



CAR PARKING (to minimum SCC Highway Standards)

1 Bed Dwellings	1 space
2 Bed Dwellings	1.5 spaces or 2 spaces within curtilage
3 Bed Dwellings	2 spaces
4 Bed Dwellings	3 spaces

0.25 visitor spaces per dwelling = 16 provided

NOTES

Play Space / Public Open Space	1025m ² (6.7%)
Informal Open Space	655m ² (4.3%)
Total Site Area	1.53 ha

Air source heat pumps in the rear garden of each property to be provided where required to meet the energy performance standards of the Building Regulations or 10% of total energy demand for dwellings in Breckland District Council (omitted from drawing for clarity)

Photovoltaic panels to be provided on dwellings where required to meet the energy performance standards of the Building Regulations or 10% of total energy demand for dwellings in Breckland District Council

ACCOMMODATION SCHEDULE

Accommodation	Tenure	Approximate G.I.A (sqm)	Breckland District Council	Forest Heath District Council	TOTAL
1B/2P Bungalow	Rented	55	0	4	4
1B/2P Flat	Rented	47	9	2	11
2B/4P Flat	Rented	69	2	2	4
2B/4P House	Rented	77	4	21	25
2B/4P House	Shared Equity	82	5	8	13
3B/5P House	Rented	90	4	2	6
4B/6P House	Rented	103	1	0	1
			Total dwellings		64

DRAWING LEGEND

- indicative soft landscaping (refer to accompanying landscaping strategy for further details)
- existing trees to be removed (as per existing planning permissions F/2001/415 & 3PL/2001/0843/O)
- District border line

KEY TO FENCING

- F1** 1.8m high brickwork wall
1.8m high 215mm thick brick wall with rowlock course to top of wall (brickwork to match adjacent dwelling)
- F2** 1000mm high bow top railings
1.0m high 50x50mm metal posts with 12mmD bow top metal railings
- F3** 1.2m high close boarded timber fence with 0.6m trellis
1.2m high close boarded fence with concrete posts, gravel boards, timber aris rails & 0.6m trellis to top
- F4** 0.6m high knee rail fence
0.6m high 100mm x 100mm posts



P R O P O S E D S I T E P L A N
F E N G A T E D R O V E , B R A N D O N

CF
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Places for People
Affordable Housing
Fengate Drive
Brandon

Proposed Site Plan

4653

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Check all dimensions and report any errors or omissions.

Do not scale from this drawing.

Revisions

REV	DATE	DESCRIPTION	DRAWN	CHECKED BY
H	13/05/15	Amendment to scheme following planning consultations	WMC	NM
G	05/03/15	Landscaping screen added to western boundary, amenity areas to flats amended to shared spaces	WMC	NM
F	16/02/15	Amendments following consultee comments.	DG	
E	19/11/14	Minor amendments 1b/2p flats amended	WMC	NM
D	14/05/14	Size 5 TH in NE corner omitted Plots P1, P52-P57 repositioned due to overhead electricity lines & easement	WMC	NM
C	12/05/14	Entrance position of access road amended to suit existing electricity pole Energy performance notes added	WMC	NM
B	06/05/14	General revision following Highways comments	WMC	NM
A	04/02/14	Amendments following Highways comments - visibility splays, parking nos, footpath width General amendments	WMC	NM

052 H
DRAWING NO. REVISION

Jan 14 1:500 @ A1
DATE SCALE

WMC NM
DRAWN BY CHECKED BY