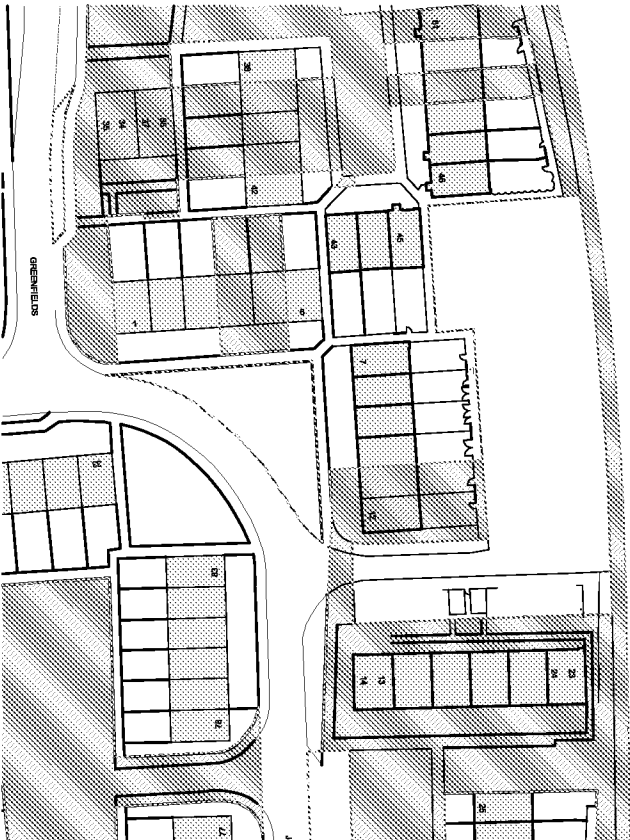




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Location Plan 1:1250 @ A1
10 0 10 20 30 40 50 100m
1:1250

SCHEDULE OF ACCOMMODATION

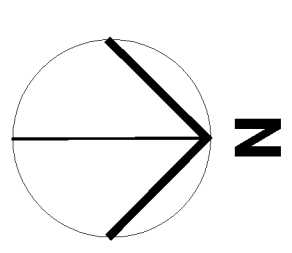
UNIT	ACCOMMODATION	Internal Area
01	2 person 1 bed flat	50.7 sq m
02	2 person 1 bed flat	50.8 sq m
03	4 person 2 bed house	84.8 sq m
04	4 person 2 bed house	84.8 sq m
05	4 person 2 bed house	84.8 sq m
TOTALS:		
4 person 2 bed house	= 3 units	
2 person 1 bed flat	= 2 units	
Total	= 5 units	
Development Site		0.18 Ha
Site Density		27.8 Units/Ha
Car Parking	8 on site communal spaces for the new homes (including visitors)	TOTAL = 36 spaces
	21 on site communal spaces for the existing houses (including visitors)	
	7 off site communal spaces for the existing houses (including visitors)	
Cycle Parking:	1 secure cycle space per house or flats in sheds (see plans)	
	Visitors bike spaces provided in back gardens	
Refuse & recycling:	Recycling space in all kitchens to meet CSH	
	Refuse vehicle turning head allowed within site	
	Units will be required to take out their bins to a nearby collection point on an day	

Key:
Planning application boundary

- Notes:
- A. Planting including shrubs, native species to encourage biodiversity.
 - B. Approx. 1200mm high close boarded timber fence between gardens. 1800 x 1800mm privacy panels between gardens.
 - C. 1800mm high close boarded timber fence. Design, including gates and locks, to suit SBD guidance.
 - D. Acoustic fencing 2000mm high close boarded timber fence to Acoustic Consultant specification. Design, including gates and locks, to suit SBD guidance.
 - E. 450mm high timber knee rail to protect planting area.
 - F. Timber bollard to the rear of car parking bays and to restrict vehicular access to 'drop-off'.
 - G. 1800mm secure gates to communal rear access paths, with visibility panel and design to suit Secured by Design Guidance.
 - H. Tarmac road surfacing
 - K. Bin collection points
 - L. Timber framed and clad sheds for cycle and other storage.
- Grassed areas
- Footpaths and entrance paving to be 450 x 450 x 50mm buff paving slabs.
- Patio and Garden paving to be 450 x 450 x 50mm buff paving slabs.
- Small formal seats to semi-private and private areas immediately in front of entrances, providing a threshold from public to private areas.



Site Plan 1:200 @ A1
2 0 2 4 6 8 10 12 14 16 18m
1:200



Project & Drawing title
SITE LOCATION PLAN
B. PROPOSED SITE PLAN

Drawing	Date	Checked	Date	Scale
NKS	19/02/14	NKS	19/02/14	Scale as A1
Job No	13-076	Drawing No	PL10	Rev.
Scale				A

PLANNING