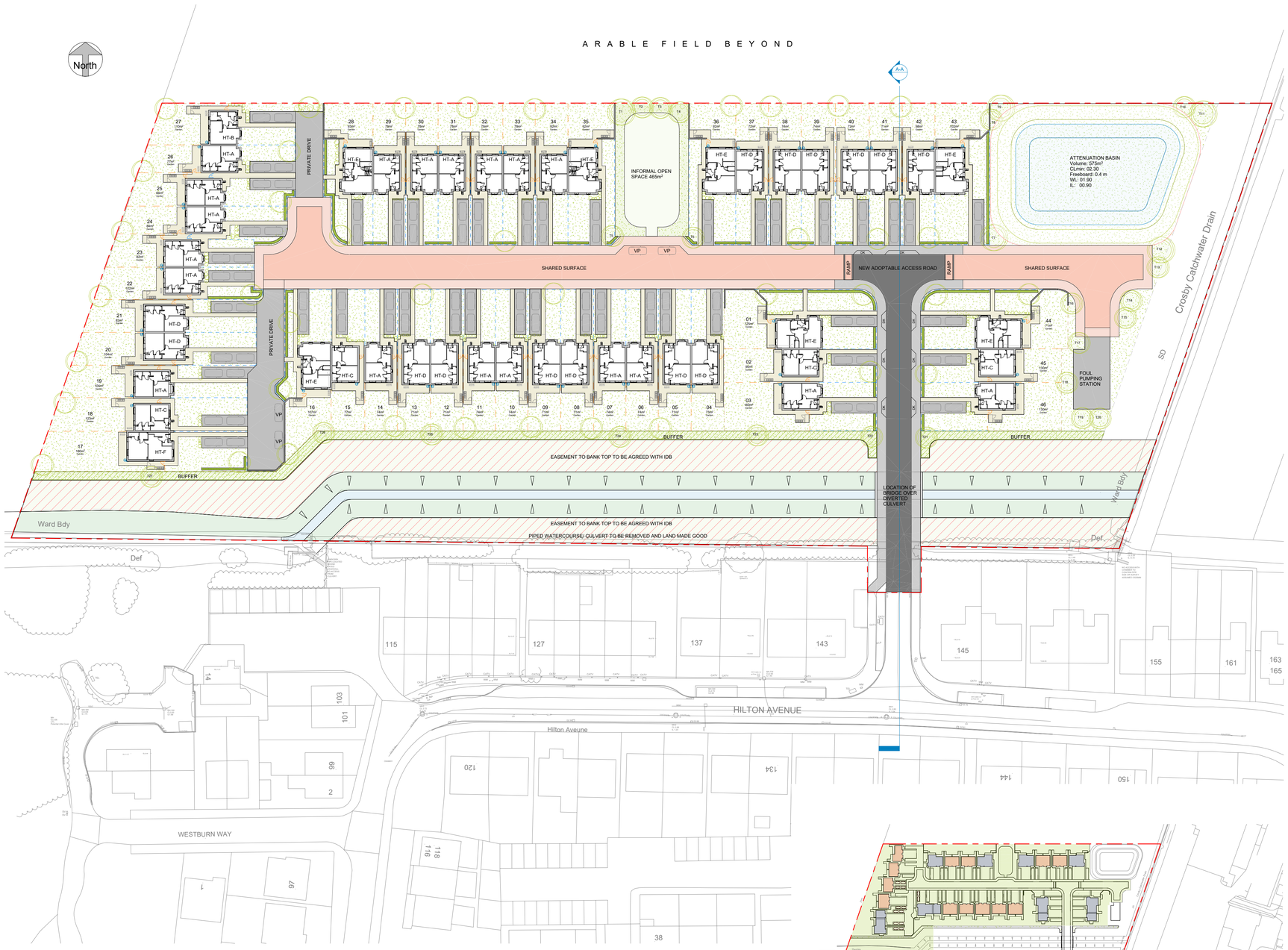

PROPOSED SITE PLAN
1 : 500

EXISTING STREET VIEW 01

EXISTING STREET VIEW 02

SITE CONTEXT KEY

Indicates the area of existing residential development that offers a much richer impact to the street frontage and place making, in terms of their form and material distribution, as you can appreciate from the adjacent photos.

Indicates the distribution of red brick and buff brick across the existing residential developments. The proposal looks to provide a mix of red and buff brick housing blocks with the intent that all key corner plots/ blocks are to be constructed in buff and grey materials. (Please refer to the Block plan for further information on the distribution of materials.

SITE CONTEXT STRATEGY PLAN
1 : 2000

PROPOSED SITE SECTION A-A
1 : 200

LANDSCAPING KEY:

REAR GARDEN BIN LOCATION AREA -
Waste and recycling bins as per North Lincolnshire Council requirements: to accommodate 3nr 140 litre wheeled bins and 2nr 38 litre recycling boxes per property. Small cycle storage area and shed to be provided to all properties (1nr pp).

WB — Water Butt 1nr per plot 150litre

PROPOSED TREES (Within Private Gardens) -
Refer to Landscape Masterplan & Planting Details for further details.

REF: — PROPOSED TREES (Within Public Space) -
Refer to Landscape Masterplan & Planting Details for further details.

DK — DROP-KERB -
vehicle crossover to private parking bays.

