



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	14	12600
C	3	1100	3	3300
D	3	1219	2	2438
R	3	1275	5	6375
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			45	54064
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			57	61972

LEGEND:	
	Site Boundary
	Trees to be removed
	Existing pond
Affordable plots:	
	Affordable Rent
	Shared Ownership
	First Homes
	Private Drive
	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 suspected or fluid ground, contaminants 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 above mentioned provisions. © This drawing is the property of Geoff Perry Associates Limited and may not be copied or used for any purpose other than that for which it is supplied without the express written authority of Geoff Perry Associates Limited.

H. Amendments to layout following LA comments.	JB 09.04.2025
G. Garden sizes updated to requirements	JB 27.03.2025
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. Amendments 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

Rev:	Description:	Initials:	Date:
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Client:
Barwell Capital

Project:
Crabtree Farm Barwell

Title:
Overall Site Layout

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

Job No. A951
Drg No. 005
Rev. H

