

PROPOSED SITE LAYOUT - MATERIAL DISTRIBUTION PLAN

1:500



OPEN SPACE:
ON SITE PROVISION

Parcel A (Phase 1) = 5959sqm 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 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.

POS Parcel A.
(Phase 1)
5,959.7 m²

Land for Potential
Future Phase of
Residential
Development

Footpath link to
POS (Phase 1)

proposed pedestrian
access (Phase 1)

soft landscape
buffer to
existing
hedgerow

Proposed site access (outline
planning approval)

Tree and hedge removal in
accordance with outline
planning approved strategy

RPA to retained tree

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

CURTIS WAY

Shedder

El Sub Sta

39
Surgery

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

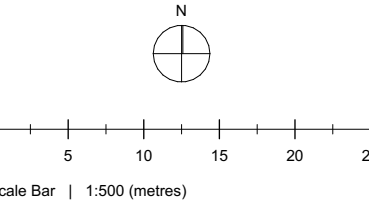
hedgerow cut back to
facilitate new pavement

buffer to existing
hedgerow (wildflower
planting)

extg overhead cables
to be rerouted below
ground

extg electricity pylon
repositioned outside
of redline

NOTES



MATERIAL SCHEDULE

COMBINATION A

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

CLADDING
Cedar Click weatherboarding:
Wood finish
Colour: Forest Grey (C74)

FACING BRICK
Forterra Cheshire 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
Cedar Click weatherboarding:
Wood finish
Colour: Pearl Grey (C52)

FACING BRICK
Forterra Abbey Red Multi
Stretcher bond

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

APPLICABLE TO BOTH COMBINATIONS

Entrance canopy to be Black GRP Brackets:
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.
Marshalls Richmond Utility or similar (430x450)
Colour: Natural.

P8	25.10.2024	Forterra Worcester Red Multi brick spec changed to Forterra Cheshire Red, as introduced	DOM
P7	06.09.2024	PLANNING ISSUE - garden sizes adjusted to be in accordance with local authority design guide	OR
P6	22.08.2024	PLANNING ISSUE - pedestrian link to western PCO added. Knee rail to SUDS removed	OR
P5	13.06.2024	PLANNING ISSUE - rear garden sizes revised	OR
P4	03.07.2024	PLANNING ISSUE - additional parking spaces to shed dwellings. Phas 3-4	OR
P3	20.06.2024	PLANNING ISSUE - Revised highways and FOS	OR
P2	20.03.2024	PLANNING ISSUE	OR
P1	13.03.2024	Prepared for planning application - issued for client sign off	OR
Rev/Date	Description		By

ANOTHERKIND
ARCHITECTS
STUDIO

5 Brigham Enterprise Centre, Merica Court,
Brigham, Nottingham, NG13 3XZ
01662 21100 | info@anotherkind.co.uk | www.aind.co.uk

JOB TITLE
Land North of Barton Road,
Barlstone

DWG TITLE
Proposed Material Distribution Site
Plan

JOB REF-SERIES-DWG NO. /REVISION
22025-70-004_P8

STATUS

PLANNING

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

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