

Victoria Heights Land off Chudleigh Road, Alphington

Plot Passport for Plot 04 [Self-Build Unit]
EX-01-84



BARRATT
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Prepared and presented by
Barratt Developments PLC Urban Design Department



UD
Urban Design

“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”

National Planning Policy Framework. P 38.

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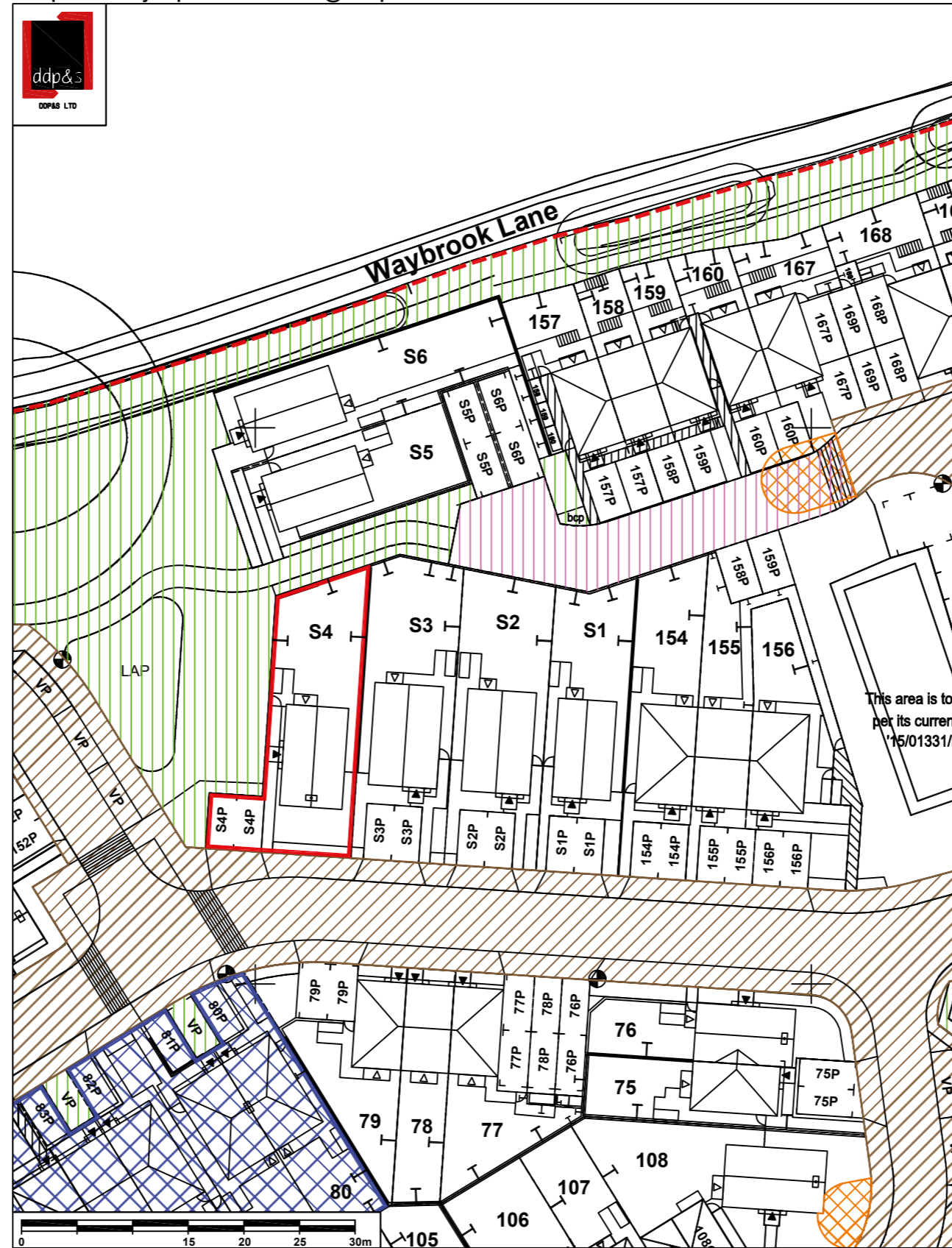
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1

Plot Conveyance Plan



This area is to be maintained per its current '15/01331/M

- SITE BOUNDARY
- CONVEYANCE
- VP VISITOR PARKING
- PLOT BOUNDARY RESPONSIBILITY
- LEASEHOLD APARTMENT BLOCK
- AREA OF CONVEYANCE WITH SHARED RIGHTS
- ADOPTED HIGHWAY
- STREET LIGHTING
- AREA TO BE MAINTAINED BY MANAGEMENT COMPANY
- HA TRANSFER AREA
- MANAGED AQUACELLS
- DRAINAGE EASEMENTS
- ROAD TO BE MAINTAINED BY MANAGEMENT COMPANY

Self Build Plot 4
 Victoria Heights
 Alphington, Devon
 Scale 1:500 @ A4





2

Design Parameters
& Boundary Treatments

Principal Elevation

Requirement

No more than 10.0m ridge height.

