



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

AMENITY GARDEN

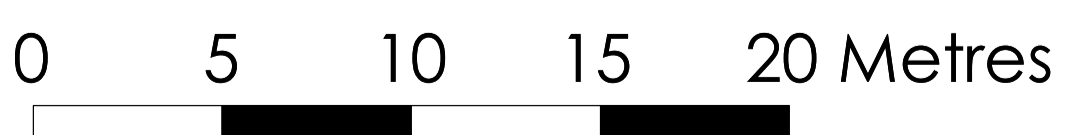
MAIN ENTRANCE
 DROP-OFF

SERVICE ENTRANCE

REFUSE STORE

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 a preliminary design and is subject to change without notice. It is not to be used for construction or any other purpose without the written consent of the Designer.
 - 2. The Designer is not responsible for any errors or omissions in this drawing or for any consequences arising therefrom.
 - 3. The Designer is not responsible for any errors or omissions in any information provided by the Client or any third party.
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- NOTES**
1. Scheme design is subject to relevant Statutory Approvals.
 2. Drawing based on topographical survey ref: 1318-448X1.
 3. Tree information based on Arboricultural Survey ref: BSS837.
 4. Refer to Deacon Design information for landscaping and materials.
 5. Refer to Canham Consulting information for levels.

- 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
 - Cycle Shelter - 8 Spaces

SCHEDULE OF ACCOMMODATION:

CARE HOME

Floor	Units	Beds/Suites	GIA m ²
Ground Floor	2	27	1490
First Floor	2	31	1477
Second	2	32	1455
Third Floor	1	13	1313
TOTAL BEDS/SUITES & GIA		90 Beds/ 133 Suits	5735

PARKING
 33 car parking spaces incl. 3No. disabled

NON-MATERIAL AMENDMENT APPLICATION

- 1. NMA Planning Issue 06-04-2021
- 2. Hard standing areas amended to reflect Deacon Design info 08-02-2021
- 3. Levels removed and note added to refer to Canham info
 - Shrubs removed from key and noted added to refer to Deacon Design info 15-01-2021
- 4. Main entrance moved and parking amended to suit [PS email 30-11-2020]
 DD layout shown to amenity garden 01-12-2020
- 5. Drop off zone and parking amended to suit client comments (meeting with PS 11-08-2020) 13-08-2020
- 6. Existing Oak tree retained and access footpath and parking amended to suit. 16-07-2020
- 7. Frontage trees revised. 04.08.2019
- 8. GIA increased by 5m² due to Third Floor balcony redesign as agreed with Planning on 16.05.2019. 17.06.2019
- 9. Car parking spaces out of use during refuse collection' notation omitted based on Mayer Brown drawing no. BPWELWYNGC/17K13. 30.04.2019
- 10. Do Not Scale' notation omitted. 17.01.2019
- 11. Sub-station indicated. 17.12.2018

REVISIONS

No.	Description	Date
1	Preliminary	
2	For Approval	
3	Tender	
4	Construction	

CLIENT
 Marbrook

DESIGNER
 Broadwater Road
 Welwyn Garden City
 AL7 3AX

DRAWING TITLE
 Proposed Site Plan

SCALE
 1:200 A1 CS 03.08.2018

DRAWING NO.
 17-132-110

CL
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