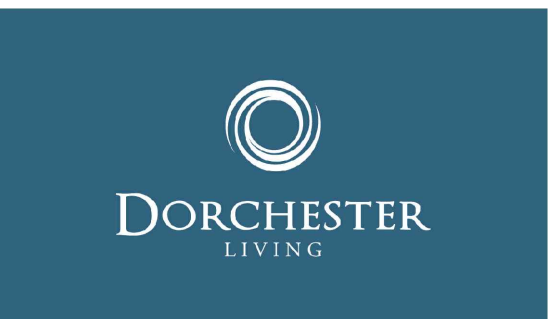


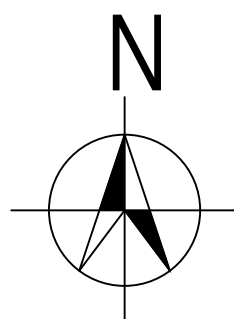
PHASE 9, HEYFORD PARK, UPPER HEYFORD, BICESTER

This drawing is the copyright of Focus On Design which is a trading name for Focus Design Partnership Limited. No liability will be accepted for amendments by others to either the printed or digital format.



REVISIONS:

- A. 2018-01-23. Single garages increased in width to 3253mm. 1350mm high piers added to the legend. Various close board fences changed to screen walls. Bus SPT7 removed, new arrangement for plots 564-569 proposed. Various plots across the site renumbered to reflect layout changes. Plots and parking proposals for plots 637-651 & 755-776 rearranged, layout updated to suit. Chimneys added to plots 758-759 & 712-713. Junction between plots 572-565 & 699-701 and plots 627-634 & 674-675 updated. Schedule amended to suit. POS area to the west of the site amended, new driveway provided. Road along the school area widened to 6.1m all the way across the site. All as per Client's request. MED
- B. 2018-04-23. Plot numbers amended to suit phasing at client request. MED
- C. 2018-05-01. Parking numbers for plots 727 & 750 updated to suit revised layout. DW
- D. 2018-08-17. Layout amended to address highway comments. MED
- E. 2018-08-28. Cycleway crossing points and notes added. MED
- F. 2018-09-26. Affordable m/s amended at LPA request and layout amended to address highway comments. MED
- G. 2019-04-02. Roads amended to reflect Woods Hardwick drawings, layout updated accordingly. MED
- H. 2019-11-15. Pump station and adjacent landscaping amended. AJA
- I. 2020-05-22. Sub station area updated. MED
- J. 2020-09-15. SPT8 Visitor spaces & parking spaces for plots 576-580 & 747-751 updated to suit client comments. DCK
- K. 2020-12-01. Landscaping and engineering updated as per client request. SO
- L. 2020-12-18. Minor updates to layout following client comments. MED
- M. 2021-03-10. Layout updated with revised landscaping. MED
- N. 2021-03-13. Plot 568 handed. MED
- O. 2021-05-14. Strip of paving changed to tarmac alongside P551 parking. Brass pins removed from rear of parking bays to P546-551, 577-688 and 624-627. TK
- P. 2021-06-03. Pond and play equipment adjusted. 900mm high estate railing removed and 1200mm high post and rail added to plots 765 & 766. Legend updated to suit. CM



ACCOMMODATION SCHEDULE					
OPEN MARKET	Name	Storeys	Bedrooms	sqft	
DL1		2 Storey	2 Bed house	765m ²	27
DL2		2 Storey	3 Bed house	858m ²	13
DL2-V2		2 Storey	3 Bed house	860m ²	2
TYPE1		2 Storey	3 Bed house	820m ²	16
TYPE1A		2 Storey	3 Bed house	1003m ²	7
TYPE1A(a) (side access)		2 Storey	3 Bed house	1003m ²	18
SPT		2.5 Storey	4 Bed house	1424m ²	8
TYPE2		2 Storey	4 Bed house	1219m ²	6
SPTA		2.5 Storey	4 Bed house	1400m ²	16
SPTB		2.5 Storey	4 Bed house	1400m ²	16
SPT-V2		2.5 Storey	4 Bed house	1723m ²	8
TYPE3C		2 Storey	4 Bed house	1602m ²	4
TYPE3C-V2		2 Storey	4 Bed house	1618m ²	4
SPT		2.5 Storey	4 Bed house	1859m ²	7
SPTD		2 Storey	4 Bed house	1769m ²	10
SPTD-A (side access)		2 Storey	4 Bed house	1769m ²	4
TYPE3D-V2		2.5 Storey	5 Bed house	1964m ²	7
TYPE4A		2.5 Storey	5 Bed house	2229m ²	8
SPT		2.5 Storey	5 Bed house	2658m ²	8
TOTAL					207

AFFORDABLE HOUSING UNITS - RENTED					
Name	Storeys	Bedrooms	sqft		
SPTB-18P(a)	3 Storey	1 Bed flat	512m ²	4	
SPTB-18M(a)	3 Storey	1 Bed maisonette	544m ²	1	
SPTB-18M(b)	3 Storey	1 Bed maisonette	623m ²	1	
SPTB-28M(a)	3 Storey	2 Bed maisonette	736m ²	1	
SPTB-28P(a)	3 Storey	2 Bed flat	736m ²	2	
SPTB-28P(b)	3 Storey	1 Bed flat	623m ²	4	
SPTB-18P(c)	3 Storey	1 Bed flat	577m ²	4	
SPTB-18M(b)	3 Storey	1 Bed maisonette	663m ²	4	
SPTB-28P(b)	3 Storey	2 Bed flat	736m ²	3	
SPTB-28M(b)	3 Storey	2 Bed maisonette	734m ²	2	
SPTB-28P(c)	3 Storey	2 Bed flat	734m ²	2	
SPTB-28M(b)	3 Storey	2 Bed maisonette	623m ²	2	
AP2	2 Storey	2 Bed house	782m ²	4	
AP3	2 Storey	3 Bed house	910m ²	20	
SPTB-28M(a)	(side access)	2 Storey	4 Bed house	1546m ²	8
TOTAL					62

