Do not scale, use figured dimensions only. All discrepancies to be notified to Artech Designs Limited. This drawing remains the copyright of Artech Designs Limited.

Scale Bar

0 25m 50m

10m 20m 30m 40m



Indicative Site Layout

Schedule:

Dwelling Unit Mix:
2 Bed units = 14no (21%)
3 Bed units = 33no (50%)
4 Bed Units = 19no (29%)

Total Number of Dwelling Units = **66no**

Total Site Area = **31,900m² or 3.19ha**

Public Open Space:
14% of developable area
(Site area) - (pond area) = 31,900 - 3,700 = 28,200
($\frac{28200}{100}$) x 14 = 3,948m²

Public Open Space Proposed = **4,050m²**
(Excludes the area allocated to the pond)

Developable Area:
Therefore, Site Density =
66units ÷ 2.82 = **23units/ha**

Parking Provision:
Each dwelling unit has a min. of **2no parking spaces**

Affordable Units:
30% of total number of units = **20no units**

Landscaping:

Existing hedges & trees to be retained where practical & protected. New trees planted as shown to be 2.75m high standards twice tied with rainbow ties to 63mm stakes & protected with plastic spiral guards. New hedges planted as shown in double rows at staggered 450mm centres. Plot boundaries to be Lincolnshire Post & Rail fence. Front Gardens to be turfed or grass seeded.

Existing Hedges to be retained.

Denotes new hedge planting as following specification:- Mixed hedge of hawthorn 50%, hazel 15%, field maple 5%, native crab 5%, spindle 5%, guelder rose 5%, wild rose 5%, purging buckthorn 5%, wayfaring tree 5%. Plant random mixture with hawthorn as dominant species & other plants in 3 or 5 of same species together as groups between hawthorn.

Denotes New Tree planting of native mix

Indicates permeable paved areas

Indicates Grassed & Soft Landscaping areas

New low level underplanting / shrubbery in mass planting format in min. groups of 10 at max. 900mm cts. made up of the following species:
Honeysuckle - Lonicera Periclymenum
Cotoneaster - C. Dammen
Guelder Rose - Viburnum Opulus
Box - Buxus Sempervirens

All beds excavated & filled with 400mm topsoil, subgrade well broken up. All beds covered in 50mm coarse bark mulch & maintained weed free. Hedgerows and shrubs to be irrigated to ensure establishment. Planting of trees, shrubs & hedgerows should be in accordance with BS. 4428:1989 and amendment no1 (1991) "Code of Practice" for general Landscaping Operations excluding hard landscaping. All failures are to be replaced within 5 year establishment period.

Close Boarded Fencing:
2.0m high comprising of 100 x 125mm pressure treated posts encased in lean mix concrete at max. 2.7m cts, ex. 25 x 125mm feather edge boarding with 20mm laps on 3no. ex. 75 x 75mm arris rails. 150 x 25mm gravel boards on 50 x 50 x 450mm stumps at both sides of posts & at mid panel locations.

Acoustic Barrier:
Formed at boundary position where indicated using solid close boarded fencing with gravel boards, to a min. height of 2.0m, all in line with the findings of the Noise Assessment report prepared by BSP Consulting Ref:15736/JAD.

NB: Any dwellings considered affected by noise would include construction proposals relating to External Walls, Roofs, Glazing and Ventilation as set out in Section 5 of the Noise Assessment Report prepared by BSP Consulting Ref:15736/JAD.

Revision	Description	Date

Trustees of D W Dennis Settlement

Caulton's Field, Littleworth Drove, Deeping Saint Nicholas Lincolnshire

Drawing:	Proposed Site Plan
Status:	Planning
Scale:	1:500 @ A1
Date:	February 2016
Drwg. No:	1429D/002
Revision:	.
Drawn by	mdf

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