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 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 TREES TO BE RETAINED WITH RAT/UAT CANOPY SIZE
- EXISTING RPA
- EXISTING VEGETATION TO BE REMOVED

EXTERNAL BOUNDARY TREATMENTS

- 1800mm HIGH SCREEN WALL (REFER TO ARCHITECTS LAYOUT SEEP-PH-100-FOR MATERIALS)
- 1800mm HIGH CLOSE BOARD TIMBER FENCE
- 300mm HIGH TRELLIS on 1500mm HIGH SCREEN WALL (REFER TO ARCHITECTS LAYOUT SEEP-PH-100-FOR MATERIALS)
- 1200mm HIGH SCREEN WALL WITH 1200mm HIGH PIER (REFER TO ARCHITECTS LAYOUT SEEP-PH-100-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
- D12 GARAGE NUMBERS
- P12 PARKING NUMBERS
- V VISITOR PARKING
- (h) PLOT HANDING

MISCELLANEOUS

- EDGE REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS
- 49.53 FL SPOT LEVEL REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS
- UNDERPASS REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS
- 123.250 SLAB LEVEL REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS
- ROAD CONTOURS REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS
- TRAMPINE REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS
- MARKING REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS
- 300 STREET EASEMENT REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS
- PEDESTRIAN ACCESS
- 400 1000M RETAINING WALLS REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS
- CHIMNEY
- GARAGE ACCESS
- AFFORDABLE HOUSING - RENTED
- BIN MARSHSHANDING
- AFFORDABLE HOUSING - INTERMEDIATE
- CYCLE SHED
- BIN MARSHSHANDING WITH 1.5m TURNING CIRCLE
- COMPOST BIN
- ROTARY DRYER
- BIN MASTER AREA
- WATER BUTT
- ROAD TO BE BUILT TO ADOPTABLE STANDARD

GROUND SURFACING

- MARSHALLS ECTRUCK BLOCK PAVING - COLOUR: BRINDLE
- MARSHALLS TRIORA CONCRETE BLOCK PERMEABLE PAVING - TBC COLOUR: BRINDLE
- BUNDLE STRIP
- MARSHALLS ECTRUCK BLOCK PAVING COLOUR: BUFF
- LOCKER STONE KERB SYSTEM - TBC
- MARSHALLS ECTRUCK BLOCK PAVING COLOUR: BURNT OCHRE
- TARMAC
- COGWELL GRAVEL TO FOOTPATH TH BRIDGER POE
- 400mm x 400mm MARSHALLS SIMICH BUFF PATIO SLABS
- GRASSED AREA/LEAFAT
- PAVING SLABS
- BARE PAS

LANDSCAPING

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

KEY PLAN @ 1:2500

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EXTERNAL WORKS LAYOUT (SHEET 2 OF 4)

SCALE: 1:250 @ A0

DATE: OCTOBER 2016
DRAWN: DW

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