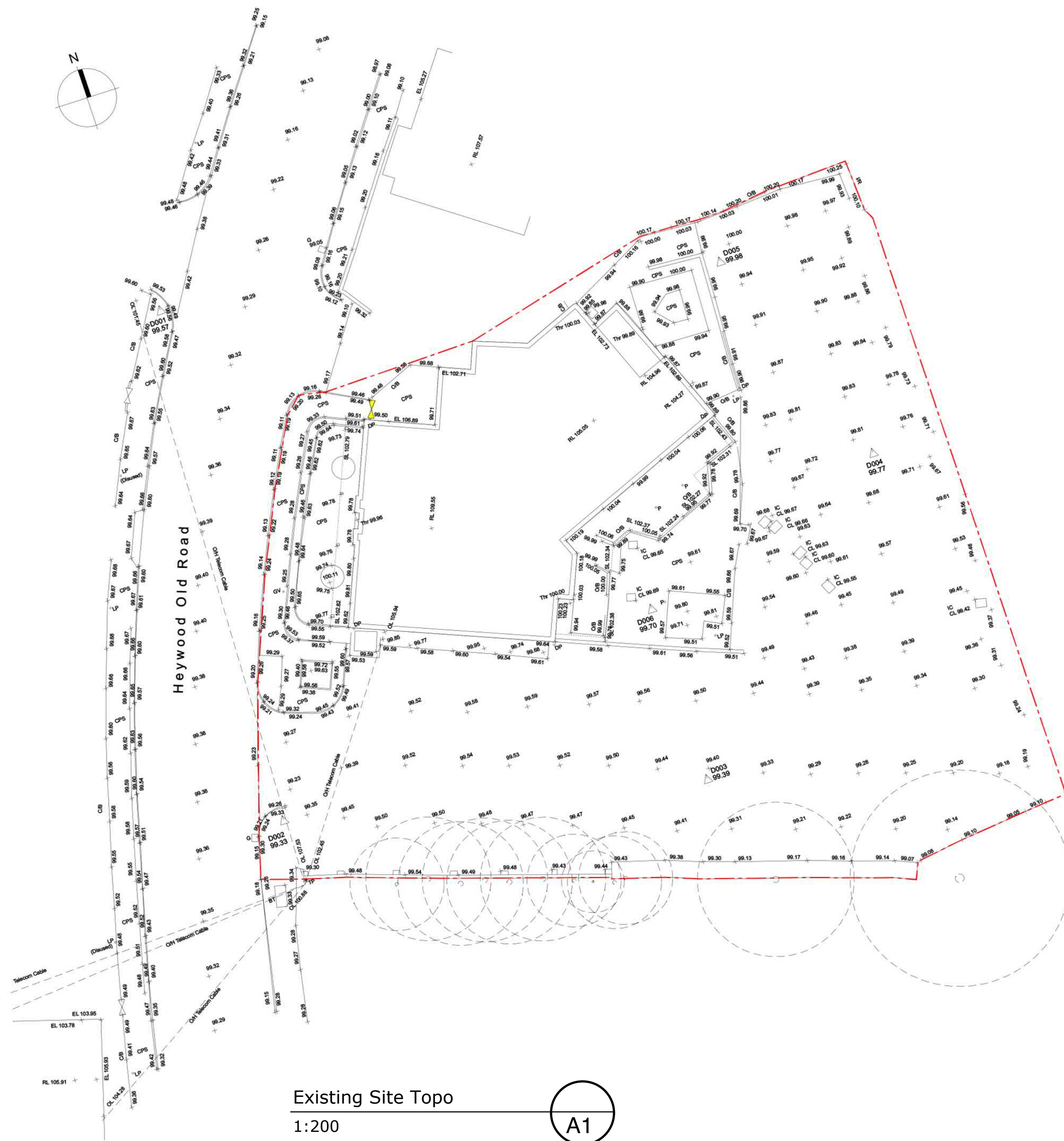
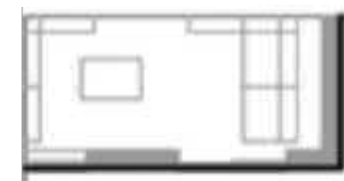




Hardworks



Proposed Buildings
Refer to plans and elevations by watergroveCGI.



