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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 Proposed Route of New Link Road
- ③ Emergency/Temporary Vehicular Access and Pedestrian/Cycle Access
- ④ Primary Road
- ⑤ Proposed Pedestrian/Cycle Route
- ⑥ Existing Public Right of Way
- ⑦ Play Area
- ⑧ Proposed Allotments
- ⑨ Retained Hedgerow Structure
- ⑩ Indicative Attenuation Areas
- ⑪ Retained Manor Farm Dwelling
- ⑫ Retained Access to Manor Farm
- ⑬ Sustainable Transport Hub

C 19.01.23 19.01.23
rev: date: 19.01.23
Amended in accordance with archaeological buffer zone.
comment(s):
JSW CBM
name: check:



ARCHITECTS.
URBAN DESIGNERS.
PROJECT MANAGERS.
LANDSCAPE ARCHITECTS.
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status: **Planning Issue** RIBA Stage: 2

client: **Richborough Estates and The Queen's College (Oxford)**
job: **Land West of Bennetts Road, Keresley**

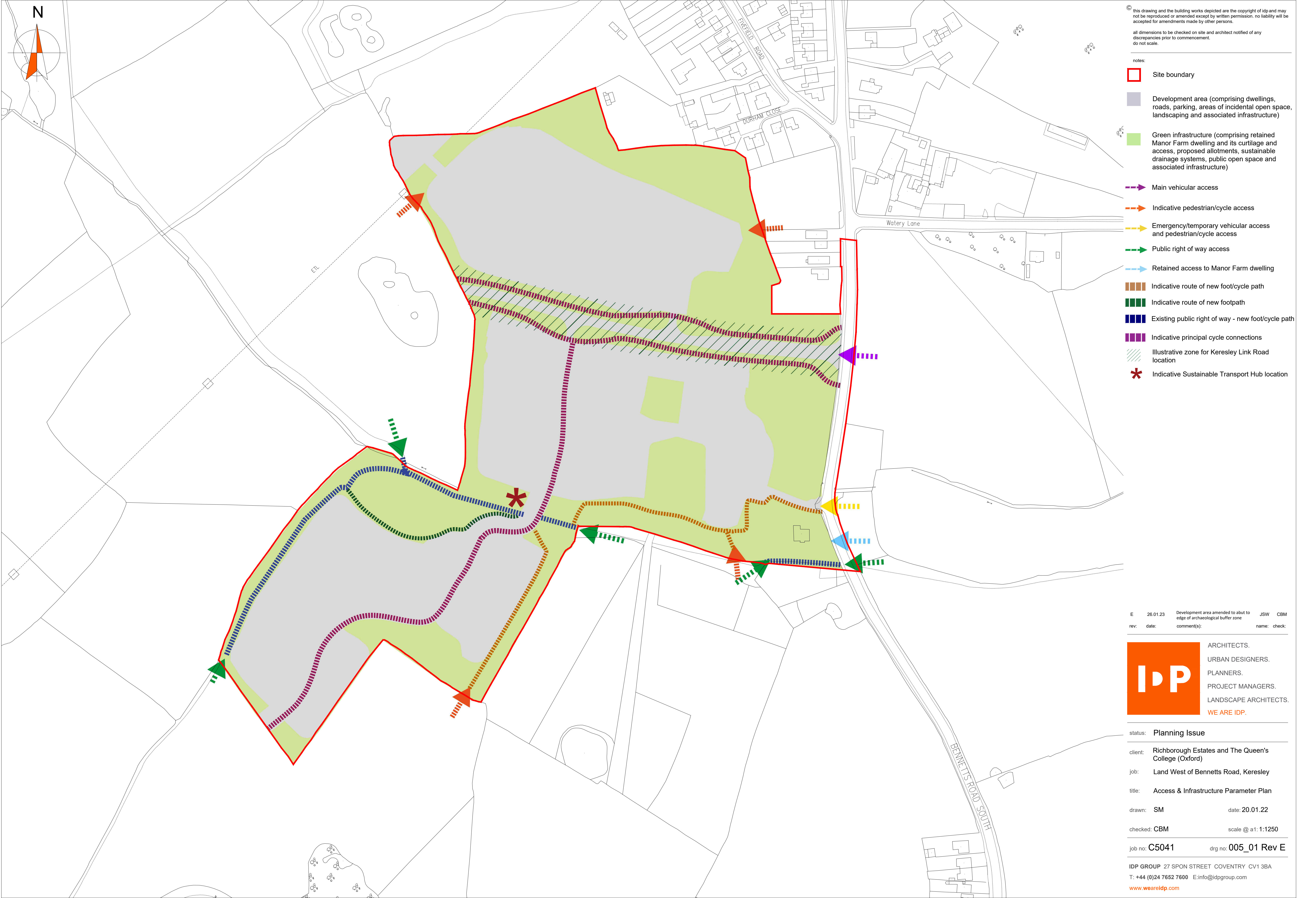
title: **Illustrative Masterplan**

drawn: **AB** date: 20.01.22

checked: **CBM** scale @ a0: 1:1000

job no: **C5041** dng no: **005_10 Rev C**

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Access & Infrastructure Parameter Plan



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do not scale.

notes:

- Site boundary
- Development area (comprising dwellings, roads, parking, areas of incidental open space, landscaping and associated infrastructure)
- Green infrastructure (comprising retained Manor Farm dwelling and its curtilage and access, proposed allotments, sustainable drainage systems, public open space and associated infrastructure)
- Retained trees & hedgerows
- Indicative basin locations
- Proposed LEAP
- Existing brook

D	26.01.23	Development area amended to abut to edge of archaeological buffer zone	JSW	CBM
rev:	date:	comment(s):	name:	check:

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PLANNERS.
PROJECT MANAGERS.
LANDSCAPE ARCHITECTS.
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status: **Planning Issue**

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

job: **Land West of Bennetts Road, Keresley**

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

drawn: **SM** date: **20.01.22**

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

job no: **C5041** drg no: **005_02 Rev D**

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Land Use and Green Infrastructure Parameter Plan