A1 SHEET SIZE 841 x 594 mm



Private Dwellings				
Type Ref	No. Beds	Sqft	No. Units	Total Sqft
N	2	732	9	6588
A	2	900	22	19800
C	3	1100	2	2200
D	3	1219	6	7314
E	3	1318	3	3954
R	3	1275	5	6375
F	4	1405	2	2810
J	4	1595	5	7975
L	4	1657	1	1657
Sub Total			**55**	**58673**
Affordable - Rent o				
Type Ref	No. Beds	Sqft	No. Units	Total Sqft
M	1	513	4	2052
P	3	897	2	1794
Sub Total			**6**	**3846**
Affordable - Shared Ownership o				
Type Ref	No. Beds	Sqft	No. Units	Total Sqft
P	3	897	3	2691
Sub Total			**3**	**2691**
Affordable - First Homes o				
Type Ref	No. Beds	Sqft	No. Units	Total Sqft
M	1	513	2	1026
P	3	897	1	897
Sub Total			**3**	**1923**
Affordable Total			**12**	**8460**
Grand Total			**67**	**67133**

Private Dwellings				
Type Ref	No. Beds	Sqft	No. Units	Total Sqft
N	2	732	5	3660
A	2	900	15	13500
C	3	1100	3	3300
D	3	1219	1	1219
R	3	1275	6	7650
L1	3	1367	3	4101
F	4	1405	2	2810
J	4	1595	4	6380
L	4	1657	4	6628
1924	4	1924	3	5772
Sub Total			**46**	**55020**
Affordable - Rent o				
Type Ref	No. Beds	Sqft	No. Units	Total Sqft
M	1	513	4	2052
N	2	732	2	1464
Sub Total			**6**	**3516**
Affordable - Shared Ownership o				
Type Ref	No. Beds	Sqft	No. Units	Total Sqft
N	2	732	3	2196
Sub Total			**3**	**2196**
Affordable - First Homes o				
Type Ref	No. Beds	Sqft	No. Units	Total Sqft
N	2	732	3	2196
Sub Total			**3**	**2196**
Affordable Total			**12**	**7908**
Grand Total			**58**	**62928**

LEGEND:
- Site Boundary
- Trees to be removed
- Existing pond
- Affordable plots:
 - Affordable Rent
 - Shared Ownership
 - First Homes
- PD Private Drive
- PR Private Road
- Chimney locations
- Denotes existing hedgerow to be removed

The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. The Contractor is to comply in all respects with current Building Legislation, British Standard Specifications, Building Regulations, Construction (Design & Management) Regulations, Party Wall Act, etc. whether or not specifically stated on this drawing. This drawing must be read with and checked against any structural, geotechnical or other specialist documentation provided. This drawing is not intended to show details of foundations, ground conditions or ground contaminants. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor. A suitable method of foundation should be provided allowing for existing ground conditions. Any suspect or fluid ground, contaminates on or within the ground, should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only & should be further investigated by a suitable expert.
Where existing trees are to be retained they should be subject to a full Arboricultural inspection for safety. All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services. A suitable method of foundation is to be provided to accommodate the proposed tree planting.
Geoff Perry Associates Limited do not accept any responsibility for any losses (financial or. otherwise) to any Client or third party arising out of the Clients (be it Developer or Contractor but not limited thereto) non- compliance with afore mentioned provisos.
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Rev:	Description:	Initials:	Date:
F.	Plot swaps to plots 5 - 10.	JB	28.11.2024
E.	Plot swaps, HA areas altered, garden areas amended, roads updated to highway comments.	JB	25.11.2024
D.	Plot swaps, HA areas altered.	EW	21.11.2023
C.	Amends to both parcels following client comments and meeting.	EW	16.11.2023
B.	Plot alterations for both parcels. Road extended to 5.5m on western site.	EW	27.10.23
A.	Minor plot swaps on both parcels, accurate SuDS drawing updated.	EW	21.08.2023

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Client: Barwell Capitol

Project: Crabtree Farm Barwell

Title: Overall Site Layout

Date: AUGUST 2023 **Scale:** 1:500 @ A1
Drawn by: EW **Checked by:**

Job No.	Drg No.	Rev.
A951	005	F

Scale Check:
1:1250 - 0 10m 20m 30m 40m 50m 60m 70m 80m
1:100 - 0 1m 2m 3m 4m 5m 6m 7m
1:50 - 0 1m 2m 3m
1:500 - 0 10m 20m 30m