Existing trees to western boundary to be removed in formation of highway access and visibility splays

Existing bank to be cut back to form new access and visibility splays.

New highway access and visibility splays to be constructed in accordance with County Highway's requirments

Existing electricity overhead cables to be redirected as underground services from existing pylon location. Route to be agreed.

Existing boundary planting (hazel and holly) to northern boundaries be retained and protected

Secure communal drying area for plots 12 –17.

Existing electricity overhead cables to be redirected as underground services, route to be agreed.

Refer to AJN Landscape Consultants' Drg No. AJN 375 / 1 for root protection areas

Existing bank and trees to eastern boundary to be retained and protected

Proposed Cornish hedgebank to define new southern boundary

Covered secure communal cycle store for plots 12 –23 (21No. cycles using rack storage system)

Covered secure communal Refuse store for plots 12 –23.

Secure communal drying area for plots 18 –23.

Cutting formed in existing bank for new footpath link onto Rose Hill. Railings, steps and general construction to be in accordance with County Highway's requirments

CASTLE HILL

ROSE HILL

Landscaped Communal Grounds

Link to communal area

NORTH

ACCOMMODATION SCHEDULE:

2 No.		2 Bed 4 Person house – Type A (2 storey)
4 No.		2 Bed 4 Person house – Type B (2 storey full level change)
2 No.		3 Bed 5 Person house – Type C (2 storey)
7 No.		3 Bed 5 Person house – Type D (3 storey full level change)
5 No.		4 Bed 7 Person house – Type E (3 storey full level change)
12 No.		Apartment Blocks (3 x 1 Bed Apartments) (7 x 2 Bed Apartments) (2 x 3 Bed Apartments)

32 No. Total

Site Area – 0.91ha
Dwellings per hectare – 33

Developable Site Area (excluding RPA's) – 0.70
Dwellings per hectare – 43

Parking Provisions:

50 Off Road Parking Spaces

Cycle Storage Provisions:
To be in accordance with the Code For Sustainable Homes requirements.
1 Bed flats – 1No. Cycle (Communal cycle store)
2 Bed flats – 2No. Cycles (Communal cycle store)
3 Bed flats – 3No. Cycles (Communal cycle store)
Total 21No. cycle facilities within communal cycle store

2 & 3 Bed houses – 2No. Cycles (Private Storage Sheds)
Total 30No. cycle facilities within private storage sheds

4 Bed houses – 4No. Cycles (Vertical storage rack to garage)
Total 20No. cycle facilities within garages

Total 71 cycle facilities across scheme.

KEY

- Rotary Dryer, capable of holding min. 4m for 1–2 bed dwellings & min. 6m for 3+ bed dwellings with permanent footing
- Garden Shed / Cycle Store – refer to separate notes.
- Private Refuse Storage provision – Council waste and recycling facilities, within specific storage cupboards, generally at the front of dwellings and noted on floor plans. Area to be level hardstanding with min. 1500mm turning circle. Area to be accessible by wheelchair users from inside the dwelling.
- +21.20 Proposed Levels
- Water Butts – refer to CfSH guidance document for sizing and specification
- Compost bin – refer to CfSH guidance document for sizing and specification
- Provision for possible future Air Source Heat Pump (position indicative only, subject to full design).

HEIGHWAY FIELD ASSOCIATES
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No dimensions to be scaled from this drawing All sizes and dimensions to be verified on site All dimensions on this drawing are in millimetres unless otherwise stated

Date	No.	Rev.
12.08.10	A	Full Planning Application

Job: RESIDENTIAL DEVELOPMENT ON LAND OFF CASTLE HILL LOSTWITHIEL CORNWALL

Client: WYCLIFFE ESTATES LTD

Scale: 1:250 @ A1 | Drawn: M. Crellen

Date: August 2010 | Checked: A.J.F.

Drawing: PROPOSED SITE LAYOUT

Drg No.: 0927 - 100 | Rev.: A