New tactile paving and dropped kerbs. Existing dropped kerbs to be raised as necessary.

Northern footway to be cleared of debris and vegitation

Footway link from the development to Eglwys Brewis Road to be lit in line with VoG Street Lighting Specification

Eglwys Brewis Road

B4265

Grass Verge

3.2m wide footpath/cycleway

L.A.P.
280m²

2.4m

Existing Landscaping & Trees

1.7m

0.8m

0.9m

3.3m

2.0m

1.0m

2.3m

1.4m

1.6m

Railway

2.4 x 25m Visibility

2.4 x 25m Visibility

65

66

House Type Schedule

	House Code	Net Floor Area (ft²)	Number of Bedrooms	House Type Name	Number of Units	Total Net Area of Each Unit (ft²)
Private Housing	MAI	830	3	Maidstone	10	8300
	AVR	999	3	Andover	3	2997
	KIS	1078	4	Kingsville	8	8624
	ALD	1225	4	Aldermere	8	9800
	HAL	1319	4	Hale	4	5276
	TMT	1299	4	Tamworth	4	5196
	RAD	1316	4	Radleigh	5	7895
LCHO	WAS	631	2	Washington	2	1262
	FAI	1009	3	Fairbourn	2	2018
	CHE	1004	3	Chester	2	1004
Social Rented	HAW	459	1	Hawthorne	6	2754
	ALR	521	1	Alder	2	1042
	BIR	521	1	Birch	2	1042
Total No. of Units on Site & Total Net Area (ft²)					65	62636

Site Key

- 1.8m High Timber Close Board Fence
- 1.8m High Brick Screen Wall
- 1.1m High Hooptop Railings
- 2m High Close Board Fence *with 130mm gaps at base for hedgehog movement*
- 1.2m High Post and 3 Rail Fence
- Proposed Hedgerow *(Refer to landscaping layout)*
- Existing Hedgerow Retained *(within site layout)*
- Proposed New Trees *(Indicative only refer to landscaping layout)*
- Existing Trees *(approximate location)*
- 1.8m High Close Board Gate
- Affordable Unit - Social Rented
- Affordable Unit - LCHO
- 12 Plot Numbers
- Parking space
- Bin Collection Point
- 2m wide buffer from existing landscaping outside site boundary. Suitable planting to be proposed within buffer
- Existing Building *(location picked up from OS)*

Hard Landscaping Areas

- Roads to be tarmacadam finish to adoptable standards
- Public Footpaths to be tarmacadam adoptable standards
- Raised Surface/Traffic Calming to be block paving
- Private drives to be in tarmacadam finish
- Permeable Paving
- Shared private drives to be in tarmacadam finish
- Private footpaths to be grey concrete paving slabs

Local Area of Play (LAP) Proposed Equipment

Equipment specified below are supplied from Sutcliffe Play

- SWB062 1.8m Swing 2 x Pod Seats
- DZW276 Hide & Slide Toddlerzone Unit
- SSB300 Inclusive Springie Basic
- DZW276 Hide & Slide Toddlerzone Unit

N

W E

S

SCALE BAR

0 5 10 20 30 40 50

REV.	DESCRIPTION	DATE
C	Road narrowing now centred off plot 21s driveway.	04.10.17
B	Further minor adjustment to site entrance	03.10.17
A	Forward visibility splays updated to 17m. Footpaths widened to accommodate wheelchair turning circles at site entrance amended to be 11m. Note added to footpath link to state that footpath is to be lit to VoG standards.	02.10.17

CLIENT
Barratt Homes South Wales

JOB TITLE
Land North of B4265, Boverton

DRAWING TITLE
External Works Layout

SCALE @ A0	DATE	DRAWN BY
1:200	Sept '17	RW
JOB NO.	DRAWING NO.	REVISION
1363	EN-05.1	C

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