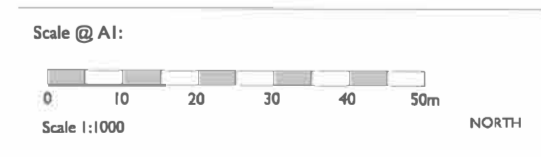


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Rev	Date	Drawn	Checked
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Date: MARCH 2021
Drawn by: MAH
Checked by: BB
Dwg No: CB_12_102_RET_003
Rev: -

Project: LAND EAST OF HIGHWORTH ROAD, SHRIVENHAM

Title: RETAIL UNIT LOCATION PLAN





FRONT ELEVATION 1:100 @ A1

SIDE ELEVATION 1:100 @ A1



REAR ELEVATION 1:100 @ A1

SIDE ELEVATION 1:100 @ A1

Design and Access Statement

Location:

The proposed retail unit is to be located on an area of land to the east of Highworth Road within the application land known as 'Parcel B' and adjacent to the approved 'Parcel A', which is currently under construction.

Design:

The proposed building will be a marker building in the overall site whilst respecting the landscape setting. The proposed building is single storey with a low pitched tiled roof. The proposed materials are to be facing brickwork, flint and weatherboarding. The specification of these materials compliment the surrounding existing and proposed housing.

The two prominent elevations facing Highworth Road and the new development access road, have feature panels of flint and weatherboarding. These design features help to provide visual interest and break up the building mass. The customer access point addresses the car park area with the western elevation addressing a large area of open space that will landscaped with grass, trees and shrubs to soften the development edge.

Access:

Pedestrian access is provided by footpaths that ensure good connectivity between the development, it's surroundings and the retail unit. Footpaths are provided through open space areas wherever possible.

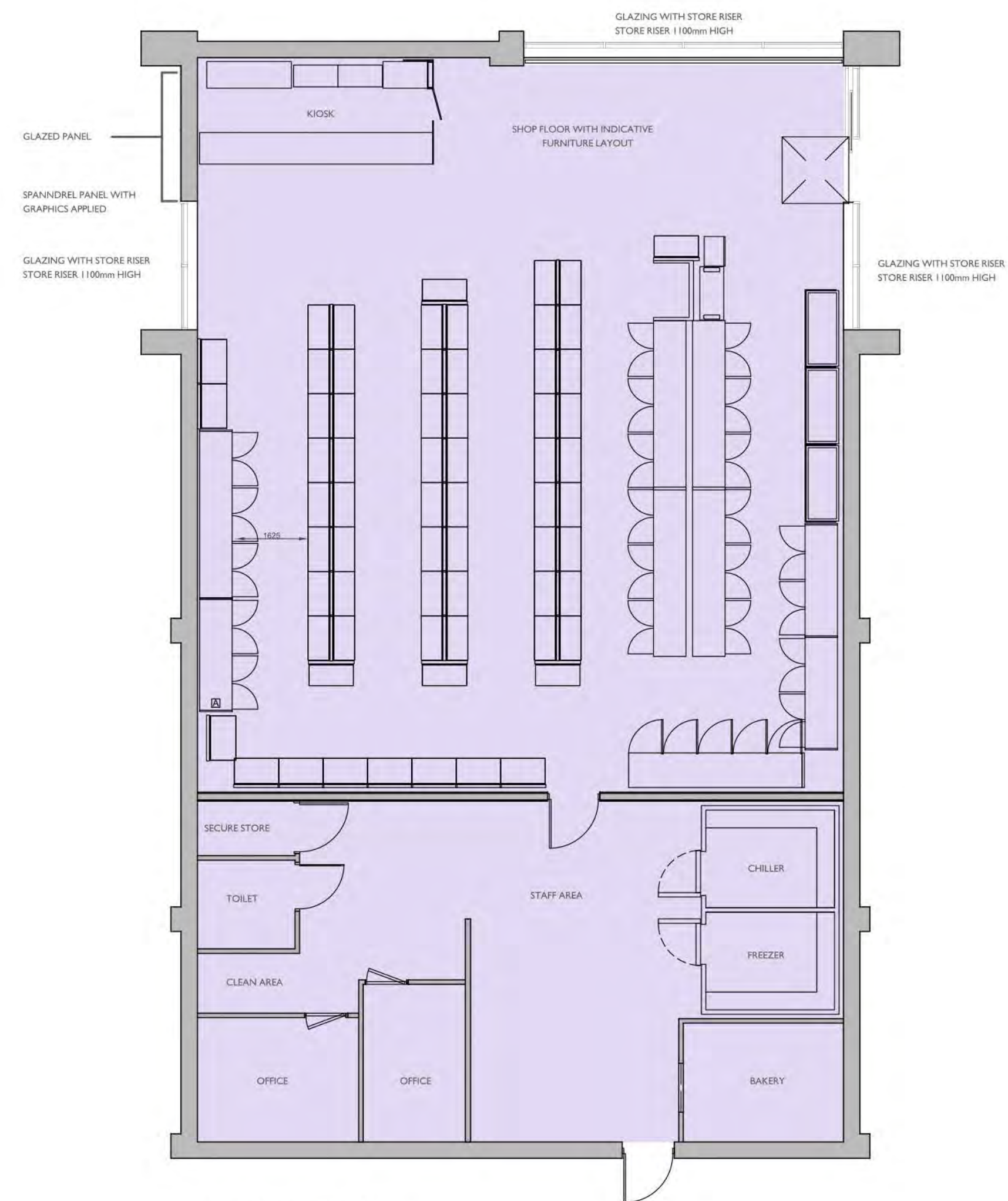
The retail unit will be served by delivery lorries that will access the building via the customer parking area at the rear of the building. A suitably sized turning head is to be provided so that deliveries can take place without compromising customer parking and movements.

