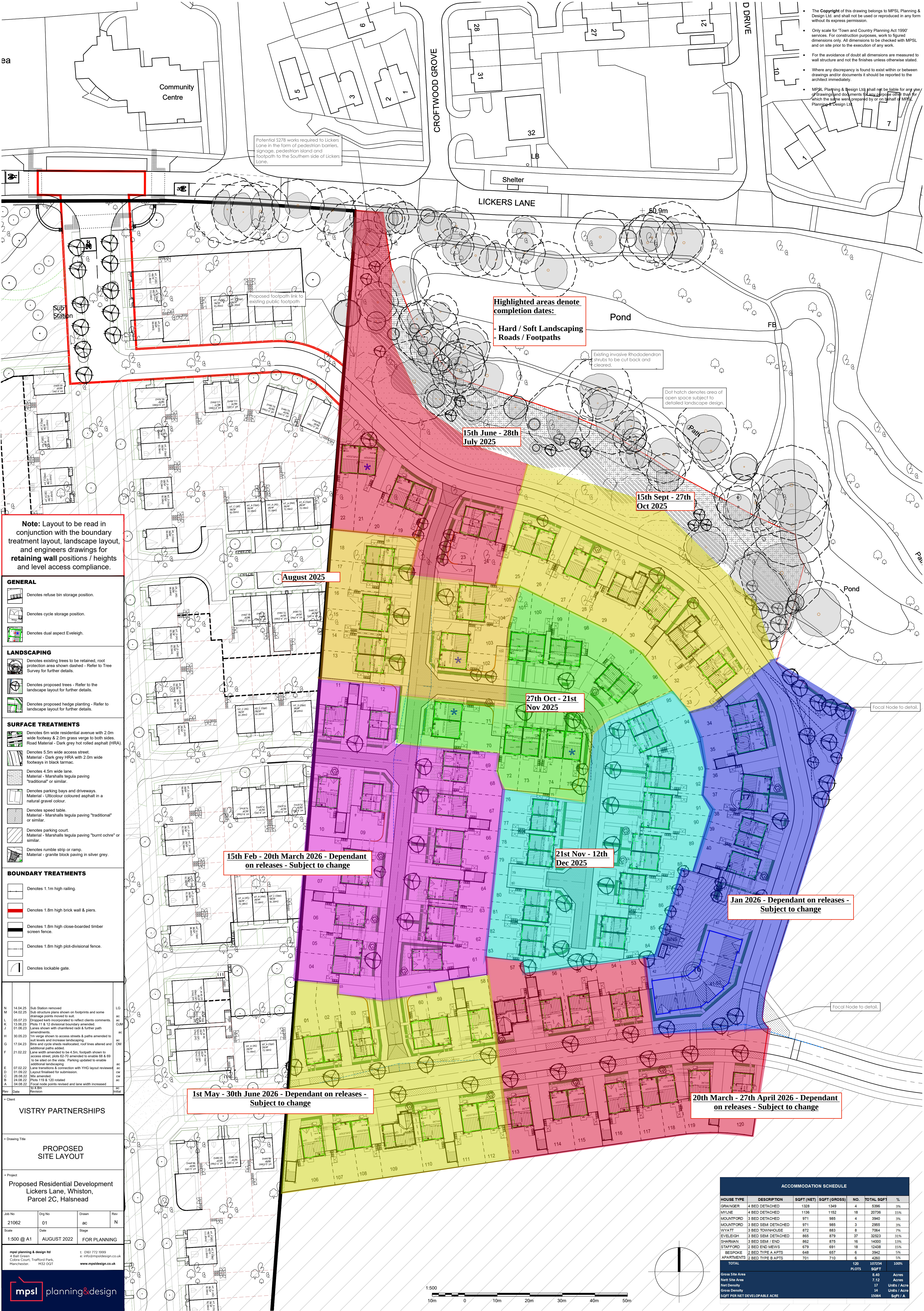




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- For the avoidance of doubt all dimensions are measured to wall structure and not the finishes unless otherwise stated.
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Note: Layout to be read in conjunction with the boundary treatment layout, landscape layout, and engineers drawings for retaining wall positions / heights and level access compliance.

