

# Proposed Site Layout

Scale: 1:500



Existing 0.5m high knee rail fence to eastern boundary

Existing lamp post to be relocated

Existing gap in knee rail fence to be retained.

1m high metal railings to full length of site boundary to east of site.

Proposed Private drive serving car parking for 2 properties.

0.5m high existing knee rail fence to be repaired and retained.

Main entrance road configured to allow for highways adoption

Proposed Private drive serving car parking for 4 properties.

Existing pedestrian route retained

1m high metal railings to full length of site boundary to east of site.

Planting to proposed wall to east of Plot 26.

### Site key

- Site boundary
- ▶▶▶ Site access
- Access drive / road
- Private drives
- Designated car parking spaces
- Footpaths
- Private garden areas
- Soft landscaping - privately or publicly owned and maintained
- Proposed tree planting
- Existing tree to be retained
- Existing context / buildings
- Proposed housing
- ➔ Additional windows to side elevations providing natural surveillance.
- ▶ Dwelling entrance point
- 2m high Brick wall to rear gardens.
- 1.8m high close boarded fencing.
- Low level metal railings (unobstructive railings to be used in visibility plays).

housetype:	unit type	no. of units
	1-bedroom, 2-person (approx. 59m <sup>2</sup> )	2no.
	2-bedroom, 4-person (approx. 79m <sup>2</sup> )	30no.
	3-bedroom, 5-person (approx. 93m <sup>2</sup> )	8no.
	<b>Total:</b>	<b>40no.</b>
<b>car parking:</b>	200% to 2 and 3 bed units, 100% to 1 bed units.	
<b>overall site area:</b>	1.03 Ha / 2.55 acres	
<b>site density:</b>	40 dwellings per hectare	

### schedule of accommodation

Disclaimer: brp (arch) ltd accept no responsibility for work not undertaken fully in accordance with the contents of this drawing and related specifications. This document and its design content is copyright protected ©. It shall be read in conjunction with all other associated project information including models, specifications, schedules and related consultants documents. Do not scale from documents. All scales noted correct at original paper size. All dimensions to be checked on site. Immediately report any discrepancies, errors or omissions on this document to the originator. If in doubt ask.  
Source File: W218-6 20 Site Model redesign.pln

Rev	Date	Drawn	Note
A	17/02/2017	MW	Site layout amended to accommodate changes in highways standards. 1 Unit removed to allow for larger parking spaces and increased carriageway width.
B	01/03/2017	MW	Car parking spaces, adopted road and pathway amended to allow for 25m forward visibility adjacent to Plot 15.
C	02/03/2017	MW	Schedule of accommodation amended to reflect revised unit floor areas.
D	21/06/2017	MW	Scheme re-designed.
E	23/06/2017	MW	Minor amendments made to the surroundings and size of plots 13, 18, 19, 20, 21, 22, 28, 27, 39 and 40.
F	27/06/2017	JKG	Changes made in response to the highways comments.
G	11/07/2017	MW	Details of boundary treatments amended.
H	18/07/2017	MW	Boundary treatments amended as per CPDA comments.

### Notes:

As the gardens to plots 13, 21 & 22 may fall within the vehicle plays of the proposed adoptable highway, the client must ensure that appropriate wording is added into the deeds of these plots to ensure that no planting, fencing, or any other visual obstruction is created within the vehicle visibility plays. Any proposed fencing to the gardens is to be no higher than 600mm and should be otherwise visually unobstructive.

This drawing is based on topographical survey information (drawing ref: 16416-Topo, dated November 2016) drawn & prepared by:  
Global Surveys  
6 Franklin's Close, Ecton, Northants, NN6 0QG  
Tel: 01604 491 543  
Web: info@globalsurveys.co.uk

brp architects limited take no responsibility for discrepancies between the topographical survey information shown and on-site measurements.

Exact site Boundary to adjacent Penrith Drive Children's Centre car park to be determined on site prior to construction.



Client: Wellingborough Homes

Project Title: Proposed residential development at Windermere Drive / Penrith Drive, Wellingborough

Drawing Title: Proposed Site Layout

Drawing Status: Planning

Scale:	Original Paper Size:
1:500	A2
Drawn By: JKG	Checked By (if file copy only):
Date: 14.12.16	
Job No: W218	Revision: H
Drawing No: P03	

