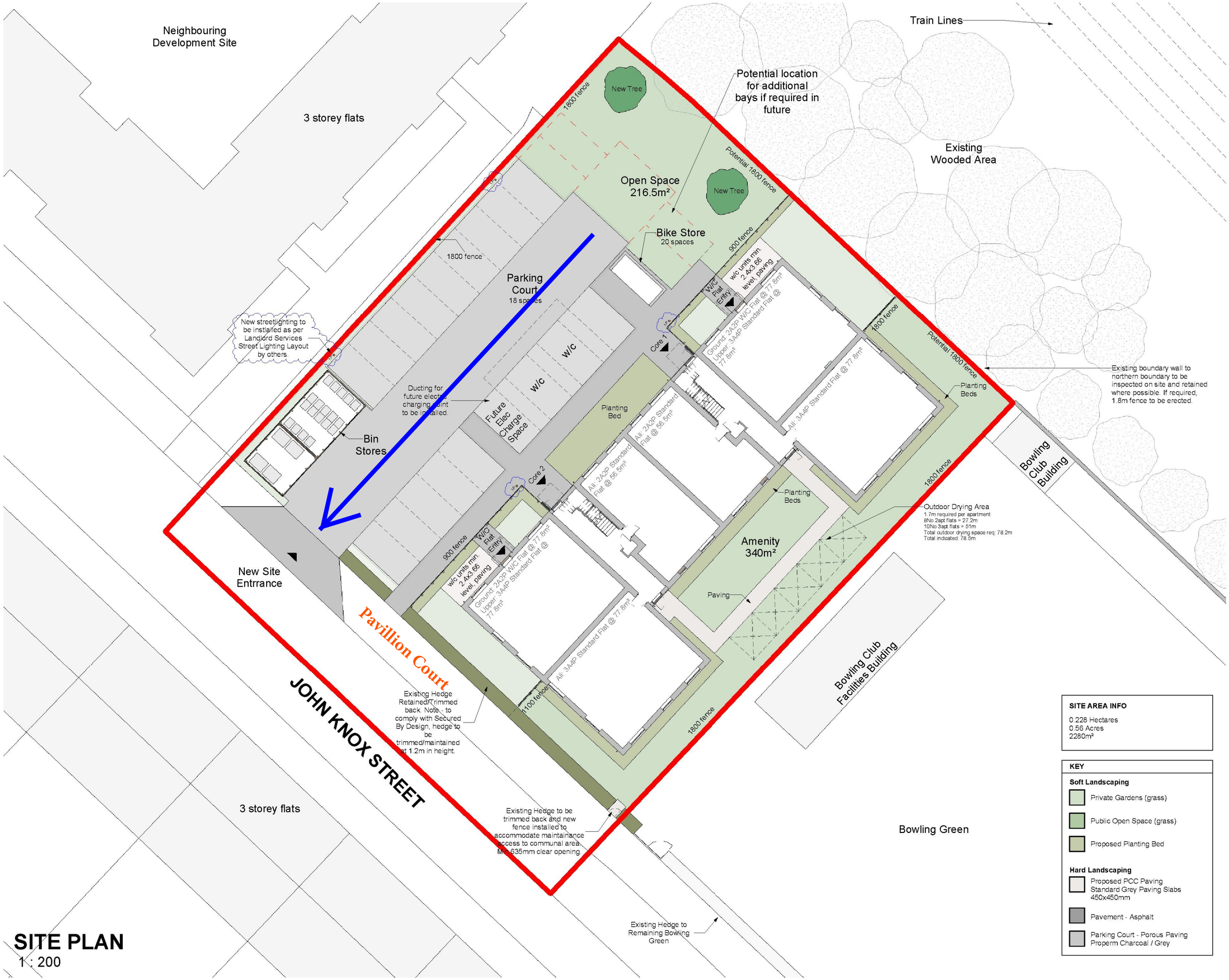

SITE PLAN
1 : 200

MASTARCH Ltd trading as 'MAST Architects' registered in Scotland, company number SC447111, whose registered office is at 51 St Vincent Crescent, Glasgow, G3 8NQ

DO NOT SCALE FROM DRAWINGS
All dimensions to be checked on site by the Contractor and any discrepancies to be notified to the Architect prior to works being commenced. Use Figured dimensions only.

