

Revisions:

Rev A	19.01.2022	NG/DRP
Rev B	16.21 swapped	NG/DRP
Rev C	Electrical sub-station & car parking introduced.	NG/DRP
Rev D	02.02.2022	NG/DRP
Rev E	Attenuation tank indicated.	NG/DRP
Rev F	08.02.2021	NG/DRP
Rev G	Bicycle sheds & visitors parking indicated.	NG/DRP
Rev H	14.03.2022	NG/DRP
Rev I	Additional fencing added. Visitors parking to POS area added.	NG/DRP
Rev J	18.02.2022	NG/DRP
Rev K	Phasing boundary amended.	NG/DRP
Rev L	28.02.2022	NG/DRP
Rev M	Layout updated to accommodate the OH powerline easement.	NG/DRP
Rev N	03.03.2022	NG/DRP
Rev O	Phase 2 units added.	NG/DRP
Rev P	Layout updated following Clients comments.	NG/DRP
Rev Q	14.03.2022	NG/DRP
Rev R	New PROW route introduced.	NG/DRP
Rev S	15.03.2022	NG/DRP
Rev T	Plot 13 relocated, site accessed, planning red line boundary updated, plots renumbered.	NG/DRP
Rev U	23.03.2022	NG/DRP
Rev V	Plots 78 & 79 house type amended.	NG/DRP
Rev W	Path between plots 5 & 6 increased. Fence to plots 59's rear garden path added. Plot's 42 bin storage relocated.	NG/DRP
Rev X	Highway amended to match Engineers drawings.	NG/DRP
Rev Y	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.	NG/DRP
Rev Z	Additional landscaping introduced in between parking for plots 27-31.	NG/DRP
Rev AA	22.09.2022	NG/DRP
Rev AB	Layout updated following Highway Consultants comments.	NG/DRP
Rev AC	5.10.2022	NG/DRP
Rev AD	Additional visitors parking introduced, private drives updated, 0.5m retention zone added, PROW updated.	NG/DRP
Rev AE	10.11.2022	NG/DRP
Rev AF	Retaining wall and area of LEAP updated.	NG/DRP
Rev AG	17.11.2022	NG/DRP
Rev AH	Highway increased to 6.1m around the first bend and indicative traffic calming measures indicated.	NG/DRP
Rev AI	Highway adjusted to a 20m centreline radius whilst maintaining 6.1m overall width.	NG/DRP
Rev AJ	05.12.2022	DRP/NG
Rev AK	Plot 59 rear garden access updated to remove the footpath from the RPZ.	DRP/NG
Rev AL	12.12.2022	DRP/NG
Rev AM	Boundary fencing updated.	DRP/NG
Rev AN	17.01.2023	DRP/NG
Rev AO	Acoustic fencing updated adjacent to the southern POS	DRP/NG
Rev AP	17.01.2023	DRP/NG
Rev AQ	Garages for plots 61 & 63 repositioned.	DRP/NG
Rev AR	02.10.2024	JDK/DRP
Rev AS	Changes to substation location to meet asset owner standards.	JDK/DRP



Key

	Private driveways & Adopted highway-lamacadam finish. Concrete pin kerb to drives.
	Adoptable roads- block paving
	Paving- Marshall or similar 600x900x50mm grey concrete flags
	1.8m High timber fence with lockable timber gate
	1.5m High fence with 0.3m trellis
	1.5m High fence
	1.1m High galvanized steel railings fence powder coated finish (colour black)
	2.0m High close boarded acoustic fence specification subject to noise report recommendations. Concrete gravel boards to be used along fence line where required.
	0.45m Knee rail. Square timber posts with circular powder coated galvanized steel rails.
	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

Proposed bin hard standing area.

Indicative location of gabion wall retaining structure

Location of concrete contig retaining wall as shown on approved site layout 4035.20.105 rev Y under RM application 2022/61/91047/E

Location of concrete contig retaining wall as shown on approved site layout 4035.20.105 rev Y under RM application 2022/61/91047/E

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.

Bicycle store - timber lockable shed with ground anchor (Albany Sheds - Cottage) or within garage where applicable.

Dwelling external wall mounted EVCP

Post mounted EVCP

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	Gross site area phase 2
Hectares 2.61 ha	Hectares 0.59 ha
Acres 6.45 acres	Acres 1.46 acres

Net developable area phase 1	Net developable area phase 2
Hectares 1.94 ha	Hectares 0.27ha
Acres 4.79 acres	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
MYLINE	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
MYLINE	Detached	4	3	11	22	4	33
Total		91	163	91	163	40	293

+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 15076
Road lengths	General Road 501m
	Shared surface 77m
	Private drive 61m

Vistry Partnerships

Drawing Status

<input type="checkbox"/>	preliminary	<input checked="" type="checkbox"/>	planning
<input type="checkbox"/>	information	<input type="checkbox"/>	tender
<input type="checkbox"/>	comment	<input type="checkbox"/>	construction
<input type="checkbox"/>	approval	<input type="checkbox"/>	records/as built

Scale 1:500 @ A1

Date Jan. 2022

Drawn/Checked NG/DRP

Dwg No 4035.20.105Z

Site Layout, Blue Hills Estate Farm, Birkenshaw

