

Proposed Site Layout

Scale: 1:500

schedule of accommodation

housetype	code	area	quantity
2B4P House (A/R & S/O)	A	67m ²	12 no. units
3B5P House (A/R)	B	82m ²	02 no. units
4B6P House (A/R)	C	95m ²	02 no. units
3B5P House (S/O)	D	90m ²	06 no. units
1B2P Maisonette (A/R)	E	45m ²	08 no. units

Total Number of Units 30 no. units

approximate site area :	3.80 Acres / 1.54Ha
density (based on site area) :	19 dwellings per hectare
approx. developable area :	2.27 Acres / 0.92Ha
parking provision :	200% (2B) / 100% (1B) / 300% (3B)



Key

- Application site boundary
- Proposed Housing
Material Combination 01
- Proposed Housing
Material Combination 02
- Existing Surrounding Buildings
- Private Rear Garden Area
- Public Open / Green Space
- Principal Highway / Road
- Private Drive
- Car Parking Spaces
- Pedestrian Footpaths
- Existing Tree Planting
(approximate locations)
- Proposed Tree Planting
(for illustrative purposes only - subject to detailed design / planting scheme by Landscape Architect)
- Existing Tree Removed
- Existing Tree Root Protection Area
- Proposed Hedge / Shrub Planting
(for illustrative purposes only - subject to detailed design / planting scheme by Landscape Architect)
- Housetypes - Primary Point of Access
- Primary Site Access

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Source File:
19021 Site Model.pln

Rev	Date	Drawn	Note
P02	23/06/2019	JKG	Garages removed and car ports added.
P03	03/07/2019	JKG	Plots 03-04 repositioned, Pumping Station relocated.
P04	04/07/2019	JKG	SUDS Pond resized.
P05	08/07/2019	JKG	Plots 01-02 amended.
P06	10/07/2019	JKG	Low level post and rail fence added around open site boundary.
P07	09/09/2019	JKG	Turning Head amended.
P08	30/10/2019	JKG	Refuse storage shown, POS area updated.
P09	01/11/2019	JKG	Drawing status updated to 'Planning'.
P10	22/01/2020	JKG	Plots 11-18 parking and amenity space amended.
P11	23/01/2020	JKG	Parking for Plots 11-18 amended.
P12	20/01/2021	JKG	East and South boundaries amended.
P13	31/03/2021	JKG	Trees on Eastern boundary amended.



Client
Cross Keys Homes

Project Title
Proposed residential development at Land at Low Road, Crowland

Drawing Title
Proposed Site Layout

Drawing Status
Planning

Scale(s)
1:500

Drawn
JKG

Project Number:
19021

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Date
21.06.19

Revision:
P 13