A dual-aspect plot where both its principle elevations are set back from adopted highway.

One of these elevations should be set out 2.4m in front of the facade of self-build plots 01 - 03.

This is a fixed position with a maximum width of 5.615m along the short side and 9.1m along the long side.

Buildings to be designed and detailed with reference to good examples of local character adherence.

Buildings should relate well to their surroundings and fit in within the character of 'Victoria Heights.'

Please refer to the detailing section of the street code section, design code.

Materials

Please refer to the 'Building Frontage' section, materials, of the design code.

Windows

Requirement

The proportioning and arrangement of windows should relate well to those within the surrounding area.

Materials

Materials should be in keeping with its surroundings. Please refer to the 'Building Frontage' section, materials, of the design code.

Building Height & Roof

Requirement

No part of any house shall exceed two and a half storeys.

No more than 10.0m ridge height (excluding any external chimneys, flues, soil or vent pipes or other structures).

Roof type, pitch eave and soffit details should be in keeping with surroundings.

Materials

Please refer to the materials section of the Design code for direction.

Bin Storage & Utilities

Requirement

Storage for 3 x 240 litre wheelie bins for recycling, garden and residual waste must be provided and should not be visible from road.

Where possible utilities meter boxes should be located to the side or rear of the property.

Materials

Storage areas should be well integrated into surroundings by their position, form, scale, colour, materials.

Parking

Requirement

Two on plot car parking spaces must be provided.

The use of permeable surfaces for parking spaces must be utilised.

Materials

Parking areas will be made of porous materials or otherwise designed to be permeable.

Boundary Treatments

Requirement

Boundaries should not be enforced by any hedge, fence or gate so high that it separates the plot from the rest of the development.

Rear and side boundaries to this plot shall be formed by either a close-boarded fence (height 1.8m) or a screen wall (height 1.8m). Please refer to 'Plot Passport' section of this document for more information.

Materials

Please refer to materials section of the design code.

Native planting/hedging is encouraged along the boundary line.

Building Context Requirements

Requirement

All development should be in keeping with the general character of 'Victoria Heights'.

Building at the end of a sight-line

Requirement

Buildings should not intrude on sight lines.



Plot Information

3

Plot 04 Information:

What can be built?

The plot is for one dwelling and associated parking only. The merging or subdivision of this plot is not permitted.

Plot Services

Services will be accessible to connect from the plots boundary.

Built Area

Your home must be contained and not exceed the 'building zone' marked on the plan. The footprint of the house does not need to fill the entire building zone.

GIA

Your home must not exceed the Gross Internal Area stated above.

Community Infrastructure Levy

Liability Notice and Commencement Notice must be submitted and approved to LPA before development is commenced or you will not be CIL exempt.

Planning Permission

Plot has outline consent. Reserved matter planning approval of the details, layout, scale, and appearance of the dwelling shall be obtained from the Local Planning Authority in writing before commencement.

Plot Services & Utilities

Meter boxes to be located to rear or side of buildings wherever possible.



