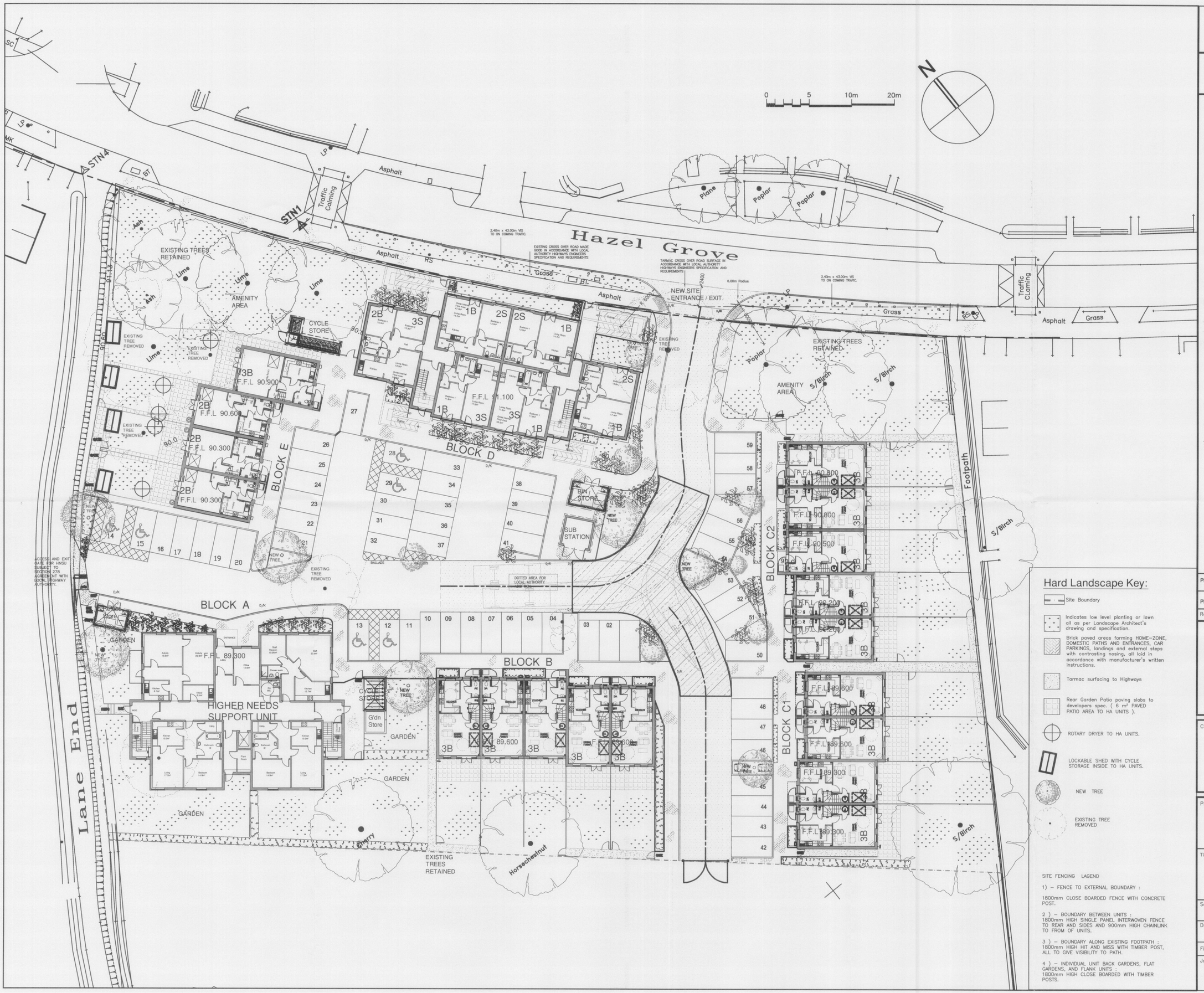

DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY CONTRACTORS ARE RESPONSIBLE FOR TAKING AND CHECKING SITE DIMENSIONS

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NOTE:

PLANS REPRODUCED FROM SURVEY CARRIED OUT BY GEOFF SHARP LAND SURVEYS.
r3a Ltd ACCEPT NO RESPONSIBILITY FOR THEIR ACCURACY.

HIGHER NEEDS SUPPORT UNIT

6no 1B2P Flats @ 63 sq m
1no 1B2P Flat @ 63 sq m
for Staff sleep over and office
1no Communal Lounge @ 63 sq m.

GENERAL NEEDS RENTAL

3no 1B2P Flats @ 47 sq m
1no 2B4P House @ 76 sq m
1no 3B5P House @ 86 sq m

LCHO = LOW COST HOUSING OWNERSHIP

2 no 2B3P Flats @ 55 sq m
2 no 2B4P House @ 76 sq m

MARKET FOR SALE

9 no 1B2P Flats @ 47 sq m
1 no 2B3P Flats @ 55 sq m
14 no 3B5P Houses @ 86 sq m

PARKING PROVISION

Provision on Site

19no - 1 Bed @ 1.05 spaces -	20.00
6no - 2 Bed @ 1.5 spaces -	9.00
15no - 3 Bed @ 2.0 spaces -	30.00
Total	59.00
6no Disabled Spaces	10%

AMENDMENT
OFFICE COPY
- 7 AUG 2008
NO S/2008/1925/MA

Rev	Description	Drawn
PL2	ROAD AND PARKING LAYOUT REVISED TO HIGHWAYS RECOMMENDATIONS	ANM
PL1	PLANNING ISSUE	

Hard Landscape Key:

- Site Boundary
- Indicates low level planting or lawn all as per Landscape Architect's drawing and specification.
- Brick paved areas forming HOME–ZONE, DOMESTIC PATHS AND ENTRANCES, CAR PARKINGS, landings and external steps with contrasting nosing, all laid in accordance with manufacturer's written instructions.
- Tarmac surfacing to Highways
- Rear Garden Patio paving slabs to developers spec. (6 m² PAVED PATIO AREA TO HA UNITS).
- ROTARY DRYER TO HA UNITS.
- LOCKABLE SHED WITH CYCLE STORAGE INSIDE TO HA UNITS.
- NEW TREE
- EXISTING TREE REMOVED

SITE FENCING LAGEND

1) – FENCE TO EXTERNAL BOUNDARY :

1800mm CLOSE BOARDED FENCE WITH CONCRETE POST.

2) – BOUNDARY BETWEEN UNITS :
1800mm HIGH SINGLE PANEL INTERWOVEN FENCE TO REAR AND SIDES AND 900mm HIGH CHAINLINK TO FROM OF UNITS.

3) – BOUNDARY ALONG EXISTING FOOTPATH :
1800mm HIGH HIT AND MISS WITH TIMBER POST, ALL TO GIVE VISIBILITY TO PATH.

4) – INDIVIDUAL UNIT BACK GARDENS, FLAT GARDENS, AND FLANK UNITS :
1800mm HIGH CLOSE BOARDED WITH TIMBER POSTS.

r3architects ltd
The Old Town Hall
105 High Street
Rickmansworth
Hertfordshire WD3 1AN
T 01923 896178
F 01923 896167
info@r3architects.co.uk
www.r3architects.co.uk

Client: places for people

Project: HAZEL GROVE DEVELOPMENT
HATFIELD
HERTFORDSHIRE, AL10 9DX

Title: PROPOSED SITE PLAN
(AT GROUND FLOOR LEVEL)

Scale	Date
1:200 @ A1	MAY 2007
Drawn: HV	Checked: JP

File Path:–

Job No.	Drawing No.	Revision
5678	PL-102	PL2