

LEGEND

- DENOTES SITE APPLICATION BOUNDARY
- DENOTES 1800MM HIGH TREATED CLOSE BOARDED FENCE.
- DENOTES 900MM HIGH GALVANISED FLAT TOP RAILINGS.
- DENOTES FACING BRICK RETAINING BOUNDARY WALLS - REFER TO ENGINEERS DRAWINGS FOR R.WALL DETAILS.
- DENOTES 500mm HIGH TIMBER TREATED KNEE RAIL.
- DENOTES 1800mm HIGH FACING BRICKWORK BOUNDARY / PART RETAINING WALLS WHERE NECESSARY.
- DENOTES AREA IN TOBERMORRE PERMEABLE PAVING SYSTEM AS DENOTED - COLOUR: GREY
- DENOTES AREA IN TOBERMORRE PERMEABLE PAVING SYSTEM AS DENOTED - COLOUR: MULTI RED / BRINDL.
- DENOTES 2.6M X 4.8M TOBERMORRE PERMEABLE PAVING SYSTEM PARKING BAYS WITH 50MM X 100MM P.C CONCRETE PATH EDGING TO DELINEATE BAYS.
- DENOTES AREA OF NEW 2M WIDE TARMACADAM FOOTWAYS TO PERIMETER OF SITE.
- DENOTES AREA OF NEW TARMACADAM ACCESS ROAD INTO SITE.
- DENOTES AREAS OF 450 X 450MM P.C CONC. PAVING SLABS TO FORM PATIO AREAS AND 900MM MIN FOOTPATHS TO TO CURBFACE OF RETAIL AND 1200MM WIDE TO TO CURTILAGE OF FLATS.
- DENOTES AREAS OF INFORMAL PLANTING / LANDSCAPING AREAS. AS PER TREE SPECIES MIX IN LANDSCAPING SCHEDULE.
- DENOTES AREAS OF RAIN GARDENS TO ASSIST SUDDS DRAINAGE DESIGN & BIODIVERSITY AS PER TREE SPECIES MIX IN LANDSCAPING SCHEDULE.
- DENOTES SHRUB BOUNDARIES - REFER TO LANDSCAPE LAYOUT FOR FURTHER DETAILS.
- DENOTES FENCE REINFORCED SHRUB BOUNDARIES AROUND CULVERT - REFER TO LANDSCAPE LAYOUT FOR FURTHER DETAILS.
- DENOTES 1.8M HIGH - 900MM WIDE TIMBER GATE WITH A SECURITY LOCK. IN COMPLIANCE WITH BS8300 - NOTE GATE TO BE SIMILAR HEIGHT TO ADJACENT WALL/GATE IF APPLICABLE.
- DENOTES NEW TREE PLANTING (REFER TO LANDSCAPE DRAWING FOR TYPES AND SCHEDULES)
- DENOTES EXISTING TREES TO BE REMOVED
- DENOTES EXISTING TREES TO REMAIN WITH ROUTE BARRIER AND CONDITION DESIGNATION AS PER ACCOMPANYING TREE REPORT
- DENOTES 2.9M DIAMETER ROTARY DRYER SET IN CONCRETE - PROVIDING 4M MIN. OF LINE FOR 2 BED DWELLINGS, 6M MIN. FOR 3 BED DWELLINGS.
- DENOTES PAVED CONCRETE HARDSTANDING FOR COMMUNAL BIN STORES HOSTING REFUSE BINS TO SUIT LA REQUIREMENTS
- DENOTES ROBUST TREATED TIMBER FRAMED SHED WITH INCL.2% SHELFED OR SIMILAR TYPE STEEL FRAMED RAKE ROOF BOTH BOLTED TO 150MM THICK CONCRETE BASE - PROVIDING SPACE FOR 140 BICYCLES AND 140 GARDEN STORE SPACE. PERMANENT LOCK TO BE PROVIDED TO SHED DOOR. CONFORMING TO BS 3621:2004.
- DENOTES POSITION OF IBSTOCK OR SIMILAR SWIFT BOX IN SMOOTH RED - TO BE INSTALLED AT MIN. 5M FROM EXTERNAL GROUND LEVEL.
- DENOTES POSITION OF IBSTOCK BAT BRICK (TYPE A) OR SIMILAR - REFER TO INDIVIDUAL ELEVATIONS FOR EXACT LOCATION.

