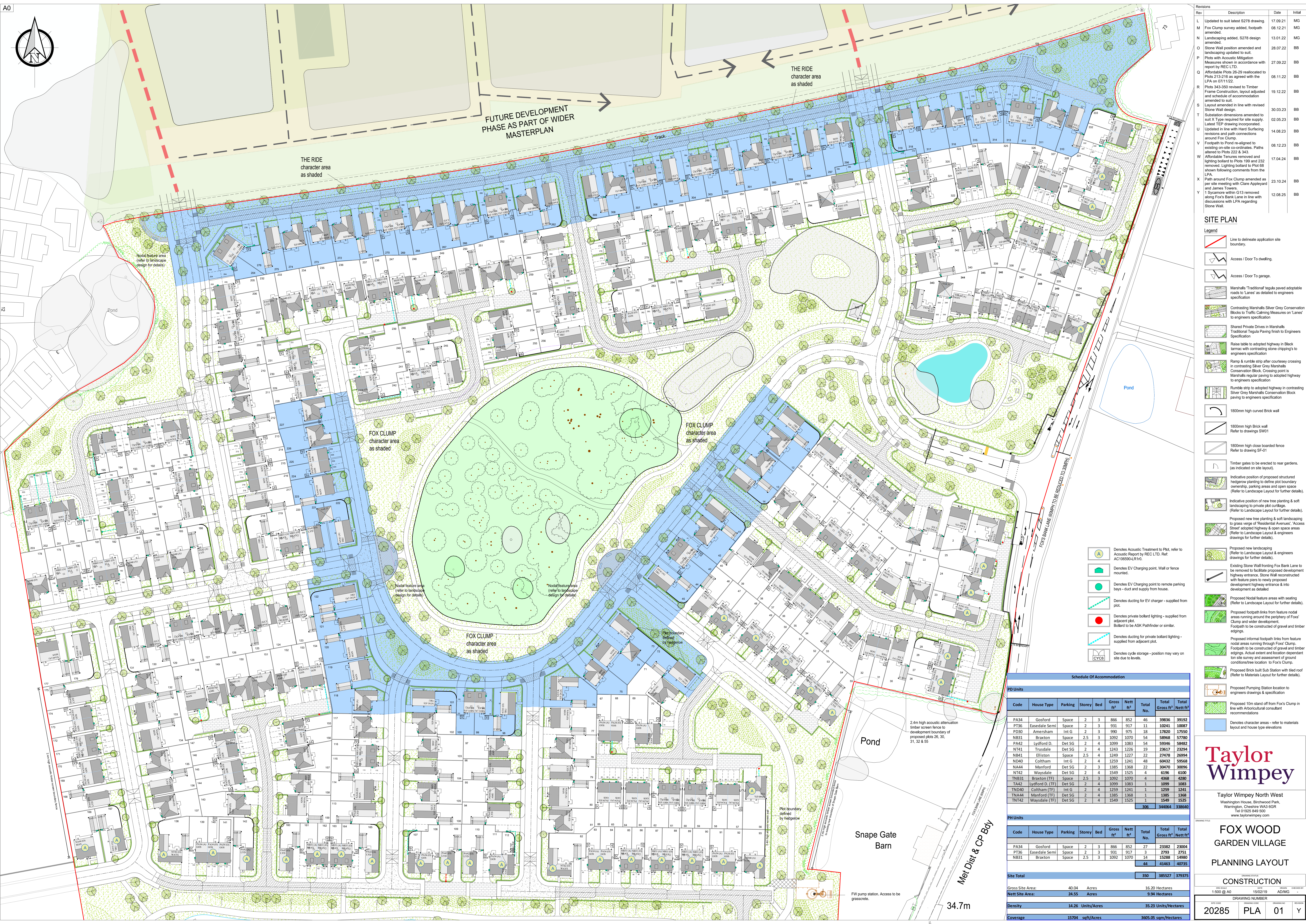




Revisions	Description	Date	Initial
L	Updated to suit latest S278 drawing	17.09.21	MG
M	Fox Clump survey added, footpath amended	08.12.21	MG
N	Landscaping added, S278 design amended	13.01.22	MG
O	Stone Wall position amended and landscaping updated to suit	28.07.22	BB
P	Plots with Acoustic Mitigation Measures shown in accordance with report by REC LTD.	27.09.22	BB
Q	Affordable Plots 26-29 reallocated to Plots 213-216 as agreed with the LPA on 07/11/22	08.11.22	BB
R	Plots 343-350 revised to Timber Frame Construction, layout adjusted and schedule of accommodation amended to suit	19.12.22	BB
S	Layout amended in line with revised Stone Wall design	30.03.23	BB
T	Substation dimensions amended to suit X Type required for site supply. Latest TEP drawing incorporated	02.05.23	BB
U	Updated in line with Hard Surfacing revisions and path connections around Fox Clump	14.08.23	BB
V	Footpath to Pond re-aligned to existing on-site co-ordinates. Paths altered to Plots 222 & 343	08.12.23	BB
W	Affordable Tenures removed and lighting bollard to Plots 199 and 232 removed. Lighting bollard to Plot 68 shown following comments from the LPA	17.04.24	BB
X	Path around Fox Clump amended as per site meeting with Clare Applebury and James Towers	23.10.24	BB
Y	1 Sycamore within G13 removed along Fox's Bank Lane in line with discussions with LPA regarding Stone Wall	12.08.25	BB