Proposed Parking Court Entrance
1.5m Tegular Hydropave threshold to demarcate entrance.



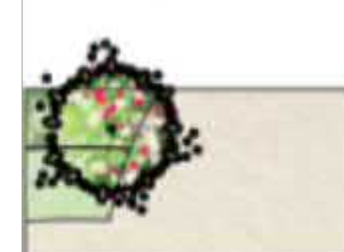
Proposed Parking Court
Open texture permeable bitmap wearing course.
Car bays demarcated by 2 rows flush Tegular setts.



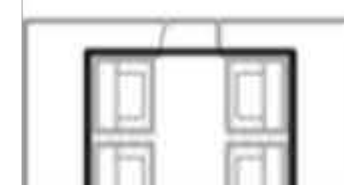
Proposed Paths
Indian stone paving 'Raj Green' laid in 600mm courses parallel to building in random lengths.
All laid on a full bed of sand and cement with buff jointing compound.



Proposed Private Gardens
Gardens to be enclosed by a 1.5m tall Beech hedge. Small patio formed in Indian stone paving 'Raj Green' laid in 600mm courses parallel to building in random lengths.
All laid on a full bed of sand and cement with buff jointing compound.



Proposed Communal Space
Communal areas to be enclosed by a tall Beech hedge, multi-stem trees.
Paving as above.



Proposed Bin Store
Purpose built store finished in composite open slatted cladding on steel frame with brick dwarf wall. Mesh grille door with residents only lock.
3 x 1100L general waste bins and 1 x 1100L food waste, 1 x 1100L paper and 1 x 1100L plastic & metal

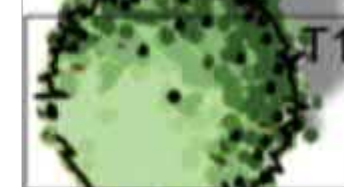


Proposed Bike Store
Purpose built store finished in composite open slatted cladding on steel frame with brick dwarf wall. 10 bike capacity with racking and mesh grille door with residents only lock.

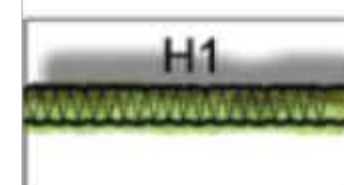
Softworks



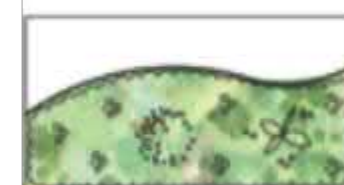
Trees to be retained



Proposed Trees
A variety of trees selected for their form, site suitability and seasonal interest.
T1- Quercus robur 30-35cm girth RB
T2- Betula pendula 16-18cm girth RB
T3- Betula utilis jacquemintii 16-18cm girth
T4- Betula utilis jacquemintii multistem 1.8-2m tall
T5- Prunus 'Tai Haku' 10-12cm girth RB
T6- Sorbus aucuparia 12cm girth RB
T7- Amelanchier lamarckii 1.5-1.8m tall CG
T8- Magnolia stellata 1.5-1.8m tall CG



Proposed Hedge
H1- High Beech Hedge, fagus sylvatica 1.8-2m high RB. 2.5 plants per linear metre planted in a single row. Maintain at 1.8m.
H2- Low Beech Hedge, Fagus sylvatica, 90-120cm high. BR. 5 plants per linear metre planted in a single row. Maintain at 1m.
H3- Native mix hedgerow, maintained at 1.8m when established. Planted as whips, good quality mix of Hawthorn, Hazel & Holly.



Proposed Areas of Shrub Planting
A selection of shrubs, herbaceous plants, climbers and ground cover chosen for their site suitability, form, texture and colour. Refer to table for schedule of species, size and density.



