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.

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 572-565 & 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 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

LEGEND

EXISTING VEGETATION

- EXISTING TREE TO BE RETAINED WITH NATURAL CANOPY SEE
- EXISTING RPA
- EXISTING VEGETATION TO BE REMOVED

EXTERNAL BOUNDARY TREATMENTS

- 1800mm HIGH SCREEN WALL (REFER TO MATERIALS LAYOUT FOR FINISH MATERIAL)
- 1800mm HIGH CLOSE BOARD TIMBER FENCE
- 300mm HIGH TRELLIS on 1500mm HIGH SCREEN WALL (REFER TO MATERIALS LAYOUT FOR FINISH MATERIAL)
- 1200mm HIGH SCREEN WALL WITH 1200mm HIGH PIERS (REFER TO MATERIALS LAYOUT FOR FINISH MATERIAL)
- 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
- (V) — PLOT HANGING

MISCELLANEOUS

- STEPS — REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS
- 45.00 FG — SPOT LEVEL — REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS
- UNDERBUILD — REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS
- 123.850 — SLAB LEVEL — REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS
- ROAD CONTOURS — REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS
- TARMAC — REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS
- BANKING — 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 WATER AREA
- WATER BUTT
- ROAD TO BE BUILT TO ADOPTABLE STANDARD

GROUND SURFACING

- MARSHALLS KERNOCK BLOCK PAVING COLOUR BRINDLE
- MARSHALLS PRIORA CONCRETE BLOCK FORMCAST PAVING - TRC COLOUR BRINDLE
- RAMBLE STRIP
- MARSHALLS KERNOCK BLOCK PAVING COLOUR BUFF
- LOOSE STONE GRID SYSTEM - TRC
- MARSHALLS KERNOCK BLOCK PAVING COLOUR BUFF STONE
- TARMAC
- FORMFIELD GRAVEL TO FOOTPATH THROUGH POS
- 450mm x 450mm MARSHALLS SAWCUT BUFF PATIO SLABS
- GRASSED GREEN SPACE
- PAVING SLABS
- GRASS PAVE

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

FOCUS ON DESIGN

www.focusdp.com

THE OLD BREWERY, LODWAY, PILL, BRISTOL. BS20 0DH.
t:01275 813380 f:01275 813381 e:admin@focusdp.com

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: 0S21-PH9-104-3