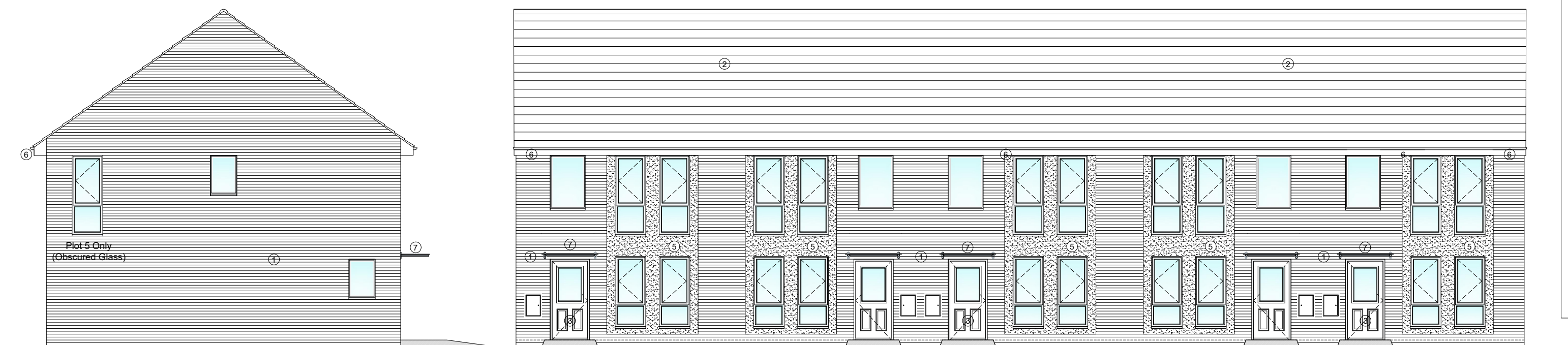




Rear Elevation  
1:100

Side Elevation  
1:100



Side Elevation  
1:100

Front Elevation  
1:100

- LEGEND**
- Materials and Finishes indicated where applicable**
- 1 All About Bricks 'Red Multi Handmade' facing brickwork.
  - 2 Motley Eternit 'Modern' Concrete interlocking Tiles in 'Smooth Brown'.
  - 3 Britey Unidirectional Front door to 'Secure by Design' standards. Colour to be 'Dark Blue/Black'.
  - 4 UPVC windows and rear doors to 'Secure by Design' standards. External Colour to be 'Slate Grey RAL 7013'. Internal Colour to be 'Pure White RAL 9010'.
  - 5 Render Finish. Colour to be 'Off White/Cream'.
  - 6 UPVC Soffits and Fascias. Colour to be 'White'. UPVC Guttering and Rainwater downpipes. Colour to be 'Black'.
  - 7 Flat Glass/Polycarbonate Entrance Canopy. Supported on Steel Posts with Satin Finish.
  - 8 Solar / PV panels. Panels shown indicative of general size and location. Final position to be agreed with specialist consultant.
  - 9 Textured Paving Slabs. Colour 'Buff'.
  - 10 Tarmac/asphalt finish to match existing road surface. Colour 'Black'.
- Standards and Compliance**
- Dwellings designed to the requirements and guidance as laid out in the following technical manuals for general layout, quality of structure, energy efficiency and mobility access.
- National Housing Federation - Standards & Quality in Development.
  - Joseph Rowntree Foundation/ Housing - Designing Lifetime Homes.
  - NHBC Technical Standards.
  - Building Regulations - Approved Documents.
  - Secure by Design - New Homes Security.



Proposed Site Plan  
5No. 3 Bedroom Houses  
1:200

#### Site Landscaping and Planting Scheme

To include the following.

##### Tree Planting

All trees to be a mixture of the following examples

##### Small species

Amygdalier arborea Robin Hill  
Crataegus laevigata Paul's Scarlet  
Sorbus aria Lutescens  
Sorbus discolor

##### Medium species

Betula pendula  
Betula ermanii  
Prunus avium Plena  
Prunus Royal Burgundy  
Sorbus aria Majestica  
Sorbus intermedia Brouwers

##### Large species

Acer rubrum  
Liquidambar tulipifera  
Tilia cordata Rancho  
Pinus sylvestris

All trees to have a minimum stem girth of 14cm-16cm.

Tree to be planted with support stakes to be removed once the tree is established.  
Tree to be planted, watered and maintained in accordance with Arboricultural Method Statement and/or Tree Protection Plan where applicable.  
Trees to be planted of native or wildlife attracting species.

##### Shrub Planting

Shrubs to be planted of native or wildlife attracting species.

All planting to be in accordance with guidelines and instruction as given by supplier and/ or The Royal Horticultural Society and Arboricultural Association. Planting beds to include a mix of low and medium level plants. The mixtures to each planting bed are numbered below and on each of the plants shown.

