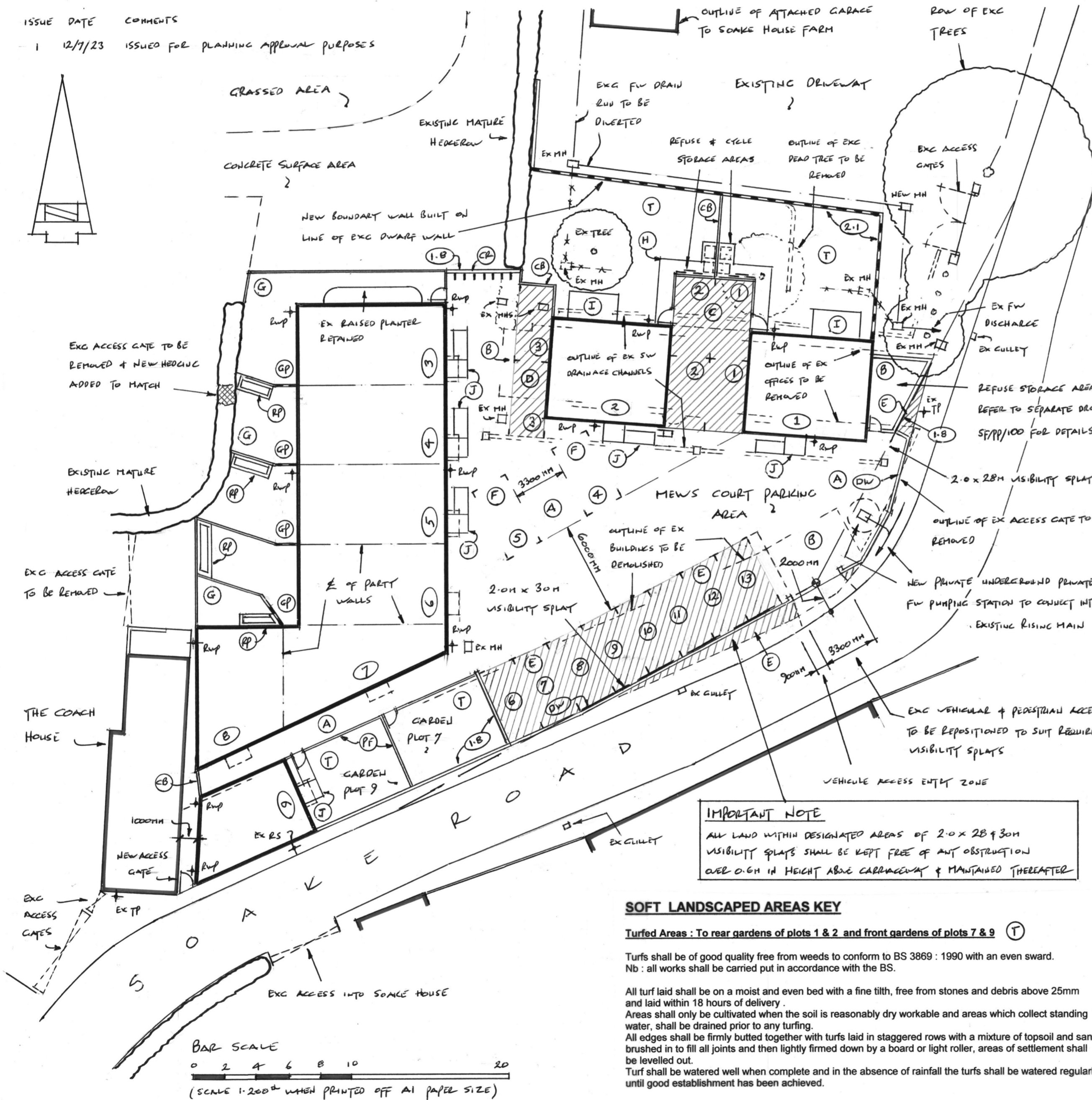


# REDEVELOPMENT OF FORMER SADDLERY STORE WITH ASSOCIATED OFFICES & OUTBUILDINGS AT SOAKE FARM - SOAKE ROAD - DENMEAD - WATERLOOVILLE - P076JA - SITE LAYOUT

SCALE : 1:200<sup>th</sup>

ISSUE	DATE	COMMENTS
1	12/1/23	ISSUED FOR PLANNING APPROVAL PURPOSES



## SCHEDULE OF ACCOMMODATION

- Plot No's 1 & 2 : 2 Bedroom 3 Person Semi - Detached, Semi - Bungalows : GIFA : 88 sq m.
- Plot No's 3, 4, 5 & 6 : 3 Bedroom 4 Person Terraced ( Conversion ) Dwellings : GIFA : 85 sq m.
- Plot No 7 : 2 Bedroom 3 Person Terraced ( Conversion ) Dwelling : GIFA : 75 sq m.
- Plot No 8 : 2 Bedroom 3 Person Terraced ( Conversion ) Dwelling : GIFA : 75 sq m.
- Plot No 9 : 1 Bedroom 2 Person Semi -Bungalow : GIFA : 50 sq m.

