

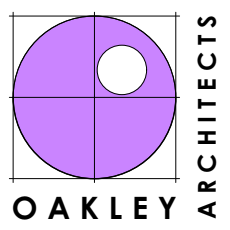
AUSTIN ROAD			
SCHEDULE OF ACCOMMODATION			
TYPE	No.	AREA(m²)	PARKING
1B FLAT	8	50.3-57.5	100%
2B HOUSE	4	79.4	200%
4B HOUSE	2	121.5	200%
TOTAL	14		



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#### 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.
- 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.
- 1.2m high close board fence with concrete posts and gravel boards.
- 3m high acoustic close board timber fence (min 10kg/m², with no gaps).
- 3.2m high acoustic close board timber fence (min 10kg/m², with no gaps).
- 450mm high treated timber trip rail.
- 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 'Solid 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.
- Bin store: 2 x 1100 litre wheellie bins, 2 x 120 litre food waste bins, space for recycling boxes.
- 240 litre general waste bin.
- 240 litre garden waste bin.
- Recycle bin.
- Bicycle store with cycle hoops.
- 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.
- 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 Made 3 (IEC 61851) communication module and be in accordance with Appendix 2.
- Twin car charging point, note as above.
- 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.
- Hedgehog hole 130x130mm with 'Hedgehog Highway' sign above, in all new boundary walls & fences.
- 3 built-in bat boxes (i.e. The Habitat 003 Bat Box or similar), installed at least 3m high (or as high as possible - under eaves or at gable apex) on a southern elevation of the buildings.
- 2 x Dual Chamber Sparrow Terrace, installed as high as possible (under eaves or at apex) on a northern elevation of the buildings.
- 3 x Pino Built-in Swift Box, or similar built in boxes, installed as high as possible (under eaves or at apex) on a northern elevation of the buildings.

F	27.11.2024	LAYOUT REVISED.	LO
E	14.08.2024	FENCES REVISED.	LO
D	17.07.2024	EXTERNAL WORKS REVISED.	LO
C	11.06.2024	EXTERNAL WORKS REVISED.	LO
B	08.05.2024	UPDATED.	LO
A	02.05.2024	LAYOUT REVISED.	LO
REV	DATE REVISED	REVISION	REV BY
 <b>OAKLEY ARCHITECTS LTD</b> 28 HILLWOOD ROAD SUTTON COLDFIELD WEST MIDLANDS B75 5QL T: 0121 238 0683 E: design@oakleyarchitects.co.uk www.oakleyarchitects.co.uk			

CLIENT  
Bromford

PROJECT  
Austin Road, Cirencester

DRAWING TITLE  
Site Plan 200

DRAWING SCALE  
1:200 (A1)

DRAWN BY  
Lisa Oakley

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CHECKED BY  
Simon Oakley

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