##### Suitable species of Shrub planting all provided in 2-3L pots

1. Spindle Emerald Gold - Euonymus Fortunei 'Emerald Gold'
2. Japanese Spindle - Euonymus Japonicus 'Latifolius Albomarginatus'
3. Spindle Emerald Galety - Euonymus Fortunei 'Emerald Galety'
4. Common Rosemary - Rosemaria Officialis
5. Silver Spear - Astelia Chathamica
6. English Lavender - Lavandula Angustifolia 'Hidcole'
7. Choisya Mexican Orange Blossom - Choisya Ternat 'Mexican Orange'
8. Boxed Leafed Honeysuckle - Lonicera Plieata
9. White Hebe - Hebe Albicans 'White'
10. Red Hebe - Hebe Albicans 'Super Red'

##### Turf Specification and Laying Guide

Turf to be of good quality cultivated grade or similar approved Turf. On a depth of at least 150 mm of topsoil. Dig over, removing any weeds rubble or stones. Finish or rake to a rough level. Consolidate the whole area ensuring no soft spots are left. Apply a general fertiliser according to the manufacturer's instructions, and mix thoroughly into the top 50mm of soil. Rake over to obtain the final level and a fine tilth.

Lay the turf in rows against straight edge, butting the ends closely together. On subsequent rows, stagger the joints like brickwork, making sure that there are no gaps. Tamp or roll the turf lightly as you go along. Try not to leave any gaps between the turfs, but if they do occur they can be filled with topsoil and lightly firmed.

Start watering the turf once it has been laid. Never let the turf dry out in the first 2-3 weeks.

##### Flower Beds

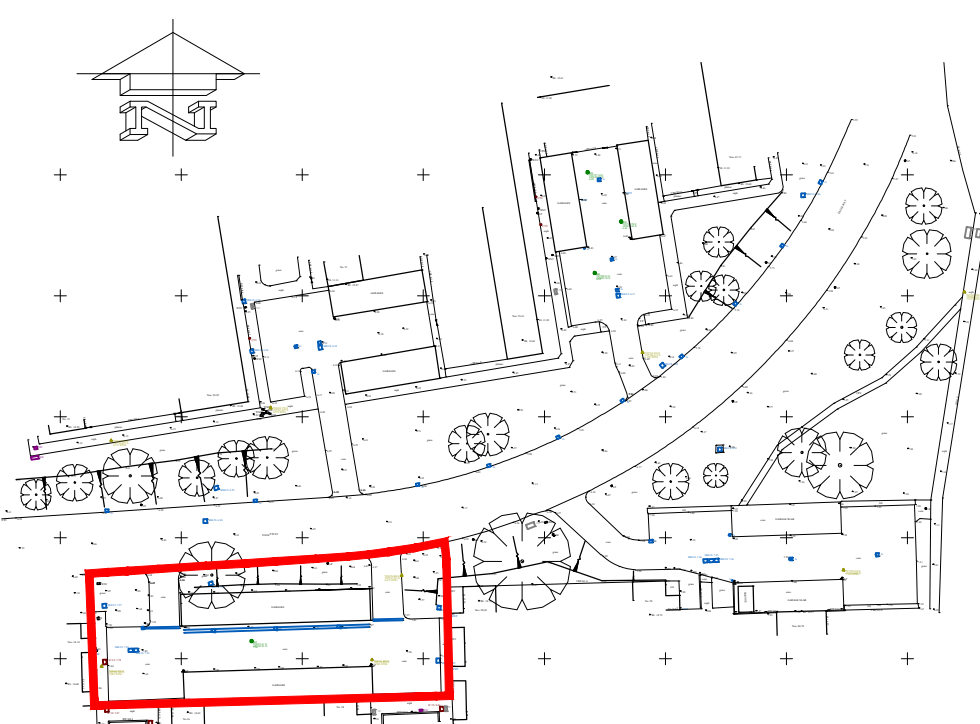
Newly formed flower bed as indicated on the drawings to have minimum 150mm of top soil. Breathable landscaping fabric membrane to be laid over flower bed prior to putting in plants. Cut slits through membrane and put in the plants. Spread a 50mm thick layer of pine bark chippings around all of the plants. Water the area in well. Re-water the plants twice daily over the next 2 weeks to help the plants establish themselves. Never water in the direct sunlight. First thing in the morning and last thing at night is the best time to do so.