AFFORDABLE HOUSING UNITS - INTERMEDIATE					
Name	Storeys	Bedrooms	sqft		
SPTB-28P(b)	3 Storey	2 Bed flat	736m ²	1	
SPTB-28M(b)	3 Storey	2 Bed maisonette	734m ²	2	
SPTB-28P(c)	3 Storey	2 Bed flat	734m ²	2	
SPTB-28M(b)	3 Storey	2 Bed maisonette	623m ²	2	
2B-FOG	2 Storey	2 Bed FOG	823m ²	2	
2B-CH	2 Storey	2 Bed maisonette	623m ²	8	
AP3	2 Storey	3 Bed house	910m ²	27	
TOTAL					40
TOTAL AFFORDABLE UNITS					102
GRAND TOTAL					309

LEGEND											
	EXISTING LANDSCAPE WITH PLANTING		LANDSCAPE		NEW ROAD/PATH (6-8 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)
	EXISTING ROAD/PATH (6-8 METER)		NEW ROAD/PATH (6-8 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)
	EXISTING ROAD/PATH (6-8 METER)		NEW ROAD/PATH (6-8 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)
	EXISTING ROAD/PATH (6-8 METER)		NEW ROAD/PATH (6-8 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)
	EXISTING ROAD/PATH (6-8 METER)		NEW ROAD/PATH (6-8 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)
	EXISTING ROAD/PATH (6-8 METER)		NEW ROAD/PATH (6-8 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)
	EXISTING ROAD/PATH (6-8 METER)		NEW ROAD/PATH (6-8 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)
	EXISTING ROAD/PATH (6-8 METER)		NEW ROAD/PATH (6-8 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)
	EXISTING ROAD/PATH (6-8 METER)		NEW ROAD/PATH (6-8 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)
	EXISTING ROAD/PATH (6-8 METER)		NEW ROAD/PATH (6-8 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)
	EXISTING ROAD/PATH (6-8 METER)		NEW ROAD/PATH (6-8 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)
	EXISTING ROAD/PATH (6-8 METER)		NEW ROAD/PATH (6-8 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)
	EXISTING ROAD/PATH (6-8 METER)		NEW ROAD/PATH (6-8 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)
	EXISTING ROAD/PATH (6-8 METER)		NEW ROAD/PATH (6-8 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)
	EXISTING ROAD/PATH (6-8 METER)		NEW ROAD/PATH (6-8 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)
	EXISTING ROAD/PATH (6-8 METER)		NEW ROAD/PATH (6-8 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)
	EXISTING ROAD/PATH (6-8 METER)		NEW ROAD/PATH (6-8 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)
	EXISTING ROAD/PATH (6-8 METER)		NEW ROAD/PATH (6-8 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)
	EXISTING ROAD/PATH (6-8 METER)		NEW ROAD/PATH (6-8 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)
	EXISTING ROAD/PATH (6-8 METER)		NEW ROAD/PATH (6-8 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)
	EXISTING ROAD/PATH (6-8 METER)		NEW ROAD/PATH (6-8 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)
	EXISTING ROAD/PATH (6-8 METER)		NEW ROAD/PATH (6-8 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)
	EXISTING ROAD/PATH (6-8 METER)		NEW ROAD/PATH (6-8 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)
	EXISTING ROAD/PATH (6-8 METER)		NEW ROAD/PATH (6-8 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)
	EXISTING ROAD/PATH (6-8 METER)		NEW ROAD/PATH (6-8 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)
	EXISTING ROAD/PATH (6-8 METER)		NEW ROAD/PATH (6-8 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)
	EXISTING ROAD/PATH (6-8 METER)		NEW ROAD/PATH (6-8 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)
	EXISTING ROAD/PATH (6-8 METER)		NEW ROAD/PATH (6-8 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)
	EXISTING ROAD/PATH (6-8 METER)		NEW ROAD/PATH (6-8 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)
	EXISTING ROAD/PATH (6-8 METER)		NEW ROAD/PATH (6-8 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)
	EXISTING ROAD/PATH (6-8 METER)		NEW ROAD/PATH (6-8 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)
	EXISTING ROAD/PATH (6-8 METER)		NEW ROAD/PATH (6-8 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)
	EXISTING ROAD/PATH (6-8 METER)		NEW ROAD/PATH (6-8 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)
	EXISTING ROAD/PATH (6-8 METER)		NEW ROAD/PATH (6-8 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)
	EXISTING ROAD/PATH (6-8 METER)		NEW ROAD/PATH (6-8 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)
	EXISTING ROAD/PATH (6-8 METER)		NEW ROAD/PATH (6-8 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)
	EXISTING ROAD/PATH (6-8 METER)		NEW ROAD/PATH (6-8 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)
	EXISTING ROAD/PATH (6-8 METER)		NEW ROAD/PATH (6-8 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)
	EXISTING ROAD/PATH (6-8 METER)		NEW ROAD/PATH (6-8 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)
	EXISTING ROAD/PATH (6-8 METER)		NEW ROAD/PATH (6-8 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)
	EXISTING ROAD/PATH (6-8 METER)		NEW ROAD/PATH (6-8 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)		EXISTING ROAD/PATH (12-18 METER)
	EXISTING ROAD/PATH (6-8 METER)		NEW ROAD/PATH (6-8 METER)		EXISTING ROAD/PATH (12-18 METER)						