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The general contractor is responsible for the verification of all dimensions on site and the architect is to be informed of any discrepancy.

The status of information contained in a computer copy of this drawing shall be limited to that conveyed by the paper copy.

Revisions:

Rev A	19.01.2022	NG/DRP
Plots 16-21 swapped. Electrical sub-station & car parking introduced.		
Rev B	02.02.2022	NG/DRP
Attenuation tank indicated.		
Rev C	08.02.2021	NG/DRP
Bicycle sheds & visitors parking indicated.		
Rev D	14.02.2022	NG/DRP
Additional fencing added. Visitors parking to POS area added.		
Rev E	18.02.2022	NG/DRP
Phasing boundary amended.		
Rev F	28.02.2022	NG/DRP
Layout updated to accommodate the OH powerline easement.		
Rev G	03.03.2022	NG/DRP
Phase 2 units added.		
Rev.H	04.03.2022	NG/DRP
Layout updated following Clients comments.		
Rev.J	14.03.2022	NG/DRP
New PROW route introduced.		
Rev.K	15.03.2022	NG/DRP
Plot 13 relocated, site access amended, planning red line boundary updated, plots renumbered.		
Rev.L	23.03.2022	NG/DRP
Plots 78 & 79 house type amended.		
Rev.M	09.08.2022	NG/DRP
Path between plots 5 & 6 increased. Fence to plots 59`s rear garden path added. Plot`s 42 bin storage relocated. Highway amended to match Engineers drawings.		
Rev. N	08.09.2022	NG/DRP
Additional visitors parking indicated, footpath by plots 73- 77 amended. Parking drives for plots 15-16 updated. Parking schedule added. Cycle store removed from plots with garages. Additional landscaping introduced in between parking for plots 27-31.		
Rev.P	22.09.2022	NG/DRP
Layout updated following Highway Consultants comments. Steps to PROW paths introduced.		
Rev.R	5.10.2022	NG/DRP
Additional visitors parking introduced, private drives updated, 0.5m retainment zone added, PROW updated.		
Rev.S	10.11.2022	NG/DRP
Retaining wall and area of LEAP updated.		
Rev.T	17.11.2022	NG/DRP
Highway increased to 6.1m around the first bend and indicative traffic calming measures indicated.		
Rev.U	29.11.2022	NG/DRP
Highway adjusted to a 20m centreline radius whilst mainting 6.1m overall width.		
Rev.V	05.12.2022	DRP/NG
Plot 59 rear garden access updated to remove the footpath from the RPZ.		
Rev.W	12.12.2022	DRP/NG
Boundary fencing updated.		
Rev.X	17.01.2023	DRP/NG
Acoustic fencing updated adjacent to the southern POS		
Rev.Y	23.03.2023	DRP/NG
Garages for plots 61 & 63 repositioned.		

1:500 SCALE BAR

0 5 10 20 30 Metres

Key

- Private driveways & Adopted highway- tarmacadam finish. Concrete pin kerb to drives.
- Adoptable roads- block paving
- Paving- Marshall or similar 600x900x50mm grey concrete flags
- Type A: 1.8m High timber fence with lockable timber gate
- Type B: 1.5m High fence with 0.3m trellis
- Type C: 1.5m High fence
- Type D: 1.1m High galvanized steel railings fence powder coated finish (colour black)
- Type E: 2.0m High close boarded acoustic fence specification subject to noise report recommendations. Concrete gravel boards to be used along fence line where required.
- Type F: 0.45m Knee rail. Square timber posts with circular powder coated galvanized steel rails.
- Type G: 1.5m High open boarded fence with 0.3m trellis
- Tree to be retained - Category B
- Tree to be retained - Category C
- Tree to be retained - Category U
- Root Protection Area (RPA)
- Tree to be removed
- Proposed landscaped areas subject to landscape design
- Proposed POS areas
- Existing PROW SPE/14/10 to be retained
- Existing PROW SPE/14/10 to be diverted
- Proposed route of diverted PROW
- New 2m wide PROW route
- New PROW route- 20mm dust aggregate with timber edging
- Indicative location of gabion wall retaining structure
- Indicative location of the Contig retaining structure
- Precast concrete or timber stair. Number of risers subject to confirmation of the height of adjacent retaining structure.
- 1.1m high metal balustrade face fixed to steps where level changes are greater than 600mm in height.
- Proposed bin hard standing area.
- Bicycle store - timber lockable shed with ground anchor (Albany Sheds - Cottage) or within garage where applicable.
- Electric vehicle charging point- External Sockets in waterproof housing
- A: Affordable unit

Notes

Layout dependant upon confirmation of legal site boundary, agreement of tree removal with the council, Statutory Services Information.