Lawn

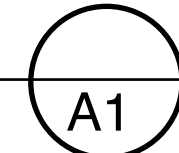


Proposed wildflowers



Landscape Plan

1:100





FRONT ELEVATION WEST



SIDE ELEVATION SOUTH



REAR ELEVATION EAST

Anthracite fascia and trims with matching square section rainwater system
Anthracite aluminium external frames
Approved facings with brick detail courses

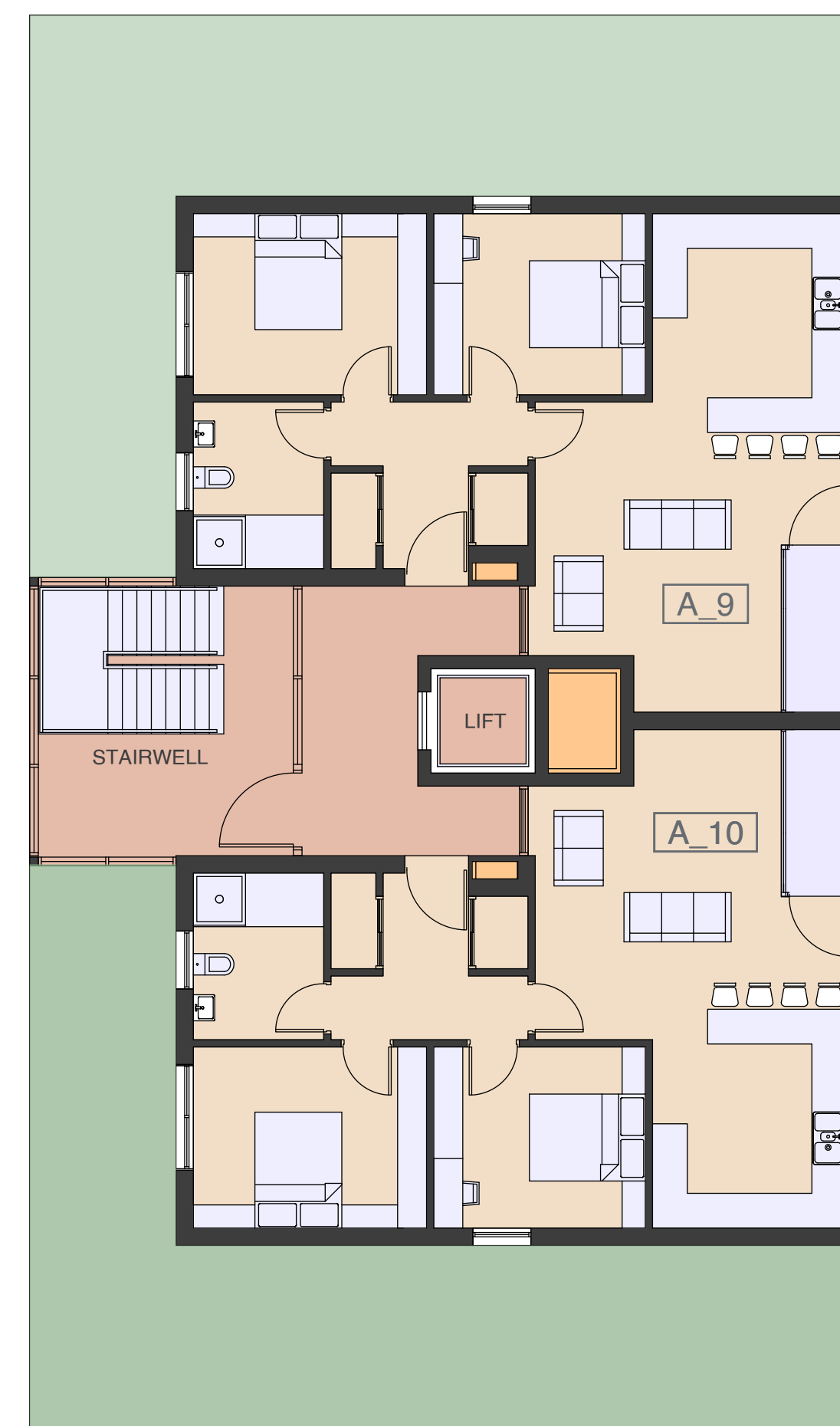
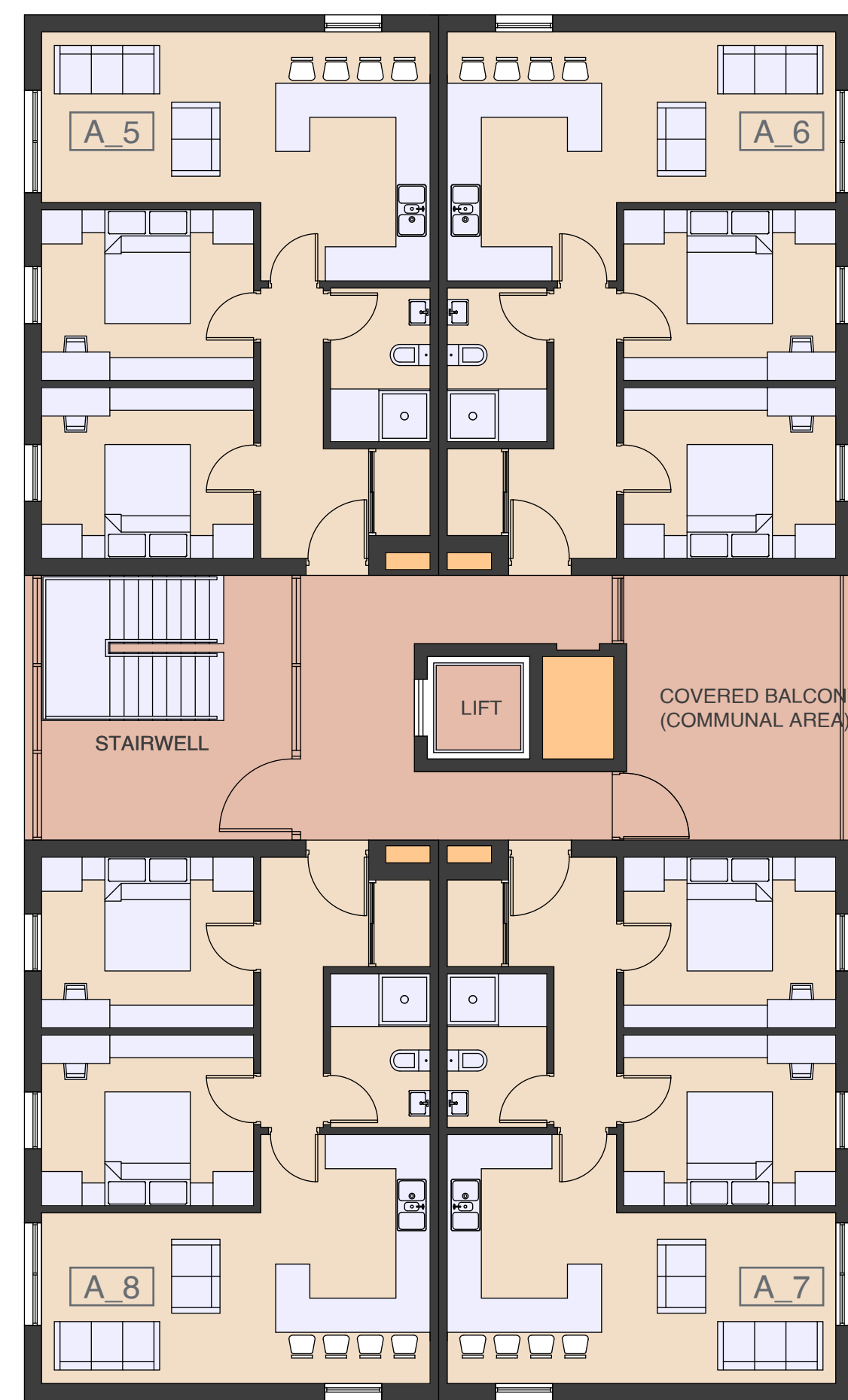
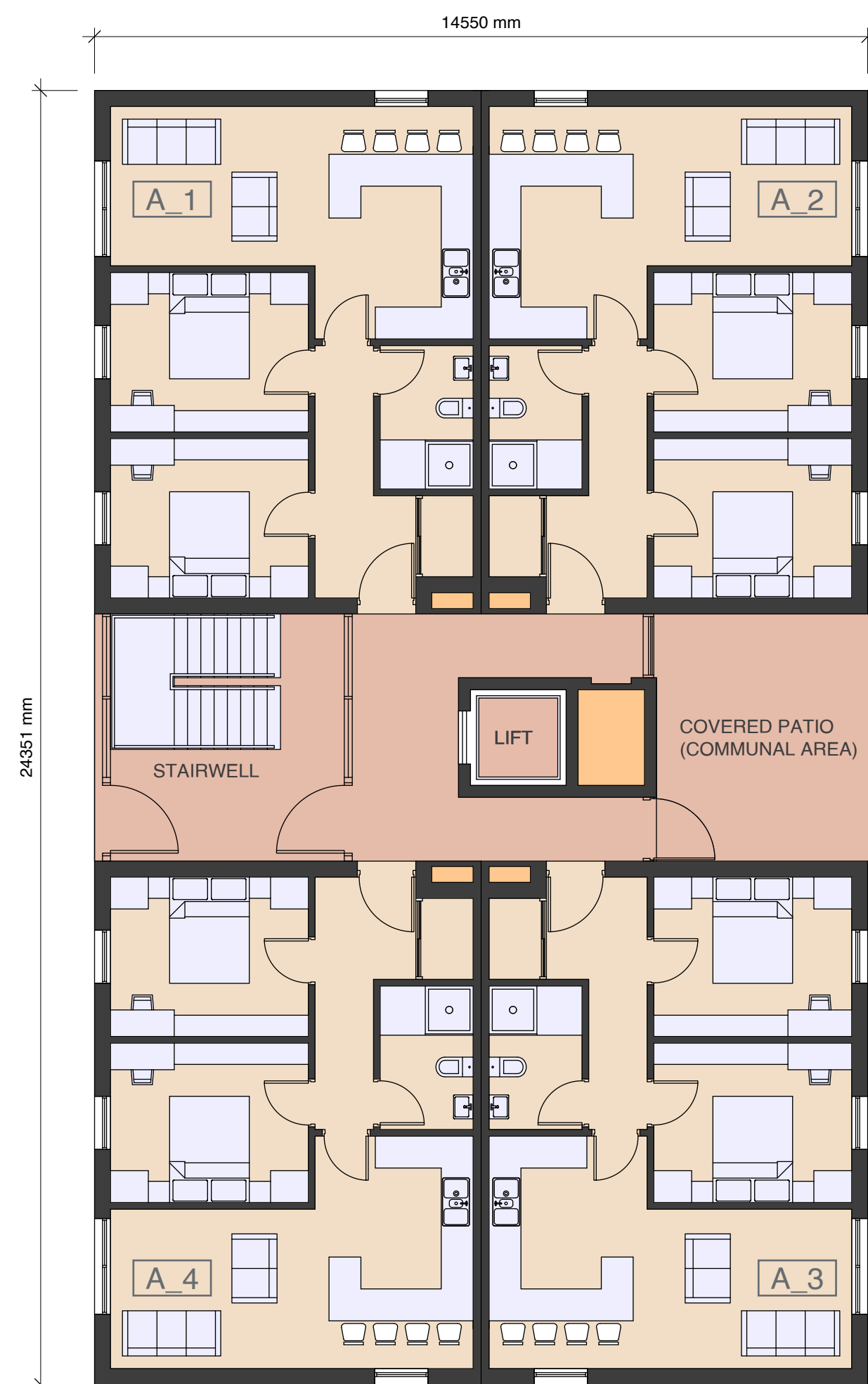


