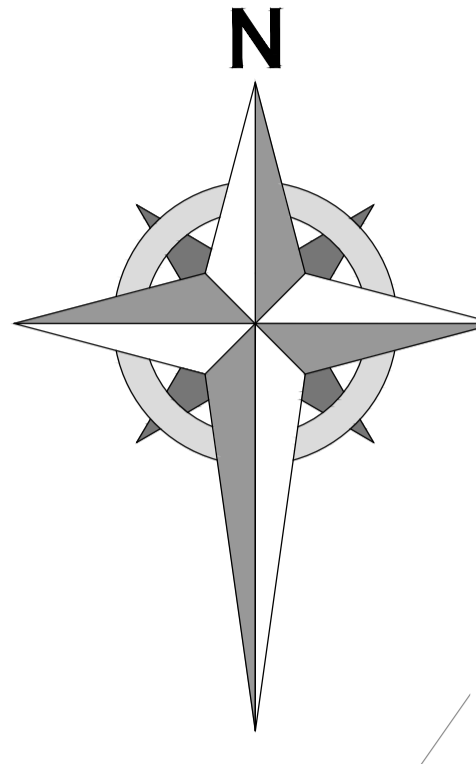


Private Development					
No	Unit Ref	Name	Type	Size Sqft	
36	PA25	Canford	2 Bed	689	
13	PT37	Yewdale	3 bed	931	
6	PT36	Easedale	3 Bed	931	
21	NA32	Byford	3 Bed	976	
2	NA42	Huxford	4 bed	1173	
10	NA44	Manford	4 bed	1385	
8	NT42	Waysdale	4 bed	1549	
96	Total				

Affordable Dwellings					
No	Unit Ref	Name	Tenure	Type	Size Sqft
6	NA20	Ashenford	Rent	2 bed	771
3	NA20	Ashenford	SO	2 bed	771
1	HAM4(3)	M4(3) House	Rent	3 Bed	1194
8	NA34	Collford	Rent	3 bed	1020
1	NA34	Collford	SO	3 bed	1020
4	NA49	Janford	Rent	4 bed	1141
1	NA49	Janford	SO	4 bed	1141
24	Total				



- Front Grass
- Rear Grass
- Paving Natural
- Paving Aquasett Vendage
- Access Path Sandstone
- Hoggin path
- Existing Tree Planting Shade
- Road
- Footpath
- NO Build Zone
- Grass crete
- Hoggin path
- Proposed Tree
- Hedge Shade 1

Note: See detailed layout for landscaping information.

Design Notes

Local Authority - Colchester BC
 Garden Sizes
 2 Bed - 50m²
 3 Bed - 60m²
 4 Bed - 100m²
 Min Back to Back Distance - 25m
 Min Back to existing dwellings - 15m
 Parking
 Space size - 2.9m x 5.5m
 Garage - 3m x 7m
 2 Spaces per dwelling
 25% visitor Parking
 Roads
 5.5m road with 2 x 2m footpaths
 Shared Surface road serving max 25 dwellings



Project:
Wivenhoe, Land South of Elmstead Road, off Richard Avenue
 Description:
Development Layout Option 9

Scale:-
 1-500 @ A0
 Date:-
 29/04/2022
 Dwg no:-
 TW027-PL03-
 Revision:-
 M

