

LEGEND:

- PROPOSED SURFACE WATER DRAINAGE
- PROPOSED FOUL SEWER
- EXISTING WATER MAIN
- NEW WATERMAIN WITH PROPOSED SLUICE VALVES, ISOLATION VALVES, FIRE HYDRANTS AND BOUNDARY BOXES

PROPOSED SURFACE WATER DRAINAGE AS GRANTED
UNDER PLANNING APPLICATION REF. ABP-305857-19

PROPOSED FOUL SEWER DRAINAGE AS GRANTED
UNDER PLANNING APPLICATION REF. ABP-305857-19

EXISTING SURFACE WATER DRAINAGE
AT ST EDMUNDS STATE

EXISTING FOUL SEWER DRAINAGE

HYDRANT
WM SV IV
BB

01 **PROPOSED DRAINAGE AND WATERMAINS LAYOUT**
S03 **SCALE 1:250 @ A1, 1:500 @ A3**

02 **s02b** **PROPOSED LANDSCAPE PLAN**
SCALE 1:300 @ A1, 1:600 @ A3

Gate Access to Back Gardens

Solid Tongue & Grooved Scandinavian Spruce Gate Tanalith E Pressure Treated

Front of Gate

Back of Gate

75 x 50mm Frame

100 x 100mm Upright Post, 2.1M Length

115 x 22mm Tongue & Grooved Boards

Ground Level

1220

100

100 1000

1500

2100

700

3000

Entrance Piller

Select Entran



BOUNDARY TREATMENTS

SCALE N.T.A.

LEGEND

SOFT LANDSCAPE

Proposed Tree Planting

Street Trees / Open Space 14-16cm

T1 - Quercus robur 'Fastigiata'

T2 - Betula pendula

G1 Amenity Grass

300mm min. Topsoil depth

G2 Amenity Grass - Rear Gardens

300mm topsoil depth

H1 - Evergreen Hedgerow (450mm topsoil depth / 100cm c/g ht.)

Species Name

Specification

Pittosporum tobira

c/g 3L 60-90cm ht.

5

H2 - Native Hedgerow (450mm topsoil depth / 100cm double c/g ht.)

Species Name

Craetagus monogyna, Prunus spinosa, Ilex aquifolium, Rosa

Lonicera periclymenum 'Graham Thomas'

S1 - Shrub Planting: Residential Edging Buffer - xxx sq.m.

450mm topsoil depth

Species Name

Specification

Agapanthus 'Blue Umbrella'

c/g 2L 30-40cm ht.

Armeria maritima 'Splendens'

c/g 2L 30-40cm ht.

Bergenia cordifolia

c/g 2L 30-40cm ht.

Lavandula angustifolia 'Vera'

c/g 2L 30-40cm ht.

Perovskia 'Blue Spire'

c/g 2L 30-40cm ht.

Schizostylis coccinea 'Sunrise'

c/g 2L 30-40cm ht.

S2 - Shrub Planting

450mm topsoil depth

Code Species Name

Specification

Agapanthus africanus

c/g 2L 30-40cm ht.

Allium ursinum

c/g P9 20-30cm ht.

^Eryngium 'Bowles' Mauve'

c/g 2L 30-40cm ht.

Libertia grandiflora

c/g 3L 30-40cm ht.

Kniphofia 'Royal Standard'

c/g 2L 30-40cm ht.

Tulbaghia violacea

c/g 2L 30-40cm ht.

HARD LANDSCAPE

Concrete Footpath (to Engineer's Specification)

In-situ concrete. Brushed with trowel edge finish

Main Roadway (to Engineer's Specification)

Tarmacadam

Feature Paving (to Engineer's Specification)

Permeable Paving Dim. 200x100x80mm. Colour tbd, with 200mm wide charcoal soldier course border

Roadside Parking - Permeable Surface

Tobermore Hydropave Pedestel Pavers. Colour: Natural, or similar approved

BOUNDARY TREATMENT

Gate Access to Back Gardens (1.5m high)

Solid Tongue and Groove Scandinavian Spruce Gate or similar approved

Residential Boundary Wall (2m high)

Fair-faced Block Wall with Conc. capping, or similar approved

Residential Boundary Wall (1.5m high)

Fair-faced Block Wall with Conc. capping, or similar approved

Residential Boundary Wall (0.9m high)

Fair-faced Block Wall with Rendered Finish & Conc. capping, or similar approved

Residential Boundary Wall (1.5m high)

Fair-faced Block Wall with Rendered Finish & Conc. capping, or similar approved (to public)

