

4.0 PROPOSED DEVELOPMENT

4.17 VEHICLE ACCESS & PARKING STRATEGY

The access into the site will be through the adopted gateway. This is all as already consented through permission R/83/15/PL.

A 5.5m shared access road with a 2m pavement on the east side provides the main access to both the new development and the convalescent home.

Where the access splits to the Home car park a revised junction has been designed. This provides a more practical route for bin lorries and other large vehicles but still slows vehicles at this important junction.

Roads through the rest of the development are 4800mm wide with a 1400mm service zone provided on either one or both sides presented as shared surface.

CAR PARKING

Unit Numbers and Types	Total Spaces
21 x 3b houses	48
9 x 2b houses	20
1 x 4b houses	3
3 x 1b flats	4
3 x 2b flats	4
Total - 37 Units	79 spaces

- Residential Parking Spaces

Convalescent Home Parking Spaces

Cycle Storage
- Ⓐ

Proposed Block A

Ⓑ

Proposed Block B

Ⓒ

Proposed Block C

Ⓓ

Proposed Block D

Ⓔ

Proposed Block E

Ⓕ

Proposed Block F

Ⓖ

The Cottage

Ⓗ

The Laundry

Ⓘ

Carpenters House

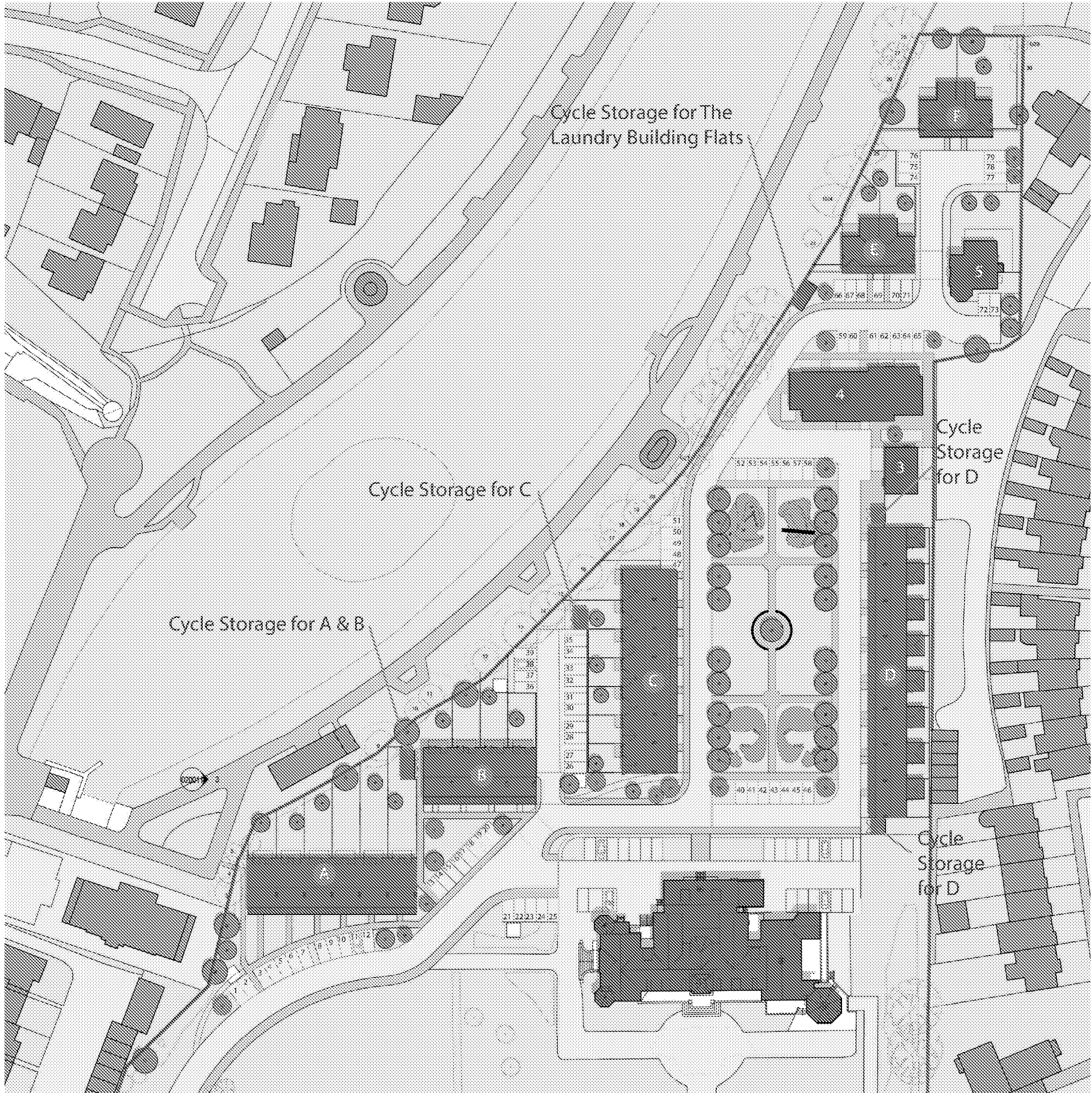


FIG . 78 - IMAGE DESCRIPTIONS

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4.18 WASTE STRATEGY

As described in section 4.1 above we have incorporated bin storage at the front of each house. House purchasers would normally expect to have bin storage within their own curtilage rather than in a communal store (which would generate maintenance costs for residents). This also ensures the residents don't have to walk excessive distances to refuse stores

Wheelie bins will be located in dedicated stores adjacent to the front door of each house protected by the overhanging canopy. The bin stores will be made of timber and have lids on to hide the wheelie bins from view and provide space for 2 x 240 litre wheelie bins. A robust timber screen at the front of the canopy will screen these stores from the street.

The flats in the Laundry will use the existing building to the west for refuse storage (see Fig 50).

The houses in Blocks E and F (which have substantial rear gardens) will have refuse storage within the gardens. It will be the responsibility of these residents to move their bins to the edge of the road on collection day

- Ⓐ Proposed Block A
- Ⓑ Proposed Block B
- Ⓒ Proposed Block C
- Ⓓ Proposed Block D
- Ⓔ Proposed Block E
- Ⓕ Proposed Block F
- ③ The Cottage
- ④ The Laundry
- ⑤ Carpenters House

- Bin Storage - Beneath Canopy
- Bin Storage - Laundry Building
- Bin Storage - External



FIG . 79 - SITE PLAN INDICATING BIN STORE LOCATIONS

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Refuse storage designs



FIG . 84 - REFUSE STORE FOR FLATS IN THE LAUNDRY



FIG . 80 - BIN STORES ADJACENT TO HOUSES



FIG . 81 - DETAIL OF LIFT-LIFTING MECHANISM



FIG . 82 - TOP ACCESS FOR LOADING REFUSE



FIG . 83 - FRONT ACCESS FOR BIN REMOVAL