Drainage strategy subject to further detailed design, subject to Phase I & II Geo-technical Survey and Drainage Assessment.

Boundary Treatments, Finish floor levels & Retainment structures subject to further detailed design.

Aspect distances subject to agreement with local authority approval.

Levels, batters and retainment shown indicatively, subject to coordinated design with structural engineer and specialist retaining contractor.

Location and provision of land drains behind retaining structure and to patio areas subject to drainage engineers design and specification.

Layout based on topographical survey by Survey Association drw no sss-8779-Blue Hill Farm

Any change in external levels greater than 0.6m to have edge protection.
Level access to front and back of houses to be provided.

Existing services and street furniture to be identified by main contractor and capped off/grubbed up/diverted as required.

Phase 1 of development

Phase 2 of development

Gross site area phase 1	
Hectares	2.61 ha
Acres	6.45 acres

Gross site area phase 2	
Hectares	0.59 ha
Acres	1.46 acres

Net developable area phase 1	
Hectares	1.94 ha
Acres	4.79 acres

Net developable area phase 2	
Hectares	0.27ha
Acres	0.66 acres

Phase 1:

House Type	Type	Bedrooms	Persons	Amount	%	Sq.ft	Sq. m	Total sq. ft	Total sq. m
CARTWRIGHT	Terrace	2	3	7	9.1	768.80 ft²	71.43m²	5381.60 ft²	500.01m²
ELMSLIE	Semi-det	3	4	26	33.7	933.90 ft²	86.77m²	24281.40 ft²	2256.02m²
MOUNTFORD	Detached	3	4	6	7.8	970.60 ft²	90.18m²	5823.60 ft²	541.08m²
BLOOMFIELD	Terrace	3	6	19	24.7	1170.46 ft²	108.75m²	22238.74 ft²	2066.25m²
GOODRIDGE	Detached	4	5	8	10.4	1111.76 ft²	103.30m²	8894.08 ft²	826.40m²
MYLNE	Detached	4	6	11	14.3	1136.00 ft²	105.58m²	12496.00 ft²	1161.38m²
			Total units:	77	100%		Total area:	79115.42ft²	7351.14m²

Phase 2:

House Type	Type	Bedrooms	Persons	Amount	%	Sq.ft	Sq. m	Total sq. ft	Total sq. m
TYPE 1	Terrace	2	3	3	21.4	768.80 ft²	71.43m²	2306.40 ft²	214.29m²
TYPE 2	Semi-det	3	4	4	28.5	933.90 ft²	86.77m²	3735.60 ft²	347.08m²
TYPE 3	Detached	3	4	1	7.3	970.60 ft²	90.18m²	970.60 ft²	90.18m²
TYPE 4	Terrace	3	6	4	28.5	1170.46 ft²	108.75m²	4681.84 ft²	435.00m²
TYPE 5	Detached	4	5	2	14.3	1111.76 ft²	103.30m²	2223.52 ft²	206.60m²
			Total units:	14	100%		Total area:	13917.96ft²	1293.15m²

Parking Schedule:

House Type	Type	Bedrooms	Req. Spaces	No. Units	Driveways	3X6m Garage	Total
CARTWRIGHT	Terrace	2	2	10	20		20
ELMSLIE	Semi-det	3	2	30	57	3	60
MOUNTFORD	Detached	3	2	7	14		14
BLOOMFIELD	Terrace	3	2	23	23	23	46
GOODRIDGE	Detached	4	3	10	20	10	30
MYLNE	Detached	4	3	11	29	4	33
	Total			91	163	40	203
						+23 Visitor Parking Spaces	

Gross site area	
Hectares	3.22 ha
Acres	7.95 acres

Net developable area	
Hectares	2.50 ha
Acres	6.17 acres

Density	
Dwellings/ ha	36.40
Dwellings/ acre	14.75
Sq. ft/ acre	15078

Road lenghts	
General Road	501m
Shared surface	77m
Private drive	61m

Vistry Partnerships

Drawing Status			
☐	preliminary	■	planning
☐	information	☐	tender
☐	comment	☐	construction
☐	approval	☐	record/as built

Scale	1:500 @ A1
Date	Jan. 2022
Drawn\Checked	NG/DRP
Dwg.No	4035.20.105Y

Site Layout,

Blue Hills Estate Farm, Birkenshaw

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