SIDE ELEVATION NORTH

Elevations

1:100

A1



Cross Section

1:100

A1



Typical Apartment

1:50

A1

- Apartment GIA (1-8 675 sq ft) (9 & 10 835 sq ft)
Total 7070 sq ft
- Communal Area GIA 1700 sq ft
- Service Risers
- Sedum Roof 3750 sq ft

Floor Layouts

1:100

A1



VIEW A



VIEW D



VIEW F



VIEW B



VIEW E



VIEW C



AERIAL VIEW

- 1

Site works commenced 10/7/2023
Demolition of existing buildings and site clearance
- 2

Work to approved drawings
- 3

Trees and shrubs were cleared during Autumn 2023
- 4

Retained trees protected in accordance with TPP dwg. TR-01
- 5

Condition discharged Oct 2023 (23/00723/DOC)
- 6

Refer to dwgs: 1324-900 & 1324-901 (Drainage Layout)
1324-902 (Hard Paving Details) 1332/SJG Drainage Strategy
Build Vision Consulting Engineers
- 7

Refer to Phase 2 Site Investigation 1324
Build Vision Consulting Engineers
- 8

FFL 100.00 (Refer to Floor Plans & Elevations 63831_TC_3A
- 13

Planting scheme implemented first season after occupation



Anthracite aluminium fascia and soffits

Anthracite alutec rainwater system

Anthracite aluminium flush sash windows and doors with 100mm external reveal

Double stacked soldier course indent 25mm

Vandersanden 'Lithium' facing bricks with natural mortar joints. Stacked soldier course details at plinth height and above ground floor window head height

Single stacked soldier course indent 25mm

9

Planning Condition 9

Alitherm 500

Alitherm 500 flush casement window offers a range of high quality styles. Providing a 'French mullion' solution for traditional, cottage-style properties, the range included side hung and top hung flush casement windows.

- British Standard Kitemark KM81580
- British Standard Kitemark KM81543
- PAS 24:2016
- BS 4873:2016
- Window Energy Rating B
- Typical U Value 1.5 W/m²K (using 1.0 W/m²K centre pane)



EcoFutural

Our new range of high-performance, high-quality doors has been added to the established EcoFutural window range

The system is available in both single and double door variants, complementing the tilt & turn, pivot and fixed and open-out casement window options.

Available in open-out and open-in formats, EcoFutural doors are weather tested to PAS24:2016 and BS4873:2016 – delivering outstanding performance and assured peace of mind.