SITE PLAN

Legend

- Line to delineate application site boundary.
- Access / Door To dwelling.
- Access / Door To garage.
- Marshalls Traditional tegula paved adoptable roads to 'Lanes' as detailed to engineers specification
- Contrasting Marshalls Silver Grey Conservation Blocks to Traffic Calming Measures on 'Lanes' to engineers specification
- Shared Private Drives in Marshalls Traditional Tegula Paving finish to Engineers Specification
- Raise table to adopted highway in Black tarmac with contrasting stone chipping's to engineers specification
- Ramp & rumble strip after courtesy crossing in contrasting Silver Grey Marshalls Conservation Block. Crossing point is Marshalls regular paving to adopted highway to engineers specification
- Rumble strip to adopted highway in contrasting Silver Grey Marshalls Conservation Block paving to engineers specification
- 1800mm high curved Brick wall
- 1800mm high brick wall Refer to drawings SW01
- 1800mm high close boarded fence Refer to drawing SF-01
- Timber gates to be erected to rear gardens. (as indicated on site layout).
- Indicative position of proposed structured hedgerow planting to define plot boundary ownership, parking areas and open space (Refer to Landscape Layout for further details).
- Indicative position of new tree planting & soft landscaping to private plot courtyards. (Refer to Landscape Layout for further details).
- Proposed new tree planting & soft landscaping to grass verge of 'Residential Avenues'. 'Access Street' adopted highway & open space areas (Refer to Landscape Layout & engineers drawings for further details).
- Proposed new landscaping (Refer to Landscape Layout & engineers drawings for further details).
- Existing Stone Wall fronting Fox Bank Lane to be removed to facilitate proposed development highway entrance. Stone Wall reconstructed with feature piers to newly proposed development highway entrance & into development as detailed.
- Proposed Nodal feature areas with seating (Refer to Landscape Layout for further details).
- Proposed footpath links from feature nodal areas running around the periphery of Fox's Clump and wider development. Footpath to be constructed of gravel and timber edgings.
- Proposed informal footpath links from feature nodal areas running through Fox's Clump. Footpath to be constructed of gravel and timber edgings. Actual extent and location dependent on site survey and assessment of ground conditions/tree location. To Fox's Clump.
- Proposed Brick built Sub Station with tied roof (Refer to Materials Layout for further details).
- Proposed Pumping Station location to engineers drawings & specification
- Proposed 10m stand off from Fox's Clump in line with Arboricultural consultant recommendations
- Denotes character areas - refer to materials layout and house type elevations

- Denotes Acoustic Treatment to Plot, refer to Acoustic Report by REC LTD. Ref: AC108594-LR10.
- Denotes EV Charging point. Wall or fence mounted.
- Denotes EV Charging point to remote parking bays - duct and supply from house.
- Denotes ducting for EV charger - supplied from plot.
- Denotes private bollard lighting - supplied from adjacent plot. Bollard to be ASK Pathfinder or similar.
- Denotes ducting for private bollard lighting - supplied from adjacent plot.
- Denotes cycle storage - position may vary on site due to levels.

Schedule of Accommodation										
PD Units										
Code	House Type	Parking	Storey	Bed	Gross ft²	Nett ft²	Total No.	Total Gross ft²	Total Nett ft²	
PA34	Gooford	Space	2	3	866	852	46	39836	39192	
PT36	Easedale Semi	Space	2	3	931	917	11	10241	10087	
PD30	Amersham	Int G	2	3	990	975	18	17820	17550	
NB31	Braxton	Space	2.5	3	1092	1070	54	58968	57780	
PA42	Lydford D.	Det SG	2	4	1099	1083	54	59346	58482	
NT41	Trusdale	Det SG	2	4	1243	1226	19	23617	23294	
NB41	Elliston	Space	2.5	4	1249	1227	22	27473	26994	
ND40	Coltham	Int G	2	4	1259	1241	48	60432	59568	
NA44	Manford	Det SG	2	3	1385	1368	22	30470	30096	
NT42	Waysdale	Det SG	2	4	1549	1525	4	6196	6100	
TN331	Braxton (TF)	Space	2.5	3	1092	1070	4	4368	4280	
TA42	Lydford D. (TF)	Det SG	2	4	1099	1083	1	1099	1083	
ND40	Coltham (TF)	Int G	2	4	1259	1241	1	1259	1241	
TN444	Manford (TF)	Det SG	2	4	1385	1368	1	1385	1368	
NT42	Waysdale (TF)	Det SG	2	4	1549	1525	1	1549	1525	
							306	340064	338640	

PH Units										
Code	House Type	Parking	Storey	Bed	Gross ft²	Nett ft²	Total No.	Total Gross ft²	Total Nett ft²	
PA34	Gooford	Space	2	3	866	852	27	23382	23004	
PT36	Easedale Semi	Space	2	3	931	917	3	2793	2751	
NB31	Braxton	Space	2.5	3	1092	1070	14	15288	14980	
							44	41463	40735	
Site Total							350	385527	379375	
Gross Site Area:					40.04	Acres	16.20	Hectares		
Nett Site Area:					24.55	Acres	9.94	Hectares		
Density					14.26	Units/Acres	35.23	Units/Hectares		
Coverage					15704	sqft/Acres	3605.05	sqm/Hectares		

Taylor Wimpey

Taylor Wimpey North West
Washington House, Birchwood Park,
Warrington, Cheshire WA3 6GR
Tel 01565 460 500
www.taylorwimpey.com

FOX WOOD GARDEN VILLAGE
PLANNING LAYOUT

CONSTRUCTION

DATE	BY	CHECKED	DATE	BY	CHECKED
15/02/19	AD/MS		15/02/19	AD/MS	
DRAWING NUMBER					
20285	PLA	01	Y		