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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-divisional 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	Plot 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 plots 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

Client

Drawing Title

PROPOSED SITE LAYOUT

Project

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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ACCOMMODATION SCHEDULE					
HOUSE TYPE	DESCRIPTION	SQFT (NET)	SQFT (GROSS)	NO.	TOTAL SQFT
GRAINGER	4 BED DETACHED	1328	1349	4	5396
MYLNE	4 BED DETACHED	1136	1152	18	20736
MOUNTFORD	3 BED DETACHED	971	985	4	3940
MOUNTFORD	3 BED SEMI DETACHED	971	985	3	2955
WYATT	3 BED TOWNHOUSE	872	883	8	7064
EVELEIGH	3 BED SEMI DETACHED	865	879	37	32523
SHARMAN	3 BED SEMI / END	862	875	16	14000
STAFFORD	2 BED END MEWS	679	691	18	12438
BESPOKE	2 BED TYPE A APTS	648	657	6	3942
APARTMENTS	2 BED TYPE B APTS	701	710	6	4260
TOTAL				120	107234
Gross Site Area				120	107234
Nett Site Area				8.40	Acres
Nett Density				7.12	Units / Acre
Gross Density				14	Units / Acre
SQFT PER NET DEVELOPABLE ACRE				15064	Sqft / A