Customer parking is to be accommodated with the provision of 15 compliant parking bays inclusive of 2 x disabled sized parking bay. The disabled bay has been located as close to the entrance as possible to make their use as convenient as possible. In addition to this 'Sheffield' cycle stands will be provided at the entrance area to the retail unit for 16 cycles.

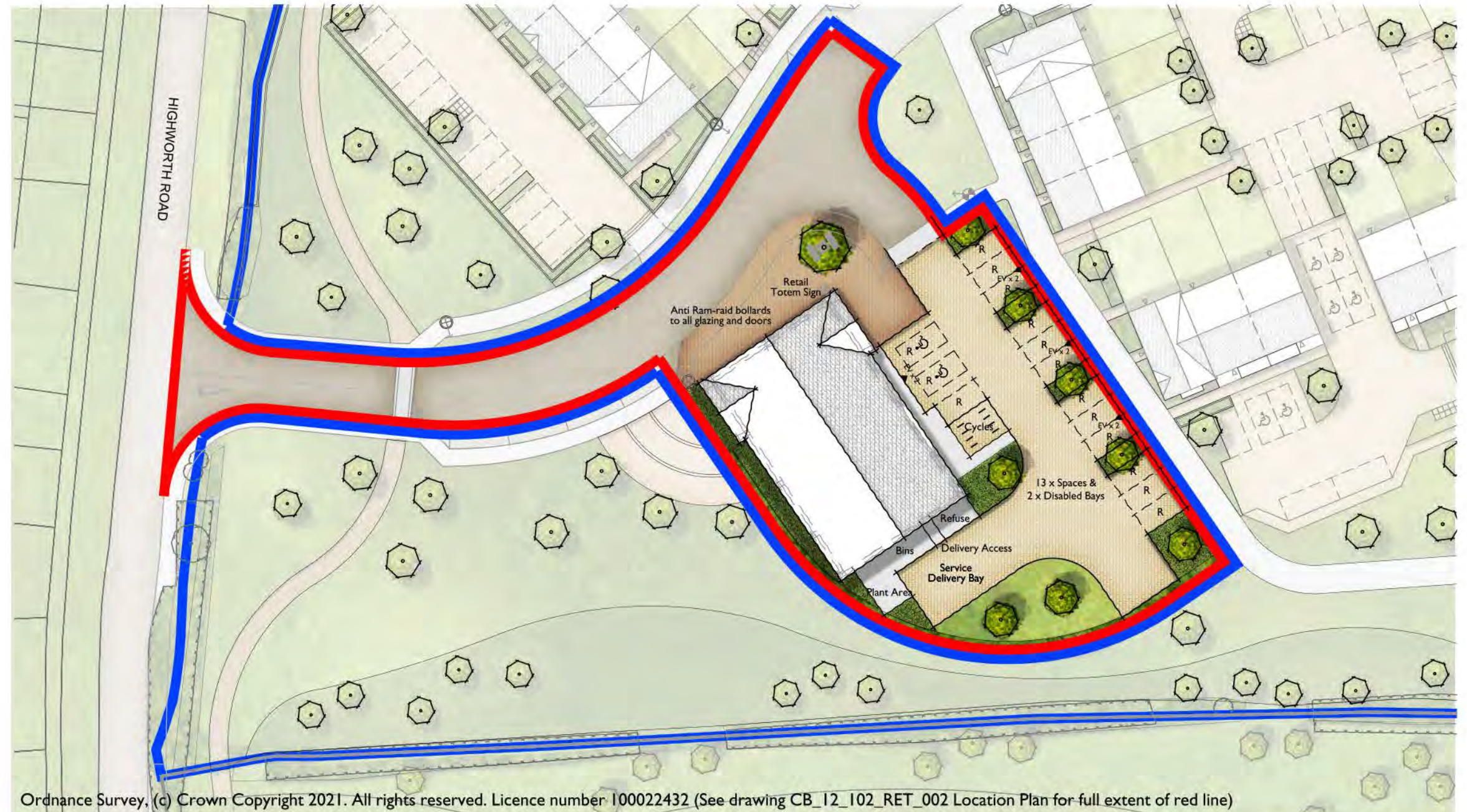
Landscape:

The retail unit is positioned on the edge of the proposed residential development and surrounded by public open space to the south and west. These areas of open space will ensure the retail building sits in an area that is visually green and visually connected to its surroundings.

The landscape areas within the boundary of the retail unit are minimal, although they will be planted with suitable robust planting, with specimen trees between the parking spaces to break up the hard standing.



GROUND FLOOR PLAN 1:100 @ A1
GROSS INTERNAL SALES AREA: 2424 SQFT / 225 SQM
GROSS INTERNAL STORAGE AREA: 1207 SQFT / 113 SQM
TOTAL GROSS INTERNAL AREA: 3634 SQFT / 339 SQM



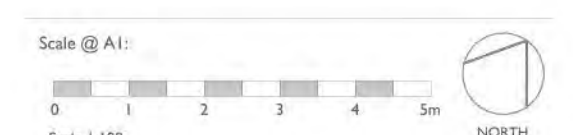
LOCATION PLAN 1:500 @ A1
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SITE PLAN 1:200 @ A1

Appendix 2

PRELIMINARY



Rev	Date	Drawn	Checked
H	06.11.23	BL	BB
EV CHARGERS RE-LOCATED			
G	02.10.23	BL	BB
LANDSCAPE UPDATED			

Date: MARCH 2021
Drawn by: MAH Checked by: BB
Dwg No: CB_12_102_RET_001 Rev: H

Project: LAND EAST OF HIGHWORTH ROAD, SHRIVENHAM

Title: RETAIL UNIT LAYOUT, PLANS AND ELEVATIONS



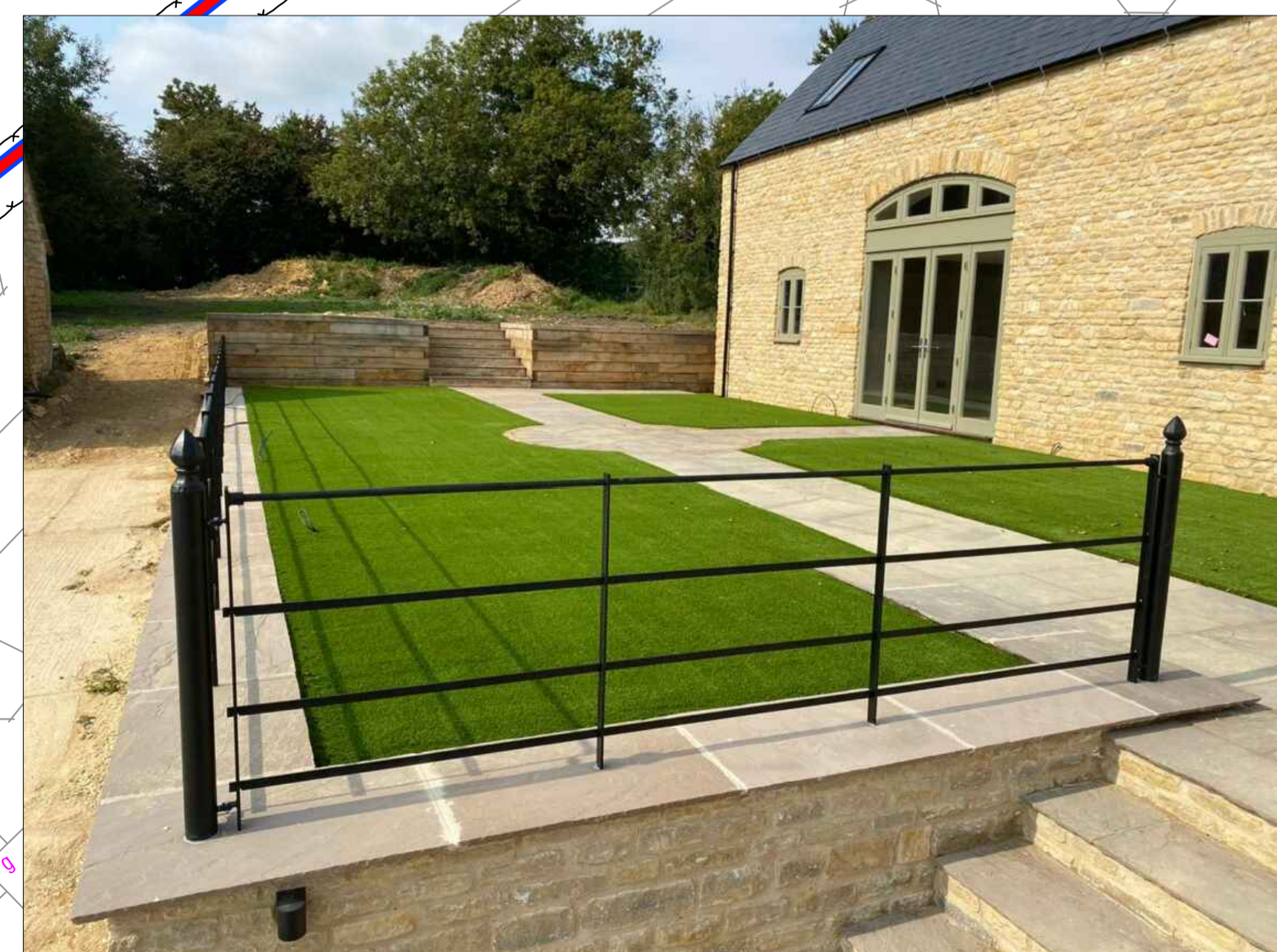
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- ### KEY
- HARD LANDSCAPE**
- ROAD SURFACING - Tarmac
 - PARKING COURTS
Concrete sett tumbled paving; 'Natural'
 - PEDESTRIAN SURFACE
Concrete sett tumbled paving; 'Burnt Orche'
 - FOOTPATH SURFACING
Tarmac
- STREET FURNITURE**
- LITTER BIN / DOG WASTE BIN
 - CAR CHARGING POINT
 - TIMBER SEAT
 - TREE GRILLE & GUARD
1200 x 1200mm
 - ESTATE STYLE RAILINGS - 3 BAR
1200mm high, colour 'black'

E	Updated EV points	NJ	Nov. 23
D	Revised LPA comments	NJ	Sept.23
C	Revised LPA comments	NJ	May 23
B	New Layout (Rev E)	SH	NJ Feb 23
A	Hard paving to western end of unit	NJ	June21
Rev	Description	By	CB Date