Inner leaf

Outer leaf

Jamb Detail 1:10

Cill board

100mm reveal

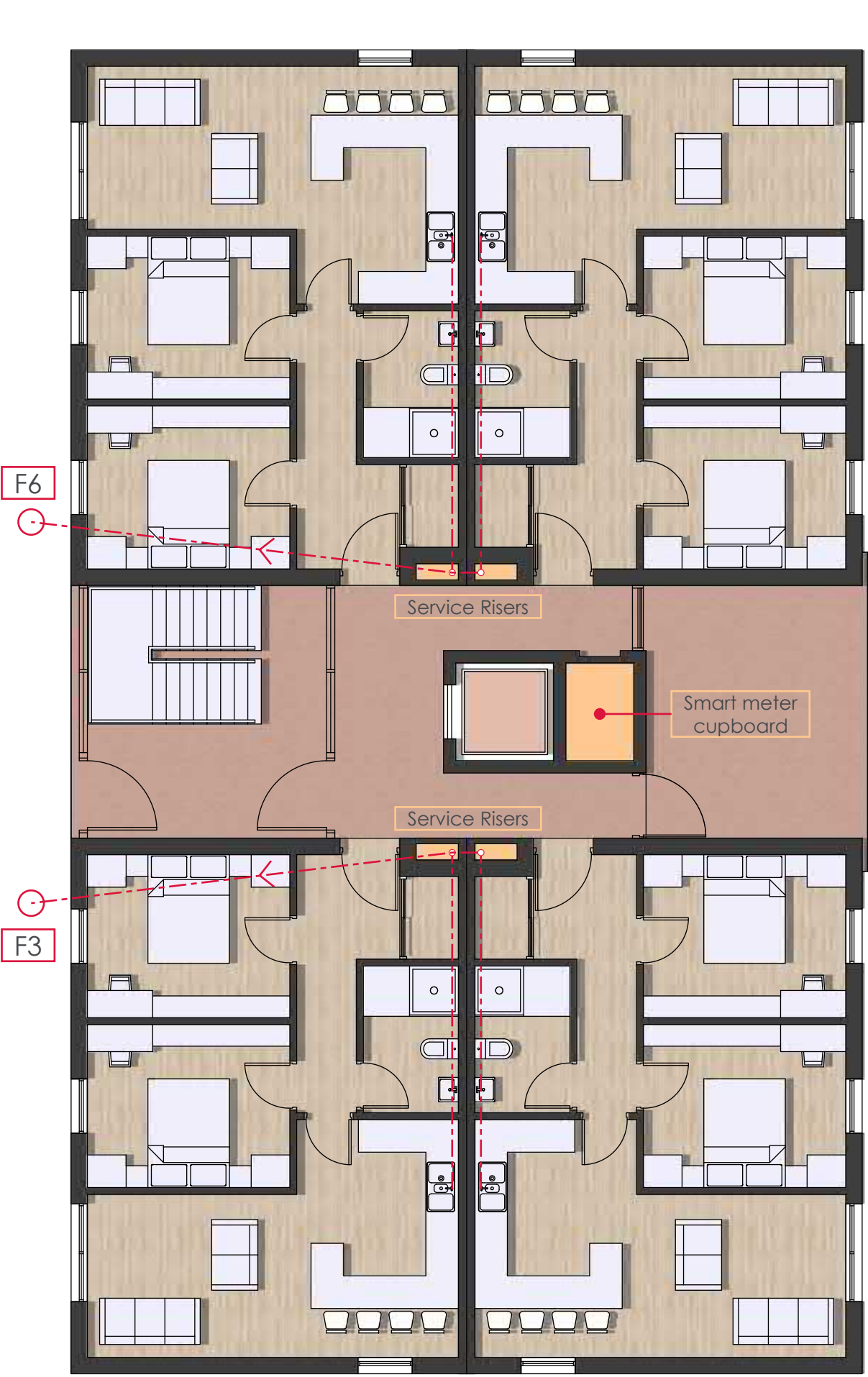
All frames supplied and installed by P&L Glass Ltd Manchester

10

Planning Condition 10

Planning Condition 12 Refer to dwgs:
1324-900 & 1324-901 (Drainage Layout)
1324-902 (Hard Paving Details)
Build Vision Consulting Engineers

