Taylor's Close

EXISTING HOUSING DEVELOPMENT

No. 1 Taylors Close

TAYLORS CLOSE

Existing trees retained

Existing trees removed

1.8m high close boarded fence

SITE BOUNDARY

1.8m high existing close boarded fence

Approximate location of existing foul water man hole

MH4

Car ports

Form pave block paviours

1.0m high close boarded fence

Pave from block paviours

Existing close boarded fencing to rear of plots 9, 10 and 11

Existing trees

Existing drainage

Existing 2m high facing brick wall

Hatched area indicates bin storage area on collection days

Block paviours

1.8m high close boarded fence

1.8m high brick wall

Dashed line indicates existing Lamb Inn pub

Existing trees removed

Existing Lamb Pub converted into two dwellings

The Well House

Existing man hole

MH1 CL:10.43 IL:8.85

MH2A

MH2B

MH2 CL:10.13 IL:7

MH3 CL: 9.89

SITE BOUNDARY

R 3000

VISIBILITY SIGHT LINE 2.4m x 56m

Existing bus stop to be relocated

2m wide foot path

Assumed location of sewer. To be confirmed on site

2.4 x 56m viability sight lines in both directions (purple line)

Existing manhole (assumed Southern Water reference: 7401)

Bus shelter location

BILSHAM ROAD

Approximate location of existing bus stop

Street elevation line A - A

FFL 10.30

FFL 10.10

FFL 9.80

ACCOMMODATION SCHEDULE

Plot	Type of Dwelling	Gross Internal Area
1	3 bedroom house in existing pub building	90 sqm (968 sqft)
2	4 bedroom house in existing pub building	150 sqm (1614 sqft)
3	3 bedroom house	84.22sqm (906 sqft)
4	3 bedroom house	84.22sqm (906 sqft)
5	3 bedroom house	83.61sqm (900 sqft)
6	3 bedroom house	83.61sqm (900 sqft)
7	4 bedroom house	110.54sqm (1190 sf)
8	4 bedroom house	109.22sqm (1175 sf)
9	3 bedroom house	91.00sqm (979 sqft)
10	3 bedroom house	91.00sqm (979 sqft)
11	3 bedroom house	91.00sqm (979 sqft)
12	2 bedroom house (affordablo)	72.00sqm (775 sqft)
13	3 bedroom house (affordable)	82.24sqm (885 sqft)

CAR PARKING

All dwellings apart from the affordable dwellings of plots 12 and 13 have two allocated car spaces. Plots 12 and 13 have one car space each and one adjacent visitors space each. A further 5 visitors spaces are provided.

Carports are provided; as indicated, where some car parking is close to existing retained trees

New Site Plan Retaining Existing Pub Building

Revisions

A	21.09.2011	General amendments
B	22.09.2011	General amendments
C	29.09.2011	General amendments
D	03.10.2011	General amendments
E	26.03.2012	Plots 1, 2, 3 and associated access road amended. Plots 4 and 8 amended.
F	29.03.2012	Plot size amendment
G	21.09.2012	Plots 1 to 7 revised/one dwelling omitted
H	17.10.2012	Extra car parking bay added - chimneys added to existing pub building - general ammendments
I	25.10.2012	Allocation of parking bays amended - bus stop location still to be confirmed
J	01.11.2012	Bus stop location confirmed - dormer window added to plot 1
K	07.11.2012	Section line B-B removed

LEGEND

FENCES & WALLS

900mm high facing brick wall to Bilsham Road frontage of plots 1, 2 and 3.

1.8m high facing brick wall to be provided on the Bilsham Road frontage between plots 3 and 4 and between plots 8 and 13.

1.8m high facing brick wall to be provided to the site boundary of plot 14 facing Taylors Close.

All other boundaries between rear gardens and communal spaces to be fenced with 1.8m high stained closed boarded fences.

Party boundaries at the rear of properties to be determind by 900mm high post and wire fencing and a 2.4m length x 1.8m high stained close boarded gossip screen adjacent to each house.

1.8m high stained timber garden gate.

GROUND SURFACES

Generally all hard surfaces to roads, footpaths and car parking spaces are to be porous concrete block paving as a sustainable urban drainage system

SOFT LANDSCAPE

Existing trees to be retained

Existing trees and scrub to be removed

New shrub and ground cover planting

new trees

LEVELS

-9.58 Existing ground level

-8.85 Proposed finished ground level

FFL 10.10 Proposed finished ground floor level

2m x 1m bicycle store

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Proposed Residential Development at the former Lamb Public House site
Yapton

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