FLATS - PLOTS 1-6

PLOT NO.	DWELLING TYPE	GIA (M ²)	GIA (FF)
1	4P 2B HOUSE TYPE	90	968
2	4P 2B HOUSE TYPE	82	882
3	4P 2B HOUSE TYPE	82	882
4	4P 2B HOUSE TYPE	82	882
5	4P 2B HOUSE TYPE	82	882
6	4P 2B HOUSE TYPE	82	882

FLATS - PLOTS 7-14

PLOT NO.	DWELLING TYPE	GIA (M ²)	GIA (FF)
7	3P 2B FLAT TYPE	64.5	674
8	3P 2B FLAT TYPE	69	742
9	2P 1B FLAT TYPE	53	570
10	2P 1B FLAT TYPE	53	570
11	2P 1B FLAT TYPE	53	570
12	2P 1B FLAT TYPE	55	592
13	3P 2B FLAT TYPE	64.5	674
14	3P 2B FLAT TYPE	69	742

FLATS - PLOTS 15-23

PLOT NO.	DWELLING TYPE	GIA (M ²)	GIA (FF)
15	3P 2B FLAT TYPE	60.8	65.4
16	2P 1B FLAT TYPE	54.7	588
17	2P 1B FLAT TYPE	54.7	588
18	2P 1B FLAT TYPE	54.7	588
19	2P 1B FLAT TYPE	54.7	588
20	2P 1B FLAT TYPE	54.1	582
21	3P 2B FLAT TYPE	60.8	65.4
22	2P 1B FLAT TYPE	54.7	588
23	2P 1B FLAT TYPE	54.7	588

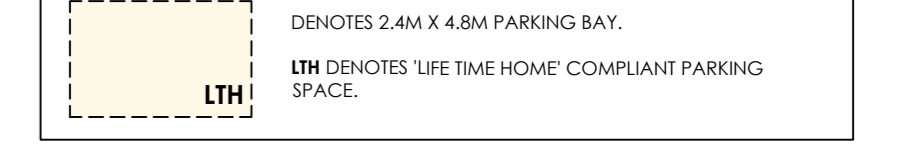
FLATS - PLOTS 24-32

PLOT NO.	DWELLING TYPE	GIA (M ²)	GIA (FF)
24	2P 1B FLAT TYPE	54.7	588
25	2P 1B FLAT TYPE	54.7	588
26	2P 1B FLAT TYPE	54.1	588
27	3P 2B FLAT TYPE	60.8	65.4
28	2P 1B FLAT TYPE	54.7	588
29	2P 1B FLAT TYPE	54.7	588
30	2P 1B FLAT TYPE	54.7	588
31	2P 1B FLAT TYPE	54.7	588
32	2P 1B FLAT TYPE	54.1	582

PLOT SCHEDULE

DWELLING TYPE	NO.
2P 1B FLAT TYPE	19
3P 2B FLAT TYPE	7
4P 2B HOUSE TYPE	6
TOTAL NUMBER OF UNITS	32

REFER TO CONSULTING ENGINEERING DRAWINGS FOR FINISH FLOOR LEVELS AND DRAINAGE DETAILS.
REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR DETAILS OF LANDSCAPING PROTOCOLS.



PARKING SCHEDULE

UNIT TYPE	No.	PARKING SPACES
4 PERSON 2 BEDROOM HOUSE TYPE	6	12
3 PERSON 2 BEDROOM FLAT TYPE	7	14
2 PERSON 1 BEDROOM FLAT TYPE	19	39
Sub Total		65
VEHICLES (OFF STREET)		3
VEHICLES (ON STREET)		2
TOTAL		90

