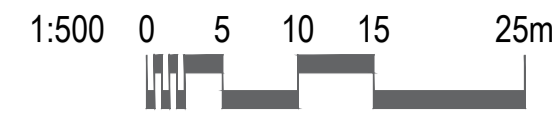


Disclaimer:  
Do not scale from this drawing.  
All contractors must visit the site and be responsible for taking and checking dimensions.  
All construction information should be taken from signed dimensions only.  
Any discrepancies between drawings, specifications and site conditions must be brought to the attention of the supervising officer.  
This drawing is for planning purposes only. It is not intended to be used for construction purposes. Whilst all reasonable efforts are used to ensure drawings are accurate, Site Planning and Design Ltd accept no responsibility or liability for any reliance placed on, or use made of, this plan by anyone for purposes other than those stated above.



# MELLING ROAD, HORNBY

## ACCOMMODATION SCHEDULE - STORY HOMES

Unit Ref/Name	Bed No.	Unit No.	Unit ft <sup>2</sup>	ft <sup>2</sup> Total
SA SALISBURY	4BED/2STOREY DETACHED	6	1803	10818
WOR WORCESTER	5BED/2STOREY DETACHED	8	1802	14416
CMB CAMBERLY	4BED/2STOREY DETACHED	8	1411	11288
KET KETTERING	4BED/2STOREY DETACHED	8	1394	11152
BA BANBURY	3BED/1STOREY DETACHED	3	1076	3228
HAS HASTINGS	3BED/2STOREY SEMI/MEWS	4	955	3820
WAS WASHINGTON	4BED/2STOREY DETACHED	9	1597	14373
<b>Total:</b> 76 Units 92023 ft <sup>2</sup>				

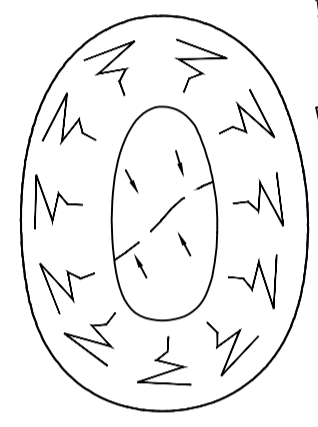
Gross Site Area: 15.48 ac

Areas:  
SSR 0.28 ac  
POS 7.86 ac  
Nett Site Area: 7.55 ac

Nett Density: 10.06 Units/ac

Nett Footage: 12'188 = ft<sup>2</sup>/ac

\*Note - All Areas Approx.  
Abbreviations - Ac = Acres | Ha = Hectares | FF = Square Feet | M<sup>2</sup> = Square Metres | SSR = Single Sided Road | POS = Public Open Space



Indicative SUDS basins

- ### Layout Key
- Approximate Red Edge
  - 1 Plot Number
  - Existing Building
  - Street Type 'A' - Traditional Street  
5.5m Carriage Way  
2m Footways either side
  - Street Type 'B' - Shared Street  
4.8m Carriage Way  
2m Service Strip either side
  - Rumble Strip to engineers design
  - Shared Drive
  - Affordable Dwelling
  - Pump Station
  - Existing Trees
  - 5m Drainage Easement

Fleet Lane

Access design by Croft drawing 0827-F06D

Area outlined in red indicates indicative location of doctors surgery for which outline permission is sought.

Total Area 1340sq/m

15m stand off to wet well

5m Service Easement



Hornby, Melling Road

## General Arrangements

DRAWN BY	JH	DATE	24.11.17
CHECKED BY	-	SCALE	A1 @ 1:500
DRAWING NUMBER	40022.03.01	REVISION	R
SITE REFERENCE	40022		

REVISIONS	DESCRIPTION	DATE
R	Red line amended to doctors surgery.	06.09.2018
Q	Red line boundary amended to include vis-play & full access.	06.09.2018
P	Plot subs following comments from land.	20.08.2018
N	Layout updated following comments from sales.	16.08.2018
M	Layout updated following comments from sales.	01.08.2018
L	Plot subs following house type re-mix.	31.07.2018
K	Sub station added to layout.	04.06.2018
J	Site wide amendments. Plot subs 5 x GSF's - TAU's.	04.05.2018