Technical Layout Legend

- Existing dwelling
- Private parking bay / drive
- 1.8m high brick wall and fence
- 1.8m high close boarded timber screen fence
- 1.8m high close boarded timber privacy screen
- 1.5m high close boarded plot divisional timber screen fence
- 1.2m high post and 2 rail plot divisional timber screen fence
- 600mm knee rail
- Retaining structure
- Brick pillars
- Front entrance door
- Secondary entrance
- Lockable personnel gate
- Paved patio (refer to schedule)
- VP — Affordable units
- BCP — Visitor parking
- Bin collection point
- Electric vehicle charging point
- Plot frontage landscaping
- Private shared drive
- Private Drive constructed to accommodate 12.5 tonne fire appliance

Tree Protection Key

- Extent of trees/hedgerows
- Position of tree protection fence
- Extent of RPA
- Area of RPA subject to root pruning

REFER TO JCA ROOT PROTECTION PLAN FOR ADDITIONAL DETAILS OF TREE PROTECTION MEASURES.



PATIO SCHEDULE

HOUSETYPE		H.T. RANGE	PATIO SIZE (W x D)
H411	Millford	A2	1800 x 1350
H436	Layton	A1	2250 x 1350
H469	Holden	A1	2250 x 1350
H497	Chelworth	A1	2250 x 1350
H587	Oulton	A1	2250 x 1350
N200	-	A3	1350 x 450
N300	-	A3	1350 x 450

COMPOSITE WORKING DRAWINGS

For all non-standard dwellings joined either as semi-detached or terrace blocks refer to following composite working drawings:

NRP/CBP 01 & 02 - N300/N200 Terrace

GENERAL SPECIFICATION NOTES:-

1. All Plots to be constructed to 2013 spec.
2. All rear gardens to be gated with 1800mm high lockable gate.
3. Refer to RSK Engineers external works drawings (project ref. 880991) for details of retaining structure and drainage details.
4. All Plots to be constructed in accordance with accredited Robust Details (E-WM-22).
5. All plots to be pressure tested.
6. Garage sizes:
   Single - 3478 x 6740mm
   Double - 5900 x 5615mm
   Twin - 6650 x 6740mm
7. Boundary Setting Out:
   - Refer to Boundary Setting Out Drawings.
   - Set boundaries out in accordance with the abovementioned layout.
   - If a boundary cannot be constructed in accordance with the Setting Out (e.g. if there is an obstruction) please contact the Technical Department for advice.

NEW ROAD, PILLEY - APPRAISAL ACCOMMODATION SCHEDULE

PRIVATE SALES UNITS			GIA		total GIA of type		No.	%
House Type			sq.ft.	sq.m.	sq.ft.	sq.m.		
H411	Millford	4 bed. 8 person	1335	124.0	14685	1364.3	11	21
H436	Layton	4 bed. 8 person	1611	149.7	17721	1646.3	11	21
H469	Holden	4 bed. 7 person	1536	142.7	19968	1855.1	13	25
H497	Chelworth	4 bed. 8 person	1703	158.2	15327	1423.9	9	17
H587	Oulton	5 bed. 9 person	1912	177.6	17208	1598.7	9	17
		SUB-TOTAL			84909	7888.3	53	100

AFFORDABLE UNITS			GIA		total GIA of type		No.	%
House Type			sq.ft.	sq.m.	sq.ft.	sq.m.		
N200	Mid terrace	2 bed. 4 person	607	56.4	1214	112.8	2	67
N300	End terrace	2 bed. 4 person	701	65.1	701	65.1	1	33
		SUB-TOTAL			1915	177.9	3	100

		TOTAL	86824	8066.2	56	

H	RW	15.08.17	Site Entrance updated as S278 plan. Plot 32 amended to H587 house type.
G	MB	25.05.17	Housetypes updated to DWH -7 types. P1 codes amended accordingly.
F	RW	13.04.17	Plot 48-54 relocated to allow ret wall between plots 51 & 52. Boundary treatment to plot 7 amended. Private drive specification identified
E	RW	10.03.17	Plot 32 amended to H411 house type. Plot 9 move further 1m west.
D	MB	07.03.17	Updated tree survey added to drawing. Fence positions amended.
	RW		Plots 9, 32, 35, 36, 41 & 46 relocated to provide further clearance from hedgerow.
C	MB	24.01.17	Highway junction with New Road amended.
B	MB	20.01.17	P1 codes added to stone types.
A	MB	10.01.17	Plot 44 repositioned and roof slopes amended.
*	MB	14.12.16	First issue.

REVISION

DRAWING TITLE:
TECHNICAL LAYOUT

PROJECT:
RESIDENTIAL DEVELOPMENT

PROJECT ADDRESS:
NEW ROAD
PILLEY

CLIENT:
BARRATT & DAVID WILSON HOMES

DRAWN	SCALE	DATE
MB	1:500 @ A1	Dec 2016
JOB NO.	DWG. NO.	REVISION
2235	TL01	H

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1:500 DRAWING SCALE BAR (m)
0 5 10 20 30 40 50