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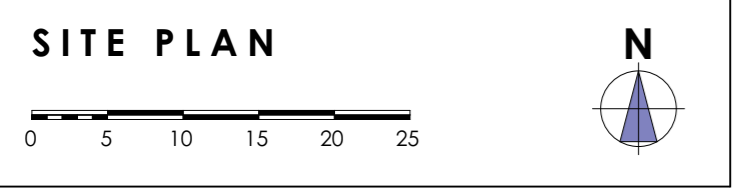
BERKELEY CLOSE			
SCHEDULE OF ACCOMMODATION			
TYPE	No.	AREA(m ²)	PARKING
1B FLAT	6	50.3&57.5	100%
1B BUNGALOW	7	50.8	200%
1B HOUSE	8	58.2	200%
2B BUNGALOW	4	61.5	200%
2B HOUSE	29	79.8	200%
3B HOUSE	28	94	200%
4B HOUSE	2	118.4	300%
TOTAL	84		

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.
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 - 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 (10 No.). Southern elevation gable ends, high as possible, adjacent vegetation.
 - 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
1:500 (A1)

DATE DRAWN
10.12.2021

DRAWN BY
Lisa Oakley

CHECKED BY
Simon Oakley

REV	DATE	REVISED	REVISION	REV BY
M	19.06.2021		UPDATED FOR PLANNING.	LO
L	10.08.2021		UPDATED FOR PLANNING.	LO
K	13.09.2021		GENERAL UPDATE.	LO
J	10.09.2021		LEGEND UPDATED.	LO
I	28.09.2021		SHARED OWNERSHIP UPDATED.	LO
H	21.09.2021		SHARED OWNERSHIP ADDED.	LO
G	10.02.2022		GENERAL UPDATE.	LO
F	20.12.2022		UPDATED WITH PLANNING COMMENTS.	LO
E	01.11.2022		EXTERNAL WORKS UPDATED.	LO
D	28.10.2022		HOUSE TYPES REPAIRED.	LO
C	10.02.2022		PLAN UPDATED.	LO
B	01.02.2022		LAYOUT REVISED.	LO
A	06.01.2022		LAYOUT REVISED.	LO

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Berkeley Close, South Cerney	10.12.2021
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Site Plan	Simon Oakley
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DRAWN BY	CHECKED BY
Lisa Oakley	Simon Oakley
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201732	10M