APPLICABLE REGULATIONS
CDM 2015 & HASAW ACT 1974 (and all amendments) - Applies at all times.
Working at height Regs 2005 - Applies at all times.
Workplace (Health, Safety and Welfare) Regs 1992 - Applies at all times.
Control of Asbestos Regs 2012 - Applies at all times.

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Notes:

Unit Mix:
6No: FT1 - 2A2P (1bed) @ 56.5m²
2No: FT2 - 2A2P W/C (1bec) @ 77.8²
10No: FT3 - 3A4P (2bed) @ 77.8²
Total Units: 18

Parking:
100% parking provision required by WDC
Total parking spaces: 18

Bike Storage Provision:
1 space per unit & 1 visitor space for every 10 units
Total bike storage spaces: 20

Amenity Space:
WDC Design Guide = 10m² per unit
Minimum amenity space required: 180m²
Total amenity achieved = 340m² rear private communal amenity plus 2No private gardens to ground floor W/C flats.

Open Space Provision:
30m² publically usable open space per person required by WDC 'Our Green Network' LDP Planning Guide. Pre-app consult noted 30m² required in new LDP2 guidance.

8No 1 bed units @ 1.3 household = 10.4 persons
10No 2 bed units @ 1.9 household = 19 persons
Total Open Space required = 29.4 x 30m² = 882m²

Total open space provided: 216.5m²

Planning Boundary
Ownership Boundary
0 0.5 1 2.5m
N

Rev	Description	Date	Issued
F	Bin storage updated	17.11.2020	LJe
G	Landscaping info updated: fences added; plant beds added; 2No trees to open space added; path to drying area added.	26.11.2020	LJe
H	Bin store detail added; Private gardens removed; W/C patio area amended; patio doors removed to GF units.	14.12.2020	LJe
J	Timber fence added to northmost boundary	17.12.2020	LJe
K	Access to rear communal area added.	22.12.2020	LJe
L	Level Access Platts added; additional parking bays sketched on; open space upgraded to 30sqm per person	11.01.2021	LJe
M	Rear access gate and note updated; site area notes added	12.01.2021	LJe
N	Draft Planning Comment to JR for comment	15.01.2021	LJe
P	Updated to warrant	08.02.2021	LJe
Q	SBD - Note added re. hedge height.	18.02.2021	LJe
R	Tree positions updated in line with landscape plan.	05.05.2021	LJe
S	Pre-commencement conditions - hard landscaping info/fencing details/ducting for future car charging points	10.09.2021	LJe
T	Amenity area in notes updated to match drawing	14.10.2021	LJe
U	Streetlighting added - 4no lamposts	01.11.2021	LJe
V	Drawing Issued for construction	23.12.2021	

SITE AREA INFO
0.228 Hectares
0.56 Acres
2280m²

KEY

Soft Landscaping
- Private Gardens (grass)
- Public Open Space (grass)
- Proposed Planting Bed

Hard Landscaping
- Proposed PCC Paving Standard Grey Paving Slabs 450x450mm
- Pavement - Asphalt
- Parking Court - Porous Paving Properm Charcoal / Grey

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MAST ARCHITECTS

Client
The JR Group

Project
Clydebank Bowling Club

Drawing Title
Proposed Site Plan

Scale	Job No.	Originator
As indicated @ A2	3182	LJe
Purpose of Issue	Issue Date	Checked
CONSTRUCTION	29.09.2020	RC
Drawing Number		Rev
3182-L(20)010		V