

KMF & KMG, KINGSMERE, BICESTER

Sheet Size: AO

Scale: 0 5m 10m 15m 20m 25m 30m 35m 40m

Rev	Date	Description
A	14-02-18	Layout explained to address comments received from planning officer in letter dated 5th December 2017.
B	07-03-18	Layout explained to address comments received from planning officer.
C	27-04-18	1 no. additional 2 bed affordable house added to layout. Total number of plots increased to 160. Plots 69-73 & 127-128 replanned to accommodate additional plots. Plot 72 amended to HT FF.
D	30-05-18	Additional cycle storage added to Plots 36-43, 7 & 8 highway officer comments.
E	05-06-18	Plot 82-87 HT FF swapped with Plots 104-105 HT FF to resolve clustering of affordable housing.
F	17-10-18	Service strip widened to 2m throughout KMF & KMG as agreed by visitors review. Plots 86-90, 91, 145-148 repositioned. Garage removed from plots 66-69, 91-92, 132, 147 & 148 repositioned.
G	21-01-19	Materials Key and Layout Key updated. Hard landscaping added.
H	26-02-19	External works updated.
I	10-05-19	Plot 87 changed to Shared Ownership Unit.
J	21-05-19	Plot 179-181 added to layout.
K	09-09-19	Druck specifications revised.
L	09-09-19	Materials revised as per client mark-up.
M	14-10-19	Plot 142 amended to show render.
N	06-12-19	Boundary treatments to plots 7, 8, 9, 10, 14, 15 and 17 amended to remove retaining walls.
O	13-08-20	Updated with Planning Layout Rev. O.



KEY - LAYOUT

NOTE - Drawing to be read in conjunction with the following detailed drawings- 1271-10 Landscaping Layout 1271-54 (Streetscapes)

- 1.0m high close boarded fence
- 1.2m high timber gates fitted with Pad bolts or similar
- 1.0m high timber post and panel fence
- 1.8m high screen wall (material to match associated dwelling)
- 0.6m high timber knee rail
- 1.2m high clean lined iron railings
- 2.0m high weldmesh fence (existing fence forming boundary to school & playing fields)
- 1200 / 300mm square p.c. paving slabs for private plots
- 4 Plot number
- Indicates Affordable Units
- Indicates wheelchair accessible units
- Indicates Lifetime Home units
- Indicates Garage personnel door
- Indicates front & rear door positions
- 1.2m high bollards
- Indicates refuse collection point with concrete slabs below and
- Indicates covered cycle rack for 12no. cycles
- Indicates block paving, Colour: Natural Grey
- Indicates block paving, Colour: Buff (Permeable)
- Indicates block paving, Colour: Buff (Impermeable)
- Indicates block paving, Colour: Charcoal
- Tarmac Driveway
- Indicates visibility splays

BICESTER GATEWAY (RETAIL)

KINGSMERE, BICESTER AREA KMF

SCHEDULE OF ACCOMMODATION (Private)

Code	Name	Beds	Storey	Sq. Ft.	No.	Total Sq. Ft.
Ha	Harcourt	2	2	650	14	9,100
Wy	Wyatt	3	2.5	686	9	7,086
Ta	Tomas	3	2	686	1	686
C	31655	3	2	655	13	11,115
Z	301041	3	2	1007	6	6,042
As	Asin	4	2.5	1,206	11	12,406
Le	Leveton	4	2	1,230	4	4,920
H	401369	4	2	1,369	2	2,738
4D	401371	4	2	1,371	4	5,484
Lu	Lutens	5	2.5	1,513	13	19,669
K	Kempston	4	2	1,540	10	15,400
R	Rene	3	2.5	1,458	6	8,748
X	401564	4	2	1,564	1	1,564
HOUSING TOTALS					95	107,556

KINGSMERE, BICESTER AREA KMG

SCHEDULE OF ACCOMMODATION (Private)

Code	Name	Beds	Storey	Sq. Ft.	No.	Total Sq. Ft.
3B	Arbore	2	2	764	1	764
Wy	Wyatt	3	2.5	686	3	2,058
E	301041	3	2	1,006	1	1,006
Le	Leveton	4	2	1,230	1	1,230
G1	371240	4	3	1,240	5	6,200
R	Ripley	5	2.5	1,458	11	16,478
Ly	Lutens	5	2.5	1,513	1	1,513
Z	401560	4	3	1,580	2	3,160
HOUSING TOTALS					25	33,009

SCHEDULE OF ACCOMMODATION (Affordable)

Code	Name	Beds	Storey	Sq. Ft.	No.	Total Sq. Ft.
FF	2011TH	2	2	940	3	2,820
GG	3011TH	3	2	940	3	2,820
KK	Bunglow/Wheelchair	2	1	763	2	1,526
HOUSING TOTALS					10	8,351
SITE TOTALS					35	41,360

Nett Site Area: 2.17 acres
Coverage: 19,000 sq ft per acre
Density: 16.13 units per acre

BICESTER KMF (3 PLOTS) ACCOMMODATION SCHEDULE

Code	Name	Beds	Storey	Sq Ft	No.	Total Sq Ft
C	31855	3	2	855	1	855
FL	Fletcher	5	2.5	1840	2	3680
HOUSING TOTALS					3	4535

MATERIALS SCHEDULE

(To be read in conjunction with all House Type Planning Drawings)

Colour Indicator	Main Brick	Detail Brick	Roof Tile
[Red]	Isstock Thackerham Red	Weneberger Maplehurst Light Multi	Marley Eternit Garsdale Slate
[Yellow]	Weneberger Brockhurst Yellow Multi	Weneberger Maplehurst Light Multi	Monier Redland Rosemary Classic Red Tile
[Purple]	Weller Sant Colton D41 - Cream	Weneberger Maplehurst Light Multi	
[Red]	Isstock Western Red Multi	Weneberger Maplehurst Light Multi	
[Green]	Weneberger Maplehurst Light Multi	Weneberger Maplehurst Light Multi	
[Orange]	Lambourne Orange Multi	Weneberger Maplehurst Light Multi	

GENERAL: All brickwork to be the same as shown or as agreed with Local Planning Authority.

PROJECT: KMF & KMG, KINGSMERE, BICESTER

DRG TITLE: EXTERNAL WORKS LAYOUT

JOB NO: 1271 | DRG NO: 110 | REV: 0

SCALE: 1:500 | DRN BY: KO

DATE: 09/17 | CKD BY: NN

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EXTERNAL WORKS LAYOUT