Residential Boundary Wall (2m high)

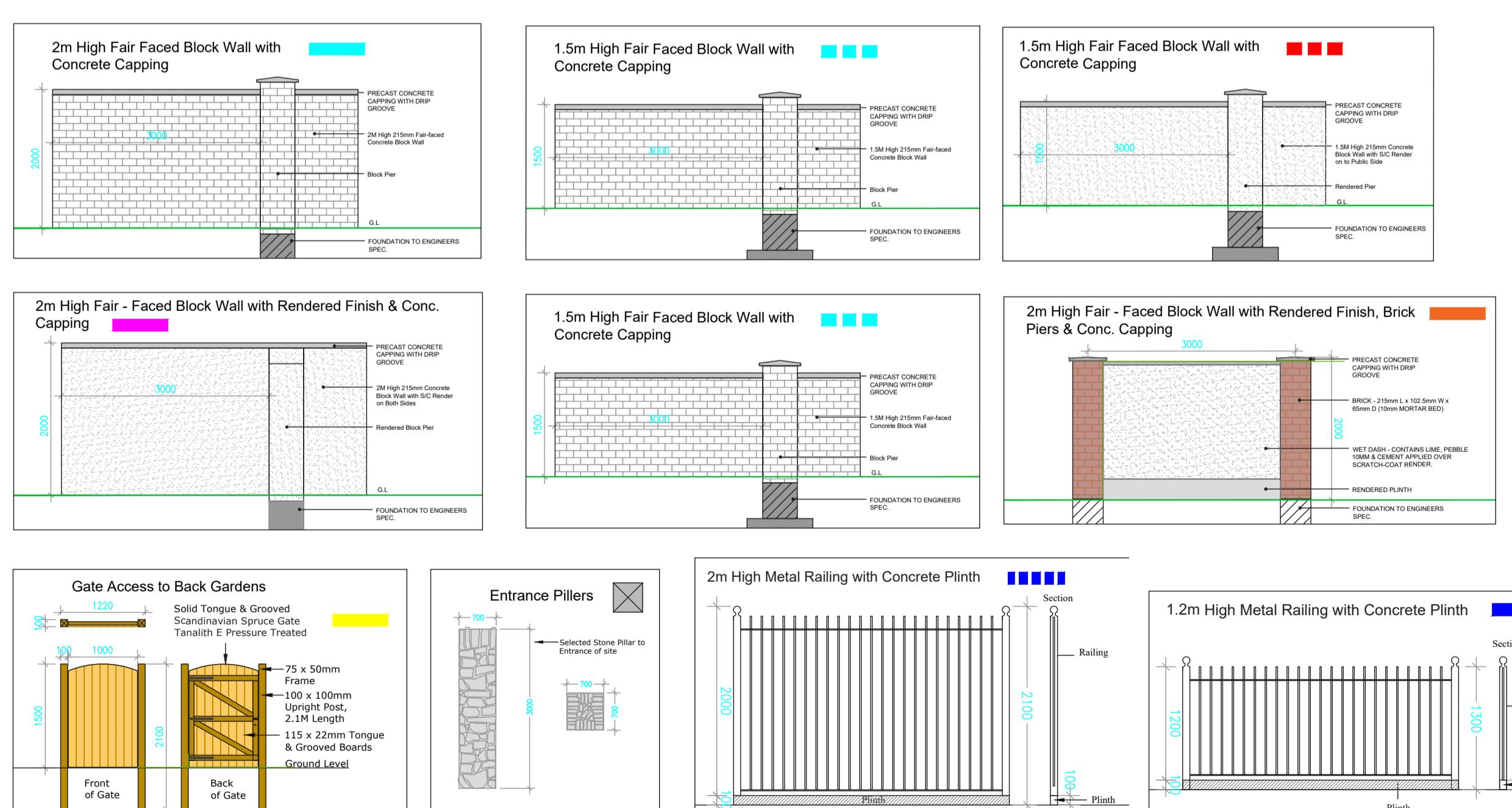
Fair-faced Block Wall with Rendered Finish, Brick Piers & Conc. capping, or similar approved

Metal Railing (1.2m high) with concrete plinth

(Vertical bar, Powder Coated Black) or similar approved.

Metal Railing (2.0m high) with concrete plinth

(Vertical bar, Powder Coated Black) or similar approved.



 SITE BOUNDARY FOR THE PURPOSES OF THIS APPLICATION

GROSS SITE AREA: 0.36 Ha

SCHEDULE OF ACCOMODATION

Detached House Type A (4-Bed)	5 no.
Semi-Detached House Type B (4-Bed)	1 no.
Semi-Detached House Type B1 (3-Bed)	1 no.