4

Plot Passport

Main Plot Features

Gross Plot Area: 229.9m²

Max. Dwelling Footprint: 51.1m²

Max. Dwelling Ridge Height: 10.0m

Pot Services: Access off plot boundary

Land Price: TBC











Plot Servicing Charge: TBC

Total Price (inc. stamp duty): TBC

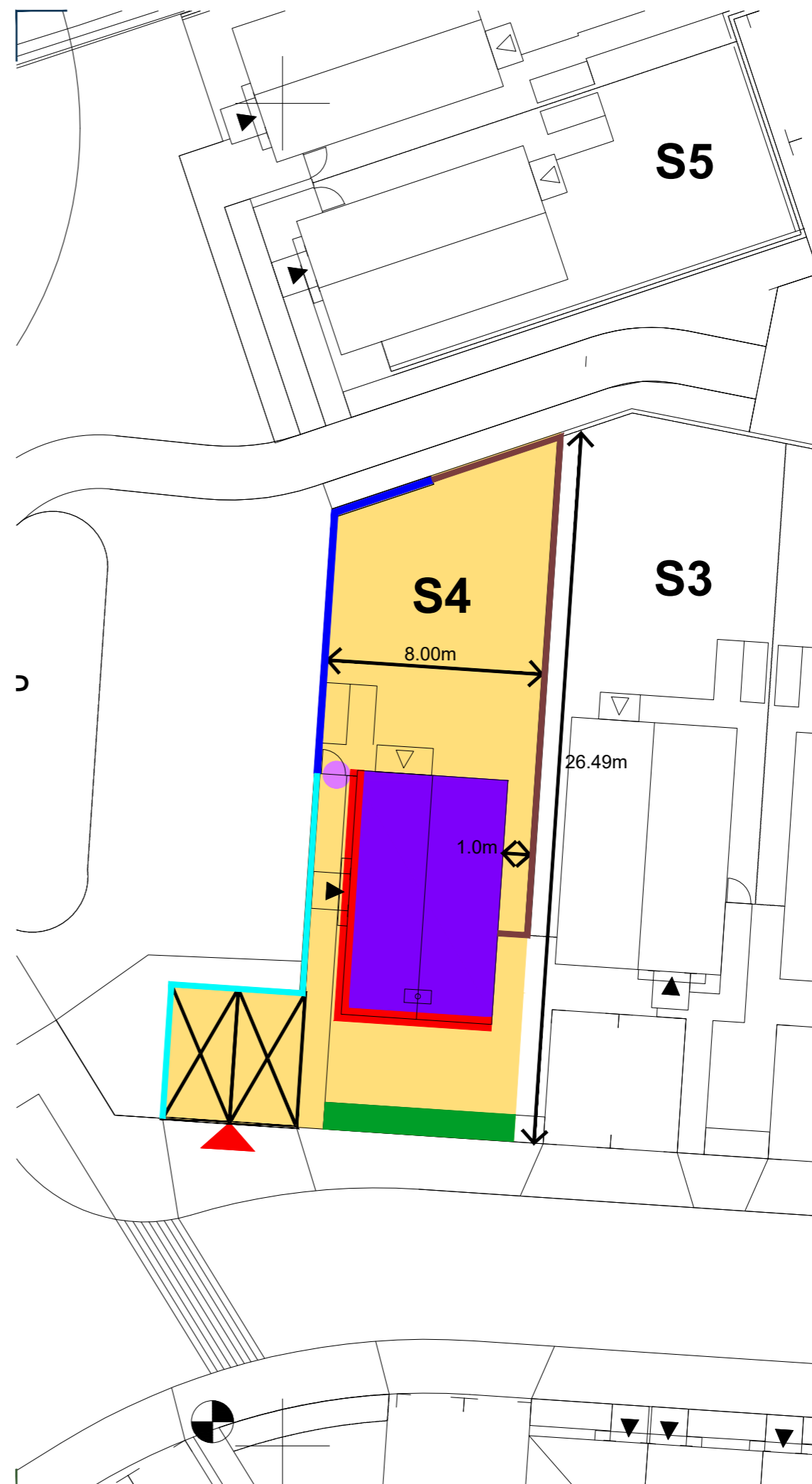
Planning Reference Number: TBC

Land Registry Number: TBC



Maintenance Charge: TBC

- | | | | |
|--|--|---|---|
|  | Off-street parking within plots curtilage |  | Fixed position of principle elevation |
|  | Area within which house footprint must be built |  | Hedgrow (Purchaser responsible for boundary) |
|  | Access to Site |  | Timber Gate (Purchaser responsible for boundary) |
|  | Timber Fence (Purchaser responsible for boundary) |  | Plot Area |
|  | Brick Screen Wall (Purchaser responsible for boundary) |  | Timber Knee Rail (Purchaser responsible for boundary) |

For more information please refer to plot specific conveyance plan and design code.



Disclaimer
 Images and site layout are intended for illustrative purposes only and should be treated as general guidance only.
 Site layout including parking arrangements, (social/affordable housing, community buildings, play areas and public open spaces) may change to reflect changes in the planning permission for the development. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available.
 Site layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.
 [The name of this development is a marketing name only and may not be the designated postal address, which may be determined by The Post Office].

Rev	Description	Date	Drawn	Chk'd
 Project Victoria Heights Land off Chudleigh Road, Alphington				
Drawing Title Individual Plot Passport Plot 04				
Scale 1:200 @ A4				
Date 23.09.2022				
Drawn By BG				
EX-01-84 				

*When printing to scale, please ensure that your printer settings are set to Page Scaling = None. Do not allow any 'fit to page' settings as this will alter the scale of the drawing. You can use the scale bar or grid to check the printed drawing.



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