



**RESIDENTIAL DEVELOPMENT**

3 storey residential units with habitable rooms facing site

3 storey residential unit with limited windows in end elevation

**PROPOSED CARE HOME**  
4 Storeys  
FFL +86.50

**AMENITY GARDEN**

**MAIN ENTRANCE**

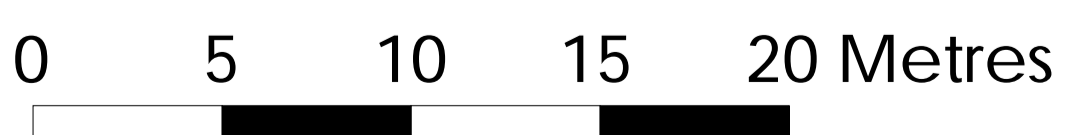
**SERVICE ENTRANCE**

**REFUSE STORE**

**AMENITY GARDEN**

Tree/soft planting buffer zone outside site

No habitable/resident windows at upper levels in end elevation  
Windows to be provided at corridor ends



Scale Bar  
**SITE PLAN - AS PROPOSED**

- NOTES**
- 1. This drawing is copyright of Candy and Loffhouse Ltd and may not be reproduced in any way without their specific permission.

- MATERIALS PROHIBITED**
- 1. High alumina concrete in the above locations.
  - 2. Wood used in external applications to be treated.
  - 3. Concrete made in accordance with the relevant standards.
  - 4. All external surfaces to be finished in accordance with the relevant standards.
  - 5. All external surfaces to be finished in accordance with the relevant standards.
  - 6. All external surfaces to be finished in accordance with the relevant standards.
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  - 17. All external surfaces to be finished in accordance with the relevant standards.
  - 18. All external surfaces to be finished in accordance with the relevant standards.
  - 19. All external surfaces to be finished in accordance with the relevant standards.
  - 20. All external surfaces to be finished in accordance with the relevant standards.

- NOTES**
1. Scheme design is subject to relevant Statutory Approvals.
  2. Drawing based on topographical survey ref: 1519-448X1.
  3. Tree information based on Arboricultural Survey ref. BSS837.

- KEY**
- Site Boundary
  - Previous Consent Footprint
  - Existing Buildings
  - Proposed Building
  - Vehicular Access & Parking
  - Paths
  - Patio Areas
  - Existing Tree - Retained
  - Existing Tree - Removed
  - Tree Root Protection Area
  - New Tree
  - Soft Landscaping
  - Shrubs
  - Hedge
  - Existing Levels
  - Proposed Levels
  - Cycle Shelter - 8 Spaces

**SCHEDULE OF ACCOMMODATION:**

CARE HOME			
Floor	Units	Beds/ Suites	GIA m <sup>2</sup>
Ground Floor	2	27	1489
First Floor	2	32	1477
Second	2	32	1455
Third Floor	1	13	1311
<b>TOTAL BEDS/SUITES &amp; GIA</b>		<b>91 Beds/ 13 Suites</b>	<b>5732</b>

**PARKING**  
33 car parking spaces  
incl. 3No. disabled

**PLANNING APPLICATION**

- 1. Frontage trees revised. 04.08.2019
- 2. GIA increased by 5m<sup>2</sup> due to Third Floor balcony redesign as agreed with Planning on 16.05.2019.
- 3. 'Car parking spaces out of use during refuse collection' notation omitted based on Mayer Brown drawing no. BPWELWYNGC.17/TK.10. 30.04.2019
- 4. 'Do Not Scale' notation omitted. 17.01.2019
- 5. Sub-station indicated. 17.12.2018
- 6. Preliminary
- 7. For Approval
- 8. Tender
- 9. Construction
- 10. Marbrook
- 11. Broadwater Road, Welwyn Garden City AL7 3AX
- 12. 17-132-110
- 13. 17-132-110