

**Land at  
Shepherd's Spring,  
Smannell Road,  
Andover**

	existing buildings
	proposed buildings
	grass, gardens and soft landscaping
	retained tree planting
	defensive planting (indicative only)
	other indicative landscaping not shown
	adoptable carriageway
	adoptable footpath
	private drive, courtyard, parking space

**DEVELOPMENT INDICATED:**

- dwellings**  
20 affordable  
30 market  
total = 50
- affordable mix:**  
4 x one bed dwellings  
11 x two bed dwellings  
5 x three bed dwellings
- market mix:**  
1 x two bed FOG  
3 x two bed detached  
13 x two bed terrace / semi-detached  
1 x three bed detached  
6 x three bed semi-detached  
2 x four bed linked  
4 x four bed detached
- Parking**  
15 garages  
35 curtilage spaces  
22 allocated spaces  
16 unallocated / shared spaces  
total 88 = 1.76 spaces / dwelling
- areas (m<sup>2</sup>)**  
2,462 - buildings (inc. garages)  
3,355 - private back gardens  
1,050 - private amenity (inc. front / communal gardens)  
3,185 - public open space (inc. retained trees)  
7,590 - total green area  
3,797 - adoptable road and footways  
1,463 - private drives / parking spaces  
5,260 - total highway



extent of existing shrubs / tree planting as surveyed

proposed extent of tree cut back as agreed between TVBC and RPS, April 2008

'defensive landscaping' ground cover shown indicatively

staff car park for Education Centre

two bed FOG over Garages (FOG)

roadside planting and acoustic barrier

footpath link to Newbury Road

Newbury Road

new footpath along Newbury Road

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Scale: 1:250 @ A0



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