Phone: +44 (0)1636 702152. Website: info@influence.co.uk, www.influence.co.uk

PROJECT: Land at Burnley Road, Lovelough. CLIENT: Hollins Strategic Land. TITLE: Soft Landscape Plan 1 of 2. SCALE: 1:200. DATE: 18.11.20. DRAWN: LA, CHECKED: SB. JOB NO: N0702, DWG NO: (96)001, REV NO: B, ORIGINAL SIZE: A0.





Do not scale drawings
All dimensions to be checked on site.

Revision	Drawn	Comments	Date
A	MM	amends due to basemap changes	18.09.20
B	MM	amends due to basemap changes	18.11.20

- KEY**
- Proposed Feature/POS
 - Trees (Semi-mature species to boundary of plots 61-65)
 - Proposed Garden/Street Trees (Semi-mature species to boundary of plots 61-65)
 - Proposed Native Hedgerow
 - Proposed Garden Hedgerow
 - Proposed Native Shrub Mix
 - Proposed Mixed Planting
 - Proposed Turf - Front and Rear Gardens
 - Proposed Wildflower Seed Mix (Emonges E13 Special General Purpose Meadow Mix @ 4m²)
 - Proposed Wildflower Seed Mix (Emonges E14 Meadow Mixture for Wetlands @ 4m²)
 - Proposed Wildflower Seed Mix (Emonges E11 Hedgerow Mix @ 4m²)

NOTES:

To be read in conjunction with Hard Landscape Set N0702(96)001-002, AWA Arboricultural Report and Tree Survey and ERAP Ecological Survey and Assessment.

Bat and Bird boxes to be positioned on existing retained trees. Location, quantity and type in accordance with Ecology recommendations.

No tree or shrub planting to be included within the easement zone as show on plan.

For general landscape notes and landscape specification refer to N0702(96)001 Soft Landscape Plan 1 of 2



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PROJECT
Land at Burnley Road
Loveclough

CLIENT
Hollins Strategic Land

TITLE
Soft Landscape Plan
2 of 2

SCALE 1:200 DATE 18.11.20
DRAWN LA CHECKED SB

JOB NO: N0702 DWG NO: (96)002 REV NO: B ORIGINAL SIZE: A0