PHASE 9, HEYFORD PARK, UPPER HEYFORD, BICESTER

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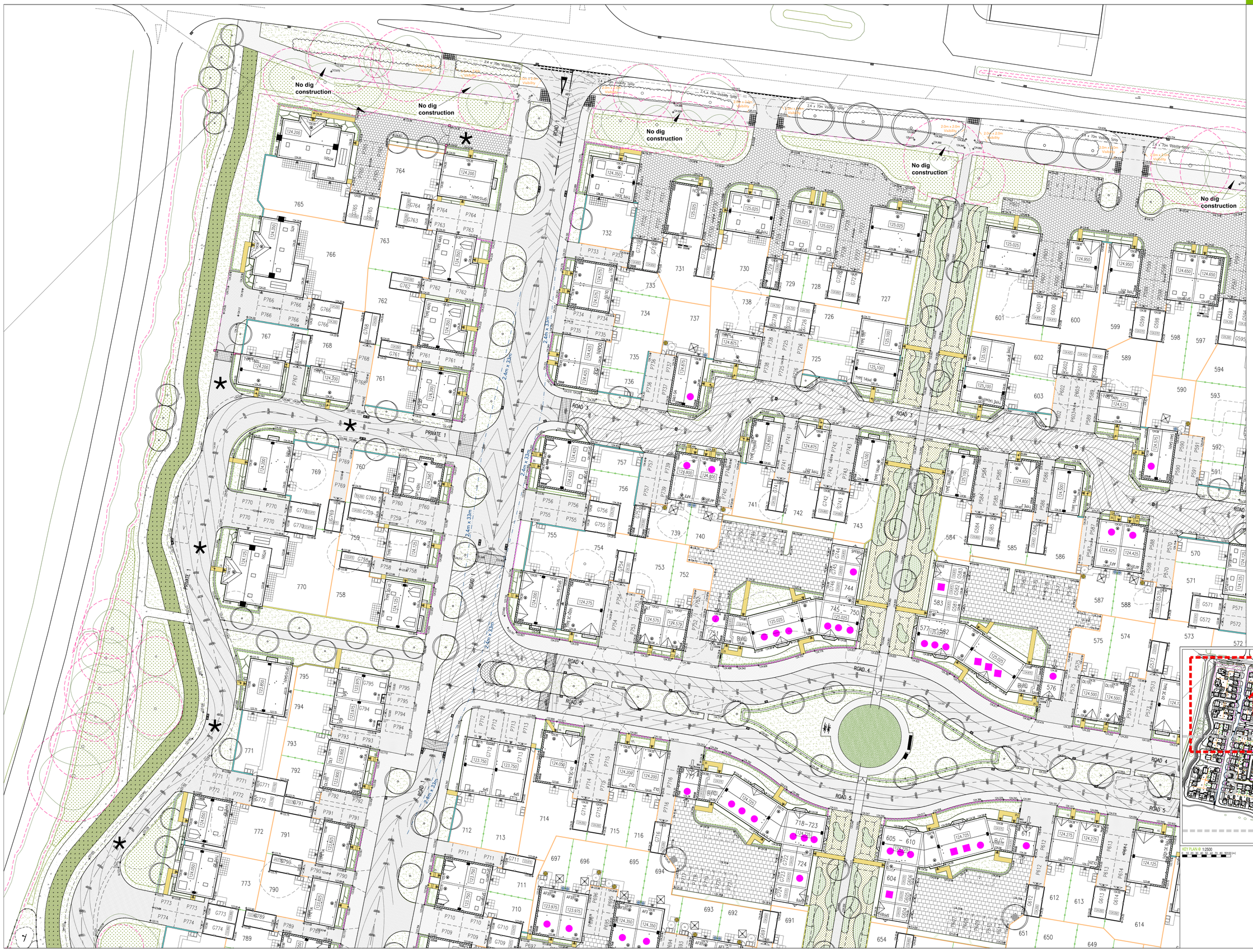
DORCHESTER LIVING

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 572-565 & 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 dient 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 (SS)		EXISTING RPA
			EXISTING VEGETATION TO BE REMOVED

EXTERNAL BOUNDARY TREATMENTS

	1800mm HIGH SCREEN WALL (REFER TO MATERIALS LAYOUT (SD) FOR MATERIALS)		1800mm HIGH CLOSE BOARD TIMBER FENCE
	1800mm HIGH TRELLIS on 1800mm HIGH SCREEN WALL (REFER TO MATERIALS LAYOUT (SD) FOR MATERIALS)		1200mm HIGH SCREEN WALL WITH 1200mm HIGH PIER (REFER TO MATERIALS LAYOUT (SD) 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
(X)	PLOT HANDING		

MISCELLANEOUS

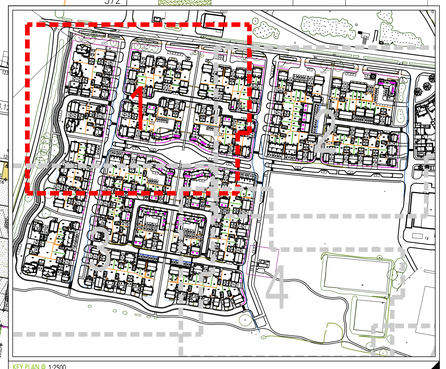
	STEPS REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS	SPOT LEVEL REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS	
	UNDERBUILD REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS	SLAB LEVEL REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS	
	ROAD CONTOURS REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS	TAMPING REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS	
	BANKING REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS	3m SERVICE EASEMENT REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS	
	PERSONAL 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 KERBLOK BLOCK PAVING COLOUR: BRINDLE		MARSHALLS PRIORA CONCRETE BLOCK PERMEABLE PAVING - TBC COLOUR: BRINDLE
	KARBLE STRIP		MARSHALLS KERBLOK BLOCK PAVING COLOUR: BUFF
	LOOSE STONE GRID SYSTEM - TBC		COARSE GRAVEL TO FOOTPATH THROUGH POS
	TARMAC		GRASSED BRIDLEWAY
	450mm x 450mm MARSHALLS SAWN BUFF PATIO SLABS		BRAND PEG
	PAVING SLABS		

LANDSCAPING

	PROPOSED NEW TREE (REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS)		PROPOSED HEDGEROW (REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS)
	PROPOSED GRASS PLANTING AREA (REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS)		PROPOSED PLANTING BEDS (REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS)



KEY PLAN @ 1:2500

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FOCUS ON DESIGN

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EXTERNAL WORKS LAYOUT (SHEET 1 OF 4)

SCALE: 1:250 @ A0

DATE: OCTOBER 2016

DRAWN: DW

DRAWING TITLE: EXTERNAL WORKS LAYOUT (SHEET 1 OF 4)

DRAWING NO: 0521-PH9-104-1

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