NEW ADOPTED ROAD & FOOTPATH -
Tarmac Finish - Refer to details by Eastwood Consulting Engineers

SHARED SURFACE WITH HARD-STANDING -
Brick Sets Finish - Refer to details by Eastwood Consulting Engineers. (NOTE: hard-standing area to be laid in a contrasting bond).

P — PARKING BAYS -
Parking bays. 2500mm x 5000mm

HEDGING -
to front / side gardens.600-1000mm high

TURF -
Turfing to rear garden areas 150mm topsoil certified from a 'clean' source.
Refer to any site remediation requirements.
Rear gardens to be rotivated and stone picked prior to turfing.
Provide mowing strip (300mm) to turfed areas adjacent walls & fences.

TURF & PLANTING AREA -
to front gardens.

PCC PAVING FLAGS -
All main access paths to be 900mm wide.
Paths around perimeter of dwellings to be 900mm wide. Cross fall max 1:40.

PROPOSED INFORMAL OPEN SPACE - 465m²

PROPOSED AREA OF MIXED HAWTHORN SCRUB - 435m²

BOUNDARY TREATMENTS:

A
BRICK WALL -
1800mm high, 215mm thick brick wall with brick coping and piers as/ if required.
Height measured from highest adjacent ground level and stepped as appropriate.

B
DIVISIONAL HIT AND MISS TIMBER FENCING
1800mm high hit and miss timber fencing with concrete posts.
Height measured from highest adjacent ground level and stepped as appropriate.
NB cases of retaining to be supported by gravel boards.

C
PERIMETER TIMBER FENCING
1800mm high close boarded timber fencing with concrete posts. Height measured from highest adjacent ground level and stepped as appropriate.
NB cases of retaining to be supported by gravel boards.

D
METAL RAILINGS
900mm high decorative galvanised metal railings with black painted finish.

G1
1800mm high FLB timber gate with galvanised ironmongery and locking facility.

G2
1800mm high decorative galvanised metal gate and metal gate posts with black painted finish. Gate fitted with latch.

SuDS FEATURES KEY:

NOTE: Indicative only. To be designed by Civil Engineer.

ATTENUATION BASIN -
Volume: 575m³
CLmin: 02.30
Freeboard: 0.4 m
WL: 01.90
IL: 00.90

EXISTING WATERCOURSE TO BE DIVERTED.
Easement to the top of bank to be confirmed with IDB.
Changes to watercourse are subject to approval from the IDB and LLFA.

EASEMENT
EASEMENT

SCHEDULE OF ACCOMMODATION:

House Type A: 2bed 4person house 84m² (gross internal floor area) M4(1)	19nr
House Type B: 2bed 4person house 83m² (gross internal floor area) M4(1).	1nr
House Type C: 3bed 4person house 91m² (gross internal floor area) M4(1).	4nr
House Type D: 3bed 5person house 97m² (gross internal floor area) M4(1).	14nr
House Type E: 4bed 6person house 117m² (gross internal floor area) M4(1).	7nr
House Type F: 4bed 6person house 112m² (gross internal floor area) M4(1).	1nr
Total	**46nr**

Parking Spaces - 92nr
(2nr Spaces for each property)

Total Site Area - 23476m² - (2.34 Hectares)

Dwellings per hectare based on the developable area - 14808m² - (1.48 Hectares) = 31.0nr

NOTE: Net Developable Area excludes, Informal Open Space, Surface Water Attenuation, Foul Pumping Station, Link from Adopted Highway and Dyke Easement.

GRAPHIC SCALE: 1:200 (0 4 8 12 16 20)
GRAPHIC SCALE 1:500 (0 5 10 20 30 40 50)

Rev	Description	Issued by	Date
P3	Site layout amended following comments from pre-app meeting	ST	27/07/26
P2	Site layout amended following comments from pre-app meeting	ST	24/07/26
P1	First Revision	ST	17/04/26

REVISION

NOTES:
Do not scale from this drawing. Only figured dimensions are to be taken from this drawing. Contractor must verify all dimensions on site before commencing any work or shop drawings. Report any discrepancies to the architect before commencing work. If this drawing exceeds the quantities taken in any way the architects are to be informed before the work is initiated. Work within the Construction (Design & Management) Regulations 2015 is not to start until Pre Construction Health and Safety Information has been produced by the Principal Designer and a Principal Contractor has produced a Construction Phase Health and Safety Plan. This drawing is copyright and must not be reproduced without consent of BSB Architecture This drawing originates from the CAD file:
S:\2021\21821_Hilton Avenue, Scunthorpe\i010_BSB Drawings+\i015_In Progress\21821 - Site Layout.rvt

BSB Architecture
RIBA Chartered Practice
Business Centre @ The Deep
David Gemmell Way
Kingston upon Hull, HU1 4BG
Tel : 01482 329 276
Email: info.bsbarchitecture@gmail.com
Web: www.bsbarchitecture.com

CLIENT
Ongo Developments Ltd

PROJECT
Residential Developement
Land off Hilton Avenue,
Scunthorpe, North Lincolnshire

DRAWING TITLE
Proposed Site Layout & Site Context Plan
Proposed Site Section

Drawing Status: PLANNING (RIBA WS-03)	Scale: N/A	Sheet Size: A1
Constructionline / ONCE FOR ALL HEALTH & SAFETY	Drawn: ST	Date: 17/04/26
	Checked: JM	Date: 19/03/26
Drawing No: 21821_BSB_00_XX_DR_A_0012		Revision: P3