

Proposed Site Plan - Full Site



Key

- Application site boundary
- Private Rear Garden Area
- Public Open / Green Space
- Dense vegetation
- Wildflower planting
- Potential retaining structure. Extent and specification to S.E details
- Existing Tree Planting (approximate locations)
- Proposed Tree Planting (for illustrative purposes only - subject to detailed design / planting scheme by Landscape Architect)
- Hedge / Shrub Planting (approximate locations)
- Principal Highway / Road
- Shared Surface Highway
- Private Drive
- Car Parking Spaces
- Pedestrian Footpaths
- Proposed Recreational Routes
- Housetypes - Point of Front Access
- Housetypes - Point of Rear Access
- Primary Site Access
- Public Right of Way (indicative position)
- Raised Table
- Windows to plots overlooking the pedestrian network.
- Indicative position of trim trails
- Proposed LEAP children's play area
- Existing Surrounding Buildings
- Indicative transition point from cycleway to highway

Schedule of accommodation

Housetype	Type	Size	No. of Units
B1	Maisonettes (GF and FF)	1-bed	16
B3	Semi-Detached / Terraced	2-bed	25
B5	Semi-Detached	3-bed	30
Curlew	Semi-Detached	2-bed	10
Dahlia	Semi-Detached	4-bed	6
Jackdaw	Semi-Detached / Terraced	3-bed	30
Kingfisher	Semi-Detached / Terraced	3-bed	11
Plover	Detached	4-bed	12
Total			140

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Source File: C253-6 21 Planning Layout

Rev	Date	Drawn	Note
P02	09/05/2024	JSJ	Minor amendments as per client comments
P03	10/05/2024	JSJ	Rear gardens updated. Plots 80-85 updated to Jackdaw. Plots 72-73, 78-79 and 139-140 updated to Dahlia. Blue asterisk denoting cycle lane transition to highway. Additional pedestrian links wrapped around private drives. Shared surface updated to 7.5m width. Plots to north of spine road plot gardens updated to suit retaining walls. General house type handing in southern parcel due to levels. Plots 094/095 pushed north to accommodate spill level parking space. Plots updated to show 900mm space to rear of parking spaces for bin storage. Amendment to bin store location, Plots 38-41 backwards. Access to plots 12-21 updated to Shared drive. Upper site updates to house types. Parking, boundaries, gardens updated to suit. Stewide house type changes. FROW adjustment. Plots 1-3 split. Rear access to plots shown in purple.
P04	25/07/2024	JSJ RM	
P05	07/10/2024	JSJ JAJ	
P06	11/10/2024	JSJ	Housetype swaps, private drives updated, general layout updates.
P07	14/10/2024	JSJ	Windows added to side elevation of Plot 59.
P08	24/10/2024	JSJ	Turning head at 46 lengthened. Private drives increased to 5m width minimum. footpath widening amended outside Plots 110/111. Widening of carriageway outside Plot 54/55.
P09	26/11/2024	JDA	Adaptable road turning head outside Plot 35 reduced. Private drive and parking amended outside Plots 63/64.

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Note: This drawing contains a reproduction of the original topographical and building survey information (drawing ref: TOPO_2D_01, TOPO_2D_02, TOPO_2D_03) as provided by Vistry Partnerships 01.09.2023. Any discrepancies are to be brought to the attention of brp architects immediately and before any further works commence.

Vistry
Partnerships

brp
architects

1 Millers Yard
Roman Way
Market Harborough
Leicestershire
LE16 7PW
T: 01858 464986
brp-architects.com

Client
Vistry Partnerships

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