project		Shipley plot R3		
	name	Storeys	Bed	Total units
R3	**Free sale**			
BY	Bayford	2	4	2
BT	Bourton	2	4	3
EM	Empingham	2	4	2
LG	Langford	2	4	8
MR	Moreton	2	4	6
OA	Oakham	2	4	2
SF	Shelford	2	4	8
BN	Banbury	2	5	8
BO	Bloomsbury	2	5	2
NW	Newbury	2	5	6
TH	Thirlmere	2	5	7
TS	Tollesbury	2	5	6
			total	**60**

KEY

- Boundary of site
- 1.8m high timber fence
- 1.8m brick screen walls
- 1.8m Pier & panel brick walls
- 1.2m high estate railings
- 1.2m high post & rail fence
- Tarmac shared drive
- Block Paving
- BIN — Bin Storage Location in rear gardens
- BCP — Bin Collection Points
- ASHP — Air Source Heat Pump
- Feature, dual aspect plots / additional side window(s)
- Denotes Part M compliant level threshold to door, see external works for level details
- Denotes stepped threshold to door, see external works for level details
- Denotes Easements

LANDSCAPING

- Private Gardens
- POS grassed areas

For full details of landscaping design please refer to FPCR landscape drawings

NOTE

Levels and dimensions are shown for illustration purposes only.

Landscape proposals are shown for illustration purpose only. See landscape masterplan for the proposed on-plot and public open space landscape as well as details of trees and other vegetation to be removed.

Surfacing materials and boundary treatments proposals are shown for illustration purpose only. See materials plan and boundary treatments and external materials plan for details of construction materials and boundary treatments.

Where three or more risers are provided, a handrail compliant with Part M of the Building Regulations shall be installed for support.

rev:	date:	comment(s):	name:
C	13/07/26	Updated inline with SK 24	TH
B	17/02/26	Newburys replaced with alternative types	JW
A	30/04/25	Updated inline with updated crib sheet	TH

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status: PLANNING SCHEME

project: SHIPLEY LAKESIDE

title: SITE LAYOUT PLOT R3

drawn: TH date: Jul 2026

checked: - scale @ A1: 1:500

job no: 348 drg no: 348-RP-004 C

ALL DIMENSIONS TO BE CHECKED ON SITE. NO DIMENSIONS TO BE SCALED FROM THIS DRAWING. ANY DISCREPANCIES, AMBIGUITIES AND/OR OMISSIONS BETWEEN THIS DRAWING AND INFORMATION GIVEN ELSEWHERE MUST BE REPORTED TO THIS OFFICE AND CLARIFICATION SOUGHT BEFORE PROCEEDING