Brandtold

Ashurst

Briar Cottage

Durrington Hill

Hammond Drive

29 metres

39.6 metres

2.4 metre x 49 metre visibility splay from Durrington Hill / Hammond Drive junction achievable - vegetation on highway bank to be regularly pruned to ensure visibility is maintained

Proposed 1.5 metre pedestrian footpath to provide access to development from existing 1.5 metre footpath along Durrington Hill

Existing planting to north-west boundary retained and enhanced with new native species

Outline of previous Planning Approval

Existing pedestrian access to Durrington Hill removed and replaced with additional planting as advised by Sussex Police

Existing trees, hedgerow and shrubbery to Durrington Hill frontage retained and enhanced with new planting to maintain effective screening

2.4 metre x 48 metre visibility splay from Durrington Hill / Hammond Drive junction achievable - hedgerow on application site to be regularly pruned to ensure visibility is maintained

Additional tree and hedgerow planting to Durrington Hill elevation to reduce impact of development and provide visual screening for residents

Private gardens to western part of site for use by proposed residents

Outline of 'Woodlands' bungalow

Low level hedgerow and shrub planting set behind visibility splay s from development entrance

New crossover created to northern boundary with existing vehicular access removed

Existing oak tree to be retained adjacent to site entrance, footpath stopped to avoid damage to tree

Visibility splay to end of Hammond Drive

Gated access to limit views to south of development

Hedgerow maintained to create screening to eastern boundary

Outline of existing double garage

Outline of previous Planning Approval

Additional tree / hedgerow planting to screen car barns - access provided for maintenance

Existing trees and planting to be retained to eastern boundary

Existing small / poor quality trees and shrubs to be removed

Existing drain to housing to east of site retained within development

Shared surface courtyard and parking spaces in block paving with contrasting colour block paved demarcations

Timber framed car barns to provide covered car parking for each house

Outline of 'Whits End' bungalow

Additional hedgerow planting to southern elevation to provide visual screening for White House Place housing

Outline of previous Planning Approval (proposed building 6.5m from boundary in accordance with existing approval)

Existing close boarded fence to be repaired or reinstated where required

Plot 1
Plot 2
Plot 3
Plot 4
Plot 5
Plot 6
Plot 7
Plot 8
Plot 9

4500
3700
4500
4500

Shared surface courtyard

6
7

N

Site Layout Plan 1:250

CDM 2007 Health & Safety Information:

This information relates only to 'Significant Hazards' identified on this drawing and is to be read in conjunction with the Designer's Risk Assessment Register.

Schedule of Accommodation

1	3 Bed House	128.29 sqm/1,380 sqft
2	3 Bed House	109.70 sqm/1,180 sqft
3	3 Bed House	117.04 sqm/1,259 sqft
4	3 Bed House	109.70 sqm/1,180 sqft
5	2/3 Bed House	99.26 sqm/1,068 sqft
6	2/3 Bed House	104.03 sqm/1,119 sqft
7	2/3 Bed House	110.43 sqm/1,188 sqft
8	3 Bed House	106.46 sqm/1,145 sqft
9	2 Bed Coach House	74.86 sqm/805 sqft
	Total	9 Houses

Site Area = 0.252 ha

Density = 35.71 units/ha

Key

cb	1.8m high close boarded fence
g	1.8m high ledged and braced gate
bwr	dwarf brick wall with railings over
rw	retaining wall where required

E	22/09/09	Updated following further planner comments	AK
D	13/08/09	Updated following planner comments	AK
C	07/05/09	General amendments to layout	AK
B	01/05/08	Amended following further comments from WBC	AK
A	28/02/08	Amended following comments from WBC	AK

REVISIONS drawn

client: J. W. STRATTON LTD

project: DURRINGTON HILL WORTHING

drawing: SITE LAYOUT PLAN

MICHAEL COOK ASSOCIATES
Brooklyn Chambers
11 Goring Road
Worthing
West Sussex BN12 4AP
Tel: 01903 248777
Fax: 01903 248666
E-Mail: office@michaelcookassociates.co.uk

scale	1:250 @ A2	drawing no	revision
date	aug'07	5113/01	E
drawn	ak		
plot checked	acc	CAD File Name: 5113 - Mast - New Scheme.dwg	xrefs:

No dimensions to be scaled from drawing.
The contractor should check all dimensions on site.
It is the contractors responsibility to ensure compliance with Building Regulations.

CAD Plot date: 24/09/2009 - 14:37:09