



Notes:

Do not scale from this drawing to ascertain dimensions.

Copyright for all designs and drawings shall remain with Hopkins Homes Ltd. in accordance with the Copyright act.

Rev.	Date	Details
A	29.06.22	Amendments to reflect latest landscape scheme.
B	17.02.23	Planner's comments incorporated.
C	06.04.23	Planner's & Highways comments incorporated.
D	06.04.23	Plot 35 revised to Show House along with Sales Area added.
E	09.06.23	Affordable Housing Officer comments incorporated.
F	22.06.23	Planner's comments incorporated.
G	12.07.23	Comments incorporated.
H	03.08.23	Pump/Sub Station and surrounding area amended ASHP, Bins, Cycle Storage & Hedgehog holes added.
J	07.08.23	Hedgehog holes Amended, & Hedgehog Highway Routes Added. (ET)
K	23.08.23	Planner's comments incorporated.
L	24.08.23	Footpath connection added at roundabout.
M	24.10.23	Central LEAP trees moved to avoid visibility splay
N	31.10.23	Amendments made following comments.
O	29.11.23	Corner units adjusted to give 1m buffer to corner.
P	12.12.23	Amendments made following Highways and Waste Management Comments issued 28/11/23

KEY

PERMEABLE PAVING

Brett Omega Flow Permeable Paving
Size: single size
Colour: Charcoal
Laying Pattern: 90 deg Herringbone

Brett Omega Flow Permeable Paving
Size: single size
Colour: Burnt Oak
Laying Pattern: 90 deg Herringbone

NON PERMEABLE PAVING

Brett Omega Classic Paving
Size: single size
Colour: Charcoal
Laying Pattern: 90 deg Herringbone

Brett Omega Classic Paving
Size: single size
Colour: Burnt Oak
Laying Pattern: 90 deg Herringbone

Brett Alpha Tumbled Paving
Size: 300 x 300 x 10mm, 140 x 140mm & 210 x 140mm
Colour: Charcoal
Laying Pattern: Stretcher Course Random

Brett Omega Classic Paving
Size: single size
Colour: Charcoal
Laying Pattern: Stretcher Course

TARMAC

2m wide footway - self binding gravel

Drainage Easement

Parking Spaces within parking courts - To be delineated with 80 x 80mm granite sets (L shaped to corners).

Rows of granite sets

BUFF RIVEN PAVING SLABS
600x300x20mm or 450x450x38.
Level threshold entrance paths & bin access paths to be 900mm wide. All other paths to be 600mm wide.
Square patio to private dwellings, size as shown on site layout.
Min 60sqm patio to affordable dwellings.

Proposed trees shown INDICATIVE. Refer to Landscape drawing for exact locations and type.

INDICATIVE new planting.

Existing trees & hedges to be removed

Existing trees & hedges to be retained.

1800mm high timber panel fencing.

1800mm high close boarded fencing.

1500mm high close boarded fencing with 300mm trellis top section.

1800mm high Jackson woven panel fencing.

2200 or 1800mm high, 215mm thick feature brick wall with 440mm sq pier with pier cap Ref: PC 2B.

Timber post & 3no. rail fencing (1200mm high), Type R20 as HH, DET 09.08.

Timber post & galvanised chain-link (600mm high), Type R13 as HH, DET 09.27.

100x100mm timber posts / bollards, Type R8 as HH, DET 09.25.

150 x 150 timber posts / bollards, Type R8 as HH, DET 09.25.

2.4 x 25m Visibility Splay.

900mm wide by 1800mm high timber gate. Gate within fence to match and be fitted with B.J. as hinges and Suffolk latch. All garden gates should be fitted with a 150mm ground clearance for hedgehog highway.

900mm wide by 1800mm high timber gate. Gate within fence to match and be fitted with slam shut mechanism. All garden gates should be fitted with a 150mm ground clearance for hedgehog highway.

Bin collection point (on collection day only).

Recycling & Refuse waste collected on an alternate week basis. Paving slabs / hard-standing to be provided.

Location of Fire Hydrants

Location of 2no. secured covered cycle parking per dwelling. Rear garden location to be within garden shed on hard-standing. Shed to have cylinder rim lock.

Location of 1.8m x 0.9m Cycle storage.

Location of Bin Storage placed on a 1.8m x 0.9m slabbed area

Location of Air Source Heat Pump and Open Air Zone

Location of Electric Vehicle Charging Point

Location of 130 x 130mm Hedgehog Highway Holes.

