KEY

SITE APPLICATION BOUNDARY (6.82Ha)

PUBLIC OPEN SPACE (2.88Ha)

BUILT FORM TENURE:

OPEN MARKET DWELLINGS

AFFORDABLE DWELLINGS

LANDSCAPING:
(Please refer to CSA detailed landscaping plans)

EXISTING TREES TO BE RETAINED
(Please refer to tree survey for more information)

INDICATIVE PROPOSED PLANTING

EXISTING PUBLIC FOOTPATH

LEAP (NATURAL PLAY AREA)

NATURAL PLAY AREA (LEAP)

BOUNDARY TREATMENTS:

1.8M HIGH BRICK WALL

1.8M HIGH CLOSE BOARD FENCE

1.8M HIGH LARCH LAP FENCE

1.2M HIGH BLACK METAL ESTATE RAILING

0.4M HIGH TIMBER KNEE RAIL

SURFACE TREATMENTS:

TARMAC OR SIMILAR APPROVED

TARMAC OR SIMILAR APPROVED

BLOCK PAVING OR SIMILAR APPROVED

PERMEABLE BLOCK PAVING OR SIMILAR APPROVED

ATTENUATION AREA
(Please refer to detailed drainage designs)

INDICATIVE ATTENUATION AREA
(Please refer to detailed drainage designs)

PEDESTRIAN / CYCLE LINK

OLD RAMERICK MANOR
(GRADE II* LISTED)

THE ORCHARD

'VILLAGE GREEN'

LEAP (NATURAL PLAY AREA)

VILLAGE STREET

THE AVENUE

GREEN LANE (I)

GREEN LANE (II)

PEDESTRIAN CYCLE PATH

SHARED SURFACE STREET 01

SHARED SURFACE STREET 02

SHARED SURFACE STREET 03

SHARED SURFACE STREET 04

SHARED SURFACE STREET 04

PRIVATE DRIVE

PRIVATE COURT 141-172

LAYBY AND MAINTENANCE ACCESS

BUS STOP

DETAILS SUBJECT TO HIGHWAY DESIGN

VIEW CORRIDOR TO EXISTING BUILDINGS

ICKLEFORD COTTAGES

RAMERICK COTTAGES

Holwellbury Farm Cottages

BEDFORD ROAD

THE RAILWAY

WESTERN AVENUE

SOUTH AVENUE

BOUNDARY CLOSE

A 600

Playground

Ppg Sta

Pond

Moat

N

W

E

S

0 10 50m

BEDFORD ROAD, LOWER STONDON - **SITE LAYOUT**

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS | WWW.PEGASUSPG.CO.UK | TEAM/DRAWN BY CCW | APPROVED BY P.M: MCC | DATE: 26/03/2019 | SCALE: 1:500 @ A0 | DRWG: P18-0685_01 SHEET NO: REV: M | CLIENT: BARRATT DAVID WILSON NORTH THAMES |

Pegasus Design

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