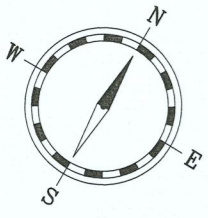


# PHASE 2B, PARCEL 9 (COOTING ROAD) PLANNING LAYOUT



## Cooting Road - Accommodation Schedule

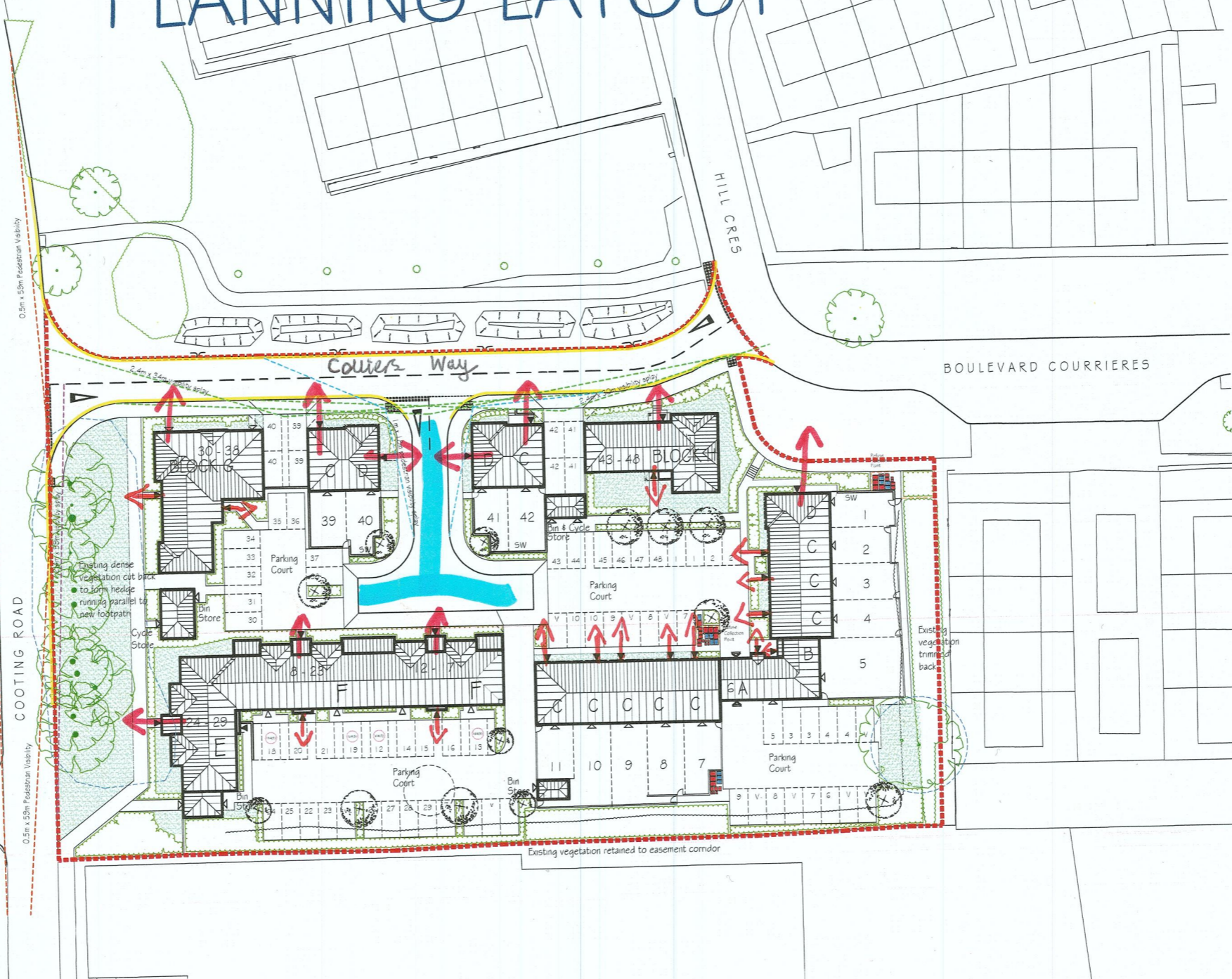
Code	Name	Beds	Sq. Ft.	No.	Total Sq. Ft.
A	Type 70	1	565	1	565
B	Type 71	2	822	1	822
C	Type G9	3	828	10	8,280
D	Type 74	3	805	3	2,415
E	Falkirk	2	638	2	1,276
F	Falkirk (GF + WC)	1	719	4	2,876
F	Falkirk (FF + SF)	2	667	8	5,336
G	Coleford (GF)	2	675	1	675
G	Coleford (FF + SF)	2	681	2	1,362
G	Hornsea (GF)	2	679	1	679
G	Hornsea (FF + SF)	2	655	2	1,310
H	Loughton	1	471	3	1,413
H	Amble	2	578	3	1,734
H	Malton	2	676	3	2,028
<b>Total</b>					<b>48 33,431</b>

