# PROPOSED SITE LAYOUT - MATERIAL DISTRIBUTION PLAN

1:500

**OPEN SPACE:**
**ON SITE PROVISION**

**Parcel A (Phase 1) = 5950sqm including:**

Equipped Children's Play Space:
3.6sqm x 79 dwellings = 284.4 sqm

Casual Informal Play spaces:
16.8sqm x 79 dwellings = 1327.2sqm

Accessibility Natural Green Space
40sqm x 79 dwellings = 3160sqm

**S106 DEFINED OPEN SPACE PROVISION FOR OVERALL DEVELOPMENT OF 79 DWELLINGS (Phase I and potential phase II) ALL ACCOMMODATED WITHIN POS PARCEL A**

**Parcel B (Phase 1) = 1559sqm including SUDS feature**

**Parcel C* (Phase 2) = 1151sqm including SUDS feature (estimated subject to detailed design)**

***Parcel A + B (Phase 1) = 7509sqm***
***Parcel A + B + C* (Phase 1 + 2) = 8660sqm***

Required provision based on 79 dwellings.
All subject to detailed design and layout.
*Parcel C area subject to change at detailed design stage.

POS Parcel A.
(Phase 1)
5.950.7 m²

Land for Potential Future Phase of Residential Development

Adopted turning head

Footpath link to POS (Phase I)

proposed pedestrian access (Phase I)

Whitehouse Cottage

Osbaston Cottage

High Jinks

TCB

Ebenezer Cottages

BARTON ROAD

127.9m

Pond

soft landscape buffer to existing hedgrow

buffer to existing hedgrow (wildflower planting)

Grasscrete surfacing to provide emergency vehicle access route with bollards to prevent unauthorised access

Hedgerow planting with existing 1.8m post and rail fence (field side) to new northern boundary

BCP

Unadopted private drive

Adopted turning head

Adopted access road
2m + 5.5m + 2m

Unadopted private drive

Unadopted private drive

Balancing Lagoon to engineers layout
Area @ Bed 334m²
Area @ TWL 656m²
Area @ Top of bank 730m²
Volume 444m³
Bank 1:3
Discharge 5.7 l/s
FRH Rainfall
TOB 130.60m
TWL 129.660m
Bed 129.000m

POS Parcel B
(Phase 1)
2,123.9 m²

proposed footpath link

buffer to existing hedgrow (wildflower planting)

hedgrow cut back to facilitate new pavement

hedgrow cut back to facilitate new pavement

New pavement and crossing points to southern boundary as ADC transport assessment (outline approval)

Shelter

RPA to retained tree

Proposed hedgerow replacement planting to southern boundary within site boundary. 1.2m post and rail fence to site boundary

Tree and hedge removal in accordance with outline planning approved strategy

Proposed site access (outline planning approved)

LB

extg electricity pylon repositioned outside of redline

extg overhead cables to be rerouted below ground

Surgery

El Sub Sta

CURTIS WAY

Plot 1 60.0 m²
Plot 2 53.5 m²
Plot 3 60.4 m²
Plot 4 47.6 m²
Plot 5 38.3 m²
Plot 6 58.0 m²
Plot 7 60.0 m²
Plot 8 72.6 m²
Plot 9 63.1 m²
Plot 10 60.0 m²
Plot 11 68.0 m²
Plot 12
Plot 13
Plot 14 50.0 m²
Plot 15 80.3 m²
Plot 16 74.4 m²
Plot 17 80.2 m²
Plot 18 69.9 m²
Plot 19 73.7 m²
Plot 20 70.9 m²
Plot 21 73.1 m²
Plot 22 63.8 m²
Plot 23 73.9 m²
Plot 24 71.5 m²
Plot 25 55.9 m²
Plot 26 53.3 m²
Plot 27 80.1 m²
Plot 28 80.1 m²
Plot 29 81.8 m²
Plot 30 83.1 m²
Plot 31 91.1 m²
Plot 32 87.2 m²
Plot 33 89.2 m²
Plot 34 80.4 m²
Plot 35 60.3 m²
Plot 36 66.3 m²
Plot 37 80.0 m²
Plot 38 86.0 m²
Plot 39 74.9 m²
Plot 40 62.7 m²
Plot 41 87.4 m²
Plot 42 96.6 m²
Plot 43 86.9 m²
Plot 44 66.2 m²
Plot 45 80.0 m²
Plot 46 60.3 m²
Plot 47 56.1 m²
Plot 48 60.0 m²
Plot 49 60.4 m²
Plot 50 61.4 m²
Plot 51 60.0 m²
Plot 52 74.6 m²
Plot 53 80.6 m²
Plot 54 81.4 m²
Plot 55 115.1 m²

NOTES

N

0 5 10 15 20 25

Scale Bar | 1:500 (metres)

**MATERIAL SCHEDULE**

**COMBINATION A**

ROOF TILE
Interlocking concrete tile: Russell Grampian
Colour: Slate Grey

CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Basalt Grey (C74)

FACING BRICK
Forterra Teviot Red
Stretcher bond

PLINTH + DETAIL BRICK
Forterra Abbey Red Multi
Stretcher bond plinth
Header to window heads and cills

**COMBINATION B**

ROOF TILE
Interlocking concrete pan tile
Colour: Rustic

CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Pearl Grey (C52)

FACING BRICK
Forterra Abbey Red Multi
Stretcher bond

PLINTH + DETAIL BRICK
Forterra Teviot Red
Stretcher bond plinth
Header to window heads and cills

**APPLICABLE TO BOTH COMBINATIONS**

Entrance canopies to be Black GRP Brickfab - Ascot Canopy

Windows to be white UPVC

Front doors to be GRP composite. Colour: Black

Fascia and soffit to be black upvc with dry verge trim

Rainwater goods to be black UPVC

Tarmac (blacktop) driveways and frontage.

Access road to be adopted.
Tarmac (blacktop).

Pavements (to be adopted highway).
Tarmac (blacktop)

Private drive shared surface.
Block paving: Marshalls Keyblock or similar
Colour: Natural.

Frontage paths and rear garden paving.
Marshall Richmond Utility or similar (450x450)
Colour: Natural.

| Rev | Date | Description | By |
|---|---|---|---|
| P6 | 22.08.2024 | PLANNING ISSUE - pedestrian link to western POS added. Knee rail to SUDS removed | OR |
| P5 | 13.08.2024 | PLANNING ISSUE - rear garden sizes reviewed | OR |
| P4 | 03.07.2024 | PLANNING ISSUE - additional parking spaces to 4bed dwellings. Plots 3-4 and 22-26 amended accordingly | OR |
| P3 | 20.06.2024 | PLANNING ISSUE - Revised highways and P.O.S | OR |
| P2 | 20.03.2024 | PLANNING ISSUE | OR |
| P1 | 13.03.2024 | Prepared for planning application - issued for client sign off | OR |


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JOB TITLE
Land North of Barton Road, Barlestone

DWG TITLE
Proposed Material Distribution Site Plan

JOB REF-SERIES-DWG NO_REVISION
22025-70-004_P6

STATUS
PLANNING

| PROJECT NUMBER | SCALE | |
|---|---|---|
| 22-025 | 1:500 | A1 |
| DRAWN: DKM | CHECKED: OR | |


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