

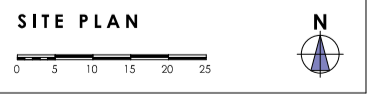
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BERKELEY CLOSE			
SCHEDULE OF ACCOMMODATION			
TYPE	No.	AREA(m <sup>2</sup> )	PARKING
1B FLAT	6	50.3&57.5	100%
1B BUNGALOW	7	50.8	200%
1B HOUSE	8	58.2	200%
2B BUNGALOW	4	61.5	200%
2B HOUSE	29	79.8	200%
3B HOUSE	28	94	200%
4B HOUSE	2	118.4	300%
<b>TOTAL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

TOTAL SITE AREA = 21597.1m<sup>2</sup>



- 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.
  - 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. 1200mm<sup>2</sup> flat landing to entrance door with 900mm wide private paths and 1200mm wide communal paths, near patios 1800mm<sup>2</sup> 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.
  - Bull in bat box (10 No.). Southern elevation gate 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.
- Legend:**
- SHARED OWNERSHIP
  - SWALE
  - SUB STATION EXCLUSION ZONE
  - SOAKAWAY EXCLUSION ZONE
  - LAND IN 3rd PARTY OWNERSHIP



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**OAKLEY ARCHITECTS**

CLIENT: Bromford

PROJECT: Berkeley Close, Cirencester

DRAWING TITLE: Site Plan

DRAWING SCALE: 1:500 (A1)

DATE DRAWN: 10.12.2021

DRAWN BY: Lisa Oakley

CHECKED BY: Simon Oakley

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REV	DATE REVISED	REVISION	REV BY
K	13.08.2022	GENERAL UPDATE	LO
J	10.08.2021	LIGNO UPDATED	LO
I	28.02.2022	SHARED OWNERSHIP UPDATED	LO
H	21.02.2022	SHARED OWNERSHIP ADDED	LO
G	10.02.2022	GENERAL UPDATE	LO
F	20.11.2022	UPDATED WITH PLANNING COMMENTS	LO
E	01.11.2022	EXTERNAL WORKS UPDATED	LO
D	24.04.2022	HOUSE TYPES PROVIDED	LO
C	10.02.2022	PLAN UPDATED	LO
B	01.02.2022	LAYOUT REVISED	LO
A	05.01.2022	LAYOUT REVISED	LO