Hedgehog Highway Route

HOUSING SCHEDULE

OPEN MARKET

House Type	Description	Sq Ft	No.
743	2 Bed FOG (1.5 storey)	770	5
754	2 Bed House (2 storey)	769	28
882	2 Bed House (2 storey)	886	21
940	2 Bed House (2 storey)	928	21
999	3 Bed House (2 storey)	1013	31
1032	3 Bed House (2 storey)	1048	11
1033	3 Bed House (2 storey)	1048	1
1076	3 Bed House (2 storey)	1091	18
1183	3 Bed House (2.5 storey)	1201	20
1122ap	3 Bed House (2.5 storey)	1345	8
1122ap2	3 Bed House (2.5 storey)	1431	1
1174	3 Bed House (2 storey)	1168	8
1194	3 Bed House (2 storey)	1208	4
1289	3 Bed House (2 storey)	1310	7
1317	4 Bed House (2 storey)	1334	8
1550	4 Bed House (2 storey)	1568	15
1563	3 Bed House (2 storey)	1568	1
1687	4 Bed House (2 storey)	1707	11
1764	4 Bed House (2 storey)	1784	5
2055	5 Bed House (2 storey)	2070	16
2101	5 Bed House (2 storey)	2105	6
2774	5 Bed House (2 storey)	2805	2

254 PLOTS

AFFORDABLE HOMES TO RENT

House Type	Description	Sq Ft	No.
539	1 Bed Apartment 1b 2p (3 & 2 storey)	547	26
853 M(3)	2 Bed Bungalow 2b 4p (1 storey)	928	2
859	2 Bed House 2b 4p (2 storey)	873	19
878	2 Bed House 2b 4p (2 storey)	892	3
886	3 Bed FOG 2b 4p (1.5 storey)	917	6
971 M(2)	3 Bed Bungalow 3b 5p (1 storey)	982	2
1009	3 Bed House 3b 5p (2 storey)	1024	22
1157	4 Bed House 4b 6p (2 storey)	1174	5
1394	5 Bed House 5b 6p (2 storey)	1412	2

87 PLOTS

AFFORDABLE HOMES TO BUY

House Type	Description	Sq Ft	No.
631	1 Bed House 1b 2p (2 storey)	642	4
859	2 Bed House 2b 4p (2 storey)	873	10
1009	3 Bed House 3b 5p (2 storey)	1024	7
1157	4 Bed House 4b 6p (2 storey)	1174	1

22 PLOTS

TOTAL 363 PLOTS

363 no. RESIDENTIAL UNITS

OPEN MARKET - 254 units

0 no.	1 Beds	0%
75 no.	2 Beds	30%
115 no.	3 Beds	45%
64 no.	4 & 5 Beds	25%

109no. (30%) AFFORDABLE UNITS

AFFORDABLE HOMES TO RENT - 87no. (80%)

26 no.	1 Beds	33.5%
30 no.	2 Beds	33.5%
24 no.	3 Beds	30%
7 no.	4 & 5 Beds	3%

AFFORDABLE HOMES TO BUY - 22no. (20%)

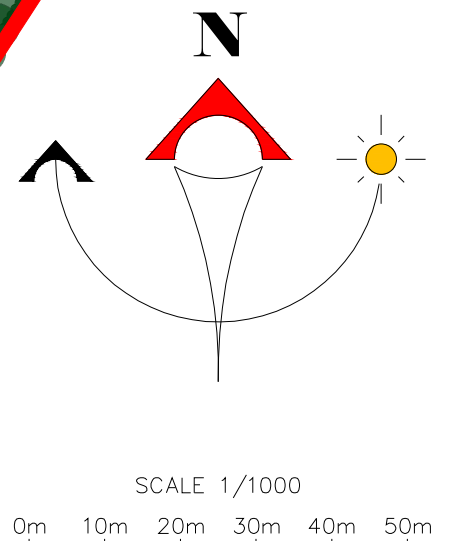
4 no.	1 Beds	18%
10 no.	2 Beds	45%
7 no.	3 Beds	32%
1 no.	4 Beds	5%

PARKING STRATEGY

The proposed site layout has been carefully planned to provide essential highway safety, to avoid on-street parking and footways and roads being blocked. This has been achieved by providing adequate levels of useable parking spaces.

1 bedroom dwellings to have min 1 parking space.
2 and 3 bedroom dwellings to have min 2 parking spaces.
4 and 5 bedroom dwellings to have min 3 parking spaces.

Total of 60no. visitor parking spaces. Visitor spaces are shown at locations that are most likely to be subject to on-street parking, so essential highway safety is maintained.



HOPKINS HOMES

MELTON PARK HOUSE
MELTON, WOODBRIDGE
SHEFFIELD S19 1TJ
TEL: 0194446800, FX: 0194389605

PLANNING

Project: ABBOTS VALE, RUSHBROOKE SOUTHERN NEIGHBOURHOOD	Project no: ROU1 Dwg no: 004
Drawing: PLANNING LAYOUT	Scale: 1/1000 @ A1 Rev: P
Plot Numbers: 363	Drawn by: ST Date: 07.04.2020