

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.

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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: T&A. 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 gable ends, high as possible, adjacent vegetation.

Bat access stile (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

SITE PLAN

05

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25

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REV	DATE REVISD	REVISION	Rev By
O	29.05.2024	UPDATED FOR PLANNING.	LO
N	13.09.2023	BOUNDARY TREATMENT UPDATED. BAT & BEE HABITATS REVISED.	LO
M	19.04.2023	UPDATED FOR PLANNING.	LO
L	13.03.2023	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	10.02.2023	GENERAL UPDATE.	LO
G	20.11.2022	UPDATED WITH PLANNING COMMENTS.	LO
F	01.11.2022	EXTERNAL WORKS UPDATED.	LO
E	25.10.2022	HOUSE TYPES UPDATED.	LO
D	10.02.2022	PLAN UPDATED.	LO
C	01.02.2022	LAYOUT REVISED.	LO
B	06.01.2022	LAYOUT REVISED.	LO
A			

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OAKLEY ARCHITECTS

CLIENT
Bramford

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

JOB NUMBER
201732

DRAWING NUMBER
10 O