

PROPOSED SITE LAYOUT

DRAWING PREPARED FOR APPROVAL OF RESERVED MATTERS FOLLOWING OUTLINE PLANNING APPROVAL Y/22/14

SITE LAYOUT BASED ON OUTLINE PLANNING APPROVAL Y/22/14 - READ IN CONJUNCTION WITH OUTLINE APPLICATION DRG 13020-01REVB

SUBJECT TO PLANNING APPROVAL OF RESERVED MATTERS

READ IN CONJUNCTION WITH LATEST REVISION OF LANDSCAPE LAYOUT
DRAWING 16024-RM110 FOR PROPOSED BOUNDARY TREATMENTS
AND LOCATION OF REAR GARDEN PATIOS ETC

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

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

REAR ACCESS TO SHOP

PROPOSED VEHICULAR REAR ACCESS
GATES TO SHOP

RECENT DEVELOPMENT

RECENT DEVELOPMENT OF FLATS
ADJACENT SITE

RETAINED BOUNDARY

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

TREE WORKS / REMOVAL

TREES / SHRUBS WITHIN BOUNDARY TO BE
REMOVED - OVERHANGING CANOPIES TO BE
REDUCED BACK TO BOUNDARY LINE

ADJACENT HORSE
CHESNUT

ADJACENT
WILLOW TREE

RETAINED BOUNDARY

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

LAND AT KINGS CLOSE YAPTON

client **PLOTLIFE SPV3 LTD**

project **LAND AT KINGS CLOSE YAPTON**

date **OCT 2017**

drg no **16024-RM101 REVB**

scale **1:500 @ A3**

status **reserved matters application**

REV A 02.11.17 - UPDATED FOR RESERVED MATTERS APPLICATION
REV B 08.11.17 - LANDSCAPE DRG REFERENCE UPDATED NEW FLATS INDICATED NORTH OF SITE

notes

ACCOMMODATION SCHEDULE

HOUSE TYPES AND FLOOR AREAS SUBJECT TO APPROVAL OF RESERVED MATTERS SUBMISSION
AND PREPARATION OF DETAILED HOUSE PLANS

No	TYPE	DESCRIPTION	APPROX FLOOR AREA
1	X H14B	4 BEDROOM 5 PERSON HOUSE	113.5 SQM
7	X H23B	3 BEDROOM 5 PERSON HOUSE (2.5 STOREY)	100.1 SQM
1	X H33B	3 BEDROOM 4 PERSON HOUSE	89.3 SQM
1	X H43B	3 BEDROOM 4 PERSON HOUSE	85.0 SQM
1	X H53B	3 BEDROOM 4 PERSON HOUSE	85.0 SQM

1	X H63BAFF	3 BEDROOM 4 PERSON AFFORDABLE HOUSE	85.0 SQM
3	X H72BAFF	2 BEDROOM 3 PERSON AFFORDABLE HOUSE	74.2 SQM
1	X H82BAFFCH	2 BEDROOM 3 PERSON AFFORDABLE COACH HOUSE	73.7 SQM

2	X H93B	3 BEDROOM 5 PERSON HOUSE (2.5 STOREY)	100.1 SQM
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TOTAL DWELLING UNITS 18

TOTAL CAR PARKING PROVIDED = 35

5 X AFFORDABLE HOMES LOCATED PLOTS 2-5 AND 11

SCALE



LEGEND

BC

BS

RW



BIN COLLECTION POINT

BIN STORE

PROPOSED BOUNDARY RETAINING WALL

EXISTING TREE RETAINED -
DASHED IF REMOVED

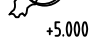
APPROX 9 X LAMP POST 4.5M HIGH POSITIONS TBC BY SPECIALIST



EXISTING TREE REMOVED



PROPOSED TREES AND SHRUBS



INDICATION OF EXISTING
GROUND LEVELS

LANDSCAPE COMMON AREAS refer to latest revision of Landscape Layout drg 16024-RM110

ROAD SURFACE AND FOOTPATHS TO BE TARMACADAM - PERMEABLE WHERE REQUIRED BY
ENGINEERS SURFACE WATER DRAINAGE DESIGN.

PARKING AREAS TO BE CONCRETE BLOCK PAVIORS WITH BAYS DELINEATED BY CONTRASTING
COLOUR - ALL PERMEABLE IF REQUIRED BY ENGINEERS SURFACE WATER DRAINAGE DESIGN

SOFT LANDSCAPE AREAS TO BE LOW LEVEL GROUND COVER PLANTING LESS THAN 600MM HIGH
TREES TO BE SMALL WITH MATURE HEIGHT 4.5 - 7.5M

PROPOSED FINISHED GROUND FLOOR LEVELS FLOOR LEVEL SET AT DPC LEVEL

PLOT 1	6.450	PLOTS 5-8	6.300	PLOTS 12-15	6.750
PLOTS 2-4	6.375	PLOTS 9-11	6.525	PLOTS 16-18	6.375

REFER TO TOPOGRAPHICAL SURVEY FOR FOR DETAILS OF EXISTING LEVELS

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NO DIMENSIONS ARE TO BE SCALED FROM THE DRAWING - THE CONTRACTOR SHOULD CHECK ALL DIMENSIONS ON SITE - IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT ALL WORKS ARE LAWFUL & IN COMPLIANCE WITH THE BUILDING REGULATIONS - SUBJECT TO DETAILED SURVEY OF SITE & REQUIREMENTS OF LOCAL AUTHORITY PLANNING BUILDING REGULATION & HIGHWAY DEPARTMENTS - ALL OS INFORMATION REPRODUCED FROM ORDNANCE SURVEY DATA (C) CROWN COPYRIGHT ALL RIGHTS RESERVED LICENSE 100020449 - THE CLIENT WHEN REQUIRED BY THE CONSTRUCTION DESIGN & MANAGEMENT REGULATIONS SHALL APPOINT AS SOON AS PRACTICABLE A COMPETENT PRINCIPLE DESIGNER & PRINCIPLE CONTRACTOR - THE CLIENT & 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 - DRAWING PREPARED FOR PLANNING APPLICATION PURPOSES ONLY