

Proposed Site Layout

Scale: 1:500



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Source File:
20035 Model.rvt

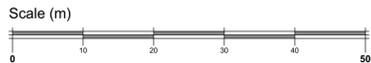
Rev	Date	Drawn	Note
P02	09/08/2021	JKG	Balancing Pond updated.
P03	01/09/2021	JKG	Layout status updated to 'Planning'.
P04	17/11/2021	JKG	Highway design updated and visitor parking added.
P05	30/11/2021	JKG	Plots 07-08 and 09-10 parking tweaked.
P06	07/12/2021	JKG	Dimensions added to parking spaces. Bins shown on refuse collection points.

schedule of accommodation

housetype	code	area	quantity
2B4P House	A	72m ²	12 no. units
3B5P House	B	84m ²	16 no. units
4B6P House	C	102m ²	04 no. units
1B2P Maisonette	D	50m ²	04 no. units
2B3P Bungalow	E	60m ²	04 no. units

Total Number of Units : 40 no. units
approximate site area : 1.973Ha / 4.875 acres
density : 20.3 dwellings per hectare
parking provision : 200% / 100%

- Key**
- Application site boundary
 - Proposed Housing
 - Existing Surrounding Buildings
 - Private Rear Garden Area
 - Public Open / Green Space
 - Principal Highway / Road
 - Secondary Highway / Road
 - Private Drive
 - Car Parking Spaces
 - Pedestrian Footpaths
 - Existing Landscaping
 - Proposed Tree Planting (indicative only - to be designed and specified by Landscape Architect)
 - Existing Tree Planting Removed
 - Proposed Hedge / Shrub Planting (indicative only - to be designed and specified by Landscape Architect)
 - Housetypes - Primary Point of Access
 - Primary Site Access



Client: Minster Property Group Ltd.
 Project Title: Proposed Residential Development at Land off Brooke Road, Oakham

Drawing Title: Proposed Site Layout
 Drawing Status: Planning

Scale(s)	Original Paper Size
1:500	A1
Drawn: JKG	Date: 20.07.21
Project Number: 20035	Drawing Number: 0102
	Revision: P06