Notes:
Sketch schemes may be based on plan information of unknown origin and is subject to verification and survey.
Contractors must verify all dimensions on site before commencing any work or shop drawings. This drawing is not to be scaled. Use figured dimensions only.
Building areas are liable to adjustment over the course of the design process due to ongoing construction detailing developments.

Subject to statutory approvals and survey.

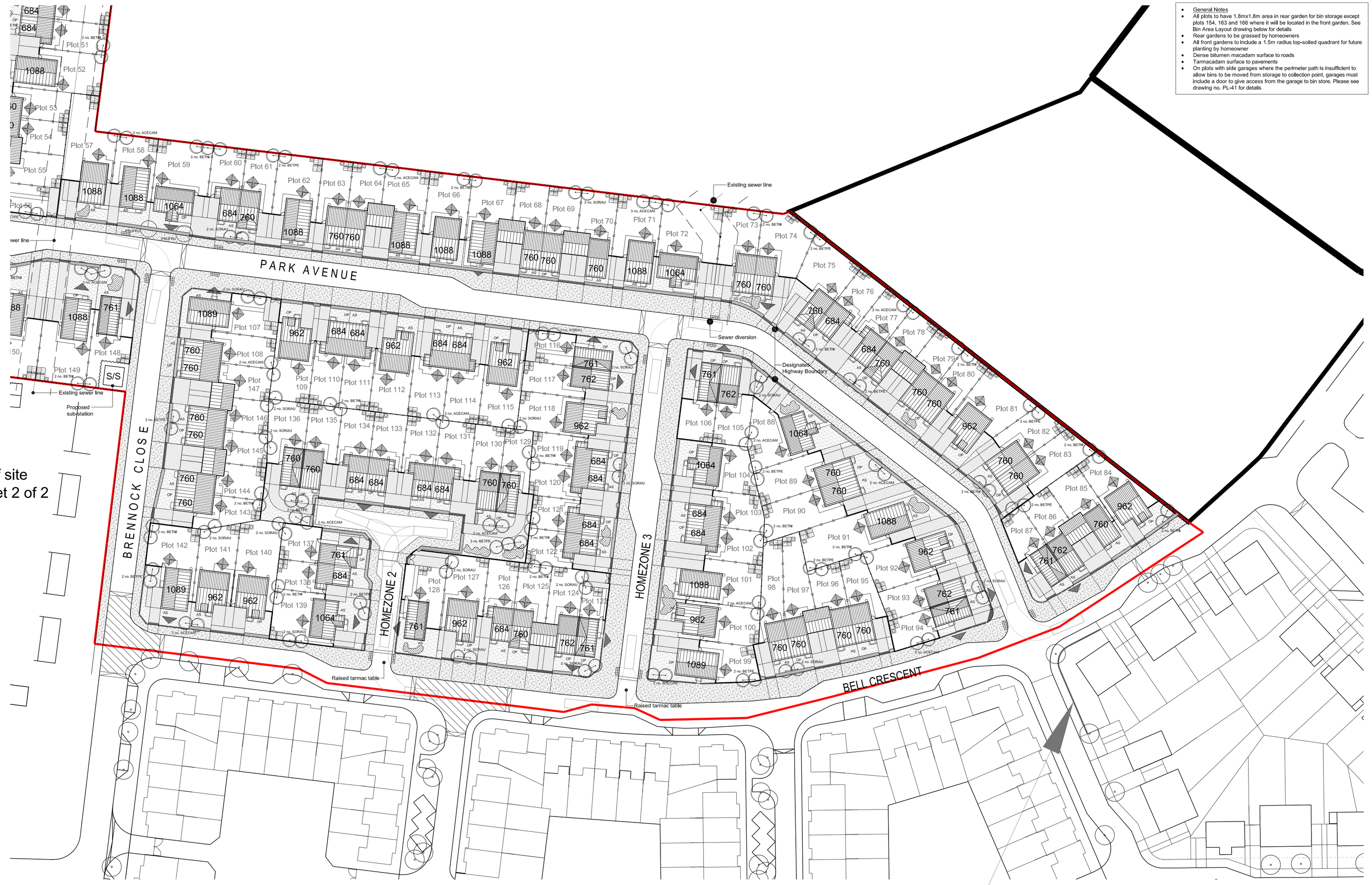
50 40 30 20 10mm

- General Notes
- All plots to have 1.8mx1.8m area in rear garden for bin storage except plots 154, 163 and 166 where it will be located in the front garden. See Bin Area Layout drawing below for details
- Rear gardens to be grassed by homeowners
- All front gardens to include a 1.5m radius top-soiled quadrant for future planting by homeowner
- Dense bitumen macadam surface to roads
- Tarmacadam surface to pavements
- On plots with side garages where the perimeter path is insufficient to allow bins to be moved from storage to collection point, garages must include a door to give access from the garage to bin store, Please see drawing no. PL-41 for details

