



**RESIDENTIAL DEVELOPMENT**

3 storey residential units with habitable rooms facing site  
 3 storey residential unit with limited windows in end elevation

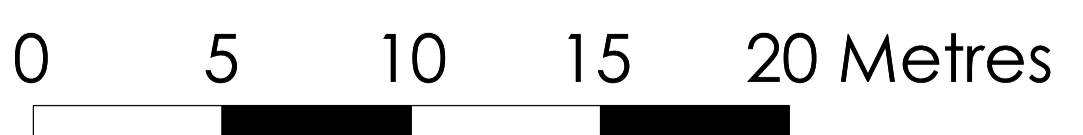
Change in surface treatment to dedicated pedestrian traffic route.  
 Footpath over RPA to be a no-dig construction method Cellweb or similar.

**PROPOSED CARE HOME**  
 4 Storeys

**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**

**MATERIALS PROHIBITED**

**NOTES**

- Scheme design is subject to relevant Statutory Approvals.
- Drawing based on topographical survey ref: 1519-448X1.
- Tree information based on Arboricultural Survey ref: BSS837.
- Refer to Deacon Design information for landscaping and materials.
- 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 <sup>2</sup>
Ground Floor	2	27	1490
First Floor	2	31	1477
Second	2	32	1455
Third Floor	1	13	1313
<b>TOTAL BEDS/SUITES &amp; GIA</b>		<b>90 Beds/ 13 Suites</b>	<b>5785</b>

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

**TENDER ISSUE**

- Hard standing areas amended to reflect Deacon Design info 08-02-2021
- 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
- Main entrance moved and parking amended to suit [PS email 30-11-2020] DD layout shown to amenity garden 01-12-2020
- Drop off zone and parking amended to suit client comments [meeting with PS 11-08-2020] 13-08-2020
- Existing Oak tree retained and access footpath and parking amended to suit. 16-07-2020
- Frontage trees revised. 04.08.2019
- GIA increased by 5m<sup>2</sup> due to Third Floor balcony redesign as agreed with Planning on 16.05.2019. 17.06.2019
- 'Car parking spaces out of use during refuse collection' notation omitted based on Mayer Brown drawing no. BPWELWYNGC.1/TK10. 30.04.2019
- 'Do Not Scale' notation omitted. 17.01.2019
- Sub-station indicated. 17.12.2018

**REVISIONS**

No.	Description	Date
1	Issue for Approval	03.08.2018
2	Issue for Tender	17.12.2018

**CLAWIN**  
 Marbrook

**DEACON**  
 Broadwater Road  
 Welwyn Garden City  
 AL7 3AX

**PROPOSED SITE PLAN**

Scale: 1:2000 A1  
 Drawn by: CLAWIN  
 Checked by: CLAWIN  
 Date: 17-132-110

**CLA**  
 Candy Liffhouse Architects

T: 0151 207 4371 • F: 0151 207 7087