TOTAL NO. OF UNITS: 7 no.

PARKING

Car Parking	14 no. spaces (2 no. spaces per unit)
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01
S05
PROPOSED 3D AERIAL VIEW LOOKING NORTH WEST
NOT TO SCALE



02
S05
PROPOSED 3D AERIAL VIEW LOOKING NORTH EAST
NOT TO SCALE



03
S05
PROPOSED 3D AERIAL VIEW LOOKING SOUTH EAST
1:200 @A1, 1:400 @ A3



04
S05
PROPOSED 3D AERIAL VIEW LOOKING SOUTH WEST
NOT TO SCALE

— SITE BOUNDARY FOR THE PURPOSES OF THIS APPLICATION

GROSS SITE AREA: 0.36 Ha

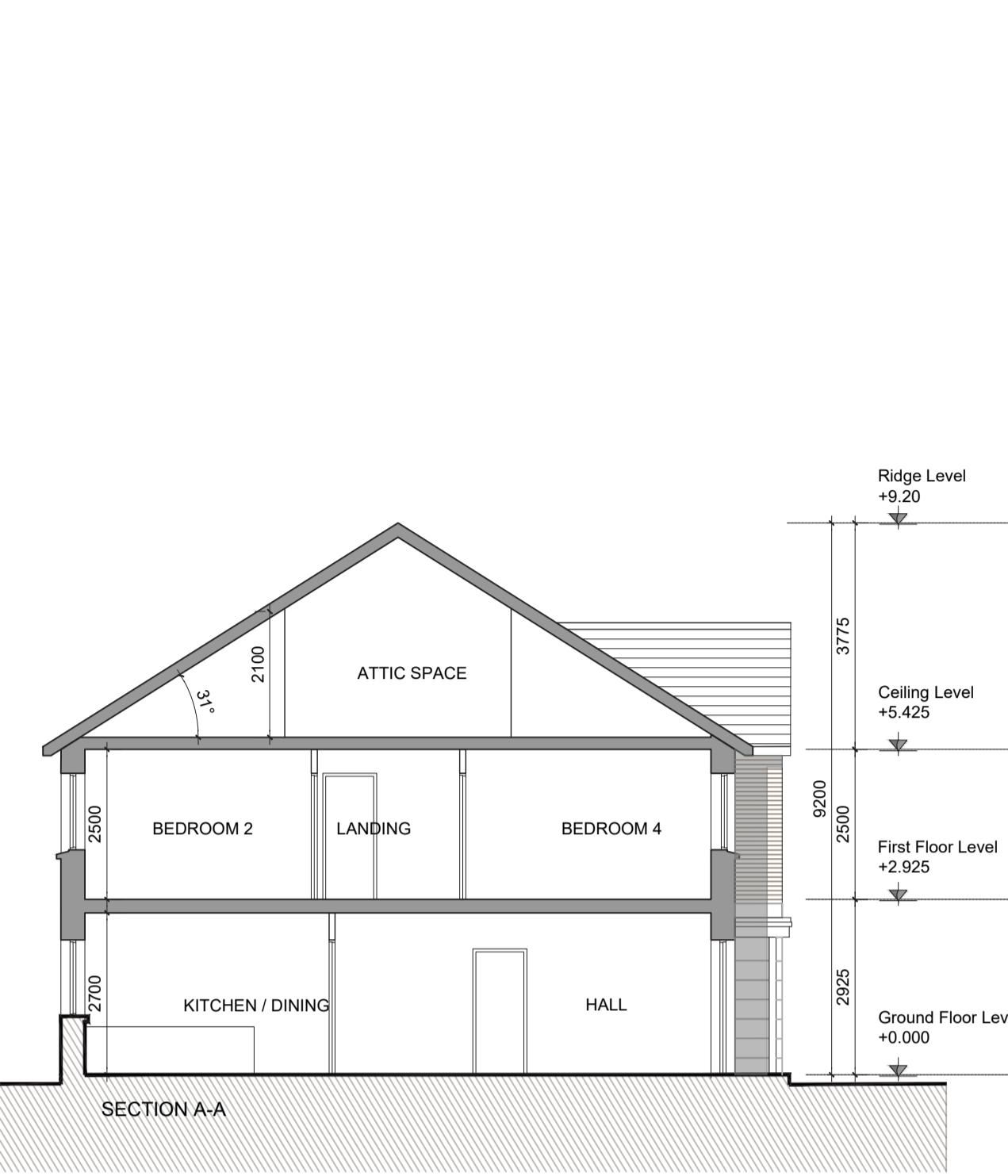
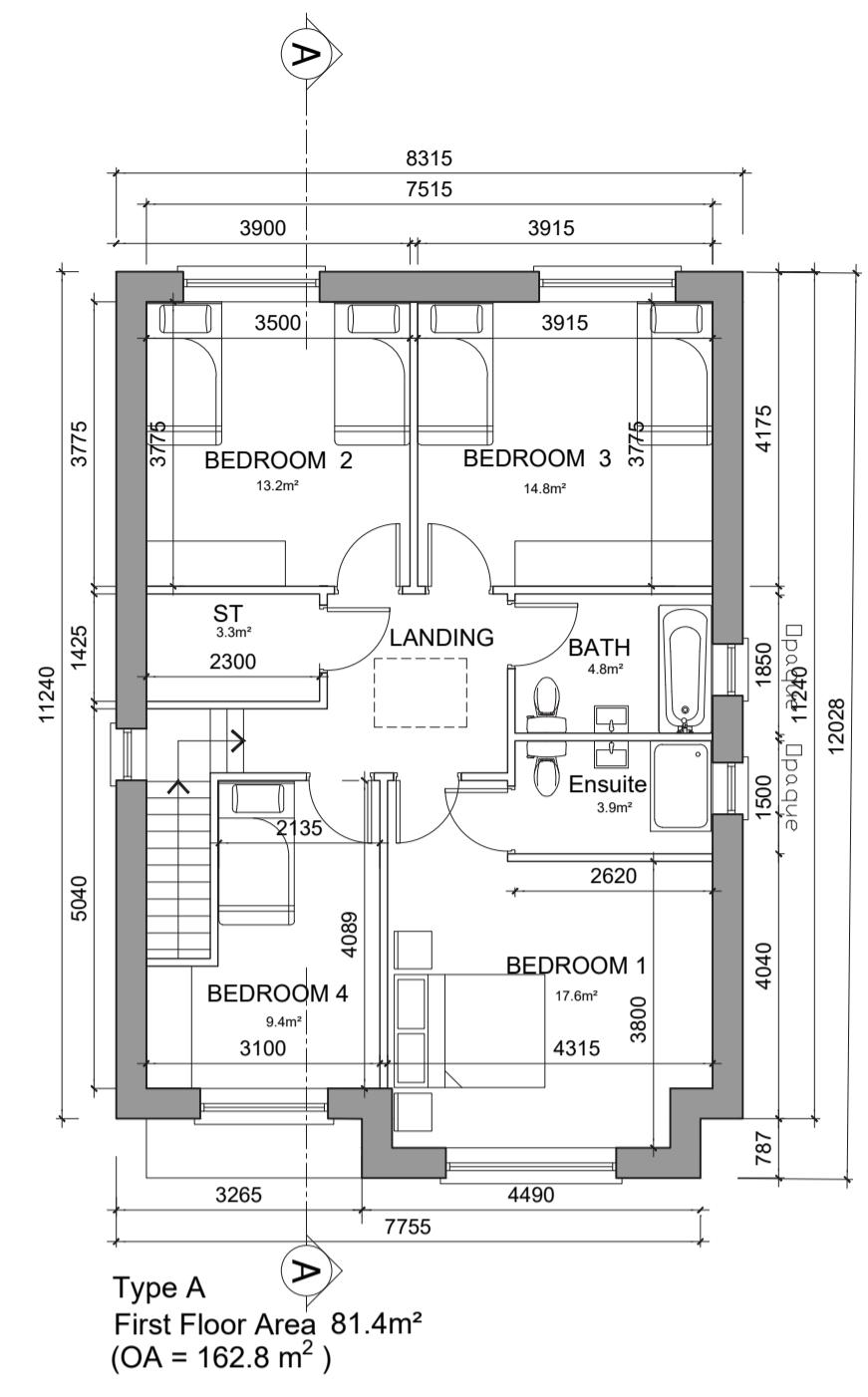
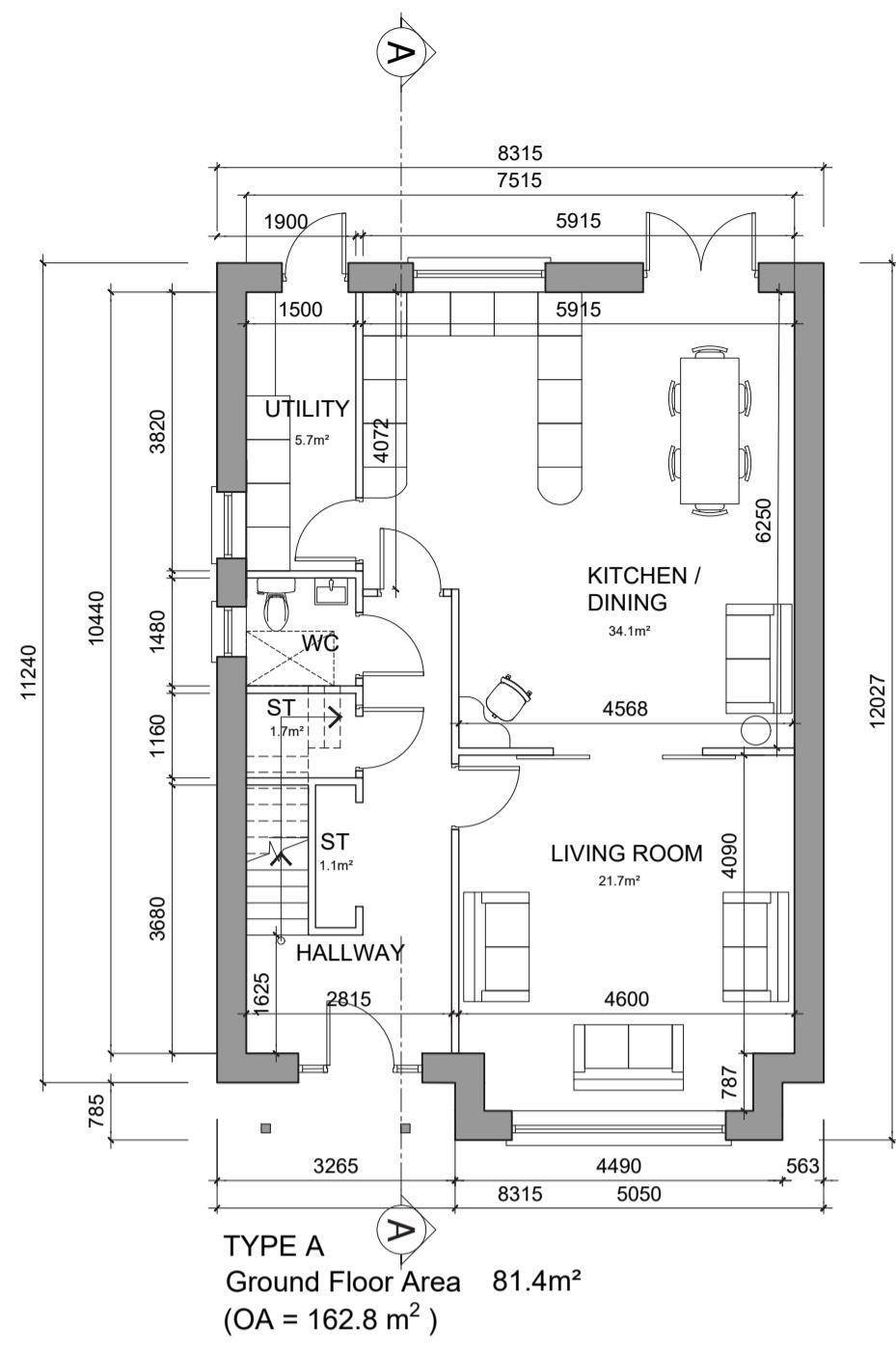
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TOTAL NO. OF UNITS: 7 no.	