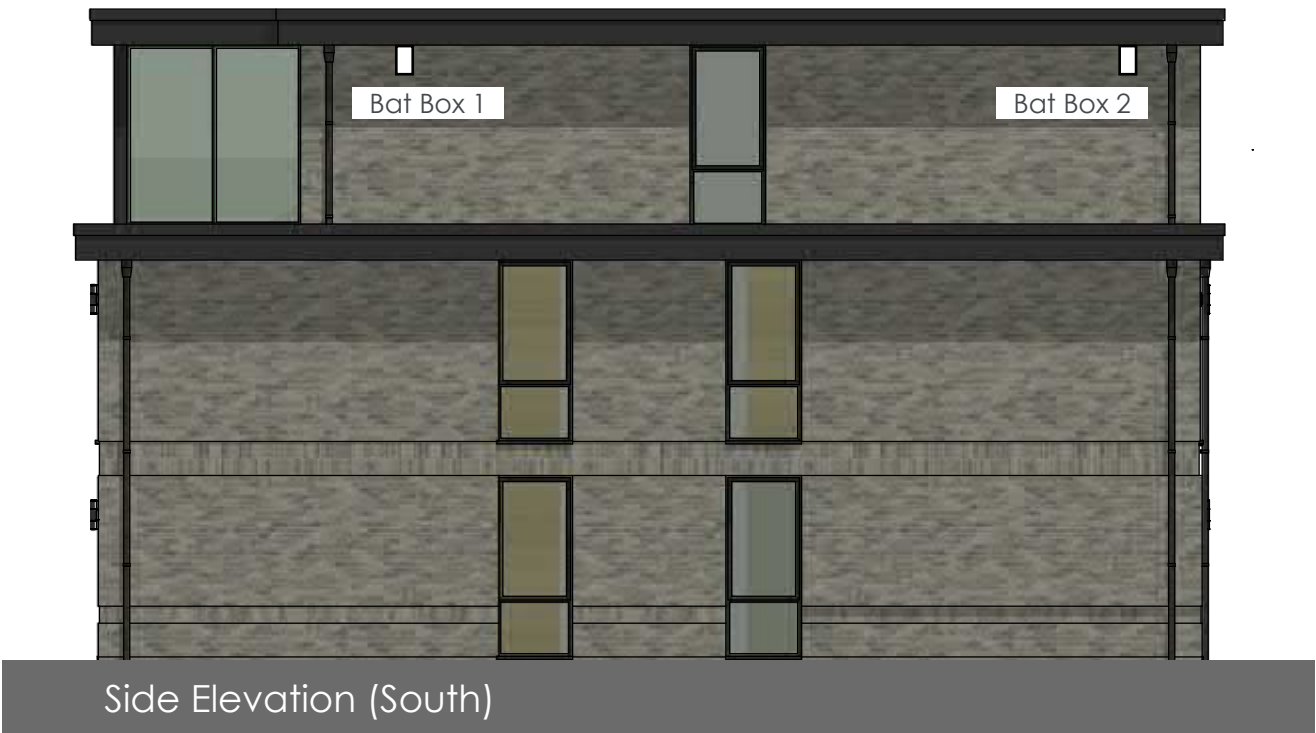
12



For the full drainage layout refer to dwg. 1324-900
Build Vision Consulting Engineers

11

Planning Condition 11





'Lithium' brick slip facings

Wildcare Nationwide Ecology Supplies
'Habitat' built in bat box. Dimensions: 215 x 300 x 102
2 number to be positioned under the eaves to the south side elevation



Wildcare Nationwide Ecology Supplies
Woodcrete Bird Box. Dimensions: 170 x 260 x 180
4 number to be positioned to existing boundary trees
2-3m above ground

Hedgehog Highways to be created by forming gaps under the new boundary fences approx. 150mm x 150mm

Extensive landscaping and wildflower planting will create a diverse natural habitat to enhance the semi-rural location. Refer to the landscaping plan prepared by Barnes Walker dwg. 6383-TC_2

14

Planning Condition 14



Green 'V' mesh fence 1.8m high to the south boundaries prior to hedge planting.

Create 150mm x 150mm Hedgehog Highways to base of fence panels



Proposed Boundary Hedge (Refer to Landscape dwg. 6383_TC_2)

H1- High Beech Hedge, fagus sylvatica 1.8-2m high RB. 2.5 plants per linear metre planted in a single row.. Maintain at 1.8m.

H2- Low Beech Hedge, Fagus sylvatica, 90-120cm high. 8R. 5 plants per linear metre planted in a single row. Maintain at 1m.

H3- Native mix hedgerow, maintained at 1.8m when established. Planted as whips, good quality mix of Hawthorn, Hazel & Holly.

15

Planning Condition 15

Front

Side

Rear

Side

Plan

Cycle & Bin Store

2 floor mounted bike racks

16

17

Planning Condition 16 & 17

- 18

Noise mitigation measures to be carried out in accordance with NIA P3429/R1A/PJK Acoustic & Engineering Consultants Ltd and a verification report submitted to the LA
- 19

All measures as outlined by the CIS ref: 2018/0077/CIS/01 to be implemented prior to first occupation.
- 20

Car parking provision and service arrangements to be completed prior to first occupation.

STEINEL L42 SC LED wall lamp sensor anthracite from lights.co.uk
 300mm high x 130mm die-cast aluminium wall light with LED's emitting 1010 lumens.

Arcchio Lienna style no 9969184 from lights.co.uk
 900mm high x 160mm square die-cast aluminium bollard light with 20 LED's emitting 850 lumens.

 Wired in series to pir sensors to illuminate car park and walk way areas. Minimal light pollution as light is screened from above, concentrated at floor level.

21

Planning Condition 21