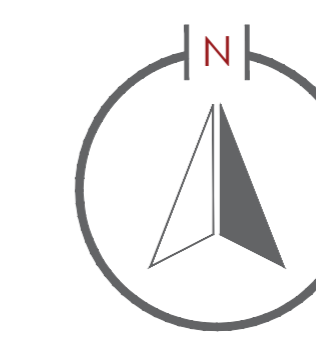


CASCADE, WESTGATE | SITE LAYOUT



This drawing must be read in conjunction with all other relevant drawings and information. The drawing or information must not be used for construction unless expressly issued for construction. Use displayed dimensions & verify dimensions on site before commencing any work with any discrepancies reported to Strata immediately.

DO NOT SCALE OFF DRAWINGS.

Rev	Date	Description	By	Checked
A	07.07.22	Total units increased to 181, private drives updated, visitor parking included, central plots moved forward for levels, terrace plots removed in area for level changes, substation moved forwards and accommodation schedule has been updated.	AW	GF
B	08.09.22	Access moved west, heritage house types changed 352 changed to 251. Visitor parking added where possible and 124 & 130 have been moved back to increase viability.	AW	LA
C	16.09.22	Accommodation schedule error updated, unit numbers remain the at 181.	AW	LA
D	05.09.22	Layout revised following comments from highways regarding bin stores, bends, visibility and visitor parking.	AW	LA
E	31.10.22	Layout updated following tracking comments. Private drives revised near plot 25 and 178.	AW	LA
F	21.11.22	Layout revised following highways comments. Turning head removed at south-east. Agreed reduced radius incorporated and raised tables included. Frontage plot redrewn. Unit numbers reduced to 180.	AW	GF
G	21.12.22	Visitor parking revised following highways comments.	AW	LA
H	17.02.23	Layout has been updated following comments from highways. Pedestrian visibility splay, central pedestrian link updated, removed footpath link to Iron Street and raised tables corrected.	AW	LA
I	06.03.23	Layout revised to the north of the site, near plot 180. Boundary and revised to Lime Street.	AW	LA
J	29.03.23	Plots 77-79 fence line pulled north out of flood zone.	GF	LA
K	18.12.23	House type blocks updated to show new Part L codes. External works to plot 52 & 64 amended to suit retaining structures. Gardens of plots 64-67 made larger & plots 59-61 garden size reduced. Tanker access road added to attenuation tank. Layout to new external works. Batteries to POS added. Welcome Centre removed, street & bollard lighting added, path at plot 86 updated following comments. Chamber added to plot 63/69 for visibility splay.	SS	GS
L	20.08.24	House type codes updated. Schedule updated to match blocks. 2,300 area updated on schedule. Knee rail shown to 129 parking amended to 38 to suit traffic calming, access road noted as 'Grasscrete' turning head added.	SS	-
M	15.01.25	2-300 Bungalow changed to AI-205	SS	-
N	20.01.25	Plot 129 garden indicated as verge as per Section 38 comments, plot 178 garden updated to match external works. Parking to plots 53 updated, visitor parking space moved to outside Plot 50. Fencing to Quarry Road changed to show concrete posts	SS	-
O	18.02.25	Plots 51 & 52 repositioned approx two metres towards plot 50 to avoid issues with existing retaining features	DF	-
P	12.03.25	Bungalow type revised to thirteenth version type 2. Terrace mix updated	DF	-
Q	28.04.25	Plots 159-162 split into two semi blocks. M4(2) plots highlighted. External areas updated	DF	-
R	21.05.25	Boundary to plot 52 reworked around retaining features	DF	-
S	30.06.25	Bin collection point and parking re-arranged for plot 28	DF	-
T	09/09/25	Existing properties shown. SWPs moved internal for plots 1, 4, 179 & 180	DF	-



- SITE LAYOUT KEY:**
- 1800 HIGH ACOUSTIC FENCE
standard detail reference: SD10.EX.24
 - 1800 HIGH SCREEN WALL
standard detail reference: SD10.EX.06 & 07
refer to material plan for brick/stone
 - 1800 HIGH CLOSE BOARDED TIMBER FENCE
standard detail reference: SD10.EX.17
 - 1800 HIGH CLOSE BOARDED ACOUSTIC TIMBER FENCE
standard detail reference: SD10.EX.34
 - 900 HIGH STONE SCREEN WALL
standard detail reference: TBC
refer to material plan
 - 600 HIGH TIMBER KNEE RAIL
standard detail reference: SD10.EX.22
 - TITLE BOUNDARY - PROVIDED THROUGH VENDOR INFO
 - EASEMENT/BUFFER
 - FLOOD ZONE 2 AREA
no units to be plotted within this area
 - FLOOD ZONE 3 AREA
no units to be plotted within this area
 - INDICATIVE CAR PARKING SPACE
 - VISITOR PARKING
 - 900mm WIDE REAR ACCESS GATE
 - 1800x2700 HARD STANDING AREA FOR REFUSE BINS
 - DENOTES BIN COLLECTION POINT
900x900mm hard standing area per plot served.
Refer to standard detail SD.10.1.13
 - AFFORDABLE RENT/SHARED OWNERSHIP HOMES
 - M4(2) Compliant Plots
 - DENOTES TURF (PRIVATE)
turf to front gardens only
 - DENOTES TURF (PUBLIC)
turf areas to Public Open Spaces to be maintained by Management Company
 - DENOTES BLOCK PAVING
refer to road construction/standard details
 - ELECTRIC VEHICLE CHARGING POINTS
 - DENOTES 6'x4' TIMBER SHED
refer to specific detail for shed base
 - DENOTES 900mm WIDE PATH
refer to specific detail for composition
 - DENOTES SUB STATION
refer to services layout for details



scale: 1:500@AO drawn by: AW date: -

Project: CASCADE, WESTGATE BD19 5HT

Drawing name: SITE LAYOUT Revision: T

Drawing number: BY00099-STH-B01-XX-DR-A SL001

Planning ref: REVISION NOT APPROVED

Drawing status: PLANNING

ACCOMMODATION SCHEDULE										
DRAWING NUMBER	SHEET NAME	NUMBER	SHEET	TOTAL SHEETS	% SHEETS	TOTAL NO. UNITS	% UNITS	REGULATORY COMPLIANCE	PEOPLE	STOREY HEIGHT
TYPE 2 (BUNGALOW)		3	601	2073	29.0%	102	56.7%	M4(1) NDSS	2	3
TYPE 2 (BUNGALOW)		48	806	2073	39.0%	369	20.7%	M4(1) NDSS	2	3
TYPE 2 (BUNGALOW)		75	923	2073	44.5%	641	35.6%	M4(1) NDSS	3	4
TYPE 2 (BUNGALOW)		42	706	2073	34.0%	481	26.7%	M4(1) NDSS	4	4
TYPE 2 (BUNGALOW)		11	183	2073	8.8%	103	5.7%	M4(1) NDSS	3	4
TOTALS		180	1799	1799	100%	1695	100%			
Area (Gross)		61.27	hectares							
Area (Net)		14.80	hectares							
Non-Developable (POB) Area	10.7	hectares								
Non-Developable (POB) Area	1.1	hectares								
Developable Area	2.3	hectares								
Developable Area	2.3	hectares								
Density	34.38	Units / Hectare								
Density	14.12	Units / Acre								
Site Name	14179.22	Site Name								