PARKING

Car Parking 14 no. spaces
(2 no. spaces per unit)





REFER TO ARCHITECT'S SITE PLAN DRAWING FOR NORTH ORIENTATION.

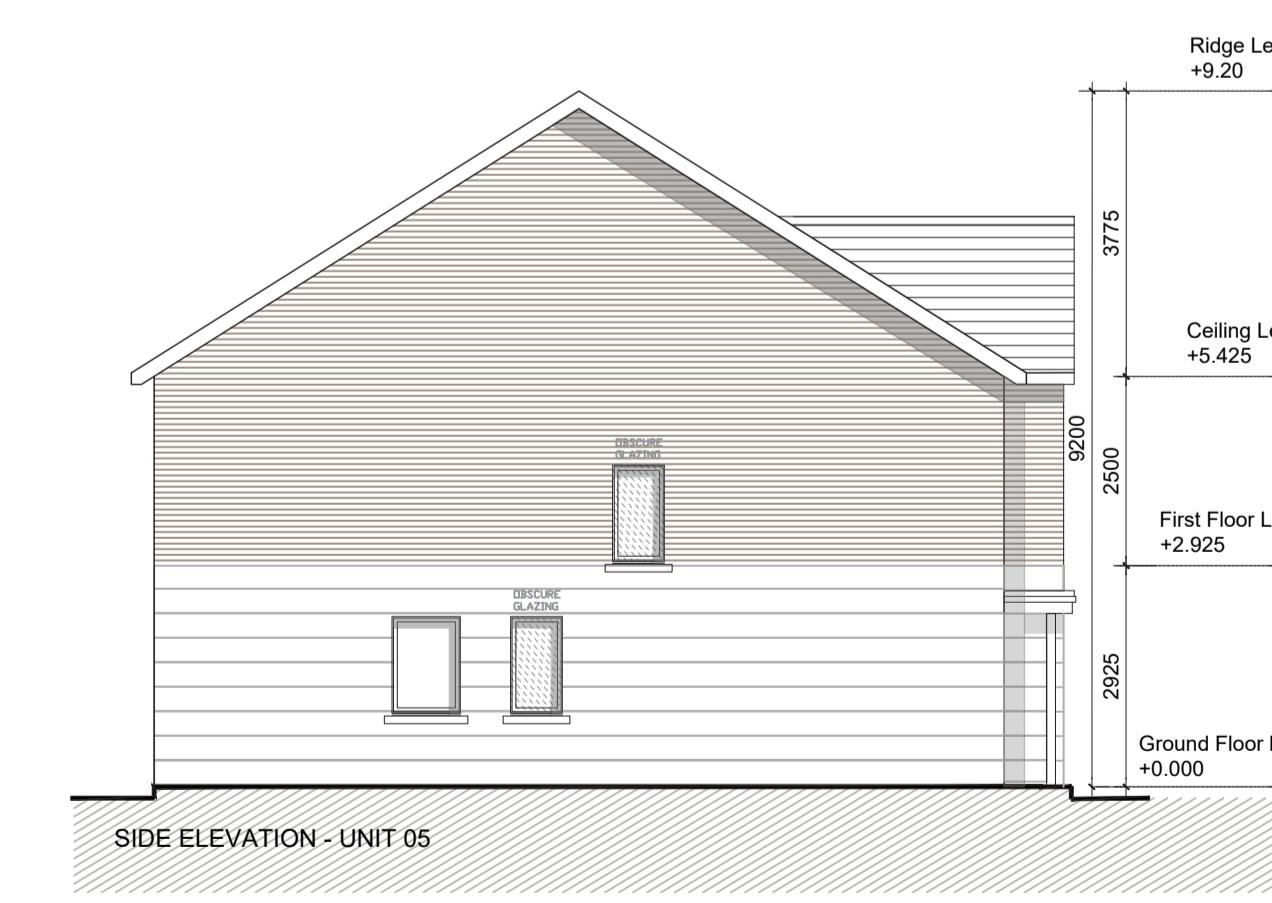
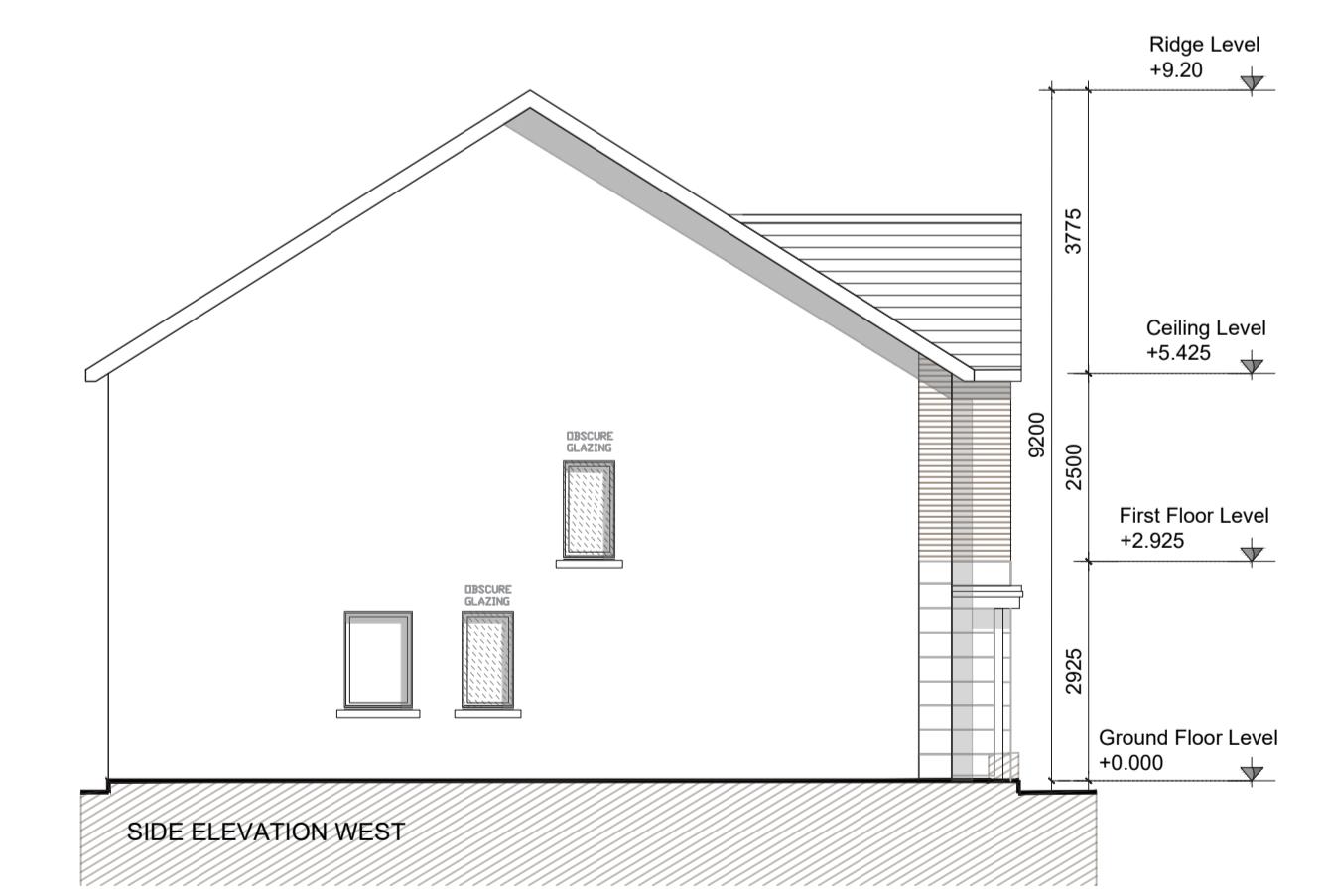
