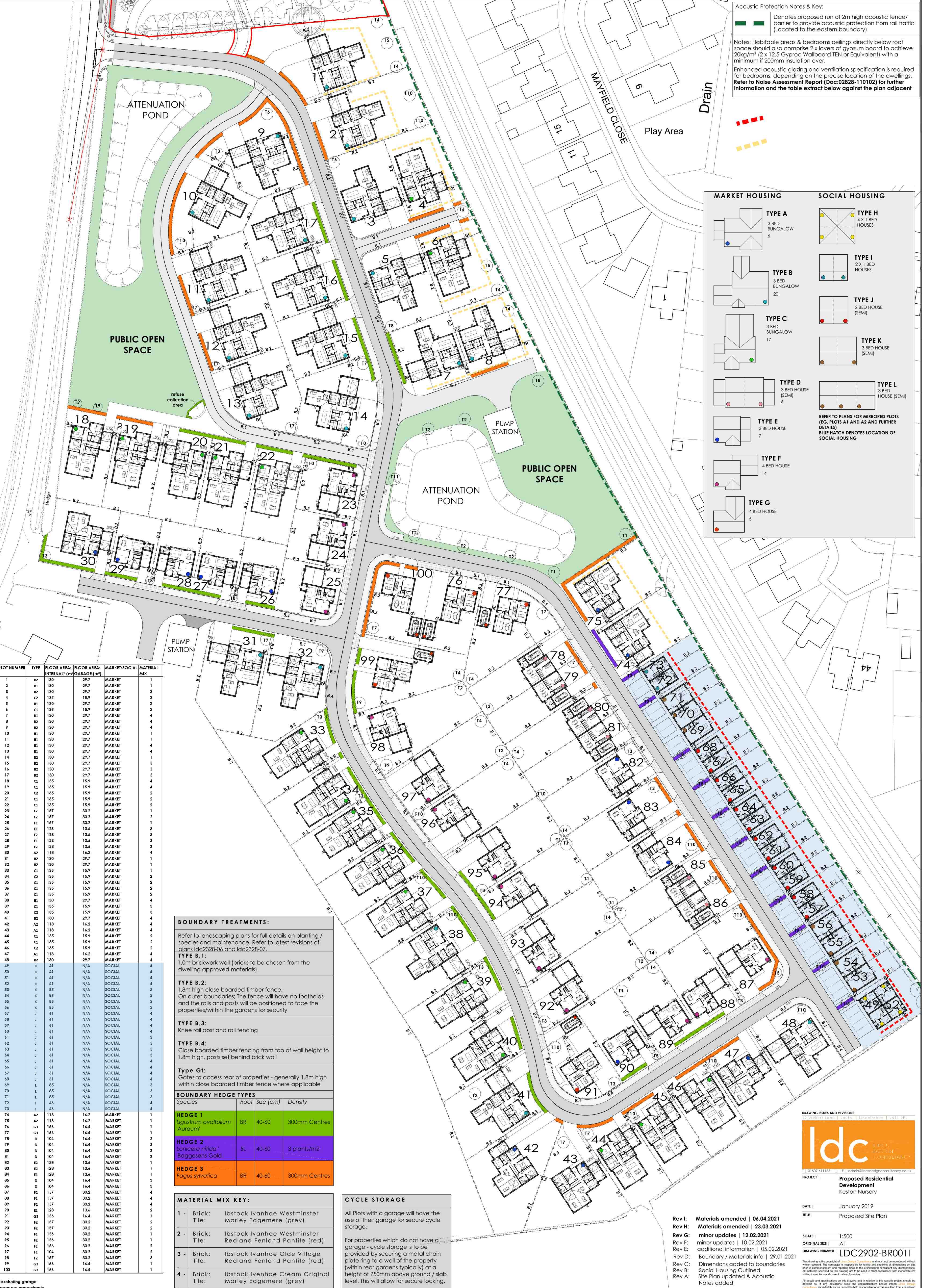




| PLOT NUMBER | TYPE | FLOOR AREA: INTERNAL* (m²) | FLOOR AREA: GARAGE (m²) | MARKET/SOCIAL | MATERIAL MIX |
|-------------|------|----------------------------|-------------------------|---------------|--------------|
| 1           | B2   | 130                        | 29.7                    | MARKET        | 1            |
| 2           | B1   | 130                        | 29.7                    | MARKET        | 3            |
| 3           | C2   | 135                        | 15.9                    | MARKET        | 3            |
| 4           | B1   | 130                        | 29.7                    | MARKET        | 3            |
| 5           | C1   | 135                        | 15.9                    | MARKET        | 3            |
| 6           | B1   | 130                        | 29.7                    | MARKET        | 4            |
| 7           | B2   | 130                        | 29.7                    | MARKET        | 4            |
| 8           | B2   | 130                        | 29.7                    | MARKET        | 4            |
| 9           | B2   | 130                        | 29.7                    | MARKET        | 4            |
| 10          | B1   | 130                        | 29.7                    | MARKET        | 1            |
| 11          | B1   | 130                        | 29.7                    | MARKET        | 1            |
| 12          | B1   | 130                        | 29.7                    | MARKET        | 4            |
| 13          | B1   | 130                        | 29.7                    | MARKET        | 4            |
| 14          | B2   | 130                        | 29.7                    | MARKET        | 1            |
| 15          | B2   | 130                        | 29.7                    | MARKET        | 3            |
| 16          | B2   | 130                        | 29.7                    | MARKET        | 3            |
| 17          | B2   | 130                        | 29.7                    | MARKET        | 3            |
| 18          | C1   | 135                        | 15.9                    | MARKET        | 4            |
| 19          | C1   | 135                        | 15.9                    | MARKET        | 4            |
| 20          | C2   | 135                        | 15.9                    | MARKET        | 2            |
| 21          | C1   | 135                        | 15.9                    | MARKET        | 2            |
| 22          | C1   | 135                        | 15.9                    | MARKET        | 2            |
| 23          | F2   | 157                        | 30.2                    | MARKET        | 1            |
| 24          | F2   | 157                        | 30.2                    | MARKET        | 2            |
| 25          | F1   | 157                        | 30.2                    | MARKET        | 1            |
| 26          | E1   | 128                        | 13.6                    | MARKET        | 3            |
| 27          | E2   | 128                        | 13.6                    | MARKET        | 3            |
| 28          | E1   | 128                        | 13.6                    | MARKET        | 2            |
| 29          | E2   | 128                        | 13.6                    | MARKET        | 2            |
| 30          | A2   | 118                        | 16.2                    | MARKET        | 4            |
| 31          | B2   | 130                        | 29.7                    | MARKET        | 1            |
| 32          | B2   | 130                        | 29.7                    | MARKET        | 1            |
| 33          | C1   | 135                        | 15.9                    | MARKET        | 1            |
| 34          | C2   | 135                        | 15.9                    | MARKET        | 2            |
| 35          | C1   | 135                        | 15.9                    | MARKET        | 2            |
| 36          | C1   | 135                        | 15.9                    | MARKET        | 2            |
| 37          | C1   | 135                        | 15.9                    | MARKET        | 2            |
| 38          | B1   | 130                        | 29.7                    | MARKET        | 4            |
| 39          | C1   | 135                        | 15.9                    | MARKET        | 3            |
| 40          | C2   | 135                        | 15.9                    | MARKET        | 3            |
| 41          | B2   | 130                        | 29.7                    | MARKET        | 4            |
| 42          | A2   | 118                        | 16.2                    | MARKET        | 4            |
| 43          | A1   | 118                        | 16.2                    | MARKET        | 4            |
| 44          | C1   | 135                        | 15.9                    | MARKET        | 2            |
| 45          | C1   | 135                        | 15.9                    | MARKET        | 2            |
| 46          | C2   | 135                        | 15.9                    | MARKET        | 2            |
| 47          | A1   | 118                        | 16.2                    | MARKET        | 4            |
| 48          | B2   | 130                        | 29.7                    | MARKET        | 4            |
