



REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR LANDSCAPE PROPOSALS

3.0m to 5.0M Landscaped Zone located behind existing hedge

EWELL BYPASS

3.0m to 5.0M Landscaped Zone located behind existing hedge

3.0m high acoustic fence

3.0m high acoustic fence

REIGATE ROAD

North

Rev. No.	Date	Amendment	Initial
A	26.04.17	Road layout adjusted, Minor adjustments to Unit layout, Plot numbers and Unit Type added	BSc
B	27.04.17	Parking to Northern Boundary adjusted to include buffer zone.	BSc
C	29.04.17	Parking to Northern Boundary adjusted following meeting with Council Tree Officer	BSc
D	25.05.17	House Types revised, Site Layout revised to suit new building footprints	BSc
E	29.05.17	Block C omitted - Site Layout Revised	BSc
F	06.06.17	Block C revised - Site Layout Revised	BSc
G	08.06.17	Apartment blocks revised - Site Layout Revised	BSc
H	10.06.17	Site Layout Revised - Plot numbers added	BSc
I	13.06.17	Minor revisions, Acoustic fence added	BSc

**REFUSE STORAGE**

Apartments - A total of 15,400 ltrs of refuse storage is provided within three separate bin stores located near the apartment buildings. Two No. contain 6 No. 770 ltr Eurobins and one contains 8 No. 770 ltr Eurobins. This provides the required 180 ltr 'Black Bin' waste per flat plus an additional 128 ltrs per flat for 'Green' waste and 'Recycling Storage'.

Houses - Each house is provided with a 180 Ltr 'Black Bin' together with a 'Green Waste' bin and a Blue Recycling Bin.

**PARKING PROVISION -**

Apartments - Vehicle Parking is provided on the basis of 1 space per flat, total provided - 50 spaces.

Cycle Parking is provided on the basis of one space per 1 and 2 bed flat, total 50 spaces. These are located in three separate secure, covered cycle stores located near the apartment buildings.

Houses - Vehicle parking is provided at 1 space per 1 and 2 bed house and 2 spaces per 3 bed house. All parking is 'on-plot'.

With the exception of plots 16 to 21 (2 Bed Terraced Units) all units are provided with 2 'on-plot' parking spaces irrespective of size.

Cycle storage is provided within garages which measure 3.0m x 7.0m. Houses without an enclosed garage are provided with a lockable shed for cycle storage.

**PRIVATE AMENITY SPACE**

The required 10m garden depth is indicated by 20m diameter circles located within the private garden areas.

**COMMUNAL AMENITY SPACE**

Communal amenity space for the apartments is provided within areas directly related to each apartment building and provides a total of 280 sq.m. This equates to 5.6 sq.m. per apartment.



Client:  
Hill Residential Limited  
The Courtyard, Abbey Barns,  
Ickleton, CB10 1SX

Project:  
SYCAMORE GARDENS  
PHASE TWO

Drawing:  
SITE LAYOUT

Scale:  
1:500@A2

Date:  
29.04.17

Drawn By:  
BSc

Checked By:  
BSc

Drawing No:  
SITE - 100

Rev. No:  
I

CAD Ref:

THIS DRAWING IS A COPYRIGHT  
All dimensions to be checked on site or in the workshop before work commences.  
Only figured dimensions to be worked to. Any discrepancies to be reported to the Architect.

**PLANNING**