PROPOSED RESIDENTIAL DEVELOPMENT | KESTON NURSERIES

PROPOSED SITE PLAN



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 if 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**

Facade	Glazing Configuration	Ventilator Type
	Double-glazed outer comprising minimum 10mm glass / minimum 12mm airgap / 6mm glass with inner secondary 6mm glass in separate frame with minimum 100mm void between frames	Acoustic ventilator minimum 55dB $D_{n,e,w}$
	Double-glazing comprising minimum 10mm glass / minimum 12mm airgap / 6.8mm acoustic laminate glass	Acoustic ventilator minimum 44dB $D_{n,e,w}$
Unmarked	Double-glazing comprising minimum 6mm glass / minimum 12mm airgap / 6mm glass	Acoustic ventilator minimum 30dB $D_{n,e,w}$

MARKET HOUSING

TYPE A
3 BED BUNGALOW
6

TYPE B
3 BED BUNGALOW
20

TYPE C
3 BED BUNGALOW
17

TYPE D
3 BED HOUSE (SEMI)
6

TYPE E
3 BED HOUSE
7

TYPE F
4 BED HOUSE
14

TYPE G
4 BED HOUSE
5

SOCIAL HOUSING

TYPE H
4 X 1 BED HOUSES

TYPE I
2 X 1 BED HOUSES

TYPE J
2 BED HOUSE (SEMI)

TYPE K
3 BED HOUSE (SEMI)

TYPE L
3 BED HOUSE (SEMI)

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

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	1
3	B2	130	29.7	MARKET	3
4	C2	135	15.9	MARKET	3
5	B1	130	29.7	MARKET	3
6	C1	135	15.9	MARKET	3
7	B1	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	4
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	F2	157	30.2	MARKET	2
94	F1	156	30.2	MARKET	1
95	F2	156	30.2	MARKET	1
96	F1	156	30.2	MARKET	2
97	F1	104	30.2	MARKET	2
98	F2	157	30.2	MARKET	3
99	G2	156	16.4	MARKET	1
100	G2	156	16.4	MARKET	1

*excluding garage areas are approximate

BOUNDARY TREATMENTS:

Refer to landscaping plans for full details on planting / species and maintenance. Refer to latest revisions of plans ldc2328-06 and ldc2328-07.

TYPE B.1:
0.6m brickwork wall (bricks to be chosen from the dwelling approved materials).

TYPE B.2:
1.8m high close boarded timber fence.
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

TYPE B.3:
Knee rail post and rail fencing

TYPE B.4:
Close boarded timber fencing from top of wall height to 1.8m high, posts set behind brick wall

Type Gt:
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*
HEDGE 1 *Ligustrum ovalfolium* 'Aureum'	BR	40-60	300mm Centres
HEDGE 2 *Lonicera nitida* ' 'Baggesens Gold	5L	40-60	3 plants/m2
HEDGE 3 *Fagus sylvatica*	BR	40-60	300mm Centres

MATERIAL MIX KEY:

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

CYCLE STORAGE

All Plots to be fitted 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.

DRAWING ISSUES AND REVISIONS

Rev K: Plot 3 amended. Cycle storage amended | 25.06.2021
Rev J: Landscape amendments | 13.05.2021
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

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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-BR001K

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