- GENERAL**
- Denotes refuse bin storage position.
 - Denotes cycle storage position.
 - Denotes dual aspect Eaveleigh.
- LANDSCAPING**
- Denotes existing trees to be retained, root protection areas shown dashed - Refer to Tree Survey for further details.
 - Denotes proposed trees - Refer to the landscape layout for further details.
 - Denotes proposed hedge planting - Refer to landscape layout for further details.
- SURFACE TREATMENTS**
- Denotes 6m wide residential avenue with 2.0m wide footway & 2.0m grass verge to both sides. Road Material - Dark grey hot rolled asphalt (HRA).
 - Denotes 5.5m wide access street. Material - Dark grey HRA with 2.0m wide footways in black tarmac.
 - Denotes 4.5m wide lane. Material - Marshalls tegula paving "traditional" or similar.
 - Denotes parking bays and driveways. Material - Ultracolor coloured asphalt in a natural gravel colour.
 - Denotes speed table. Material - Marshalls tegula paving "traditional" or similar.
 - Denotes parking court. Material - Marshalls tegula paving "burnt ochre" or similar.
 - Denotes rumble strip or ramp. Material - granite block paving in silver grey.
- BOUNDARY TREATMENTS**
- Denotes 1.1m high railing.
 - Denotes 1.8m high brick wall & piers.
 - Denotes 1.8m high close-boarded timber screen fence.
 - Denotes 1.8m high plot-division fence.
 - Denotes lockable gate.

N	14.04.25	Sub Station removed	LG
M	04.02.25	Sub structure plans shown on footprints and some drainage points moved to suit	AC
K	05.07.23	Dropped kerb incorporated to reflect clients comments.	OM
L	15.06.23	Plots 11 & 12 divisional boundary amended.	AC
H	01.05.23	Lanes shown with chamfered radii & further path amendments.	OM
G	30.05.23	1m verge shown to access streets & paths amended to suit levels and increase landscaping.	AC
F	17.04.23	Bins and cycle sheds relocated, roof lines altered and additional paths added.	OM
E	21.02.22	Lane width amended to be 4.5m, footpath shown to access street plot 62/70 amended to enable 68 & 69 to be sited on the vista. Parking updated to enable additional landscaping.	AC
D	07.02.22	Lane transitions & connection with YHG layout reviewed.	OM
C	01.09.22	Layout finalised for submission.	AC
B	26.08.22	Mix amended.	OM
A	24.08.22	Plots 119 & 120 rotated	AC
Rev	04.08.22	Focal node points revised and lane width increased to 4.5m	OM

VISTRY PARTNERSHIPS

PROPOSED SITE LAYOUT

Proposed Residential Development
Lickers Lane, Whiston,
Parcel 2C, Halshead

Job No	Dwg No	Drawn	Rev
21062	01	AC	N
Scale	Date	Stage	
1:500 @ A1	AUGUST 2022	FOR PLANNING	

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Highlighted areas denote completion dates:

- Hard / Soft Landscaping
- Roads / Footpaths

15th June - 28th July 2025

15th Sept - 27th Oct 2025

27th Oct - 21st Nov 2025

21st Nov - 12th Dec 2025

Jan 2026 - Dependant on releases - Subject to change

15th Feb - 20th March 2026 - Dependant on releases - Subject to change

1st May - 30th June 2026 - Dependant on releases - Subject to change

20th March - 27th April 2026 - Dependant on releases - Subject to change

ACCOMMODATION SCHEDULE						
HOUSE TYPE	DESCRIPTION	SQFT (NET)	SQFT (GROSS)	NO.	TOTAL SQFT	%
GRAINGER	4 BED DETACHED	1328	1349	4	5396	3%
MYLNE	4 BED DETACHED	1136	1152	18	20736	15%
MOUNTFORD	3 BED DETACHED	971	985	4	3940	3%
MOUNTFORD	3 BED SEMI DETACHED	971	985	3	2955	2%
WYATT	3 BED TOWNHOUSE	872	883	8	7064	5%
EVELEIGH	3 BED SEMI DETACHED	865	879	37	32523	25%
SHARMAN	3 BED SEMI / END	862	875	16	14000	11%
STAFFORD	2 BED END MEWS	679	691	18	12438	10%
BESPOKE	2 BED TYPE A APTS	648	657	6	3942	3%
BESPOKE	2 BED TYPE B APTS	701	710	6	4260	3%
TOTAL				120	107234	100%
Gross Site Area				120	107234	
Nett Site Area				8.40	Acres	
Nett Density				7.12	Units / Acre	
Gross Density				15	Units / Acre	
SQFT PER NET DEVELOPABLE ACRE				15064	Sqft / A	

