



Potential footpath link to canal tow path.

8m easement either side of existing watercourse.

Lancaster Canal

25.0m

24.7m

3.0m

Proposed site access (subject to detailed design).

Proposed Location of LEAP.

Proposed footpath links to future train station.

Proposed SUD's ponds (subject to detailed design).

Proposed footpath links to future train station.

10m Landscape buffer.

LAND RESERVED FOR RAILWAY STATION

SCHEDULE OF ACCOMMODATION

Ref	House Type	Beds	Garage	Sq.Ft	Priv. No.	Total Beds	Total SqFt	
CRN	Charlton	Det	5	Integ.	1690	13	165	24570
LWN	Lawson	Det	4	Integ.	1644	7	28	11508
HWN	Hewson	Det	4	Integ.	1548	20	80	30960
RBN	Robinson	Det	4	Single Det.	1521	5	20	7605
SAN	Sanderson	Det	4	Integ.	1413	20	80	28260
WLN	Wilson	Det	4	Single Det.	1411	10	40	14110
DWN	Dawson	Semi/Mews	4	Parking	1402	13	52	18226
HRN	Harrison	Det	4	Integ.	1341	10	40	13410
FSN	Ferguson	Det	4	Integ.	1218	12	48	14592
SPR	Spencer	Semi/Mews	4	Parking	953	18	72	17154
HPR	Harper	Semi/Mews	2	Parking	849	19	38	16131
FRR	Fraser	Semi/Mews	3	Parking	813	4	12	3252
BAY	Baley	Semi	2	Parking	682	4	8	2728
BLD	Belford GF	Apt	1	Parking	543	4	4	2172
	Belford FF	Apt	1	Parking	587	4	4	2348
Grandtotal					163	691	207026	

Gross Site Area in Metres	84221
Gross Site Area in Acres	20.81
Public/Amenity Space in Metres	12556
Public/Amenity Space in Acres	3.11
Net Site Area in Metres	56895
Net Site Area in Acres	14.06
Net Site Area in Hectares	5.89
Undevelopable Area in Metres	14760
Undevelopable Area in Acres	3.65
Density (Sq Ft per Acre)	14724
Net Density (Units Per Acre)	12
Net Density (Units Per Hectare)	28.65
Gross Density (Units Per Acre)	8
Gross Density (Units Per Hectare)	19.36

Key

- BOUNDARY TREATMENT
 - 1.8m SCREEN WALL
 - 1.8m TIMBER FENCE
 - 0.8 KNEE RAIL
 - 0.7m RAILINGS
 - Private Footpath/Paving Stone
 - Private Driveway/Parking - Block Paving
 - Private Shared Drive
- Location of Affordable Dwellings
- Indicative Tree - (Please refer to detailed landscape proposals for exact location and species of trees)
- Category A trees
- Category B Trees
- Category C trees
- Trees to be removed
- Flood protection
- Indicates location of proposed vehicle lots within private site courtyard



Lea Road, Preston

General Arrangements Layout

DRAWN BY	MAG	DATE	02/10/2021
CHECKED BY		SCALE	1:500 @ A0
DRAWING NUMBER	40056.03.01	REVISION	X
SITE REFERENCE	40056		
Revisions			
T	Site wide amendments to conform with parking rules	18.05.22	
U	Plot 156 amended to a Hewson House Type (formerly Harman), accommodation schedule updated to suit.	24.05.22	
V	Hewson XL replaced Kempton with blocks and accommodation schedule updated to suit.	07.06.22	
W	Layout amended following parking Review. Kempton and Butler omitted from rule.	18.07.22	
X	Plots 9-10, 28-29 & 125-124 amended to Spencer house types (formerly Harpers). Accommodation schedule updated to suit.	19.07.22	