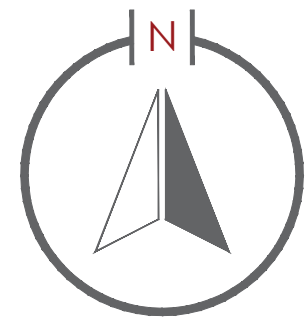


CASCADE, WESTGATE | SITE LAYOUT



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. Chamfer 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 129 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 repositioned 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	DF	-
V	04/06/26	Sheds to plots 1-4 and 179-180 dropped back 1m to allow better access near garden gate	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:		NUMBER	SQ.FEET	TOTAL SQ.FEET	SQ.METRES	TOTAL SQ.METRES	%	REGULATORY COMPLIANCE	BEURS
TYPE 2 (BUNGALOW)		3	691	2073	64.20	192.60	31.7%	MET / NCBS	2
TYPE 2 (BUNGALOW)		40	800	32400	74.80	3060.00	52.2%	MET / NCBS	2
TYPE 2 (BUNGALOW)		75	923	69225	85.75	6431.76	81.1%	MET / NCBS	3
TYPE 2 (BUNGALOW)		40	1360	54400	115.70	4883.78	63.3%	MET / NCBS	4
TOTAL		158	903	10263	86.66	953.46	8.1%	MET / NCBS	3
TOTALS		180		117287		14108	100%		
Area (Gross)		6.27	Hectares						
Area (Net)		15.80	Hectares						
Non-Developable (POS) area		1.62	Hectares						
Non-Developable (POS) area		2.16	Hectares						
Developable area		2.55	Hectares						
Density		34.38	Units / Hectare						
Density		14.72	Units / Acre						
Sq. Metre		14179.22	Sq. Metre						

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

Project: CASCADE, WESTGATE BD19 5HT

Drawing name: SITE LAYOUT Revision: V
Drawing number: BY00099-STH-B01-XX-DR-A SL001
Planning ref: REVISION NOT APPROVED
Drawing status: PLANNING

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