

**Key**

3000 x 6000mm parking space

Pavement

Block Paved Parking Space

Private Garden

Front Garden

Access Road - Tarmac

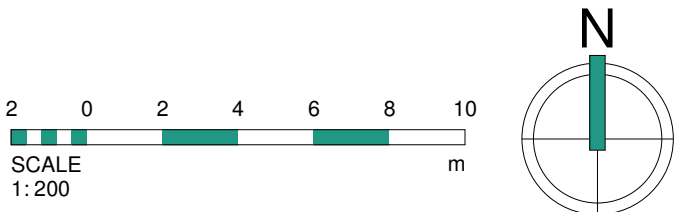
Shed (Cycle Storage)

Easement

Schedule of Accommodation

- Social Rent**  
10no 1B2P Flats @ 50m²  
5no 2B3P Flats @ 61m²  
2no 2B4P Houses Semi-Detached @ 83m²  
4no 3B5P Houses Semi-Detached @ 96m²
- Shared Ownership**  
2no 4B6P Houses Detached @ 108m²
- 23no Total**
- 28 no parking spaces  
Flats - 100% parking spaces  
2B4P Houses - 100% parking spaces  
3B5P Houses - 100% parking spaces  
4B6P Houses - 200% parking spaces  
1no - parking space for 27 Newell Road  
1no - parking space for 29 Newell Road  
1no - parking space for 33 Newell Road

- Site Area: 3010m²
- Caveats**
- Overlooking distances subject to LPA Approval
  - Density and parking mix subject to LPA Approval



Layout subject to confirmation of red line boundary, all statutory approvals including highways, planning and building regulations, relevant surveys and reports such as topographical, ecology, trees, ground investigation and flood risk.

| Area Schedule     |             |         |
|-------------------|-------------|---------|
| Type              | Description | Area    |
| Car Parking       | Salmon      | 336 m²  |
| Front Garden      | Dark Green  | 618 m²  |
| Plot Hardstanding | Light Grey  | 526 m²  |
| Private Garden    | Light Green | 336 m²  |
| Tactile Paving    | Brown       | 4 m²    |
| Unadopted Drive   | Red Fleck   | 401 m²  |
| Total: 39         |             | 2221 m² |

| Fence Schedule             |              |        |
|----------------------------|--------------|--------|
| Type                       | Fence Height | Length |
| 440x440x1800mm             |              | 0.0    |
| 1800mm Wall & Railing      | 1.250        | 88.2   |
| Fence - TSW 1100mm         | 1.100        | 56.3   |
| Fence - TSW 1800mm Trellis | 1.800        | 80.9   |
| Fence - TSW 2100mm         | 2.100        | 150.5  |
| Total: 53                  |              | 375.9  |



00 Proposed Site Plan  
1 : 200

DO NOT SCALE FROM THIS DRAWING  
ALL DIMENSIONS MUST BE CHECKED ON SITE BY  
CONTRACTOR PRIOR TO CONSTRUCTION

|     |          |     |                                                                                                                   |
|-----|----------|-----|-------------------------------------------------------------------------------------------------------------------|
| B   | 15.07.24 | ED  | Drawing revised to amend schedule (4 Beds to shared ownership)                                                    |
| A   | 12.07.24 | ED  | Drawing revised to amend car parking layout to allow for EV charging to all car parking spaces for new dwellings. |
| Rev | Date     | Int | Description                                                                                                       |

**btp**  
ARCHITECTS

RIBA  
Chartered Practice

CLIENT:  
WCHG

PROJECT:  
Greenbrow Social Club

DESCRIPTION:  
Proposed Site Plan

| PURPOSE OF ISSUE:            |              |             |             |
|------------------------------|--------------|-------------|-------------|
| Building Regulations         |              |             |             |
| DRAWN BY:                    | CHECKED      | DATE:       | SCALE @ A1: |
| ED                           | MA           | 22.03.24    | 1 : 200     |
| JOB NO:                      | STATUS CODE: | DRAWING NO: | REV         |
| 3953                         | S2           | 203         | B           |
| FILE IDENTIFIER:             |              |             |             |
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