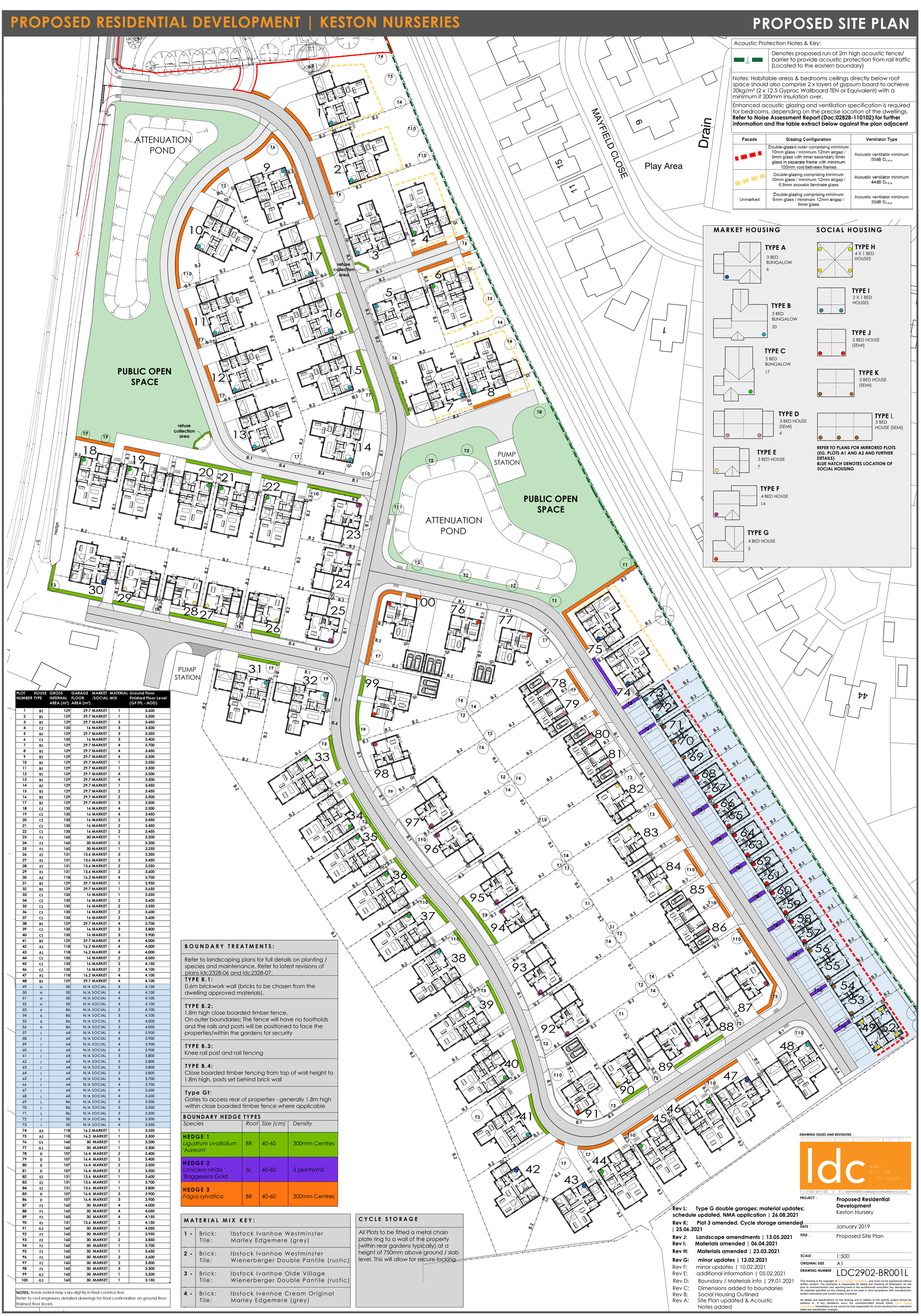
PROPOSED RESIDENTIAL DEVELOPMENT | KESTON NURSERIES