| 49          | H    | 49                         | N/A                     | SOCIAL        | 4            |
| 50          | H    | 49                         | N/A                     | SOCIAL        | 4            |
| 51          | H    | 49                         | N/A                     | SOCIAL        | 4            |
| 52          | H    | 49                         | N/A                     | SOCIAL        | 4            |
| 53          | K    | 85                         | N/A                     | SOCIAL        | 3            |
| 54          | K    | 85                         | N/A                     | SOCIAL        | 3            |
| 55          | K    | 85                         | N/A                     | SOCIAL        | 3            |
| 56          | K    | 85                         | N/A                     | SOCIAL        | 3            |
| 57          | J    | 61                         | N/A                     | SOCIAL        | 4            |
| 58          | J    | 61                         | N/A                     | SOCIAL        | 4            |
| 59          | J    | 61                         | N/A                     | SOCIAL        | 4            |
| 60          | J    | 61                         | N/A                     | SOCIAL        | 4            |
| 61          | J    | 61                         | N/A                     | SOCIAL        | 3            |
| 62          | J    | 61                         | N/A                     | SOCIAL        | 3            |
| 63          | J    | 61                         | N/A                     | SOCIAL        | 3            |
| 64          | J    | 61                         | N/A                     | SOCIAL        | 3            |
| 65          | J    | 61                         | N/A                     | SOCIAL        | 4            |
| 66          | J    | 61                         | N/A                     | SOCIAL        | 4            |
| 67          | J    | 61                         | N/A                     | SOCIAL        | 4            |
| 68          | J    | 61                         | N/A                     | SOCIAL        | 4            |
| 69          | L    | 85                         | N/A                     | SOCIAL        | 3            |
| 70          | L    | 85                         | N/A                     | SOCIAL        | 3            |
| 71          | L    | 85                         | N/A                     | SOCIAL        | 3            |
| 72          | I    | 46                         | N/A                     | SOCIAL        | 4            |
| 73          | I    | 46                         | N/A                     | SOCIAL        | 4            |
| 74          | A2   | 118                        | 16.2                    | MARKET        | 1            |
| 75          | A2   | 118                        | 16.2                    | MARKET        | 1            |
| 76          | G1   | 156                        | 16.4                    | MARKET        | 1            |
| 77          | G1   | 156                        | 16.4                    | MARKET        | 1            |
| 78          | D    | 104                        | 16.4                    | MARKET        | 2            |
| 79          | D    | 104                        | 16.4                    | MARKET        | 2            |
| 80          | D    | 104                        | 16.4                    | MARKET        | 2            |
| 81          | D    | 104                        | 16.4                    | MARKET        | 2            |
| 82          | E2   | 128                        | 13.6                    | MARKET        | 1            |
| 83          | E2   | 128                        | 13.6                    | MARKET        | 1            |
| 84          | E1   | 128                        | 13.6                    | MARKET        | 1            |
| 85          | D    | 104                        | 16.4                    | MARKET        | 3            |
| 86          | D    | 104                        | 16.4                    | MARKET        | 3            |
| 87          | F2   | 157                        | 30.2                    | MARKET        | 3            |
| 88          | F1   | 157                        | 30.2                    | MARKET        | 4            |
| 89          | F2   | 157                        | 30.2                    | MARKET        | 4            |
| 90          | E1   | 128                        | 13.6                    | MARKET        | 2            |
| 91          | G2   | 156                        | 16.4                    | MARKET        | 1            |
| 92          | F2   | 157                        | 30.2                    | MARKET        | 2            |
| 93          | F1   | 156                        | 30.2                    | MARKET        | 1            |
| 94          | F1   | 156                        | 30.2                    | MARKET        | 1            |
| 95          | F1   | 156                        | 30.2                    | MARKET        | 2            |
| 96          | F2   | 157                        | 30.2                    | MARKET        | 3            |
| 97          | F2   | 157                        | 30.2                    | MARKET        | 3            |
| 98          | G2   | 156                        | 16.4                    | MARKET        | 1            |
| 99          | G2   | 156                        | 16.4                    | MARKET        | 1            |

