

DRAWING NOTE

- This drawing must not be reissued, loaned or copied without the written consent of Durrants.
- All errors, omissions, discrepancies should be reported to Durrants immediately.
- All dimensions to be checked before site fabrication by the contractor, his sub-contractor or supplier.
- Any deviation from the drawing to be reported to Durrants immediately.
- **This drawing is only to be used for the purpose identified in the boxes below.**
- DO NOT SCALE FROM DRAWING**

CDM 2015 DESIGNER RISK INFORMATION

In addition to the hazards/risks normally associated with the type of construction work detailed on this drawing which a competent contractor should be able to control using normal good practice and procedures.

NOTE THE FOLLOWING UNUSUAL AND EXTRAORDINARY RISKS TO HEALTH AND SAFETY:-

CONSTRUCTION
MAINTENANCE/CLEANING
DECOMMISSIONING/DEMOLITION

Further information can be found on designer risk assessment number / document ref:-

It is assumed that all works will be carried out by a contractor competent under CDM 2015 working to an approved method statement and that unless otherwise advised a principle designer has been appointed

PLOTS 17-20 MARKET LED
2/3 BED ACCESSIBLE
BUNGALOWS

Woodland plantation to be retained.

Existing overhead power line crossing application site. Dashed line indicates min. 3M easement line.

PLOTS 24-25 AFFORDABLE
SHARED OWNERSHIP
2/3 BED SEMI DETACHED

Section of existing tree / hedgerow removed to accommodate new access road to northern section of site.

Woodland plantation to be retained.

PLOTS 6-8 AFFORDABLE
STARTER HOME UNITS
2 BED TERRACE

Trees and hedgerow retained to western boundary.

PLOT 26 AFFORDABLE
ELDERLY BUNGALOW
(2 BED DETACHED)

PLOTS 27-28 AFFORDABLE
SHARED OWNERSHIP
(1 BED MAISONNETTE FLATS)

New ditch to terminate to existing ditch network. Refer to Engineers report and details.

Proposed child's play equipment area with post and rail fencing to be allocated on open space.

Additional land purchased by 66 High Green shaded blue.

Additional SUDS drainage swales adjacent to new access road. Refer to Engineers details.

Attenuation basin fenced for safety purposes.

Existing trees / hedgerow retained

Proposed area designated for water attenuation Basin in accordance with Engineers details and report.

New ditch formed along eastern boundary to link with existing ditch network. Refer to Engineers details and report.

Proposed 1500mm pedestrian footpath to link with Astley Cooper Place. Refer to Engineers details.

Existing trees / hedgerow retained and cut back to achieve required visibility.

Restricted discharge to ditch via flow control device.

New private Type 3 access road (4.8m) with 2.4x59.0m visibility splay.

Existing hedge frontage to site retained and cut back for provision of required visibility splay.

H	24.05.21	masterplan updated
G	07.10.19	masterplan updated
F	18.06.19	masterplan updated
E	12.06.19	masterplan updated
D	30.05.19	masterplan updated
C	28.05.19	masterplan updated
B	21.05.19	masterplan updated
A	10.05.19	masterplan updated

Rev: Date: Details: Drawn: Checked:

ISSUED FOR: **PLANNING**

Client/Project:
**FRANK SPURGEON LTD
PROPOSED RESIDENTIAL DEVELOPMENT
LAND ADJ HIGH GREEN, BROOKE, NORWICH**

SITE AREA

TOTAL SITE AREA	2.61ha	6.44 acres
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ACCOMMODATION SCHEDULE

PLOT No	CONFIG	BED No	TENURE	HOUSE GIA sqm	PARKING	
					No. SPACES (inc. all-ways spaces)	GARAGE GIA sqm
Plot 1	dwelling	4 b (det)	private sale	190m ²	4	36
Plot 2	dwelling	3 b (sems)	private sale	110m ²	2	18
Plot 3	dwelling	3 b (sems)	private sale	110m ²	2	18
Plot 4	dwelling	4 b (det)	private sale	175m ²	4	36
Plot 5	dwelling	4 b (det)	private sale	175m ²	4	36
Plot 6	dwelling	2 b (terrace)	affordable	80m ²	2	N/A
Plot 7	dwelling	2 b (terrace)	affordable	80m ²	2	N/A
Plot 8	dwelling	2 b (terrace)	affordable	80m ²	2	N/A
Plot 9	dwelling	4 b (det)	private sale	150m ²	2	18
Plot 10	dwelling	4 b (det)	private sale	150m ²	4	36
Plot 11	dwelling	3 b (sems)	private sale	110m ²	2	N/A
Plot 12	dwelling	3 b (sems)	private sale	110m ²	2	N/A
Plot 13	dwelling	3 b (sems)	private sale	110m ²	2	N/A
Plot 14	dwelling	3 b (sems)	private sale	110m ²	2	N/A
Plot 15	dwelling	3 b (sems)	private sale	110m ²	2	18
Plot 16	dwelling	3 b (sems)	private sale	110m ²	2	18
Plot 17	bungalow	3 b (det)	private sale	125m ²	2	18
Plot 18	bungalow	3 b (det)	private sale	125m ²	2	18
Plot 19	bungalow	2 b (sems)	private sale	70m ²	2	18
Plot 20	bungalow	2 b (sems)	private sale	70m ²	2	18
Plot 21	dwelling	2/3 b (ter)	private sale	105m ²	2	N/A
Plot 22	dwelling	2/3 b (ter)	private sale	105m ²	2	N/A
Plot 23	dwelling	2/3 b (ter)	private sale	105m ²	2	N/A
Plot 24	dwelling	3 b (sems)	affordable	100m ²	2	N/A
Plot 25	dwelling	3 b (sems)	affordable	100m ²	2	N/A
Plot 26	bungalow	2b (det)	affordable	70m ²	2	N/A
Plot 27	maisonette	1b (flat)	affordable	55m ²	1	N/A
Plot 28	maisonette	1b (flat)	affordable	55m ²	1	N/A

DRAWING LEGEND

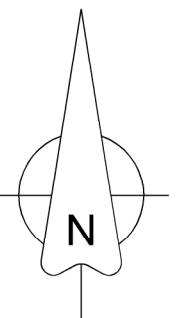
- Managed Open / Public Space
- Existing Woodland to be retained
- Existing Trees Retained to site. Refer to ISDP AIA Report.
- Proposed Tree Planting
- Site Boundary
- 1.5m Wide Proposed Footpath
- New Type 3 Internal Access Road with 1.8m Wide Footpath

CAR PARKING STANDARDS

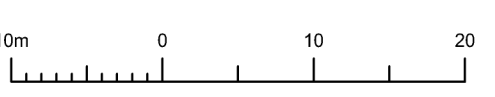
- 1 BED DWELLINGS 1 SPACE
- 2 & 3 BED DWELLINGS 2 SPACES
- 4+ BED DWELLINGS 3 SPACES (INC GARAGES)

OPEN SPACE AREA

- CHILDRENS PLAY AREA 400M² TOTAL
- INFORMAL OPEN SPACE 6000M² TOTAL



PROPOSED SITE LAYOUT PLAN
Scale 1:500



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