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APPROX. APPLICATION SITE AREA = 3.746 M² (0.375 Ha.)

GENERAL NOTES:-

- All units are grouped to face Station and Pool Hill Roads in order to mitigate or avoid extensive ground remodelling works.
- Eastern area of land bordered blue having exceptionally difficult terrain is reserved as natural woodland which will integrate with, and become part of, the existing adjoining natural woodland:
- If required in order to comply with Secured by Design requirements, street lighting will be provided to the private drive to the specialist's design and details complying with BS 5489:
- Fences & boundary treatments are T.B.C. subject to client's Design Brief and secured by design recommendations:
- Secure cycle storage stands are to be provided subject to client's Design Brief, secured by design recommendations & Code for Sustainable Homes requirements, located in rear garden sheds:
- Soft landscaping scheme is to specialist landscaping drawings and schedules:
- 'S/O' denotes 'Shared Ownership' tenure.

LEGEND - EXTERNAL FEATURES AND CODE FOR SUSTAINABLE HOMES

- 1.8m x 2.4m internal dimensions lockable external storage shed (applies to 2 & 3 bed houses)
- ROTARY CLOTHES DRYING LINES
Proposed as 4-arm tubular aluminium or equivalent foldable rotary drier consisting of arms, braces & centre mast set in a secure ground socket, supplied with PVC wired cored drying lines - min. length 14m.
- 240-litre general waste bin.
- 240-litre garden waste bin.
- Recycling bin.
- 1.500mm wheelchair turning circle adjacent bins storage areas.
- Water butt complying with WA12 of CISH - min. 150L to 2-Bed & 200L to 3-Bed+
- Compost bin complying with WA33 of CISH Technical Guide
- Denotes Planning Application boundary outline
- 1800mm high close boarded fence to properly rear gardens
- Denotes existing tree retained
- Denotes existing tree removed (new trees planted on scheme as per Landscaping strategy)
- Denotes new trees planted in accordance with Landscaping strategy

PLANNING APPLICATION

Rev.	Date	Description	Drawn	Check
K	07.01.2015	Private Dr. bellmouth revised to cross-over & plot 1 car spaces set back	JC	
J	29.09.2014	Plots 5-13 front paths further revised to suit S.E. levls layout	JC	
H	18.09.2014	Paths to Plots 5-13 frontages along Pool Hill Rd revised	JC	
G	15.09.2014	Plots 11/12 swapped with 13/14 & S.O. units identified	JC	
F	17.07.2014	Rear gate added at Plot 14 for wooded area access	JC	
E	30.06.2014	Plots 9-12 units swapped, carparking layout revised & planning application boundary revised to omit woodland	JC	
D	19.06.2014	'Adoptable' footpath/ verge text revised to 'New' etc.	JC	
C	18.06.2014	Adoptable verge added	JC	
B	19.11.2013	Text omitted	JC	
A	16.10.2013	Plots 1 & 2 suggested floor levels amended & possible allotments access path added	JC	

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Contract
Site A Pool Hill Road
Horsehay Telford TF4 3AU

Sheet Title
Proposed V.E. Site Plan - Option 1

Client
Bromford Group

Scale 1:500@A2 Date 14.10.2013

Drawn By JC Checked By

Drawing Number
1024-520K



Approx. line of existing fence on the land (to both Station & Pool Hill Roads)

New public grass verge (min. 600mm wide) shown thus

Locations of possible retaining walls between car parking spaces subject to structural engineering design shown thus

New public footpath (min. 1800mm wide) shown thus

Planning Application boundary outline shown in red

Existing Category C tree is to be removed (shown dashed)

Existing dense foliage & Category C tree group is to be removed (shown dashed)

Approx. line of existing overhead power cables which are to be diverted

Proposed new gate in event occasional maintenance access to wooded land is required

These existing trees are to be retained

Existing structure on site is to be removed (shown dashed)

SITE A POOL HILL	
SCHEDULE OF ACCOMMODATION	
2B4P NARROW HOUSE	6 200% PARKING
2B4P WIDE (CORNER) HOUSE	1 200% PARKING
3B5P NARROW HOUSE	6 200% PARKING
3B5P WIDE (CORNER) HOUSE	1 200% PARKING
TOTAL	14
CAR PARKING SPACES	28