

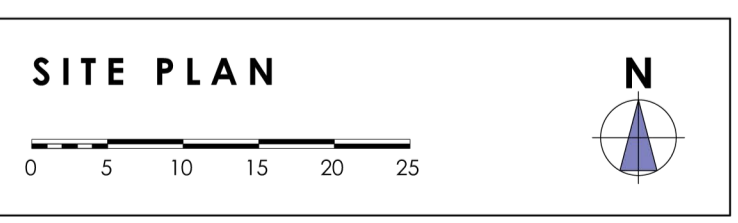
BERKELEY CLOSE			
SCHEDULE OF ACCOMMODATION			
TYPE	No.	AREA(m ²)	PARKING
1B FLAT	4	50.38,57.5	100%
1B BUNGALOW	7	50.8	200%
1B HOUSE	8	58.2	200%
2B BUNGALOW	4	61.5	200%
2B HOUSE	29	79.8	200%
3B HOUSE	28	94	200%
4B HOUSE	2	118.4	300%
TOTAL	82		

TOTAL SITE AREA = 21597.1m²



- EXTERNAL WORKS LEGEND**
- Existing trees.
 - Existing trees removed.
 - Large individual specimen trees 20-25cm girth.
 - Ornamental shrubs and herbaceous planting, min 3 litres pot.
 - Grass.
 - Communal shrub planting & grass.
 - 1.8m high close board timber gates with galvanised steel catch, hasp and staple for padlock. Clear width 900mm.
 - 1.8m high close board fence with concrete posts and gravel boards.
 - 1.8m high stone boundary wall.
 - 900mm high stone boundary wall.
 - 900mm high ball top metal railing, with 900mm wide matching gate where indicated.
 - 1.8m high ball top metal railing, with 900mm wide matching gate where indicated.
 - Secure treated timber sheds, door to be secured by padlock. Sheds laid on a 450x450mm concrete slab base. Shed size for 2 & 3 bed houses: 2400 x 1800mm. Shed size for 4 bed houses: 2700 x 2400mm. Cycle storage located in garden shed, via a fixed hoop, capable of securing both wheel and frame, fixed securely into a concrete base. Base fixing to meet 'Sold Secure' silver standard. 1, 2 & 3 bed houses to have secure fixing for 2 cycles. 4 bed houses to have secure fixing for 4 cycles.
 - 240 litre general waste bin.
 - 240 litre garden waste bin.
 - Recycle bin.
 - 450x450mm concrete paving slabs. 1200mm² flat landing to entrance door with 900mm wide private paths and 1200mm wide communal paths, rear patios 1800mm² with additional paving for bins and shed access.
 - Tarmac.
 - Permeable block paving. Colour: TBA. Parking spaces demarcated with contrasting block paving.
 - External car charging point - Type 1 electric charging point (an external weatherproof and lockable covered 32 amp, 7 pin charging socket to comply with EN 62196-2 and to be compatible with a J1772 Type 2 connector. The charging unit should feature a Mode 3 (IEC 61851) communication module and be in accordance with Appendix 2.
 - Landscaping adjacent to parking spaces must have a mature growth height or be maintained at no higher than 500mm.
 - Soft landscaping to be in accordance with Landscape Architects details.
 - Refer to structural engineers drawing for extent of retaining concrete gravel boards and retaining walls.
 - Built in bat box (18 No.). Southern elevation gate ends, high as possible, adjacent vegetation.
 - Bat access tile (2No.). Southern facing slope. Bat safe roof lining with hole for access, min 2m high loft.
 - Bird boxes (5 No. house sparrow). Northern elevation, beneath eaves.
 - Bird boxes (5 No. swift). Northern elevation, beneath eaves.
 - Bee bricks (10 No.). Southern or eastern elevation adjacent vegetation.
 - Hedgehog hole 130x130mm with 'Hedgehog Highway' sign above, in all new boundary walls & fences.

- SHARED OWNERSHIP
- SWALE
- SUB STATION EXCLUSION ZONE
- SOAKAWAY EXCLUSION ZONE
- LAND IN 3rd PARTY OWNERSHIP
- NEW RENDERED GABLE WALL



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CLIENT
Bromford

PROJECT
Berkeley Close, South Cerney

DRAWING TITLE
Site Plan

DRAWING SCALE	DATE DRAWN
1:500 (A1)	10.12.2021
DRAWN BY	CHECKED BY
Lisa Oakley	Simon Oakley
JOB NUMBER	DRAWING NUMBER
201732	10 O

REV	DATE REVISION	REVISION	REV BY
O	29.05.2024	UPDATED FOR PLANNING.	LO
N	13.09.2023	BOUNDARY TREATMENT UPDATED. BAT & BEE HABITATS REVISED.	LO
M	19.06.2023	UPDATED FOR PLANNING.	LO
L	15.03.2023	GENERAL UPDATE.	LO
K	10.03.2023	LEGEND UPDATED.	LO
J	28.02.2023	SHARED OWNERSHIP ADDED.	LO
I	21.02.2023	SHARED OWNERSHIP ADDED.	LO
H	20.12.2022	GENERAL UPDATE.	LO
G	01.11.2022	EXTERNAL WORKS UPDATED.	LO
F	25.10.2022	HOUSE TYPES UPDATED.	LO
E	10.02.2022	PLAN UPDATED.	LO
D	01.02.2022	LAYOUT REVISED.	LO
C	06.01.2022	LAYOUT REVISED.	LO
B			
A			