



SITE AREA: 2 ACRES
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

KEY SCHEDULE

- DENOTES SITE APPLICATION BOUNDARY
- DENOTES 1800mm HIGH TREATED CLOSE BOARDED FENCE.
- DENOTES 900mm HIGH GALVANISED FLAT TOP RAILING.
- 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 1800mm HIGH FACING BRICK BOUNDARY WALLS WITH TIMBER FENCE PANELS WITHIN BRICKWORK PILES.
- DENOTES AREA IN TOBERMORE PERMEABLE PAVING SYSTEM AS DENOTED - COLOUR: GREY
- DENOTES AREA IN TOBERMORE PERMEABLE PAVING SYSTEM AS DENOTED - COLOUR: MULTI RES / BRICK
- DENOTES 2.6M X 4.8M TOBERMORE 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 CURTLAGE OF RETAIL AND 1200MM WIDE TO 10 CURTLAGE OF FLATS.
- DENOTES AREAS OF INFORMAL PLANTING / LANDSCAPING AREAS - AS PER TREE / SPECIES MIX IN LANDSCAPING SCHEDULE.
- DENOTES AREAS OF RAIN GARDENS TO ASSIST SUDDO 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 BS5830 - 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 STORE HOSTING REFUSE BINS TO SUIT LA REQUIREMENTS
- DENOTES ROUST TREATED TIMBER FRAMED SHED WITH 110/210 SHEETPILE OR SIMILAR TYPE STEEL FRAMED BIKES RACK, BOTH BOLTED TO 150MM THICK CONCRETE BASE - PROVIDING SPACE FOR 110/210 BICYCLES AND 11M 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
- DENOTES POSITION OF ELECTRIC METER CHARGING POINT (DUCTS FOR FUTURE INSTALLATION)

STRENGTHS

- SITE LOCATED WITHIN EXISTING URBAN SUBURBS.
- SURFACE WATER DRAINAGE DISCHARGE AND CONNECTION ON-SITE
- EASY ACCESS TO SURROUND SUSTAINABLE FOOTPATHS / ROAD / BUS 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 NEIGHBOURING 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 ADOPTABLE ROAD AND PRIVATE DRIVES.
- SURFACE WATER RUN OFF.
- VERY STEEP TOPOGRAPHY
- ABUNDANCE OF TREES
- AMOUNT OF EASEMENTS TO SOUTH OF SITE
- LARGE DIVERSIONS REQUIRED

THREATS

- POTENTIAL TRAFFIC CONGESTION 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 (SUDDO).
- 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 REALISED.



EXTERNAL BIKE ENCLOSURE NTS

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