



Proposed Street Elevations (not to scale)



All solar panel positions shown are indicative only and are to be determined by specialist designer / installer  
 Air Source Heat Pumps are to be located at a minimum of 1m from any boundary and comply with any noise requirements to be confirmed by specialist designer / installer

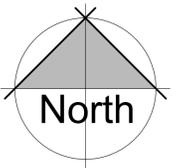
KEY

HARD LANDSCAPE KEY

- P1 TARMAC - ACCESS ROAD
- P2 TARMAC - ACCESS FOOTPATH
- P3 CONCRETE BLOCK PAVING - ROAD
- P4 CONCRETE BLOCK PAVING - PARKING
- P5 CONCRETE FLAGSTONE PAVING - PATIOS

SOFT LANDSCAPE KEY

- GT - GENERAL TURF
- MANX SOD HEDGE WITH NATIVE HEDGEROW PLANTING
- EXISTING TREES TO BE RETAINED
- EXISTING TREES TO BE FELLED
- PROPOSED NATIVE TREES
- PROPOSED BOUNDARY PLANTING / SCREENING
- NATIVE HEDGEROW 1
- NATIVE HEDGEROW 2
- FLOWERS: DAFFODIL, PRIMROSE & GORCIOUS



Tree Planting Specification

All trees are to be planted in the first planting season following completion of the development.

Species	Girth	Height	Specification	Root Zone
<b>Native Trees</b>				
1 Fagus Sylvatica (Beech)	14 - 16cm	-	Premium Standard Tree	45L pot
2 Acer Saccharum (Maple)	14 - 16cm	-	Premium Standard Tree	45L pot
3 Quercus (Oak)	14 - 16cm	-	Premium Standard Tree	45L pot
4 Mountain Ash	14 - 16cm	-	Premium Standard Tree	45L pot
<b>Boundary Planting / Screening</b>				
Griselinia littoralis	1 - 1.2m	2 - 3 per metre		10L pot
Elaeagnus x ebbingei	0.8 - 1m	2 - 3 per metre		10L pot
Prunus laurocerasus	1.2 - 1.5m	2 - 3 per metre		10L pot
Prunus lusitanica	0.9 - 1.2m	2 - 3 per metre		10L pot
<b>Native Hedgerow Planting 1</b>				
Crataegus (Hawthorn)	0.6 - 0.9m	3 - 5 per metre		2L pot
Cotoneaster E (Berries)	0.6 - 0.9m	3 - 5 per metre		2L pot
Ilex (Holly) E/Berries	0.4 - 0.6m	3 - 5 per metre		2L pot
Buddleia	0.6 - 0.9m	3 - 5 per metre		2L pot
Fuchsia	0.4 - 0.6m	3 - 5 per metre		2L pot
<b>Native Hedgerow Planting 2</b>				
Escallonic Macrantha	0.6 - 0.9m	3 - 5 per metre		2L pot
Hebe Wiri Image	0.6 - 0.9m	3 - 5 per metre		2L pot

Area Schedule

Total area of site bounded in red and blue = 12321m<sup>2</sup> / 3.04 Acres  
 Minimum total area of Public Open Space Required = 2112m<sup>2</sup>  
 Total area of Public Open Space Achieved = 2089m<sup>2</sup>

House Type Areas

House Type	Description	House GEA	Garage GE
A (4 No)	2 bed semi bungalow (no sun room)	78m <sup>2</sup>	none
A1 (1no)	2 bed semi bungalow (detached garage)	96m <sup>2</sup>	45m <sup>2</sup>
A2 (3no)	2 bed semi bungalow (attached garage)	96m <sup>2</sup>	23m <sup>2</sup>
B (6no)	2 bed link detached bungalow	98m <sup>2</sup>	22m <sup>2</sup>
C (1 No)	4 bed detached house	155m <sup>2</sup>	20m <sup>2</sup>
D1 (3 No)	3 bed terrace Affordable Housing	111m <sup>2</sup>	none
D2 (2no)	3 bed semis (without garage) Affordable Housing	115m <sup>2</sup>	none
D3 (2no)	3 bed semis (with attached garage)	111m <sup>2</sup>	19m <sup>2</sup>
D4 (1no)	3 bed detached (with attached garage)	115m <sup>2</sup>	19m <sup>2</sup>
D5 (1no)	4 bed detached (with attached garage)	134m <sup>2</sup>	19m <sup>2</sup>
D6 (2no)	3 bed link detached (with attached garage)	115m <sup>2</sup>	19m <sup>2</sup>
E (1no)	2 bed detached bungalow ( with detached garage)	98m <sup>2</sup>	22m <sup>2</sup>
<b>Total House Gross External Areas</b>		<b>2975 m<sup>2</sup></b>	
<b>Total Garage Gross External Areas</b>		<b>422 m<sup>2</sup></b>	

COPYRIGHT OF THIS DRAWING IS THE PROPERTY OF THE ARCHITECTS AND MAY NOT BE REPRODUCED WITHOUT THEIR PERMISSION

WRITTEN DIMENSIONS TO BE USED IN PREFERENCE TO SCALED DIMENSIONS AT ALL TIMES

ALL DIMENSIONS AND LEVELS TO BE VERIFIED BY THE CONTRACTOR ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECTS

Proposed Site Plan 1:500

REVISION	DESCRIPTION	DATE
Rev D	Site layout revised, site boundary changed	07-11-2019
Rev E	Plot 27 house type changed to D4	07-11-2019
Rev F	Revised to client comments	13-02-2019
Rev G	Revised to client and BGH comments	26-03-2020
Rev H	Revised following pre-app consultation	23-06-2020
Rev I	Revised Soft Landscaping and Planting Schedule	02-07-2020
Rev J	French drain removed from SE boundary	09-07-2020
Rev K	Revised to Highways Engineer comments	07-10-2020
Rev L	Revised to Highways Engineer comments	30-10-2020

DRAWN	PT	CLIENT
CHECKED	TLD	Walker Construction
DATE	07-11-2019	JOB
SCALE (A1)	1:500	Oatlands Road, Andreas
		CONTRACT
		2980/19

DRAWING TITLE  
 Proposed Site Plan and Street Elevations

DRAWING N<sup>o</sup> 002

REV L

