



SITE LAYOUT

Scale 1:250

SITE AREAS:

DEVELOPABLE SITE AREA: 0.94ACRES



- DENOTES SITE APPLICATION BOUNDARY
- DENOTES 900MM HIGH TREATED CLOSE BOARDED FENCE.
- DENOTES 1800MM HIGH TREATED CLOSE BOARDED FENCE.
- DENOTES 900MM HIGH GALVANISED ROLL TOP RAILINGS.
- DENOTES FACING BRICK RETAINING BOUNDARY WALLS - REFER TO ENGINEERS DRAWINGS FOR R.WALL DETAILS. - REFER TO SECTION Q40 OF ER'S
- DENOTES 2.6M X 4.8M 'TOBERMORE' PERMEABLE PAVING SYSTEM. PARKING BAYS WITH 50MM X 100MM PC CONCRETE PATH EDGING TO DELINEATE BAYS.
- DENOTES AREA OF NEW 2M WIDE TARMACADAM FOOTWAYS TO PERIMETER OF SITE - TO ADOPTABLE STANDARDS
- DENOTES AREAS OF 450 X 450MM P.C CONC. PAVING SLABS TO FORM PATIO AREAS AND 900MM MIN FOOTPATHS TO TO CURTLAGE OF HOUSES AND 1200MM WIDE TO TO CURTLAGE OF FLATS.
- DENOTES AREAS OF INFORMAL PLANTING / LANDSCAPING AREAS, AS PER TREE / SPECIES MIX IN LANDSCAPING SCHEDULE.
- DENOTES AREAS OF TURFED GRASS TO REAR GARDENS.
- DENOTES AREAS OF RAIN GARDENS TO ASSIST SUDDS DRAINAGE DESIGN & BIODIVERSITY AS PER TREE / SPECIES MIX IN LANDSCAPING SCHEDULE.
- DENOTES 1.8M HIGH - 900MM WIDE TIMBER GATE WITH A SECURITY LOCK, IN COMPLIANCE WITH BS5300 - NOTE GATE TO BE SIMILAR HEIGHT TO ADJACENT WALL/GATE IF APPLICABLE.
- DENOTES NEW TREE PLANTING (REFER TO LANDSCAPE DRAWING FOR TYPES AND SCHEDULES)
- DENOTES 2200 X 1500MM ROBUST TREATED TIMBER FRAMED SHED WITH 1NO/2NO SHEETPILE OR SIMILAR TYPE STEEL FRAMED BKE BACK, BOTH BOLTED TO 150MM THICK CONCRETE BASE - PROVIDING SPACE FOR 2NO BICYCLES OR MOBILITY SCOOTER AND 1M² GARDEN STORE SPACE. PERMANENT LOCK TO BE PROVIDED TO SHED DOOR, CONFORMING TO BS 3621:2004.
- DENOTES 2.9M DIAMETER ROTARY DRYER SET IN CONCRETE - PROVIDING 4M MIN. OF LINE FOR 2 BED DWELLINGS, 6M MIN. FOR 3 BED DWELLINGS.
- DENOTES PAVED CONCRETE HARDSTANDING FOR BIN STORE TO HOUSES & FLATS HOSTING REFUSE BINS TO SUIT LA REQUIREMENTS
- DENOTES POSITION OF IBSTOCK OR SIMILAR SWIFT BOX IN SMOOTH RED - TO BE INSTALLED AT MIN. 5M FROM EXTERNAL GROUND LEVEL - TO BE APPROVED BY LOCAL AUTHORITY.
- DENOTES POSITION OF IBSTOCK BAT BRICK (TYPE A) OR SIMILAR - REFER TO INDIVIDUAL ELEVATIONS FOR EXACT LOCATION - TO BE APPROVED BY LOCAL AUTHORITY