Accomodation Schedule

House Type		Beds	Quantity
684	semi detached	2	34
760	semi detached	3	45
760	town house	3	3
760	detached	3	5
761	semi detached	3	17
761	detached	3	2
762	semi detached	3	10
962	semi detached	3	2
962	detached	3	16
1064	detached	4	6
1088	detached	4	32
1089	detached	4	3

Total 175 No.
Site Area 12 Acre



For West side of site please see Sheet 2 of 2

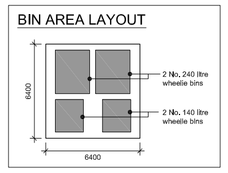
FENCES LEGEND
- 1.8m high close boarded timber fence and gate with 300mm trellis above. (See detailed drawing PL-42)
- 2.1m high hit and miss timber fence to site boundary
- 1.5m high close boarded timber fence to side boundaries of gardens
- Wall with railings
- 1.8m high close boarded timber fence and gates with 300mm trellis to rear driveways
- 1.8m high hit and miss timber fence to rear garden boundaries

HARDWORKS LEGEND
- Dense bitumen macadam surface (driveways).PCC path edging demarcation to boundary
- Pre cast concrete paving paths and patios
- Red stretcher bond block paving demarcation to driveways

SOFTWORKS LEGEND
- Grass
- Proposed trees
- Shrubs + Combination of specified species
- Hedge

GENERAL LEGEND
- Rotary dryer to all plots with minimum 6m clothes line
- Compost Bin
- Water butt to each plot (150 litre for 2 bedroom plots and 200 litre for 3 and 4 bedroom plots

BIN AREA LAYOUT



PHASE 2 PLANTING SCHEDULE

TREES

No.	Abbrev	Species Name	Height	Specification
62	SORAU	Sorbus Acuparia	350-425cm	Heavy Standard: 5 Brks: 3x: B: Clear stem in 175cm
59	BETNI	Betula Nigra	200-250cm	Multi Stemmed: Bushy 3 Stems Min: 3x: RB
63	BETPE	Betula Pendula	200-250cm	Multi Stemmed: Bushy 3 Stems Min: 3x: RB
5	PRUFRU	Prunus Fruticosa	300-400cm	Standard: 5 Brks: 3x: RB and staked, Clear stem In 200cm
58	ACECAM	Acer Campestre	350-425cm	Heavy Standard: 5 Brks: 3x: B: Clear stem in 200cm

247 TOTAL

SHRUBS

No.	Abbrev	Species Name	Specification	Density
*	SKIJARU	Skimma Japonica 'Rubella'	Bushy: 4 Brks: C	3/sq.m
*	HEBMB	Hebe 'Midsummer Beauty'	Bushy: 7 Brks: C	5/sq.m
*	LAVANHI	Lavandula Angustifolia 'Hidcote'	Bushy: 5 Brks: C	5/sq.m

All plants to be container grown and pit planted within 450mm topsoil to conform to BS3882:1994

DRAINAGE NOTES
All drainage layout and details in accordance with engineers information

NOTE:-
The previously Approved detail for this length of boundary is picket-fencing. However, we are proposing a wall with railings to match the other similar locations on site.

L	Schedule amended	18.01.13	cr
K	Trees in grilles omitted Block paving omitted	23.11.12	cr
J	Front boundary treatments amended	22.11.12	cr
H	Plot 128 moved to previous position	25.09.12	cr
G	Plot 125 garage moved forward	31.08.12	cr
F	Plots 125 - 128 amended Garage added between plots 124 & 125	29.08.12	cr
E	Rear garden code requirements amended	02.04.12	cr
D	Highway boundary removed	31.01.12	cr
C	Boundary treatments changed across site Demarcation included to driveways	31.01.12	cr
B	Tree notes amended as per approval,	18.01.12	ta
A	Trees removed from easement and revised adjacent to plot 167 Minor alterations to speed tables Fences legend amended	04.01.12	cr
-	General notes added	-	-

revisions -
status Planning

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project Beswick Phase 2
client Gleeson Regeneration Ltd.
title Alternative Proposed Site Layout Sheet 2 of 2

drawn cr checked ge date 26.07.11 scale 1:500@A1
job no 0270 drawing no PL-203 rev L