| BOUNDARY TREATMENTS:                                                                                                                                                                                                 |      |           |               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-----------|---------------|
| Refer to landscaping plans for full details on planting / species and maintenance. Refer to latest revisions of plans Idc2328-06 and Idc2328-07.                                                                     |      |           |               |
| <b>TYPE B.1:</b><br>1.0m brickwork wall (bricks to be chosen from the dwelling approved materials).                                                                                                                  |      |           |               |
| <b>TYPE B.2:</b><br>1.8m high close boarded timber fence.<br>On outer boundaries: The fence will have no footholds and the rails and posts will be positioned to face the properties/within the gardens for security |      |           |               |
| <b>TYPE B.3:</b><br>Knee rail post and rail fencing                                                                                                                                                                  |      |           |               |
| <b>TYPE B.4:</b><br>Close boarded timber fencing from top of wall height to 1.8m high, posts set behind brick wall                                                                                                   |      |           |               |
| <b>Type G1:</b><br>Gates to access rear of properties - generally 1.8m high within close boarded timber fence where applicable                                                                                       |      |           |               |
| BOUNDARY HEDGE TYPES                                                                                                                                                                                                 |      |           |               |
| Species                                                                                                                                                                                                              | Root | Size (cm) | Density       |
| <b>HEDGE 1</b><br><i>Ligustrum ovalifolium</i><br>'Aureum'                                                                                                                                                           | BR   | 40-60     | 300mm Centres |
| <b>HEDGE 2</b><br><i>Lonicera nitida</i><br>'Baggesens Gold'                                                                                                                                                         | SL   | 40-60     | 3 plants/m2   |
| <b>HEDGE 3</b><br><i>Fagus sylvatica</i>                                                                                                                                                                             | BR   | 40-60     | 300mm Centres |

