

	2 nd 18 FLAT TYPE	-	19
	3 rd 28 FLAT TYPE	-	7
	4 th 28 HOUSE TYPE	-	6
TOTAL NUMBER OF UNITS		-	32

 DENOTES 2.4M X 4.8M PARKING BAY.
LTH DENOTES 'LIFE TIME HOME' COMPLIANT PARKING SPACE.

<u>PARKING SCHEDULE</u>		
UNIT TYPE	No. of	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	19
<u>Sub Total</u>		<u>45</u>
VISITORS (OFF STREET)		3
VISITORS (ON STREET)		2
TOTAL		50

- SITE LOCATED WITHIN EXISTING URBAN SURROUNDS.
- SURFACE WATER DRAINAGE DISCHARGE AND CONNECTION ON SITE
- EASY ACCESS TO SURROUND SUSTAINABLE FOOTPATHS / ROAD / BUS STOP ETC
- PROPOSED LANDSCAPING SET OUT TO SOTHER CAR PARKING AREAS.
- CREATION OF KEY FOCAL POINTS THROUGHOUT THE SITE USING BOTH HARD AND SOFT LANDSCAPING.
- SUSTAINABILITY CLOSE TO LOCAL SCHOOLS 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
- LIMITED SPACE FOR BACK GROUND USE OF NON ADAPTABLE ROAD AND PRIVATE DRIVES
- SURFACE WATER RUN OFFS.
- VERY STEEP TOPOGRAPHY
- ABUNDANCE OF TREES
- AMOUNT OF EXISTMENTS TO SOUTH OF SITE
- LARGE DIVERSIONS REQUIRED

- TO INCORPORATE EXISTING HERDOWAYS AND MATURE TREES INTO THE DESIGN.
- TO PROVIDE SUSTAINABLE SURFACE WATER DRAINAGE DESIGN (SUDS)
- TO OPTIMISE VIEWS INTO AND OUT OF THE SITE FROM KEY VANTAGE POINTS.
- TO ENCOURAGE A MIX OF HOUSE TYPES TO REFLECT PROVISION FOUND IN THE AREA.
- TO RETAIN THE WILDLIFE AND ECOLOGICAL CORRIDORS AS AN ECOLOGICAL ASSET AND TO PROVIDE OPPORTUNITIES FOR RECREATION AND EDUCATION AND LOCALITY AND COMMUNITY PARTICIPATION.
- TO PROVIDE AFFORDABLE HOMES TO STRENGTHEN THE DIVERSITY OF HOUSING TENURE IN THE AREA.
- TO ACHIEVE A HIGH QUALITY WORKING ENVIRONMENT WITH A STRONG IDENTITY AND A STRONG SENSE OF PLACE".
- TO PROMOTE HOME WORKING OPPORTUNITIES WITHIN EACH DWELLING
- POTENTIAL FOR RESIDENTS TO LIVE AND WORK IN CLOSE PROXIMITY TO EACH OTHER AND TO THE NEED TO
- TO INCORPORATE SUSTAINABLE URBAN DRAINAGE SYSTEMS TO SURFACE WATER ON THE SITE.
- TO USE PLAYING LAND AND LANDSCAPE BUFFERS TO SOFTEN THE VISUAL IMPACT OF NEW DEVELOPMENT ON THE LANDSCAPE.

- POTENTIAL TRAFFIC GENERATION FROM THE SCHEME.
- LOSS OF TREES AND ECOLOGY
- LOSS OF ECOLOGICAL FEATURES.
- ADEQUATE SUPPLIES FROM SERVICE PROVIDERS
- LOSS OF GREEN SPACES

EXTERNAL BIKE ENCLOSURES

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



PROPOSED SITE LAYOUT
Scale 1:200