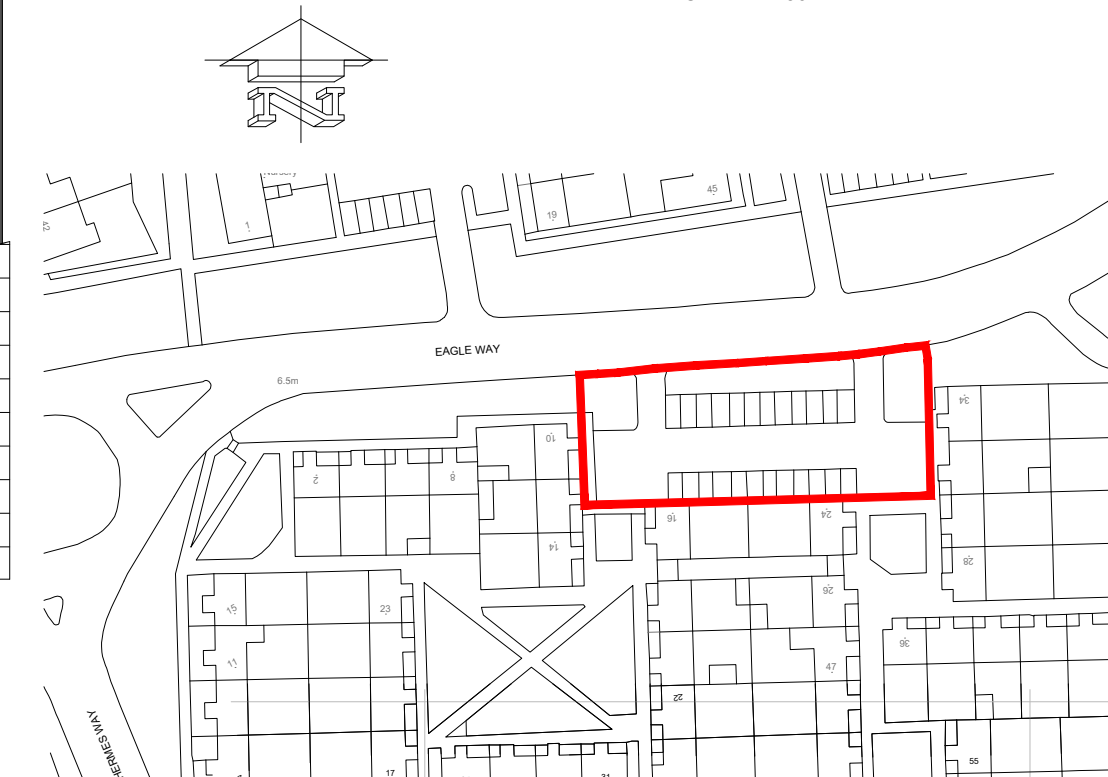
Ground Floor Plan  
1:50

First Floor Plan  
1:50

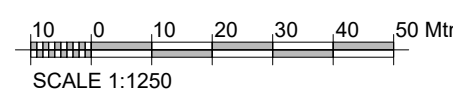
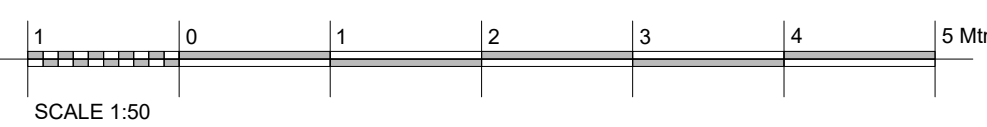
Second Floor Plan  
1:50



Existing Site Plan - Eagle Way Site 1A  
1:1250



Site Location Plan  
1:1250



## PLANNING ISSUE

PL8	09.03.21	Plot 1 & 5 Bedroom window locations to Bedroom 2 moved to side elevation. Plot 5 Bedroom side window to be obscured.	DBL	DBL
PL7	05.03.21	Alternative and elevation windows shown on elevations and floor plans.	DBL	DBL
PL6	26.02.21	PLANNING ISSUE Front elevation windows amended.	TJM	DBL
PL5	09.10.20	PLANNING ISSUE 2 No. Disabled parking bays shown.	DBL	DBL
PL4	17.09.20	Elevation changes and new planting added	DBL	DBL
PL3	14.07.20	Elevation changes and footpath to front reduced.	DBL	DBL
PL2	22.05.20	INITIAL PLANNING ISSUE	BF	DBL
PL1	04.03.20	MINOR LAYOUT CHANGES	BF	DBL
P2	30.04.20	EXTRA PARKING ADDED	BF	DBL
P1	20.04.20	INITIAL PRELIMINARY ISSUE	BF	DBL
REV	DATE	DESCRIPTION	BY	APP'D



PROJECT  
EAGLE WAY (SITE 1A)  
SHOEBURNESS

DRAWING TITLE  
PROPOSED FLOOR PLANS, ELEVATIONS  
AND SITE PLAN  
5No. 3 BED 5 PERSON HOUSES @ 107.9M²

DATE	APRIL 2020	DWG. No.	4760.111	REV.	PL8
SCALE	1:50, 1:100 @ A1				
DRAWN BY:	BF	DATED	-		
CHECKED BY:	DBL	DATED	-		