PLOT SCHEDULE

PLOT NO.	DWELLING TYPE	GIA (M ²)	GIA (FT ²)	GARDEN AREA (M ²)
BLOCK 1				
1	4P 2B HOUSE TYPE	83	893.4	55.8
2	4P 2B HOUSE TYPE	83	893.4	46
3	5P 3B HOUSE TYPE	94	1001	45.6
BLOCK 2				
4	2P 1B FLAT TYPE	50	579.4	466 [SHARED]
5	2P 1B FLAT TYPE	54	667.3	
6	2P 1B FLAT TYPE	54	579.4	
7	2P 1B FLAT TYPE	58	624.3	
8	2P 1B FLAT TYPE [ADAPTED]	61	656.6	
9	3P 2B FLAT TYPE	65	699.66	
10	2P 1B FLAT TYPE [ADAPTED]	61	656.6	
11	3P 2B FLAT TYPE	65	699.66	
12	2P 1B FLAT TYPE	54	579.4	
13	2P 1B FLAT TYPE	58	624.3	
14	2P 1B FLAT TYPE	50	579.4	
15	2P 1B FLAT TYPE	54	667.3	
BLOCK 3				
16	4P 2B HOUSE TYPE	83	893.4	57.4
17	2P 1B FLAT TYPE [ADAPTED]	61	656.6	232 [SHARED]
18	3P 2B FLAT TYPE	65	699.66	
19	2P 1B FLAT TYPE [ADAPTED]	61	656.6	
20	3P 2B FLAT TYPE	65	699.66	
21	2P 1B FLAT TYPE	50	538	
22	2P 1B FLAT TYPE	60	688	
23	2P 1B FLAT TYPE	50	538	
24	2P 1B FLAT TYPE	60	688	
25	4P 2B HOUSE TYPE	83	893.4	51.9

REFER TO CONSULTING ENGINEERING DRAWINGS FOR PLOT FINISHED FLOOR LEVELS AND DRAINAGE DETAILS.
REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR DETAILS OF LANDSCAPING PROPOSALS.

- DENOTES 2.6M X 4.8M PARKING BAY.
- LTH DENOTES 'LIFE TIME HOME' COMPLIANT PARKING SPACE.

PARKING SCHEDULE		
PARKING REDUCTION BASED ON SUSTAINABILITY MATRIX PREPARED AND SUPPORTED BY CALIBRO TRAFFIC ASSESSMENT		
UNIT TYPE	N o.s	PARKING SPACES
4 PERSON 2 BEDROOM HOUSE TYPE	4	4
5 PERSON 3 BEDROOM HOUSE TYPE	1	2
3 PERSON 2 BEDROOM FLAT TYPE	4	4
2 PERSON 1 BEDROOM FLAT TYPE	16	16
Sub Total		26
VISITORS		3
TOTAL		29

IN PARTNERSHIP WITH



CJ Construction

LeTrucco

design

ARCHITECTURE

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A1 DRAWING SHEET

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REV F
June 23
Bin stores moved/indicated to front of all flats. SHEETPILE OR SIMILAR TYPE STEEL FRAMED BKE BACK, BOTH BOLTED TO 150MM THICK CONCRETE BASE - PROVIDING SPACE FOR 2NO BICYCLES OR MOBILITY SCOOTER AND 1M² GARDEN STORE SPACE. PERMANENT LOCK TO BE PROVIDED TO SHED DOOR, CONFORMING TO BS 3621:2004.

REV D
June 23
Bin stores moved/indicated to front of all flats. SHEETPILE OR SIMILAR TYPE STEEL FRAMED BKE BACK, BOTH BOLTED TO 150MM THICK CONCRETE BASE - PROVIDING SPACE FOR 2NO BICYCLES OR MOBILITY SCOOTER AND 1M² GARDEN STORE SPACE. PERMANENT LOCK TO BE PROVIDED TO SHED DOOR, CONFORMING TO BS 3621:2004.

REV C
June 22
Bin stores moved/indicated to front of all flats. SHEETPILE OR SIMILAR TYPE STEEL FRAMED BKE BACK, BOTH BOLTED TO 150MM THICK CONCRETE BASE - PROVIDING SPACE FOR 2NO BICYCLES OR MOBILITY SCOOTER AND 1M² GARDEN STORE SPACE. PERMANENT LOCK TO BE PROVIDED TO SHED DOOR, CONFORMING TO BS 3621:2004.

REV B
June 22
Bin stores moved/indicated to front of all flats. SHEETPILE OR SIMILAR TYPE STEEL FRAMED BKE BACK, BOTH BOLTED TO 150MM THICK CONCRETE BASE - PROVIDING SPACE FOR 2NO BICYCLES OR MOBILITY SCOOTER AND 1M² GARDEN STORE SPACE. PERMANENT LOCK TO BE PROVIDED TO SHED DOOR, CONFORMING TO BS 3621:2004.

REV A
June 22
Bin stores moved/indicated to front of all flats. SHEETPILE OR SIMILAR TYPE STEEL FRAMED BKE BACK, BOTH BOLTED TO 150MM THICK CONCRETE BASE - PROVIDING SPACE FOR 2NO BICYCLES OR MOBILITY SCOOTER AND 1M² GARDEN STORE SPACE. PERMANENT LOCK TO BE PROVIDED TO SHED DOOR, CONFORMING TO BS 3621:2004.

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