

Proposed Site Layout

Scale: 1:500

Note: Fire hydrants and street lighting shown are indicative only, and are to be designed by a specialist consultant prior to installation.

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Source File:
20013 Model.pln

Rev	Date	Drawn	Note
P02	14/09/2020	JKG	Red line updated.
P03	18/09/2020	JKG	Fire hydrants and street lighting shown. Landscaping updated.
P04	17/11/2020	JKG	Highway updated, ramp added. Plots amended. Sock updated - following comments from Highways.
P05	03/12/2020	JKG	Highway updated following comments from Engineer. SoA updated.
P06	04/12/2020	JKG	NDSS & M4(2) units identified on layout.
P07	07/12/2020	JKG	Affordable Housing provision indicated.
P08	09/12/2020	JKG	SoA and house type codes updated. Materials updated / added.
P09	11/12/2020	JKG	SoA updated.
P10	15/12/2020	JKG	Visitor parking spaces added.



Key

- Application site boundary
- Proposed Housing
- Existing Surrounding Buildings
- Private Rear Garden Area
- Public Open / Green Space
- Principal Highway / Road Tarmac
- Private Drive Block Paving
- Car Parking Spaces Block Paving
- Pedestrian Footpaths Tarmac
- Proposed Tree Planting (for illustrative purposes only - subject to detailed design / planting scheme by Landscape Architect)
- Proposed Hedge / Shrub Planting (for illustrative purposes only - subject to detailed design / planting scheme by Landscape Architect)
- House types - Primary Point of Access
- FH Fire Hydrant Location
- L Street Lighting Column (lighting to be baffled downwards)
- * Affordable Housing NDSS & M4(2) Unit
- >>> Primary Site Access

schedule of accommodation

housetype	code	area	quantity
2B3P House NDSS	A	75m ²	23 no. units
2B4P House NDSS & M4(2)	B	79m ²	07 no. units
3B4P House NDSS	C	85m ²	27 no. units
4B5P House NDSS	D	102m ²	02 no. units
1B2P Maisonette NDSS & M4(2)	E	50m ²	08 no. units
2B3P Bungalow NDSS & M4(2)	F	70m ²	02 no. units
3B5P House NDSS & M4(2)	G	93m ²	02 no. units
4B6P House NDSS & M4(2)	H	106m ²	02 no. units
2B3P Bungalow NDSS & M4(3)	J	70m ²	02 no. units

Total Number of Units 75 no. units

approximate site area : 4.79 Acres / 1.94Ha
density (based on site area) : 38.7 dwellings per hectare
parking provision : 200% / 100% + 13 visitors

Scale (m)



Client: Minster Property Group Ltd.
 Project Title: Proposed residential development at Land off Treloven Way, Hempstead
 Drawing Title: Proposed Site Layout
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