Example of Estate Railings

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Client **CALA Homes Midlands Ltd**

Project **Land east of Highworth Road Shrivenham**

Title **Retail Unit Layout Hard Landscape Proposals**

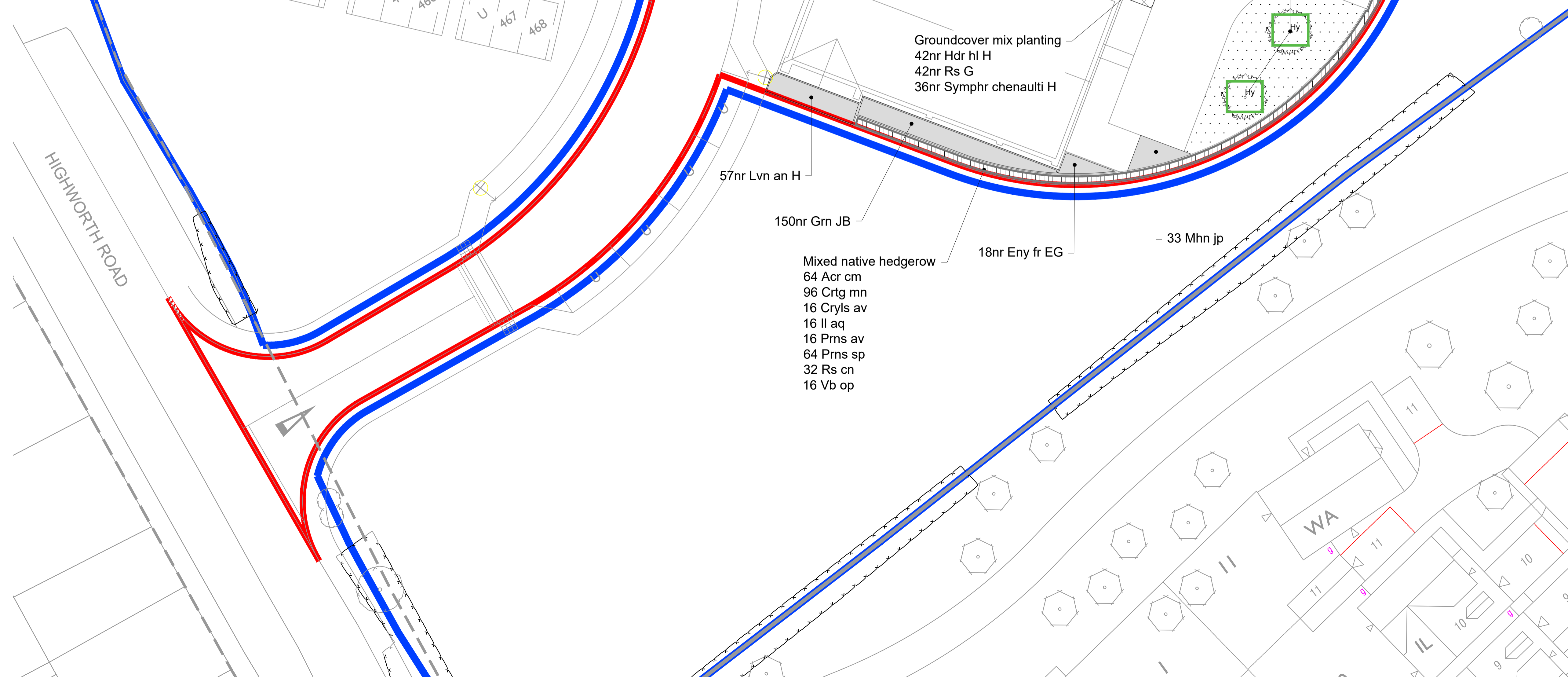
Status **Planning** Drawn By **JL** PM/Checked by **NJ**

