



Notes

1. Do not scale from this drawing. All dimensions must be checked on site prior to the commencement of any fabrication or building works. Where applicable, dimensions and details are to be read in conjunction with specialist consultants' drawings and/or other specifications; any disparity is to be brought to the attention of the office & clarification sought before proceeding.
2. Any dimensions shown on this drawing are in (millimetres/metres)

**Schedule of Accommodation**  
Roslyn Avenue, Netherton 07.10.25

S106 Affordable Housing (20%)					
HTRef	TRef	Name	Sq. ft	Bd	Storey Number
HT	T37	Hatfield	564	1	2 4
SM	T37	Bramfield	652	1	2 3
WN	T4	Windslow	782	2	2 3
BC	T7	Brackley	983	3	2 3
ES	B4	Elston	1118	4	2 2
<b>Total</b>					<b>16</b>

Open Market Housing					
HTRef	TRef	Name	Sq. ft	Bd	Storey Number
HT	T37	Hatfield	564	1	2 3
SM	T37	Bramfield	652	1	2 3
WN	T4	Windslow	782	2	2 3
MU	T5	Mursley	822	2	1 1
ST	T10	Stockley	1142	2	2.5 10
MW	T8	Mawsley	970	3	2 9
BC	T7	Brackley	983	3	2 8
CA	T14	Oakham	1278	3	2 4
UP	T28	Uppingham	1449	4	2 1
SH	T16	Shelford	1489	4	2 10
BN	T19	Banbury	1762	5	2 5
NW	T21	Newbury	2138	5	2 8
T22	T22	Tollesbury	2275	5	2 1
<b>Total</b>					<b>66</b>

**Overall Total** 82

**ALL PLOTS TO BE BUILT TO M4-1 STANDARD ONLY**  
OPTIONAL M4-2 FEATURES WHERE NOTED ON WORKING DRAWINGS NOT REQUIRED.

**ALL PLOTS ARE: 2025/HYBRID RANGE**

- PLANNING LAYOUT KEY:**
- SITE BOUNDARY
  - - - 0.45m KNEE HIGH RAIL
  - - - 0.9m METAL RAILINGS
  - - - 1.8m TIMBER FENCE
  - - - 1.8m TIMBER GATE
  - - - 1.8m SCREEN WALL
  - BIN STORAGE
  - BIN COLLECTION POINT
  - SHED POINT
  - ★ AFFORDABLE RENT
  - ★ FIRST HOMES
  - ★ SHARED OWNERSHIP
  - ▲ 3x6 INTEGRAL GARAGE (GREEN-SINGLE, PINK-DOUBLE)
  - TARMAC PRIVATE DRIVE
  - BLOCK PAVING - HIGHWAY
  - BLOCK PAVING - DRIVES
  - POS
  - EXISTING TREES AND HEDGING

ALL PLOTS TO BE FITTED WITH AN ELECTRIC VEHICLE CHARGING POINT IN ACCORDANCE WITH PART 5 OF THE BUILDING REGULATIONS  
REFER TO LANDSCAPE MASTERPLAN FOR DETAILS OF PROPOSED LANDSCAPING.



- REV: C DATE: 04.12.25 DRAWN: AB CHECKED: [ ]  
Drives widened to 3.35.7m (single/double), or flags added on plots off shared surface with hard margin only, to allow bin collection spaces.
- REV: B DATE: 28.11.25 DRAWN: AB CHECKED: [ ]  
Layout changes to suit Highways comments (RSA 1); P37 handed; P8-11 shared parking area and P3/4, 17, 30/31 parking re-designed. Rear access to P78/80 added. Visitor parking bays re-sized and re-located. BCP to P12-18 re-located. 1m corridor of Vendor retained ownership to Western boundary added.
- REV: A DATE: 20.11.2 DRAWN: AB CHECKED: [ ]  
House type names added to footprints/accom schedule; HT specs added to notes. Knee-calls added to border new hedgerow at N boundary in line with Ecologist req.

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Status: Construction (CO)

Project: Roslyn Avenue, Netherton

Title: Site Layout

Drawn: AB Date: 28.01.25  
Checked: TD Scale @ A1:1.500

Job no: 652 Drg No: 001 Rev: C

