



# Proposed Indicative Site, Block, Landscape, Drainage & Levels Plan.

Scale - 1:500 @ A3.

## Open Drain/Ditch:-

Note - The forward going maintenance of the Open Drain / Ditch is to be incorporated into the Management / Maintenance Regime / Company Annual Maintenance Plan for the Development.

## Proposed Services:-

**Foul Water:-** To be collected into pump station and pumped off site to nearest Anglian Water approved gravity sewer.

**Surface Water:-** To be collected into attenuation device and then discharged into the existing open drain / ditch on west side of Site at agreed discharge rate and with requisite permissions and improvements.

## Green Open Space:-

This has been included in the Layout - See Layout.

## House Type & Mix:-

This indicative layout proposes a house mix of 2,3 & 4 Bed 3 storey and four storey in roof void. All dwellings to have garages and utilities on First Floor and all other accommodation on 2nd, 3rd & 4th floors.

Date	Drawn	Revision
10.06.24	KJT	OPEN DRAIN NOTE ALTERED.
05.06.24	KJT	DESIGN DEVELOPMENT.
24.04.24	KJT	DESIGN DEVELOPMENT.
23.04.24	KJT	DESIGN DEVELOPMENT.
18.04.24	KJT	DESIGN DEVELOPMENT.
12.04.24	KJT	DESIGN DEVELOPMENT.
08.04.24	KJT	DESIGN DEVELOPMENT.
22.03.24	KJT	DESIGN DEVELOPMENT.
06.12.23	KJT	DESIGN DEVELOPMENT.
29.11.23	KJT	DESIGN DEVELOPMENT.
02.05.23	KJT	DESIGN DEVELOPMENT.

# Keir Architecture Ltd

Planning & Design Consultancy

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Proposed Housing Site at: 51 to 55 Waterside Rd, Barton Upon Humber, North Lincs, DN18 5BG.

For:- Mr & Mrs J Chapman.

**PROPOSED INDICATIVE SITE, BLOCK, LANDSCAPE, DRAINAGE & LEVELS PLAN.**

Drawn: Keir Taylor	Date: 10.04.23	Scale: 1:500 @ A3
Checked:	Drawing No: 202308-03	Revision: L.
Approved:		



### Key:-

- New Poplar Trees.
- New Vertical Accented Apple & Cherry Trees.
- New Field Maple Trees.
- New Landscaped Borders, with low level planting of Lavender and Heather.
- New 215mm Thick, 1.8m High Screen Brick Walls.
- New 215mm Thick, 0.8m High Brick Walls.
- New 1.8M High Timber Feather Edge Boarded Screen Fence.
- Extent of New Road and Footpaths to be Adopted.
- Extent of Private Drive Roads, with SUDS Storage under.
- Grassed Green Open Space with SUDS Storage and Feature Beech Tree.

Note - Any Dimensions shown on this drawing are approximate.

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Note - All new dwellings of this proposal are to be 3 & 4 Storeys high ( 4th Storey in roof void ) and have Garage & Utilities only on ground floor, all other accommodation to be on 2nd floors and above. All ground floor Garages are accessed from the front of the dwellings for properties 06 to 34 ( which will discourage road side parking in front of them) and from the rear for properties 01 to 05. Properties 01 to 05 are envisaged to be 2 bedroom dwellings, where the ground floor garage is not intended to store a car in it, rather bicycles, mopeds, motorcycles etc i.e. which can be walk into garage via / through the rear garden.