| MATERIAL MIX KEY: |                                |  |  |
|-------------------|--------------------------------|--|--|
| 1 - Brick:        | 1bstock Ivanhoe Westminster    |  |  |
| Tile:             | Marley Edgemere (grey)         |  |  |
| 2 - Brick:        | 1bstock Ivanhoe Westminster    |  |  |
| Tile:             | Redland Fenland Pantile (red)  |  |  |
| 3 - Brick:        | 1bstock Ivanhoe Olde Village   |  |  |
| Tile:             | Redland Fenland Pantile (red)  |  |  |
| 4 - Brick:        | 1bstock Ivenhoe Cream Original |  |  |
| Tile:             | Marley Edgemere (grey)         |  |  |

| CYCLE STORAGE                                                                                                                                                                                                                                                  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| All Plots with a garage will have the use of their garage for secure cycle storage.                                                                                                                                                                            |  |
| For properties which do not have a garage - cycle storage is to be provided by securing a metal chain plate ring to a wall of the property (within rear gardens typically) at a height of 750mm above ground / slab level. This will allow for secure locking. |  |

Acoustic Protection Notes & Key:

Denotes proposed run of 2m high acoustic fence/ barrier to provide acoustic protection from rail traffic (Located to the eastern boundary)

Notes: Habitable areas & bedrooms ceilings directly below roof space should also comprise 2 x layers of gypsum board to achieve 20kg/m² (2 x 12.5 Gyproc Wallboard TEN or Equivalent) with a minimum of 200mm insulation over.

Enhanced acoustic glazing and ventilation specification is required for bedrooms, depending on the precise location of the dwellings. Refer to Noise Assessment Report (Doc:02828-110102) for further information and the table extract below against the plan adjacent

| MARKET HOUSING                           | SOCIAL HOUSING                      |
|------------------------------------------|-------------------------------------|
| <b>TYPE A</b><br>3 BED BUNGALOW<br>6     | <b>TYPE H</b><br>4 X 1 BED HOUSES   |
| <b>TYPE B</b><br>3 BED BUNGALOW<br>20    | <b>TYPE I</b><br>2 X 1 BED HOUSES   |
| <b>TYPE C</b><br>3 BED BUNGALOW<br>17    | <b>TYPE J</b><br>2 BED HOUSE (SEMI) |
| <b>TYPE D</b><br>3 BED HOUSE (SEMI)<br>6 | <b>TYPE K</b><br>3 BED HOUSE (SEMI) |
| <b>TYPE E</b><br>3 BED HOUSE<br>7        | <b>TYPE L</b><br>3 BED HOUSE (SEMI) |
| <b>TYPE F</b><br>4 BED HOUSE<br>14       |                                     |
| <b>TYPE G</b><br>4 BED HOUSE<br>5        |                                     |

REFER TO PLANS FOR MIRRORED PLOTS (EG. PLOTS A1 AND A2 AND FURTHER DETAILS)  
BLUE HATCH DENOTES LOCATION OF SOCIAL HOUSING

DRAWING ISSUES AND REVISIONS

12 Victoria Lane | South | Lincolnshire | LN11 9PL

**Idc** ARCHITECTS

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PROJECT: Proposed Residential Development Keston Nursery

DATE: January 2019

TITLE: Proposed Site Plan

SCALE: 1:500

ORIGINAL SIZE: A1

DRAWING NUMBER: LDC2902-BR0011

This drawing is the copyright of Idc Architects and must not be reproduced without written consent. The contractor is responsible for using and checking all dimensions on site prior to commencement and reporting back to the architectural consultant any discrepancies. All materials specified on this drawing are to be used in strict accordance with manufacturers written instructions and current codes of practice.

All walls and specifications on this drawing and in relation to this specific project should be adhered to. If any deviations occur the contractor must return to the architectural consultant immediately as we cannot be held responsible for errors resulting from unapproved detail and specification changes.

Rev I: Materials amended | 06.04.2021  
Rev H: Materials amended | 23.03.2021  
Rev G: minor updates | 12.02.2021  
Rev F: minor updates | 10.02.2021  
Rev E: additional information | 05.02.2021  
Rev D: Boundary / Materials info | 29.01.2021  
Rev C: Dimensions added to boundaries  
Rev B: Social Housing Outlined  
Rev A: Site Plan updated & Acoustic Notes added