

PROPOSED OUTLINE PLANNING SITE LAYOUT

DRAWING PREPARED TO SUPPORT OUTLINE PLANNING APPLICATION FOR APPROVAL OF LAYOUT AND ACCESS ONLY
WITH ALL OTHER MATTERS RESERVED

notes

INDICATIVE ACCOMMODATION SCHEDULE ONLY

HOUSE TYPES AND FLOOR AREAS SUBJECT TO APPROVAL OF RESERVED MATTERS / DETAILED PLANNING APPLICATIONS AND PREPARATION OF DETAILED HOUSE PLANS

No	X	TYPE	DESCRIPTION	APPROX FLOOR AREA
1	X	4BH	4 BEDROOM HOUSE	110.5 SQM
7	X	3BH1	3 BEDROOM HOUSE (2.5 STOREY)	97.5 SQM
3	X	3BH2	3 BEDROOM HOUSE	82.0 SQM
1	X	3BH3	3 BEDROOM HOUSE	86.0 SQM
2	X	3BH4	3 BEDROOM HOUSE (2.5 STOREY)	97.0 SQM
3	X	2BH	2 BEDROOM HOUSE	74.0 SQM
1	X	TBFOG+	2 BEDROOM FLAT OVER GARAGES	73.0 SQM

TOTAL DWELLING UNITS 18
TOTAL CAR PARKING PROVIDED = 35

ACCESS IMPROVEMENTS

KERB LINE OF MAIN ROAD RE-ALIGNED IN VICINITY OF EXISTING ACCESS TO PROVIDE VISIBILITY SPLAYS NOTED INCORPORATING NEW 6000MM RADIUS KERBS TACTILE PAVING AND CROSSOVER CONSTRUCTED TO COUNTY HIGHWAYS STANDARDS LEADING TO REDFINED ALIGNMENT OF EXISTING SHARED SURFACE PRIVATE ACCESS ROAD 4800MM WIDE WITH LOCALISED WIDENING FOR SERVICE VEHICLES PLUS 2000MM WIDE SERVICE MARGIN / PEDESTRIAN WALKWAY AS INDICATED ON WEST SIDE

REAR ACCESS TO SHOP
PROPOSED VEHICULAR REAR ACCESS GATES TO SHOP

RETAINED BOUNDARY
INDICATION OF PROPOSED RETAINING WALL ADJACENT BOUNDARY TO ENABLE MAKE UP OF LEVELS SITE SIDE

TREE WORKS / REMOVAL
TREES / SHRUBS WITHIN BOUNDARY TO BE REMOVED - ARBORICULTURAL ASSESMENT TO BE UNDERTAKEN TO PROVIDE THE NECESSARY TREE SURGERY / REDUCTION OF OVERHANGING CANOPIES TOWARDS BOUNDARY LINE AND PROVISION OF ROOT PROTECTION FOR THE NEW CONSTRUCTION

ADJACENT HORSE CHESNUT

ADJACENT WILLOW TREE

RETAINED BOUNDARY
INDICATION OF PROPOSED RETAINING WALL ADJACENT BOUNDARY TO ENABLE MAKE UP OF LEVELS SITE SIDE

CONVENIENCE STORE

GRANITE SETS (RUMBLE STRIP) TO DELINEATE BACK EDGE OF PAVEMENT LINE AND START OF SHARED SURFACE

April Cottage

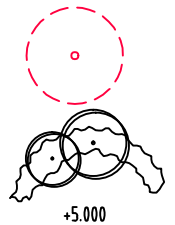
The Lilacs

SCALE



LEGEND

- BC BIN COLLECTION POINT
- BS BIN STORE
- RW PROPOSED BOUNDARY RETAINING WALL
- EXISTING TREE RETAINED - DASHED IF REMOVED



- EXISTING TREE REMOVED
- PROPOSED TREES AND SHRUBS
- INDICATION OF EXISTING GROUND LEVELS

GENERAL NOTE

NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING - THE CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE - IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT ALL WORKS ARE LAWFUL OR APPROVED UNDER PLANNING LEGISLATION & ARE IN COMPLIANCE WITH THE BUILDING REGULATIONS - THE CLIENT WHEN REQUIRED BY THE CONSTRUCTION DESIGN & MANAGEMENT REGULATIONS WITH RESPECT OF HEALTH & SAFETY SHALL APPOINT AS SOON AS PRACTICABLE A COMPETENT CDM CO-ORDINATOR AND PRINCIPLE CONTRACTOR - THE CLIENT AND CONTRACTOR ARE ADVISED TO ENSURE THAT ANY PROPOSED WORKS REQUIRING ACTION UNDER THE PARTY WALL ETC ACT ARE NOT IMPLEMENTED UNTIL APPROPRIATE PARTY WALL AGREEMENTS HAVE BEEN FINALIZED

REV B 24.06.14 - NOTES ADDED IN RESPONSE TO STAGE ONE ROAD SAFETY AUDIT RELATING TO PEDESTRIAN WALKWAY AT ACCESS

REV A 10.06.14 - PLANTED SERVICE MARGIN NOTED - PARKING ADJUSTED PLOTS 12 - 15 - MINOR ADJUSTMENTS TO ACCESS ROAD TO ACCOMMODATE SWEEP PATH ANALYSIS - GRANITE SETS ADDED AT ACCESS

LAND AT KINGS CLOSE YAPTON - COMBINED SITE

crescent designs
architecture

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