## HARD SURFACE AREAS KEY

- (A) Indicates extent of existing concrete surfaced areas.
- (B) Indicates extent of new concrete surfaced area.
- (C) Indicates 4 No on-curtilage private car-parking spaces ( Plots 1 & 2 ) min 4800mm long x 2400mm wide with granite sett surface finish, Colour : grey and intermittent black paviour demarkations.
- (D) Indicates 2 No allocated private Mews Court car-parking spaces ( Plot 3 ) min 4800mm long x 2400mm wide with granite sett surface finish, Colour : grey and intermittent black paviour demarkations.
- (E) Indicates 8 No un-allocated private Mews Court car-parking spaces ( Plots 4 to 9 ) min 4800mm long x 2400mm wide with granite sett surface finish, Colour : grey and intermittent black paviour demarkations.  
Nb : Areas within and between visibility splays and site curtilage boundaries also with granite sett surface finish, Colour : grey as indicated on site layout opposite.
- (F) Indicates 2 No un-allocated private Mews Court car-parking spaces ( Plots 4 to 9 ) min 4800mm long x 2400mm wide on existing concrete surface area with stainless steel stud demarkations.
- (G) Indicates extent of 450 x 450mm slip resistant pre-cast concrete paving slabs, Colour : Buff, to rear garden areas of plots 3, 4, 5, 6 & 9 with aco-drainage channels provided to suit falls.
- (H) Indicates extent of minimum 900mm wide private footpaths including 900mm wide x 1800mm long paved private areas for storage of 2 No refuse/recyclable wheelie bin arrangements and 1 No cycle space ( Plots 1 & 2 only ) comprising of 450 x 450mm slip resistant pre-cast concrete paving slabs, Colour : Buff.
- (I) Indicates extent of 3000mm long x 1800mm wide private patio arrangements comprising of 600 x 600mm slip resistant pre-cast concrete paving slabs, Colour : Buff.
- (J) Indicates extent of 1200 x 1200mm front entrance level platforms with 900mm wide x 1800mm long access ramps at maximum gradient of 1 in 12 comprising of 450 x 450mm slip resistant pre-cast concrete paving slabs, Colour : Buff.

## BOUNDARY WALLING, FENCING/GATE & RAISED PLANTER KEY

- (DW) Indicates extent of new boundary walling 255mm wide x 550mm maximum high with 450 x 450mm piers to entrance of Development in face brickwork to match adjoining new dwellings, all within highway visibility splays.
- (1-B) Indicates extent of new boundary walling 255mm wide x 1825mm high with flint feature panels where indicated on site layout opposite in face brickwork to match adjoining new dwellings
- (2-1) Indicates extent of new boundary walling 255mm wide x 2125mm high with flint feature panels in face brickwork to match adjoining new dwellings.
- (CP) Indicates extent of 2000mm high x 1500mm long preservative treated close boarded timber rear garden Gossip panels with timber support posts and sw gravel boards.
- (CB) Indicates extent of 1800mm high preservative treated close boarded timber boundary fencing with timber support posts and sw gravel boards with matching 900mm wide lockable access gates to be provided where indicated on site layout opposite.
- (PF) Indicates extent of 900mm high round top picket white fencing with matching 900mm wide access gates to be provided where indicated on site layout opposite.
- (RP) Indicates extent of 900mm wide x 600mm high railway sleeper raised planters with top-soil & compost material infill for new owner planting purposes.

## GENERAL NOTES

- (4) Indicates Plot Numbers.
- (1 to 3) Indicates allocated car parking spaces to individual private residential Dwellings.
- (4 to 13) Indicates un-allocated car parking spaces to private residential Dwellings within Mews Court Parking Area
- (CB) Indicates 7 No metal vertical lockable cycle mounting brackets fixed to face of 1825mm high brickwork walling as noted above

**IMPORTANT NOTE**  
ALL LAND WITHIN DESIGNATED AREAS OF 2.0 x 2.8 & 3.0M VISIBILITY SPLAYS SHALL BE KEPT FREE OF ANY OBSTRUCTION OVER 0.6M IN HEIGHT ABOVE CARRIAGEWAY & MAINTAINED THEREAFTER

## SOFT LANDSCAPED AREAS KEY

- Turfed Areas : To rear gardens of plots 1 & 2 and front gardens of plots 7 & 9 (T)**
- Turfs shall be of good quality free from weeds to conform to BS 3869 : 1990 with an even sward.  
Nb : all works shall be carried out in accordance with the BS.
- All turf laid shall be on a moist and even bed with a fine tilth, free from stones and debris above 25mm and laid within 18 hours of delivery.  
Areas shall only be cultivated when the soil is reasonably dry workable and areas which collect standing water, shall be drained prior to any turfing.  
All edges shall be firmly butted together with turfs laid in staggered rows with a mixture of topsoil and sand brushed in to fill all joints and then lightly firmed down by a board or light roller, areas of settlement shall be levelled out.  
Turf shall be watered well when complete and in the absence of rainfall the turfs shall be watered regularly until good establishment has been achieved.

DRAWING N° SF/SL/100/1