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	HOUSE TYPE	GROSS INTERNAL AREA (m²)	GARAGE FLOOR AREA (m²)	MARKET /SOCIAL	MATERIAL MIX	Ground Floor Finished Floor Level (GF FFL - AOD)
1	B2	129	29.7	MARKET	1	3.600
2	B1	129	29.7	MARKET	1	3.500
3	B2	129	29.7	MARKET	3	3.450
4	C2	135	16	MARKET	3	3.500
5	B1	129	29.7	MARKET	3	3.350
6	C1	135	16	MARKET	3	3.400
7	B1	129	29.7	MARKET	4	3.700
8	B2	129	29.7	MARKET	4	3.450
9	B2	129	29.7	MARKET	4	3.500
10	B1	129	29.7	MARKET	1	3.550
11	B1	129	29.7	MARKET	1	3.500
12	B1	129	29.7	MARKET	4	3.500
13	B1	129	29.7	MARKET	4	3.500
14	B2	129	29.7	MARKET	1	3.450
15	B2	129	29.7	MARKET	2	3.450
16	B2	129	29.7	MARKET	2	3.500
17	B2	129	29.7	MARKET	3	3.500
18	C1	135	16	MARKET	4	3.500
19	C1	135	16	MARKET	4	3.450
20	C2	135	16	MARKET	2	3.450
21	C1	135	16	MARKET	2	3.450
22	C1	135	16	MARKET	2	3.450
23	F2	160	30	MARKET	1	3.200
24	F2	160	30	MARKET	2	3.200
25	F1	160	30	MARKET	1	3.250
26	E2	131	13.6	MARKET	3	3.350
27	E1	131	13.6	MARKET	3	3.450
28	E2	131	13.6	MARKET	2	3.550
29	E1	131	13.6	MARKET	2	3.600
30	A2	118	16.2	MARKET	4	3.700
31	B2	129	29.7	MARKET	1	3.950
32	B2	129	29.7	MARKET	1	3.650
33	C1	135	16	MARKET	1	3.550
34	C2	135	16	MARKET	2	3.600
35	C1	135	16	MARKET	2	3.550
36	C1	135	16	MARKET	2	3.600
37	C1	135	16	MARKET	2	3.600
38	B1	129	29.7	MARKET	4	3.700
39	C1	135	16	MARKET	3	3.800
40	C2	135	16	MARKET	3	3.900
41	B2	129	29.7	MARKET	4	4.000
42	A2	118	16.2	MARKET	4	4.000
43	A1	118	16.2	MARKET	4	4.000
44	C1	135	16	MARKET	2	4.050
45	C1	135	16	MARKET	2	4.150
46	C2	135	16	MARKET	2	4.100
47	A1	118	16.2	MARKET	4	4.100
48	B2	129	29.7	MARKET	4	4.100
49	H	50	N/A	SOCIAL	4	4.100
50	H	50	N/A	SOCIAL	4	4.100
51	H	50	N/A	SOCIAL	4	4.100
52	H	50	N/A	SOCIAL	4	4.100
53	K	86	N/A	SOCIAL	3	4.100
54	K	86	N/A	SOCIAL	3	4.100
55	K	86	N/A	SOCIAL	3	4.000
56	K	86	N/A	SOCIAL	3	4.000
57	J	64	N/A	SOCIAL	4	3.900
58	J	64	N/A	SOCIAL	4	3.900
59	J	64	N/A	SOCIAL	4	3.900
60	J	64	N/A	SOCIAL	4	3.900
61	J	64	N/A	SOCIAL	3	3.800
62	J	64	N/A	SOCIAL	3	3.800
63	J	64	N/A	SOCIAL	3	3.800
64	J	64	N/A	SOCIAL	3	3.800
65	J	64	N/A	SOCIAL	4	3.700
66	J	64	N/A	SOCIAL	4	3.700
67	J	64	N/A	SOCIAL	4	3.600
68	J	64	N/A	SOCIAL	4	3.600
69	L	86	N/A	SOCIAL	3	3.500
70	L	86	N/A	SOCIAL	3	3.500
71	L	86	N/A	SOCIAL	3	3.500
72	I	50	N/A	SOCIAL	4	3.500
73	I	50	N/A	SOCIAL	4	3.500
74	A2	118	16.2	MARKET	1	3.550
75	A2	118	16.2	MARKET	1	3.500
76	G1	160	30	MARKET	1	3.200
77	G1	160	30	MARKET	1	3.300
78	D	107	16.4	MARKET	2	3.400
79	D	107	16.4	MARKET	2	3.400
80	D	107	16.4	MARKET	2	3.500
81	D	107	16.4	MARKET	2	3.500
82	E2	131	13.6	MARKET	1	3.600
83	E2	131	13.6	MARKET	1	3.700
84	E1	131	13.6	MARKET	1	3.800
85	D	107	16.4	MARKET	3	3.900
86	D	107	16.4	MARKET	3	3.900
87	F2	160	30	MARKET	4	4.000
88	F1	160	30	MARKET	4	4.050
89	F2	160	30	MARKET	4	4.150
90	E1	131	13.6	MARKET	2	4.150
91	G2	160	30	MARKET	1	4.050
92	F2	160	30	MARKET	2	3.950
93	F2	160	30	MARKET	2	3.850
94	F1	160	30	MARKET	1	3.700
95	F2	160	30	MARKET	1	3.650
96	F1	160	30	MARKET	2	3.600
97	F2	160	30	MARKET	2	3.500
98	F1	160	30	MARKET	3	3.300
99	G2	160	30	MARKET	1	3.200
100	G2	160	30	MARKET	1	3.150

NOTES: Areas noted may vary slightly in final construction
Refer to civil engineers detailed drawings for final confirmation on ground floor finished floor levels

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:	Wienerberger Double Pantile (rustic)
3 -	Brick:	Ibstock Ivanhoe Olde Village
	Tile:	Wienerberger Double Pantile (rustic)
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
12 Vickers Lane | Louth | Lincolnshire | LN11 9PJ
ldc LINCS DESIGN CONSULTANCY
T | 01507 611155 | E | admin@lincsdesignconsultancy.co.uk

PROJECT | **Proposed Residential Development**
Keston Nursery

DATE | January 2019

TITLE | Proposed Site Plan

SCALE | 1:500

ORIGINAL SIZE | A1

DRAWING NUMBER | LDC2902-BR001L

Rev L: Type G double garages; material updates; schedule updated, NMA application | 26.08.2021
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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