

PROPOSED SITE LAYOUT - PLANNING

1:500



OPEN SPACE:
ON SITE PROVISION

Parcel A (Phase 1) = 595sqm including:
Equipped Children's Play Space:
3.6sqm x 79 dwellings = 284.4 sqm
Casual Informal Play spaces:
15.8sqm x 79 dwellings = 1257.2sqm
Accessibility Natural Green Space:
40sqm x 79 dwellings = 3160sqm

S106 DEFINED OPEN SPACE PROVISION FOR
OVERALL DEVELOPMENT OF 79 DWELLINGS
(Phase 1 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.

NOTES

0 5 10 15 20 25

Scale Bar | 1:500 (metres)

SITE LAYOUT LEGEND

Tarmac (blacktop) driveways and frontage.

Plot allocated parking
2400mm wide x 5500mm long parking space.

Rear garden turf - private.

Soft landscaping:
Front gardens - private.

Soft landscaping:
Communal - maintained.

Soft landscaping:
Front hedge boundaries - private.

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.
Marshalls Richmond Utility or similar (450x450)
Colour: Natural.

Bin collection points.

Proposed tree planting.

Site red line boundary.
33.167m².

1.8m close boarded
timber fence

1.2m post and rail
(black proof) fence

Timber knee rail

1.8m brick wall

Proposed hedgerow
planting (replacement)

Hedgerow landscape buffer
(wildflower meadow planting)

DWELLING KEY

5no. 2B3P bungalow
GFA @ 60m²
10no. parking spaces (200%)

2no. 1B2P person maisonettes
GFA @ 58m²
4no. parking spaces (200%)

16no. 2B4P person houses
GFA @ 77m²
30no. parking spaces (200%)

25no. 3B5P houses
GFA @ 90.7m²
50no. parking spaces (200%)

5no. 4B6P houses
GFA @ 104m²
10no. parking spaces (200%)

Corner treated plots.

TOTAL DWELLINGS

55no.

TOTAL PARKING

110no. (200%)

P20 12.07.2024	PLANNING ISSUE - proposed tree planting coordinated with well landscape design	OR
P19 03.07.2024	PLANNING ISSUE - additional parking spaces to shed dwellings. Plots 34 and 32-35 amended accordingly	OR
P18 20.06.2024	PLANNING ISSUE - Revised highways and P.O.D.	OR
P17 20.03.2024	PLANNING ISSUE	OR
P16 18.03.2024	Boundary treatment to SUDS pond aligned	OR
P15 13.03.2024	Prepared for planning application - issued for client sign off	OR
P14 19.02.2024	Plots 5-11 arrangement amended. Front paving revised generally	OR
P13 09.02.2024	Update to reflect housekeeping block plan amendments	OR
P12 08.02.2024	SUDS basin and roads coordinated with Engineers proposals	OR
P11 31.01.2024	House types added + plots 46-53 revised	OR
P10 23.01.2024	Turningsheds and parking to 46-51 revised	OR
P9 16.01.2024	For client review	OR
P8 16.01.2024	For client review	OR
P7 03.01.2024	Revised following pre-app advice	OR
P6 04.12.2023	Revised following MYPAD feedback	SP
P5 28.11.2023	Revised following MYPAD advice	OR
P4 16.11.2023	Revised following pre-app advice	OR
P3 21.07.2023	PRE APPLICATION	OR
P2 14.07.2023	Issued for comment	DKM
P1 14.06.2023	Issued for comment	DKM
Rev/Date	Description	By



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JOB TITLE
Land North of Barton Road,
Barlstone

DWG TITLE
Proposed Site Layout

JOB REF-SERIES:DWG NO., REVISION
22025-70-001_P20

STATUS
PLANNING

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

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