



Proposed Site Layout 1:500

Total Site Area = 0.585 Hectare (1.44acres) or thereabouts

Sound reducing fence by Jacksons' or similar. Exact height and detail subject to acoustic report recommendations

1.2m high close boarded fence

Site area retained for installation of rainwater attenuation tanks and estate sewerage treatment plant with storm and treated foul outfall to adjacent 300mm drain

PROPOSED DEVELOPMENT OF:-

- 4no. FOUR BEDROOM DETACHED DWELLINGS WITH ATTACHED GARAGES (type A)
Plots No.s 3, 4, 5 & 6
(Four bedroom dwelling gross floor area 122.4sq.m)
 - 8no. THREE BEDROOM SEMI DETACHED DWELLINGS
Plots 7, 8, 11, 12, 13 & 14 (type B & B1) with attached garages. Plots 1 & 2 with detached single garages
(Three bedroom dwelling gross floor area B = 106.5sq.m B1 = 98.0sq.m)
 - 2no. TWO BEDROOM SEMI DETACHED DWELLINGS WITH ATTACHED GARAGES (type C)
Plots 9 & 10
(Two bedroom dwelling gross floor area 76.5sq.m)
- TOTAL DEVELOPMENT OF 14 NEW DWELLINGS
- Garage Dimensions (External) = 5.8m x 2.8m

DRAINAGE PROPOSALS:-

Foul Drainage:
To drain by gravity into new foul sewage treatment plant with outfall connected into existing storm drain crossing site.

Storm Drainage:
To drain by gravity into storm water attenuation tanks with controlled outfall into existing drain crossing the site. (as discussed and agreed with Telford and Wrexham Council)

REFUSE COLLECTION:-
Dwellings to locate bins at rear of properties and be moved to front of property on collection day

HIGHWAY:-

New Cut-de-Sac to provide vehicular access to dwellings to be 4.8m wide with 2.4 x 4.3 Om visibility splay lines provided at the new site entrance. The existing traffic calming mound to be relocated. Hammer headturning area to be block paved with total length of 26m as shown for refuse vehicle turning. Remaining highway surfacing to be tarmac with 3 rows of raised granite sets 600mm wide provided as shown

A 1.8m service strip to be provided along south side of highway as shown and 300mm kerb stone clearance provided around remaining roadway

RAM Architectural

Drawing and Design

4 Aldridge Close, Priorlee, Telford, Shropshire TF2 9SB

Client
Acorn Homes (Bridgnorth) Ltd.
Spicers Hall Barn, Church Street
Claverley, Shropshire

Project
Residential Development on Land
Adjacent to Stone House, Shifnal Road
Priorlee Telford

Drawing
SITE DEVELOPMENT LAYOUT

Tel. 01932 272580 email: ramarch14@gmail.com

Date June 2014 Scale 1:500 @ A2 Draw No. AH/PU/101