Nett Site Area 1.78 acres  
Coverage 18,781 sq ft per acre  
Density 26.97 units per acre

The contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. The contractor is to comply in all respects with current building legislation - British Standard Specifications, Building Regulations etc. whether or not specifically stated on this drawing.

Sheet Size **A2**

Rev	Date	Int
A	17/06/2020	TE
B	26/06/2020	RhM
C	09/07/2020	TE
D	09/09/2020	TE
E	01/10/2020	RhM
F	11/11/2020	TE
G	09/12/2020	TE
H	14/12/2020	TE
J	10/03/2020	RhM



## KEY - LAYOUT

NOTE - Drawing to be read in conjunction with the following detailed drawings:-  
1373-101 (Landscaping Layouts)  
1373-54 (Streetscenes)

- 1.8m high close boarded fence
- 1.8m high timber gates fitted with Pad bolts or similar
- 1.8m high timber post and panel fence
- 1.8m high screen wall (material to match associated dwelling)
- 900mm square p.c. paving slabs for private paths
- Plot number
- Indicates visitor bays (bays to be demarcated with a 'V')
- Indicates front & rear door positions
- Indicates refuse collection point with concrete slabs below and 0.6m high timber knee rail to perimeter
- Existing trees to be retained (Exact size & location to be confirmed)
- Existing trees to be removed
- Proposed trees (Refer to 1373-101 Landscaping Layout for details)
- Proposed shrub beds / climber (Refer to 1373-101 Landscaping Layout for details)
- Proposed turf & wildflower seedmix planting (Refer to 1373-101 Landscaping Layout for details)

## KEY - HIGHWAY VISIBILITY SPLAYS

- 1m x 1m. Pedestrian visibility  
No structure, tree or plant within sight lines shall exceed 0.6m in height.
- 2.4m x 43m Junction Visibility Splays  
No structure, tree or plant within sight lines shall exceed 1m in height.
- 1m x 1.8m Pedestrian Visibility Splays  
No structure, tree or plant within sight lines shall exceed 1m in height.
- Parking restrictions

## KEY - PARKING BAYS

- Standard parking bay  
min. 2.5m x 5.0m
- Parking bay - Wall both sides  
min. 2.9m x 5.0m
- M4(3) Wheelchair user parking  
min. 2.5m x 5.0m with 1.2m access path both sides
- 2no. parking bays - Wall both sides  
2x min. 2.7m x 5.0m



PROJECT:  
PHASE 2B, PARCEL 9  
AYLESHAM, KENT  
DRG TITLE:  
PLANNING LAYOUT

JOB NO: 1373  
SCALE: 1:500

DRG NO: 100  
DRN BY: TE / RhM

REV: J

DATE: 03/20  
CKD BY: ST

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