



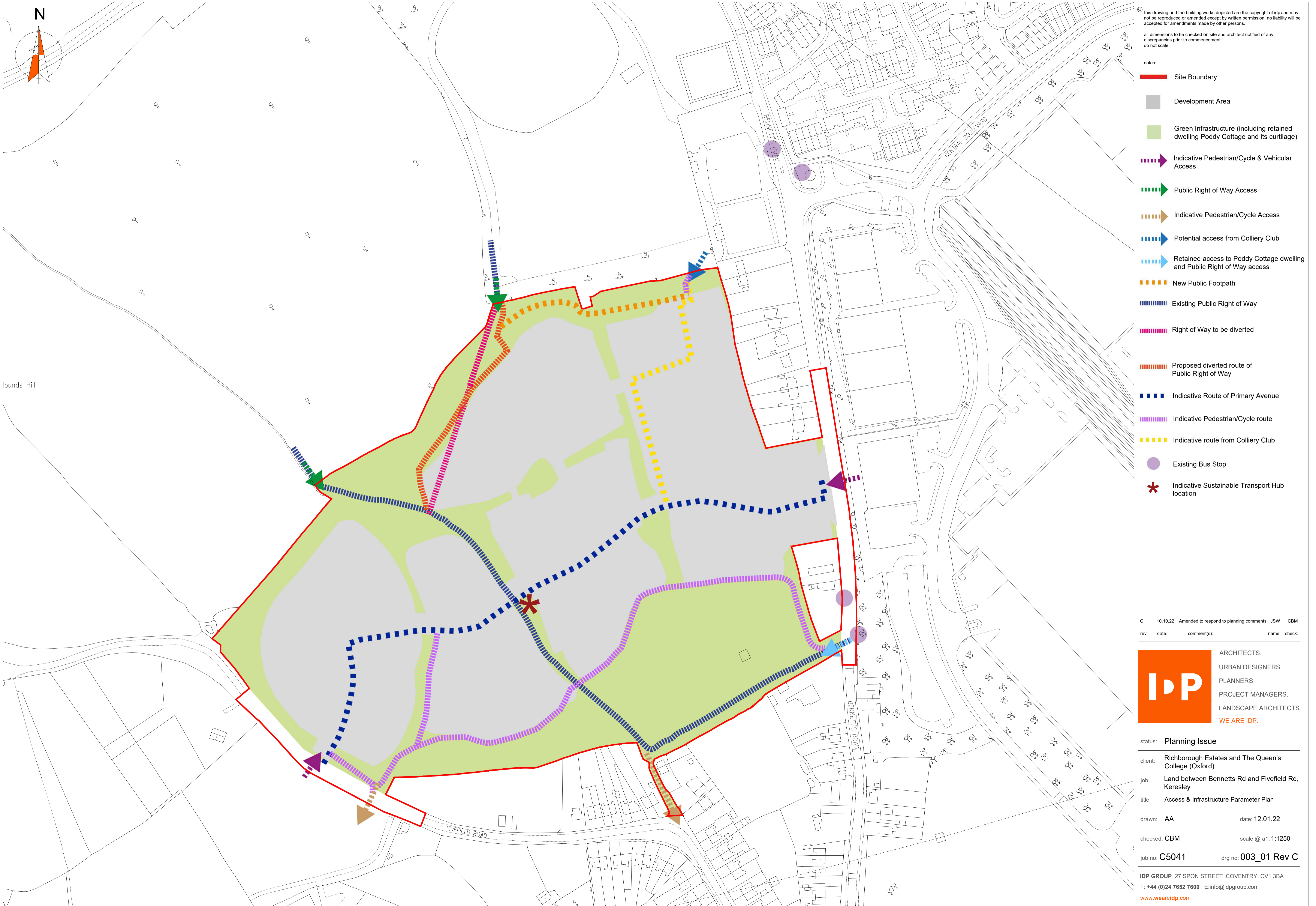
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 All dimensions to be checked on site and architect notified of any discrepancies prior to commencement.
 Do not scale.
 Any and all elements relating to the fire safety of the building will require separate confirmation and approval by a fully accredited fire engineering consultant who has to be appointed by the Client.

- notes:
- ① Main Vehicular Access
 - ② Bus, Pedestrian and cycle link
 - ③ Primary Road
 - ④ Proposed route of Public Right of Way
 - ⑤ Play Area
 - ⑥ Retained Poddy Cottage dwelling
 - ⑦ Retained access to Poddy Cottage dwelling and public right of way cycle/ access
 - ⑧ Retained Hedgerow Structure
 - ⑨ Buffer / Screen Planting
 - ⑩ Indicative Attenuation Areas
 - ⑪ Indicative Swales
 - ⑫ Sustainable Transport Hub
 - ⑬ Linking Pedestrian and Cycle Route

8 10.10.22 Amended in response to planning comments JSW CBM
 rev: date: comments: name: check:

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status: **Planning Issue** RIBA Stage: 2
 client: Richborough Estates and The Queen's College (Oxford)
 job: Land between Bennetts Rd and Fivefield Rd, Keresley
 title: Illustrative Masterplan
 drawn: AB date: 13.01.22
 checked: CBM scale @ a0: 1:1000
 job no: **C5041** dtg no: **003_10 Rev B**
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notes:

- Site Boundary
- Development Area
- Green Infrastructure (including retained dwelling Poddy Cottage and its curtilage)
- Indicative Pedestrian/Cycle & Vehicular Access
- Public Right of Way Access
- Indicative Pedestrian/Cycle Access
- Potential access from Colliery Club
- Retained access to Poddy Cottage dwelling and Public Right of Way access
- New Public Footpath
- Existing Public Right of Way
- Right of Way to be diverted
- Proposed diverted route of Public Right of Way
- Indicative Route of Primary Avenue
- Indicative Pedestrian/Cycle route
- Indicative route from Colliery Club
- Existing Bus Stop
- Indicative Sustainable Transport Hub location

C 10.10.22 Amended to respond to planning comments. JSW CBM
 rev: date: comment(s): name: check:

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status: **Planning Issue**

client: Richborough Estates and The Queen's College (Oxford)

job: Land between Bennetts Rd and Fivefield Rd, Keresley

title: Access & Infrastructure Parameter Plan

drawn: AA date: 12.01.22

checked: CBM scale @ a1:1:1250

job no: **C5041** drg no: **003_01 Rev C**

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- notes:
- Site Boundary
 - Development Area (comprising dwellings, roads, parking, areas of incidental open space, landscaping and associated infrastructure)
 - Green Infrastructure (comprising retained dwelling Paddy Cottage and its curtilage and access, public open space, sustainable drainage systems, buffer to Ancient Woodland)
 - Retained Trees & Hedgerows
 - Indicative Swale Location
 - Indicative Basin Locations
 - ✱ Play Area Location - LEAP
 - Existing Ditches

Hounds Hill

B 13.09.22 Amended to respond to planning comments. JSW CBM
 rev: date: comment(s): name: check:

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status: **Planning Issue**

client: **Richborough Estates and The Queen's College (Oxford)**

job: **Land between Bennett's Rd and Fivefield Rd, Keresley**

title: **Land Use and Green Infrastructure Parameter Plan**

drawn: **AA** date: **12.01.22**

checked: **CBM** scale @ a1: **1:1250**

job no: **C5041** drg no: **003_02 Rev B**

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