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 SPF7 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 572-560 & 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

LEGEND

EXISTING VEGETATION

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

EXTERNAL BOUNDARY TREATMENTS

- 1800mm HIGH SCREEN WALL (REFER TO MATERIALS LAYOUT FOLF-PHA-108 FOR MATERIALS)
- 1800mm HIGH CLOSE BOARD TIMBER FENCE
- 300mm HIGH TRELLIS on 1500mm HIGH SCREEN WALL (REFER TO MATERIALS LAYOUT FOLF-PHA-108 FOR MATERIALS)
- 1200mm HIGH SCREEN WALL WITH 1200mm HIGH PIER (REFER TO MATERIALS LAYOUT FOLF-PHA-108 FOR MATERIALS)
- 1800mm HIGH PLOT DIVISION PANEL FENCE
- 900mm HIGH METAL ESTATE RAILINGS
- 900mm HIGH METAL RAILINGS
- 300mm HIGH TIMBER KNEE RAILING
- 1800mm HIGH TIMBER MATCHBOARD ACCESS GATE
- 1200mm HIGH TIMBER FIELD GATE

NUMBERING

12	PLOT NUMBERS	G12	GARAGE NUMBERS
P12	PARKING NUMBERS	V	VISITOR PARKING
(N)	PLOT HANDING		

MISCELLANEOUS

- STEPS REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS
- SPOT LEVEL REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS
- UNDERBUILD REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS
- FLAT LEVEL REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS
- ROAD CONTOURS REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS
- DRAINAGE REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS
- BARRING REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS
- 6m SEWER EASEMENT REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS
- PERSONNEL ACCESS
- RETAINING WALLS REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS
- CHIMNEY
- GARAGE ACCESS
- AFFORDABLE HOUSING - RENTED
- BIN HARDSTANDING
- AFFORDABLE HOUSING - INTERMEDIATE
- CYCLE SHED
- BIN HARDSTANDING WITH 1.5m TURNING CIRCLE
- COMPOST BIN
- ROTARY DRYER
- BIN MUSTER AREA
- WATER BUTT
- ROAD TO BE BUILT TO ADOPTABLE STANDARD

GROUND SURFACING

- MARSHALLS HERITAGE BLOCK PAVING COLOUR BRINDLE
- MARSHALLS FROSTA CONCRETE BLOCK PERMEABLE PAVING - TBC COLOUR BRINDLE
- MARSHALLS HERITAGE BLOCK PAVING COLOUR BUFF
- BUNKLE STRIP
- LOOSE STONE GRID SYSTEM - TBC
- COXWELL GRAVEL TO FOOTPATH THROUGH POS
- CORNELL GRAVEL TO FOOTPATH THROUGH POS
- TARMAC
- GRASSED BRIDLEWAY
- 450mm x 450mm MARSHALLS SANDS BUFF PATIO SLABS
- BRASS PEG
- PAVING SLABS

LANDSCAPING

- PROPOSED NEW TREE REFER TO REPORT AND LANDSCAPING DRAWINGS FOR EXACT DETAILS
- PROPOSED HEDGEROW REFER TO REPORT AND LANDSCAPING DRAWINGS FOR EXACT DETAILS
- PROPOSED GRASS PLANTING REFER TO REPORT AND LANDSCAPING DRAWINGS FOR EXACT DETAILS
- PROPOSED PLANTING BEDS REFER TO REPORT AND LANDSCAPING DRAWINGS FOR EXACT DETAILS

N

EXTERNAL WORKS LAYOUT (SHEET 4 OF 4)

SCALE: 1:250 @ A0

DATE: OCTOBER 2016
DRAWN: DW

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