# 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 SP07 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 572-585 & 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

## LEGEND

EXISTING VEGETATION

- EXISTING TREE TO BE RETAINED WITH MATURE CANOPY SPREAD
- EXISTING HEDGE TO BE REMOVED

EXTERNAL BOUNDARY TREATMENTS

- 1800mm HIGH SCREEN WALL (REFER TO MATERIALS LAYOUT 1525 FOR FURTHER DETAILS)
- 1800mm HIGH CLOSE BOARD TIMBER FENCE
- 2000mm HIGH TRELLIS on 1800mm HIGH SCREEN WALL (REFER TO MATERIALS LAYOUT 1525 FOR FURTHER DETAILS)
- 1200mm HIGH SCREEN WALL WITH 1350mm HIGH PIER (REFER TO MATERIALS LAYOUT 1525 FOR FURTHER DETAILS)
- 1800mm HIGH PLOT DIVISION PANEL FENCE
- 900mm HIGH METAL ESTATE RAILINGS
- 900mm HIGH WOOL RAILINGS
- 300mm HIGH TIMBER KNEE RAILING
- 1900mm HIGH TIMBER KICK STANDARD ACCESS GATE
- 1200mm HIGH TIMBER FIELD GATE

NUMBERING

- 12 — PLOT NUMBERS
- G12 — GARAGE NUMBERS
- P12 — PARKING NUMBERS
- V — VISITOR PARKING
- (V) — PLOT HANGING

MISCELLANEOUS

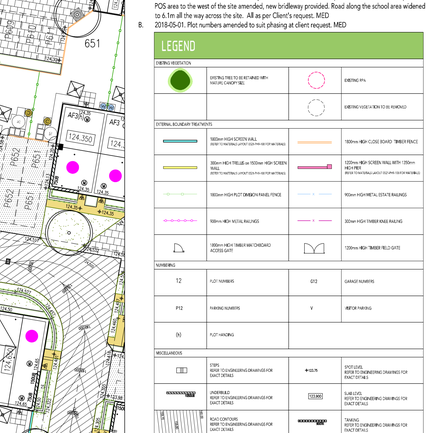
- STEPS (REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS)
- KERB LEVELS (REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS)
- UNDERBUILD (REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS)
- SLAB LEVELS (REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS)
- ROAD CONTOURS (REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS)
- DRAINAGE (REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS)
- BANKING (REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS)
- 8m STANDOFF EASEMENT (REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS)
- PEDESTRIAN ACCESS
- PEDESTRIAN GUARD RAILS (REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS)
- CHIMNEY
- GARAGE ACCESS
- AFFORDABLE / CLOSING - RENTED
- BIN / MEET AND GREET
- AFFORDABLE / CLOSING - INTERMEDIATE
- CYCLE SHED
- BIN HARDSTANDING WITH 1.5m TURNING CIRCLE
- COMPOST BIN
- ROTARY DRYER
- BIN WATER VIBA
- WATER BUTT
- ROAD FROM KILN TO ASSOPS MEW (CONSTRUCTED AS ROAD WITH VEHICLE ACCESS)

GROUND SURFACES

- MARSH ALLE METRIC BLOCK PAVING COLOUR: BRINDLE
- MARSH ALLE CONCRETE BLOCK PAVING 'DC' COLOUR: BRINDLE
- TARMAC
- MARSH ALLE METRIC BLOCK PAVING COLOUR: SLATE
- TIMBER DECKING
- LOOSE STONE GRID SYSTEM - TBC
- GRAVEL / GRAVEL TO FOOTPATH THROUGH POS
- GRASSED AREA (POS)
- 450mm x 450mm YORKSTONE CLEAVED SLAB PATIO SLABS
- BOARD PAVING
- PAVING SLABS

LANDSCAPING

- PROPOSED NEW TREE (REFER TO SOFT LANDSCAPE WORKS PLANS FOR FURTHER DETAILS)
- PROPOSED HEDGEROW (REFER TO SOFT LANDSCAPE WORKS PLANS FOR FURTHER DETAILS)
- PROPOSED GRASS PLANTING (REFER TO SOFT LANDSCAPE WORKS PLANS FOR FURTHER DETAILS)
- PROPOSED PLANTING BEDS (REFER TO SOFT LANDSCAPE WORKS PLANS FOR FURTHER 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: 0521-PH9-104-3