PHASE 4 & 5B, HEYFORD PARK, UPPER HEYFORD, BICESTER

LEGEND

SITE BOUNDARIES
- APPLICATION BOUNDARY

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

GROUND SURFACING
- MARSHALLS KEYSLOK BLOCK PAVING COLOUR: BRINDLE
- MARSHALLS KEYSLOK BLOCK PAVING COLOUR: BUFF
- TARMAC
- DRAINAGE CHANNEL
- BIN SLAB
- RUMBLE STRIP
- PAVING SLABS
- LOOSE STONE GARD SYSTEM
- 450mm x 450mm MARSHALLS SAXON BUFF PATIO SLABS

NUMBERING
- 12 PLOT NUMBERS
- P12 PARKING NUMBERS
- G12 GARAGE NUMBERS
- V VISITOR PARKING

EXTERNAL BOUNDARY TREATMENTS
- 1800mm HIGH SCREEN WALL (REFER TO MATERIALS LAYOUT 0521-PH4-SB-100 FOR MATERIALS)
- 1800mm HIGH CLOSE BOARD TIMBER FENCE
- 900mm HIGH PIER (REFER TO MATERIALS LAYOUT 0521-PH4-SB-100 FOR MATERIALS)
- 1500mm HIGH POST & RAIL FENCE
- 1000mm HIGH STOCK PROOF FENCE
- 1500mm HIGH SCREEN WALL WITH 300mm TRELLIS (REFER TO MATERIALS LAYOUT 0521-PH4-SB-100 FOR MATERIALS)
- 600mm HIGH SCREEN WALL (REFER TO MATERIALS LAYOUT 0521-PH4-SB-100 FOR MATERIALS)
- 900mm HIGH METAL ESTATE RAILINGS
- 1800mm HIGH TIMBER SIDE ACCESS GATE
- 300mm HIGH TIMBER KNEE RAIL
- 1800mm HIGH TIMBER LOCKABLE GATE FOR ACCESS TO THE MAINTENANCE STRIP

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

MISCELLANEOUS
- CHIMNEY
- BOLLARDS
- AFFORDABLE HOUSING - INTERMEDIATE
- BIN HARDSTANDING WITH 1.5m TURNING CIRCLE
- ROTARY DRYER
- WATER BUTT
- MAINTENANCE STRIP
- GARAGE ACCESS
- PERSONNEL ACCESS
- AFFORDABLE HOUSING - RENTED
- BIN HARDSTANDING
- CYCLE SHED
- COMPOST BIN
- (h) PLOT HANDING

PLEASE NOTE, ALL METER CUPBOARDS ARE TO BE SITED ON SIDE WALLS OF DWELLINGS OR SEMI-CONCEALED ON FRONTAGES

ACCOMMODATION SCHEDULE

OPEN MARKET

Name		Stories	Bedrooms	sqft	
TYPE 1		2 Storey	3 Bed house	1023ft²	2
TYPE 1A		2 Storey	3 Bed house	1023ft²	3
TYPE 1A-SA	(side access)	2 Storey	3 Bed house	1038ft²	9
SP4		2 Storey	4 Bed house	1206ft²	4
TYPE 2		2 Storey	4 Bed house	1219ft²	1
SP7		2.5 Storey	4 Bed house	1384ft²	20
SP1		2.5 Storey	4 Bed house	1694ft²	8
TYPE 3C		2 Storey	4 Bed house	1602ft²	1
TYPE 3D		2.5 Storey	5 Bed house	1955ft²	4
TYPE 4A		2.5 Storey	5 Bed house	2229ft²	4
HT5		2.5 Storey	5 Bed house	2318ft²	1
TOTAL					57

AFFORDABLE HOUSING UNITS - RENTED

Name		Stories	Bedrooms	sqft	
AF2		2 Storey	2 Bed house	782ft²	6
AF3		2 Storey	3 Bed house	910ft²	6
AF3-SA	(side access)	2 Storey	3 Bed house	924ft²	2
S461		2 Storey	4 Bed house	1166ft²	1
TOTAL					15

AFFORDABLE HOUSING UNITS - INTERMEDIATE

Name		Stories	Bedrooms	sqft	
AF2		2 Storey	2 Bed house	782ft²	1
AF3		2 Storey	3 Bed house	910ft²	9
S461-SA	(side access)	2 Storey	4 Bed house	1166ft²	1
S461		2 Storey	4 Bed house	1166ft²	3
TOTAL					14
TOTAL AFFORABLE UNITS					29
GRAND TOTAL					86

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DORCHESTER GROUP

REVISION/S:

A. 2015-06-30. Plots 160-161, 170-172, 178-181, 183-185, 210 & 223 amended at client's request. Verge widths changed from 1.0m to 0.80m following engineer's comments. PVA.
B. 2015-09-15. Accommodation schedule updated. MED
C. 2015-11-19. Visitor space by Plot 179 removed. Road by Plots 166-179 amended. Curves added in lieu of chamfers in the road by Plots 192 and 200. DJE
D. 2015-12-08. Maintenance strips added along the southern boundary, additional chimneys added to plots 158, 202 & 204-206, fences changed to walls on plots 167-171, 176-178, 185, 198, 201 & 206, wall & trellis added to the parking for plot 180 and timber knee rail added around the parking area for plot 155. MED

PLANNING LAYOUT

SCALE: 1:500 @ A1
DATE: MAY 2015
DRAWN: MED
DRAWING TITLE: PLANNING LAYOUT
DRAWING NO: 0521-PH4-SB-102

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