



Overall Site Area : 0.59Ha/ 1.46 acres

DWELLING AREA SCHEDULE

Type B : 4 Apt/5Person Semi Detached House
Type C : 5 Apt/7Person Semi Detached House
Type D : 3 Apt/4Person Communal Access Flat
Type E : 4 Apt/5Person Communal Access Flat

Indicative GIA Per Unit	No. of Units
92.90sq.m	8
124.50sq.m	3
75.7sq.m	4
80.2sq.m	4

PARKING

Minimum Parking Provision

4no. 2 bedroom dwellings
 12no. 3 bedroom dwellings
 3no. 4 bedroom dwellings
 Visitor parking
Total minimum spaces

(2 spaces per dwelling) 4x2 = 8 spaces
 (2 spaces per dwelling) 12x2 = 24 spaces
 (3 spaces per dwelling) 3x3 = 9 spaces
 (0.25 spaces per dwelling) 19x0.25 = 5 spaces
= 46no. spaces

Actual Parking provision

46no. spaces

Pedestrian link to existing bus stop

Existing trees to North of site to be removed to ensure no development occurs within falling distance of trees at their final canopy height. Existing low level shrubs/planting retained as indicated.

Private Garden Areas

Plots 1-8	291sq.m (communal)
Plot 9	61sq.m
Plot 10	48sq.m
Plot 11	68sq.m
Plot 12	75sq.m
Plot 13	45sq.m
Plot 14	61sq.m
Plot 15	72sq.m
Plot 16	89sq.m
Plot 17	94sq.m
Plot 18	67sq.m
Plot 19	66sq.m

Landscaping Legend:

- Existing Planting Retained
- Wild Meadow Mix
- Grass
- Tarmac to adoptable standard
- Tarmac footpath to adoptable standard
- Slabbed footpath
- Pavers
- 1m wide service strip



HEALTH AND SAFETY RISK ASSESSMENT CONSEQUENCE TABLE

Likelihood	Consequences					
		1 Insignificant	2 Minor	3 Moderate	4 Major	5 Catastrophic
Almost Certain 5		5	10	15	20	25
Likely 4		4	8	12	16	20
Possible 3		3	6	9	12	15
Unlikely 2		2	4	6	8	10
Rare 1		1	2	3	4	5

No Health and Safety Risks identified on this drawing

BOUNDARY TREATMENTS

- 900mm high timber fence
- 1500mm high timber fence
- 1800mm high close boarded timber fence

Rev	Description	Auth	Date
P	Parking bays 41-46 adjusted	CS	13/11/19
N	Site layout at Blocks 1-3 updated in response to Planning comments	CS	01/11/19
M	Landscaping proposals amended	CS	15/08/19

STAMP

PROJECT STATUS
Developed Design

DRAWING TITLE
Proposed Site Layout

PROJECT
Private Housing at Caskeberran Road, Glenrothes for CJPD Ltd.

DATE CREATED 11/12/18 DESIGNER C.S SCALE @ A2 As indicated

DRAWING NUMBER 5759(3)SP005 REVISION P

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Charging point transformer to be screened from car park

Dual electric car charging point

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Existing tree belt

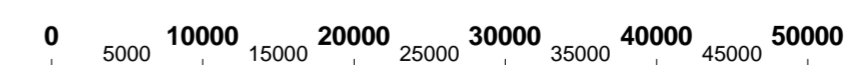
Red broken lines indicates extent of existing tree belt within site to be cut back

1m wide service strip

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1 Proposed Site Layout
1 : 500



Scale Bar @ 1:500 (mm)

