PHASE 9, HEYFORD PARK, UPPER HEYFORD, BICESTER

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DORCHESTER LIVING

REVISION/S:

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. Block SP97 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 & 772-773. Junctions between plots 572-585 & 699-701 and plots 637-634 & 674-675 updated. POS area to the west of the site amended, new bridleway provided. Road along the school area widened to 6.1m all the way across the site. All as per Client's request. MED

B. 2018-05-01. Plot numbers amended to suit phasing at client request. MED

C. 2018-09-06. Affordable mix amended at LPA request and layout amended to address highway comments. MED

D. 2019-04-15. Roads amended to reflect Woods Hardwick drawings, layout updated accordingly. MED

E. 2020-12-01. Landscaping and engineering updated as per client request. Legend updated. SO

F. 2020-12-18. Minor updates to layout following client comments. MED

G. 2021-03-10. Layout updated with revised landscaping. MED

H. 2021-05-14. Strip of paving changed to tarmac alongside P551 parking. Brass pins removed from rear of parking bays to P546-551,677-680 and 634-637. TK

I. 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

LEGEND

EXISTING VEGETATION

- EXISTING TREES TO BE RETAINED WITH NATURE CANOPY SIZE
- EXISTING RPA
- EXISTING VEGETATION TO BE REMOVED

EXTERNAL BOUNDARY TREATMENTS

- 1800mm HIGH SCREEN WALL (REFER TO MATERIALS LAYOUT SDG-HH-104 FOR MATERIALS)
- 1800mm HIGH CLOSE BOARD TIMBER FENCE
- 300mm HIGH TRELLIS on 1500mm HIGH SCREEN WALL (REFER TO MATERIALS LAYOUT SDG-HH-104 FOR MATERIALS)
- 1200mm HIGH SCREEN WALL WITH 1100mm HIGH PIER (REFER TO MATERIALS LAYOUT SDG-HH-104 FOR MATERIALS)
- 1800mm HIGH PLOT DIVISION PANEL FENCE
- 900mm HIGH METAL RAILINGS
- 300mm HIGH TIMBER KNEE RAILING
- 1200mm HIGH 'POST & RAIL FENCE
- 1800mm HIGH TIMBER MATCHBOARD ACCESS GATE
- 1200mm HIGH TIMBER FIELD GATE

NUMBERING

- 12 PLOT NUMBERS
- G12 GARAGE NUMBERS
- P12 PARKING NUMBERS
- V VISITOR PARKING
- (V) PLOT HANGING

MISCELLANEOUS

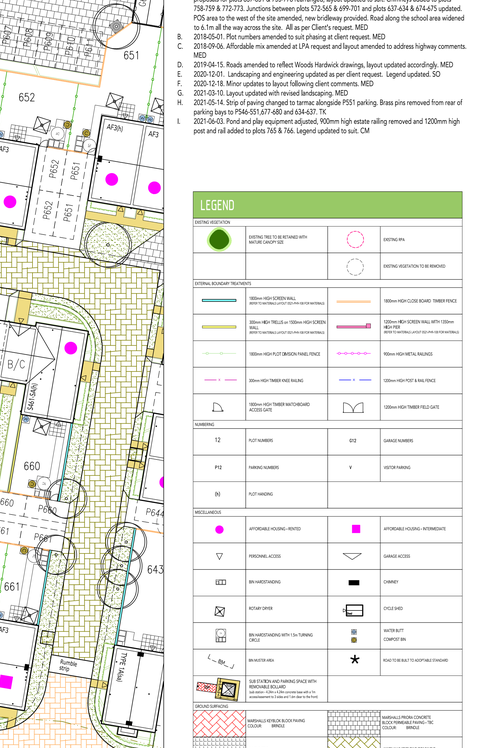
- AFFORDABLE HOUSING - RENTED
- AFFORDABLE HOUSING - INTERMEDIATE
- PERSONNEL ACCESS
- GARAGE ACCESS
- BIN HARDSTANDING
- CHIMNEY
- ROTARY DRYER
- CYCLE SHED
- BIN HARDSTANDING WITH 1.5m TURNING CIRCLE
- WATER BUTT / COMPOST BIN
- BIN MUSTER AREA
- ROAD TO BE BUILT TO ADOPTABLE STANDARD
- SUB STATION AND PARKING SPACE WITH REMOVABLE BOLLARD (sub station - 4.24m x 4.24m concrete base with a 1m access treatment to 3 sides and 1.5m clear to the front)

GROUND SURFACING

- MARSHALLS KEYSTONE BLOCK PAVING COLOUR: BRINDLE
- MARSHALLS PROPA CONCRETE BLOCK PERMEABLE PAVING - TBC COLOUR: BRINDLE
- RUMBLE STRIP
- MARSHALLS KEYSTONE BLOCK PAVING COLOUR: BUFF
- LOOSE STONE GRID SYSTEM - TBC
- MARSHALLS KEYSTONE BLOCK PAVING - BURNT OCHRE
- TARMAC
- COBBELL DRAWEL TO FOOTPATH THROUGH POS
- 450mm x 450mm MARSHALLS SAXON BUFF PATIO SLABS
- GRASSED BRIDLEWAY
- PAVING SLABS

LANDSCAPING

- PROPOSED NEW TREE (REFER TO DRAWING LANDSCAPING DRAWINGS FOR EXACT DETAILS)
- PROPOSED HEDGEROW (REFER TO DRAWING LANDSCAPING DRAWINGS FOR EXACT DETAILS)
- PROPOSED GRASS PLANTING (REFER TO DRAWING LANDSCAPING DRAWINGS FOR EXACT DETAILS)
- PROPOSED PLANTING BEDS (REFER TO DRAWING LANDSCAPING DRAWINGS FOR EXACT DETAILS)



KEY PLAN @ 1:2500

N

EXTERNAL WORKS LAYOUT (SHEET 3 OF 4)

SCALE: 1:250 @ A0

DATE: OCTOBER 2016

DRAWN: DW

DRAWING TITLE: EXTERNAL WORKS LAYOUT (SHEET 3 OF 4)

DRAWING NO: 0521-PH9-104-3

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