

DO NOT SCALE FROM THIS DRAWING
 THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE SUPERVISING OFFICER.
 ALL DIMENSIONS ARE SHOWN IN 'mm' UNLESS OTHERWISE STATED.

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Site Plan
 scale 1:250

HARD LANDSCAPING:

- Re-surface Highway**
Existing adopted turning head and footpaths to be re-surfaced and all existing kerbs replaced. Radius of turning head to be increased to improve access for refuse vehicles. All details to be agreed with the Highway Authority.
- Private Roads / Footpaths**
All private roads and adjoining footpaths to be constructed in Tegula or similar concrete pavers to approval of Local Authority. Footpath to be delineated from carriageway with flush kerb and constructed in 200x100 pavers.
- Parking / Private Drives**
All private roads and parking bays to be block paved with 200x100 pavers to approval of Local Authority.
- Private Paths to Dwellings / Patios**
Private footpaths / Patios to be formed with 450 x 450mm slabs to approval of Local Authority.

SOFT LANDSCAPING:

- Rear Gardens**
- Front Gardens**
All front gardens to be turfed.
- Open Space**
Areas of open space to be grassed. See landscape drawings.
- Soft Landscaping / Planting**
Location of proposed planting, see landscape drawings and ecology report.
- Proposed New Trees**
Locations of new planting. Refer to detailed landscape drawings and ecology report.
- Existing Trees Retained**
Existing trees retained. See tree report.
- Existing Vegetation Removed**
Area of vegetation to be removed. See tree report.

BOUNDARY TREATMENTS:

- 1.8m Close Boarded Fence**
1.8m high close boarded timber fence with concrete gravel boards and timber capping. Gates to match.
- 1m Metal Rail Fence**
1000mm high four bar horizontal painted metal rail fence.
- 450mm Knee Rail Fence**
Timber knee rail fence to delineated ownership boundary.
- 1.8m High Wall**
1800mm high 215mm thick brick wall with brick on edge coping.
- OTHER:**
- Refuse Bins**
Location of refuse bin storage within curtilage of dwellings / bin collection points.
- Visitor Parking Locations**
4nr. visitor spaces / displaced parking
- Timber Sheds**
Location of timber sheds within gardens providing cycle storage.

GREEN TECHNOLOGY:

- Electric Car Charging Point**
All dwellings to be provided with electric car charging point. Wall mounted to dwellings where possible, post mounted elsewhere.
- Air Source Heat Pump (ASHP) Location**
Location of air source heat pump. Enclosure formed with low level vented fencing.
- Photovoltaic Panels**
Location of roof mounted PV panels.
- SERVICES:**
- Water Main**
Location of water main based on AWA records, NOT CONFIRMED.

Development Summary						
Plot no.	Type	Part M	m ²	Parking	Garden m ²	
1	2 Bed (4 person) house	M4(2)	79.3	2	115	
2	2 Bed (4 person) house	M4(2)	79.3	2	99	
3	3 Bed (5 person) house	M4(2)	95.6	2	104	
4	1 Bed (2 person) house	M4(2)	61.2	1	48	
5	1 Bed (2 person) house	M4(2)	61.2	1	55	
6	1 Bed (2 person) house	M4(2)	61.2	1	55	
7	1 Bed (2 person) house	M4(2)	61.2	1	64	
8	3 Bed (5 person) house	M4(2)	95.6	2	69	
9	3 Bed (5 person) house	M4(2)	95.6	2	76	
10	2 Bed (4 person) house	M4(2)	79.3	2	65	
11	2 Bed (4 person) house	M4(2)	79.3	2	62	
12	1 Bed (2 person) house	M4(2)	61.2	2	56	
13	1 Bed (2 person) house	M4(2)	61.2	2	48	
14	2 Bed (3 person) bungalow	M4(3)	68.9	2	118	

Status

PLANNING SUBMISSION

The Design Partnership (Ely) Ltd
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Job Title
**Proposed Development of 14 Dwellings
 Land Off Auton Croft, Saffron Walden
 for Utlesford District Council**

Drawing Title
**PLANNING SUBMISSION
 Site Plan**

Date	Scale	Dwn	Dwg No.	Rev.
Oct.2020	1:250@A1	PD	UDC-881-P02	