

01 PROPOSED SITE LAYOUT PLAN (MASTERPLAN)
SCALE 1:500

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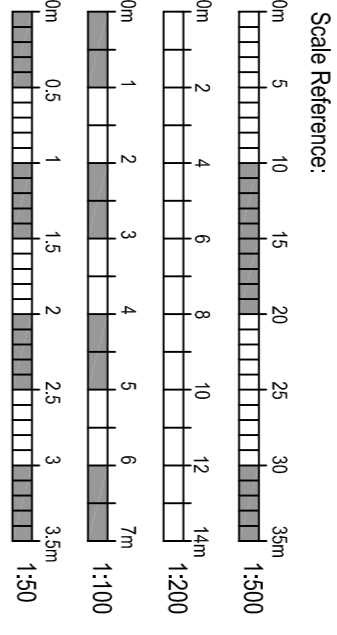
- All dimensions are to be taken from this drawing, but to check all dimensions on site prior to the commencement of work.
- Any discrepancies should be reported to the Architect.
- All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for any variations in ground conditions or other factors which may affect the design.
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Architects, so that design amendments may be considered.

NOTES / REVISIONS

REV	DATE	NOTES	BY
A	01-07-16	PARRISH COUNCIL REQUESTS	JRD
B	03-02-17	Pre-App Feedback Incorporated	JRD
C	05-05-18	Update for Planning Submission	JRD

ORIGINAL DRAWING SIZE : A1



Schedule of Accommodation:

Affordable Rent:
 4 x One Bedroom Duplex Homes
 2 x Two Bedroom Houses
 2 x Three Bedroom Houses
 Sub Total: 8 Units (73%)

Affordable - Intermediate:
 2 x Two Bedroom Houses
 1 x Three Bedroom Houses
 Sub Total: 3 Units (27%)

Total Affordable Homes: 11 (30%)

Open Market:
 1 x Two Bed Apartment/Integrated over Retail Unit
 8 x Two Bedroom Houses
 10 x Three Bedroom Houses (Type 1)
 2 x Three Bedroom Houses - Corner (Type 2)
 5 x Four Bedroom Detached Houses

Total Open Market Homes: 26 (70%)

Total: 37 Homes

Plus Convenience Store/Shop Unit (66sqm)
 Site Area: 1.29Ha (3.19 Acres)
 26/7 Dwellings 768/ 718
 Open Space: 0.24Ha (0.6 Acres)
 Wildlife Area & Landscaped Buffer: 0.11Ha (0.28 Acres)
 Total Landscaped/POS Area: 0.35Ha (0.88 Acres) 27% of Site Area

Car Parking:
 Total: 74 Spaces (2 Per Dwelling)
 Plus 5 Visitor/Shop Parking Spaces



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 Job Description / Location

PROPOSED RESIDENTIAL DEVELOPMENT (INFILL SITE) LAND NORTH WEST OF MITCHELL AND SOUTH OF A30 CORNWALL

Drawing Title
PROPOSED SITE LAYOUT MASTERPLAN

Date	Scale	Drawn By	Checked
11-03-16	1:500	JRD	
Job Ref:	Drawing No.	Revision	
123	PL-01	C	

PLANNING