- STRENGTHS**
- SITE LOCATED WITHIN EXISTING URBAN SURROUNDINGS.
 - SURFACE WATER DRAINAGE DRAINAGE AND CONNECTION ON-SITE
 - EASY ACCESS TO SURROUNDING SUSTAINABLE FOOTPATHS / ROAD / BUST STOPS ETC
 - USE OF PLANTING/ SOFT LANDSCAPING SET OUT TO SOFTEN CAR PARKING AREAS.
 - CREATION OF KEY FOCAL POINTS THROUGHOUT THE SITE USING BOTH HARD AND SOFT LANDSCAPING.
 - SUSTAINABILITY CLOSE TO LOCAL SHOPS AND AMENITIES.
 - BROWN FIELD SITE WITH USE OF EXISTING LAND.
 - EXISTING SERVICES PRESENT ON SITE REDUCING THE NEED TO DISRUPT NEIGHBORING ROADS AND FOOTWAYS.
- WEAKNESSES**
- EXISTING SITE ACCESS DETERMINES SITE LAYOUT DESIGN AND GRADIENTS
 - LARGE RETAINING WALLS REQUIRED
 - NUMBER OF UNITS BASED ON USE OF NON ADAPTABLE ROAD AND PRIVATE DRIVES.
 - SURFACE WATER RUN OFF.
 - VERY STEEP TOPOGRAPHY
 - ABUNDANCE OF TREES
 - AMOUNT OF ENGAGEMENTS TO SOUTH OF SITE
 - LARGE DIVERSIONS REQUIRED
- THREATS**
- POTENTIAL TRAFFIC GENERATION FROM THE SCHEME.
 - LOSS OF TREES AND ECOLOGY
 - LOSS OF ECOLOGICAL FEATURES.
 - ADEQUATE SUPPLIES FROM SERVICE PROVIDERS
 - LOSS OF GREEN SPACES
- OPPORTUNITIES**
- TO INCORPORATE EXISTING HEDGEROWS AND MATURE TREES INTO THE DESIGN.
 - TO PROMOTE SUSTAINABLE SURFACE WATER DRAINAGE DESIGN (SUDDS)
 - TO OPTIMIZE VIEWS INTO AND OUT OF THE SITE FROM KEY VANTAGE POINTS.
 - TO ENCOURAGE A MIX OF HOUSE TYPES TO REFLECT PROVISION FOUND LOCALLY.
 - TO RETAIN THE WILDLIFE AND ECOLOGICAL CORRIDORS AS AN ECOLOGICAL ASSET AND TO PROVIDE OPPORTUNITIES FOR RECREATION.
 - TO PROVIDE AFFORDABLE HOMES TO STRENGTHEN THE DIVERSITY OF HOUSING TENURE IN THE AREA.
 - TO ACHIEVE A HIGH QUALITY DEVELOPMENT WITH A STRONG IDENTITY, ACTIVITY AND A STRONG SENSE OF PLACE.
 - TO PROMOTE HOME WORKING OPPORTUNITIES WITHIN EACH DWELLING.
 - POTENTIAL FOR RESIDENTS TO LIVE AND WORK IN CLOSE PROXIMITY REDUCING THE NEED TO TRAVEL.
 - TO INCORPORATE SUSTAINABLE URBAN DRAINAGE SYSTEMS TO MANAGE SURFACE WATER ON THE SITE.
 - TO USE NEW PLANTING AND LANDSCAPE BUFFERS TO SOFTEN THE VISUAL IMPACT OF NEW DEVELOPMENT ON THE LANDSCAPE.
- DESIGN STRATEGIES AND OBJECTIVES HAVE BEEN DEVELOPED FROM THE SWOT ANALYSIS THAT SEEK TO BUILD ON EXISTING STRENGTHS, MATCH STRENGTHS WITH OPPORTUNITIES AND REMOVE WEAKNESSES. PARTICULAR ATTENTION HAS BEEN GIVEN TO WEAKNESSES THAT CAN BE MATCHED WITH THREATS, AS IN SUCH CASES THE THREATS ARE MOST LIKELY TO BE REUSED.



EXTERNAL BIKE ENCLOSURE NTS
BICYCLE STANDS - RESIDENTIAL & RETAIL
Semi vertical stacking rack system - Bikedock solutions
info@bikedocksolutions.com
0800 6126113

SITE AREA:
SITE OWNERSHIP AREAS: 2 ACRES
DEVELOPABLE SITE AREA: 1.2 ACRES

PROPOSED SITE LAYOUT
Scale 1:200

0 2 4 6 8 10m
SCALE 1:200

Revisions

Rev.	Description	Scale	Revision	Date	Checked
1	REV. A - SITE PLAN TO EAST BOUNDARY AND DISTINGUISH FROM ADJACENT DEVELOPMENT	1:200 @ A0	D	Sept 24	Kml

Drawing Purpose
DRAWING PURPOSE
PLANNING

Client
Melin Homes

Job Title
Open Heath, Ringland

Drawing No
LT2401.04.01

Branding Title
Proposed Site Layout

Scale
1:200 @ A0

Date
Sept 24