Birchwood Equestrian, Somercotes					
Private					
House Type	**Storeys**	**Beds**	**Sqft**	**Number**	**Cover**
A1.1	2	1	707	3	2121
C2	2	2	808	3	2424
P2	2	2	869	19	16511
V3	2	3	1035	6	6210
S3.1	2	3	1087	14	15218
N4	3	4	1257	7	8799
Total				**52**	**51283**
Affordable					
Shared Ownership					
A1.1	2	1	707	2	1414
C2	2	2	808	1	808
P2	2	2	869	2	1738
S3.1	2	3	1087	2	2174
Total				**7**	**6134**
Social Rent					
A1.1	2	1	707	5	3535
C2	2	2	808	3	2424
P2	2	2	869	2	1738
V3	2	3	1035	2	2070
S3.1	2	3	1087	4	4348
Total				**16**	**14115**
Grand Total				**75**	**71532**

N

PLANNING KEY

PLANNING LAYOUT KEY:

- SITE BOUNDARY
- ASSOCIATED LAND
- ROAD
- ROAD MARKINGS
- DRIVES & PATHS
- 1.8m TIMBER SCREEN FENCE
- 1.2m POST & RAIL FENCE
- 1.8m TIMBER GATE
- 1.8m SCREEN WALL
- 0.45m KNEE HIGH RAIL
- 1.8m SCREEN WALL & FENCE PANEL INFILL
- EVCP
- BIN STORAGE
- BIN COLLECTION POINT
- PLOT NUMBERS
- PARKING SPACES
- BLOCK PAVING
- EXISTING TREES AND HEDGING
- SHARED OWNERSHIP
- AFFORDABLE RENT

BIRCHWOOD LANE

ENTRANCE DETAILS IN ACCORDANCE WITH DRAWING ADC3119-DR-001 Rev P3

120.6m

ROAD 1

ROAD 2

ROAD 3

ROAD 4

ROAD 6

Sub Station

LANDSCAPE BUFFER ZONE

FOOTPATH LINK

BCP

FOOTPATH

Shared Private Drive

MARRIOTT CLOSE

PUBLIC OPEN SPACE

MOWN FOOTPATH LINK

EXISTING AVANT DEVELOPMENT

APPROVAL REF: AVA/2021/0771

WATSON CLOSE

PUMPING STATION

BALANCING LAGOON

EMERGENCY TURNING FACILITY

Garage

0 10m 20m 30m 40m 50m

REV	DATE	BY	AMENDMENTS
B	02.10.26	EVG	Updated in accordance with planning comments including indicative trees, visitor parking added, parking bays widened, footpath link to bast added and boundary treatment amendments, affordable indicated.
A	25.08.26	EVG	Plot 16 amended to N4. Velux removed from S3.1 Opp.

AVANT homes

COM-PH2-01B - Site Layout

DATE:	SCALE:	DRAWN BY:
May 26	1:500 @ A1	WW/EG

DWG TITLE: Site Layout

PROJECT: BIRCHWOOD EQUESTRIAN CENTRE, SOMERCOTES

DWG No. 3223-100-01 REV. B