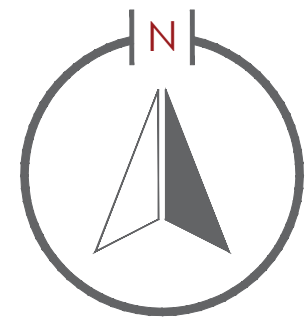


CASCADE, WESTGATE | SITE LAYOUT



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, frontage house types changed 352 changed to 251. Visitor parking added where possible and 124 & 130 have been moved back to increase visibility.	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 redmowed. 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.	SS	GS
L	20.08.24	Layout to new external works. Batters 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	-
M	15.01.25	House type codes updated. Schedule updated to match blocks. 2-300 area updated on schedule. Knee rail shown to 179 parking amended to 38 to suit traffic calming. access road noted as 'Grasscrete' turning head added	SS	-
N	20.01.25	2-300 Bungalow changed to AL-205	SS	-
O	18.02.25	Plot 129 garden indicated as verge as per Section 38 comments, plot 178 garden updated to suit external works. Parking to plots 53 updated, visitor parking space moved to outside Plot 50. Fencing to Quarry Road changed to show concrete path	SS	-
P	12.03.25	Plots 51 & 52 repavement approx two metres towards plot 50 to avoid issues with existing retaining features	DF	-
Q	28.04.25	Bungalow type revised to thirteen version type 2. Tenure mix updated	DF	-
R	21.05.25	Plots 159-162 split into two semi blocks	DF	-
S	30.06.25	Boundary to plot 52 re-worked around retaining features	DF	-
T	09/09/25	Bin collection point and parking re-arranged for plot 28	DF	-
U	20/05/26	Existing properties shown. SVPs moved internal for plots 1, 4, 179 & 180 Shed sizes increased to 7 x 5	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 materials plan for brick/stone
- 1800 HIGH CLOSE BOARDED TIMBER FENCE
standard detail reference: SD10.EX.17
- 1800 HIGH CLOSE BOARDED ACOUSTIC TIMBER FENCE WITH METAL POSTS
standard detail reference: SD10.EX.34
- 900 HIGH STONE SCREEN WALL
standard detail reference: TBC
- refer to materials 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

DENOTES PLOTS TO RECEIVE ACOUSTIC MITIGATION MEASURES - summary of mitigation measures required

DENOTES TURF (PRIVATE)
turf to front gardens only

DENOTES TURF (PUBLIC)
- turf areas to Public Open Spaces to be maintained by Management Company

ELECTRIC VEHICLE CHARGING POINTS

DENOTES 7x5 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

PLEASE REFER TO LANDSCAPE DRAWINGS FOR ALL LANDSCAPE DETAILS



ACCOMMODATION SCHEDULE									
DRAWING NUMBER		SALE NAME		NUMBER	SQ.FEET	TOTAL SQ.FEET	SQ.METRES	TOTAL SQ.METRES	% REGULATORY COMPLIANCE
TYPE 2 (BUNGALOW)		Type 2 (BUNGALOW)		3	691	2073	64.26	192.60	31.7%
TYPE 2 (BUNGALOW)		Type 2 (BUNGALOW)		48	806	38648	24.68	3669.06	22.2%
TYPE 2 (BUNGALOW)		Type 2 (BUNGALOW)		75	923	69225	85.75	6431.16	21.1%
TYPE 2 (BUNGALOW)		Type 2 (BUNGALOW)		42	1346	56252	115.76	4883.78	23.3%
TYPE 2 (BUNGALOW)		Type 2 (BUNGALOW)		13	903	11653	85.66	953.46	5.1%
TOTALS		TOTALS		180	903	117287	115.76	1410.00	100%
Area (Gross)		Area (Gross)		6.27	Hectares				
Area (Net)		Area (Net)		15.80	Hectares				
Non-Developable (POS) area		Non-Developable (POS) area		1.62	Hectares				
Non-Developable (POS) area		Non-Developable (POS) area		2.16	Hectares				
Developable area		Developable area		12.57	Hectares				
Density		Density		34.38	Units / Hectare				
Density		Density		14.72	Units / Acre				
Sq. Metre		Sq. Metre		14179.22	Sq. Metre				

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

Project: CASCADE, WESTGATE BD19 5HT

Drawing name: SITE LAYOUT Revision: U

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

Planning ref: REVISION NOT APPROVED

Drawing status: PLANNING

strata homes ltd | quay point | lakeside
doncaster | DN4 9PL
E: www.strata.co.uk
T: 01302 308508

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