Job Ref **JSL2982** Scale @ **A1 1:200** Date Created **June2021**

RPS Drawing / Figure Number **2200** Rev **E**

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Typical Tree and shrub palette					
Abbr	Botanical name	Common name	Girth / size	Stock	Density / %
A. Trees					
Extra Heavy, Feature Trees (18-20cm)					
Liq sty	Liquidambar styraciflua	Sweet Gum	18-20cm	C / SR / RB	
Extra Heavy Tree (14-16cm)					
Acr cm	Acer campestre	Field Maple	14-16cm	C / SR / RB	
Prns av	Prunus avium	Wild Cherry	14-16cm	C / SR / RB	
Heavy Standard Trees (12-14cm)					
Srbs ac	Sorbus aucuparia	Rowan	12-14cm	C / SR / RB	
B. Tree and shrub planting					
Mixed native hedgerow					
Acr cm	Acer campestre	Field maple	60-80cm	B	20%
Cryls av	Corylus avellana	Hazel	60-80cm	B	5%
Crtg mn	Crataegus monogyna	Hawthorn	60-80cm	B	30%
Il aq	Ilex aquifolium	Holly	60-80cm	B	5%
Prns av	Prunus avium	Wild Cherry	60-80cm	B	5%
Prns sp	Prunus spinosa	Blackthorn	60-80cm	B	20%
Rs cn	Rosa canina	Dog Rose	60-80cm	B	10%
Vb op	Viburnum opulus	Gelder rose	60-80cm	B	5%
Hedgerows planted at 3 l/m centres double staggered rows					
Groundcover mix planting					
Hdr hl H	Hedera helix 'Hibernica'	Purple-leaf Wintercreeper	2L	C	35%
Rs G	Rosa 'Grouse'	Rose	2L	C	35%
Symphr chen H	Symphoricarpos chenaultii 'Hancock'	Snowberry	2L	C	30%
Groundcover shrubs planted at 4.00/m2, in single species groups of 15 - 35No.					
100%					
Shrub / groundcover planting					
Ctnst dm	Cotoneaster dammeri	Bearberry cotoneaster	3L	C	4.00/m2
Eny fr EG	Euonymus fortunei 'Emerald Gaiety'	Spindle	3L	C	5.00/m2
Lav Hid	Lavandula angustifolia 'Hidcote'	English lavender	3L	C	4.00/m2
Mhn jp	Mahonia japonica	Oregon grape	3L	C	4.00/m2
Herbaceous					
Gm JB	Geranium 'Johnson's Blue'	Cranesbill	5L	C	6.00/m2
D. Grass and Meadow areas					
i. Turfed areas					
Medallion' turf by Rolawn (or similar and approved)					
T					
Notes: Any alterations to species, stock sizes or planting densities shall only be with prior consent of the CA / LA Species listed above are subject to commercial availability / viability					
Stock Abbreviations:		C = Container grown	S = Seeded		
		SR = Spring ringed	T = Turfed		
		RB = Root balled	Cl = Cell grown		
		B = Bagged	Bl = Bulb		



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- Proposed elements**
- SEMI MATURE TREE (20-25cm girth)
 - EXTRA HEAVY TREE (14-16cm girth)
 - HEAVY STANDARD TREE (12-14cm girth)
 - ORNAMENTAL AMENITY SHRUB PLANTING
 - NATURALISTIC GROUNDCOVER PLANTING
 - ORNAMENTAL HEDGE
 - NATIVE SPECIES HEDGE
 - MOWN AMENITY GRASS
 - SMALL TREE VOLUME
Species include:
 Sorbus aucuparia - 6.5m³
 Prunus avium - 7.5m³
 - MEDIUM TREE VOLUME
Species include:
 Acer campestre - 16.25m³
 Liquidambar styraciflua - 18m³

Note:
 Tree volumes refer to Greenblue Urban 'Soil Volume Guide' version 1.1
 Tree volume calculations based on 0.8m rooting depth

D	Updated schedule to Liquidambar	NJ	June23
C	Revised to LPA comments	NJ	May 23
B	New Layout (Rev E)	SH	Feb 23
A	New layout to western approach	NJ	June 21
Rev	Description	By	CB Date

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 Title **Retail Unit Layout Soft Landscape Proposals**

Status **Planning** Drawn By **JL** PM/Checked by **NJ**
 Job Ref **JSL2982** Scale @ **A1 1:200** Date Created **June2021**
 RPS Drawing / Figure Number **5200** Rev **D**

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