

The copyright of this drawing is vested in the designer and should not be reproduced, copied or used for any other purpose than that it is intended for without the prior written consent of Oakley Architects.

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

- 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.
  - 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 '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.
  - 1100 litre wheeled bin.
  - 240 litre general waste bin.
  - 240 litre garden waste bin.
  - Recycle bin.
  - Bicycle store with cycle hoops.
  - 450x450mm concrete paving slabs. 1200mm<sup>2</sup> flat landing to entrance door with 900mm wide private paths and 1200mm wide communal paths, near paths 1800mm<sup>2</sup> 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 Mode 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.

C	11.06.2024	EXTERNAL WORKS REVISED	LO
R	08.05.2024	UPDATED	LO
A	02.05.2024	LANDSCAPE REVISED	LO
REV	DATE REVISED	REVISION	REV BY

**OAKLEY ARCHITECTS LTD**  
 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  
 Auslin Road, Cirencester

DRAWING TITLE  
 Site Plan 200

DRAWING SCALE	DATE DRAWN
1:200 (A1)	25.03.2024
DRAWN BY	CHECKED BY
Lisa Oakley	Simon Oakley
JOB NUMBER	DRAWING NUMBER
202229	03C