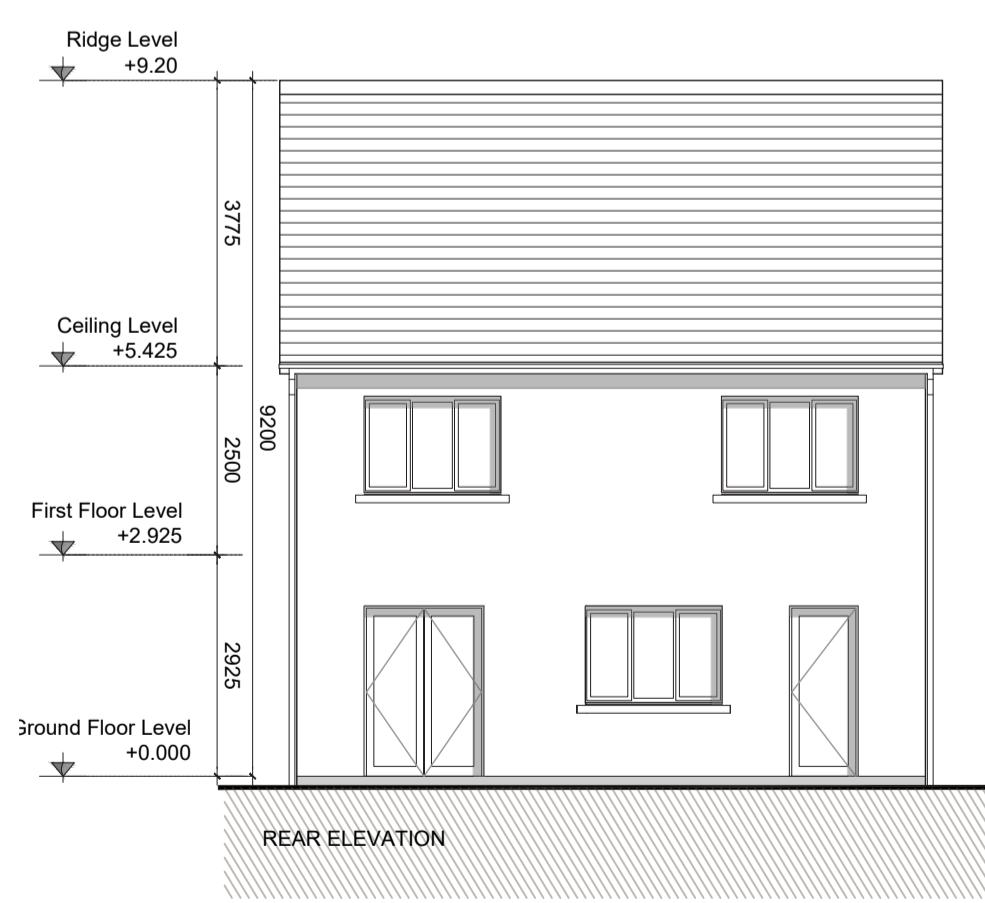
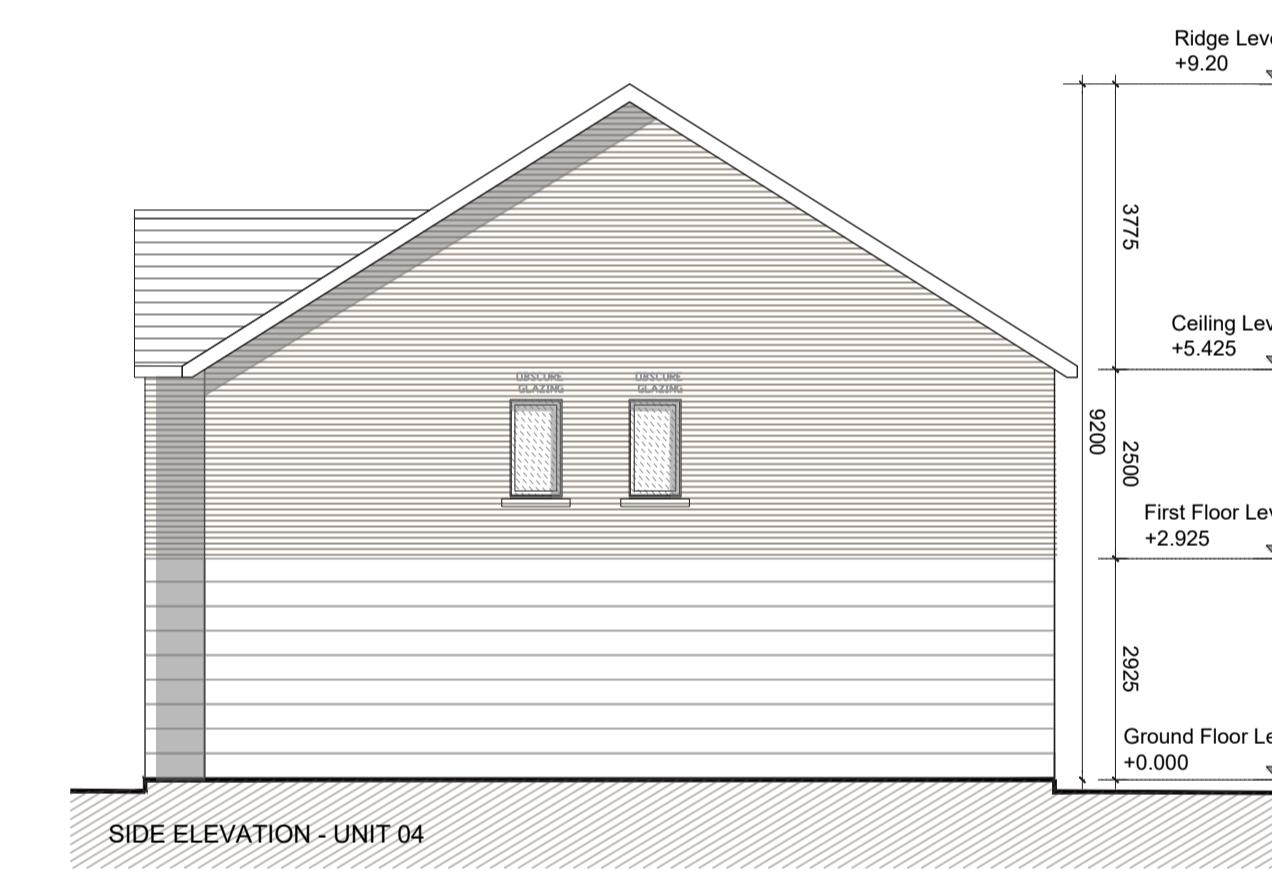
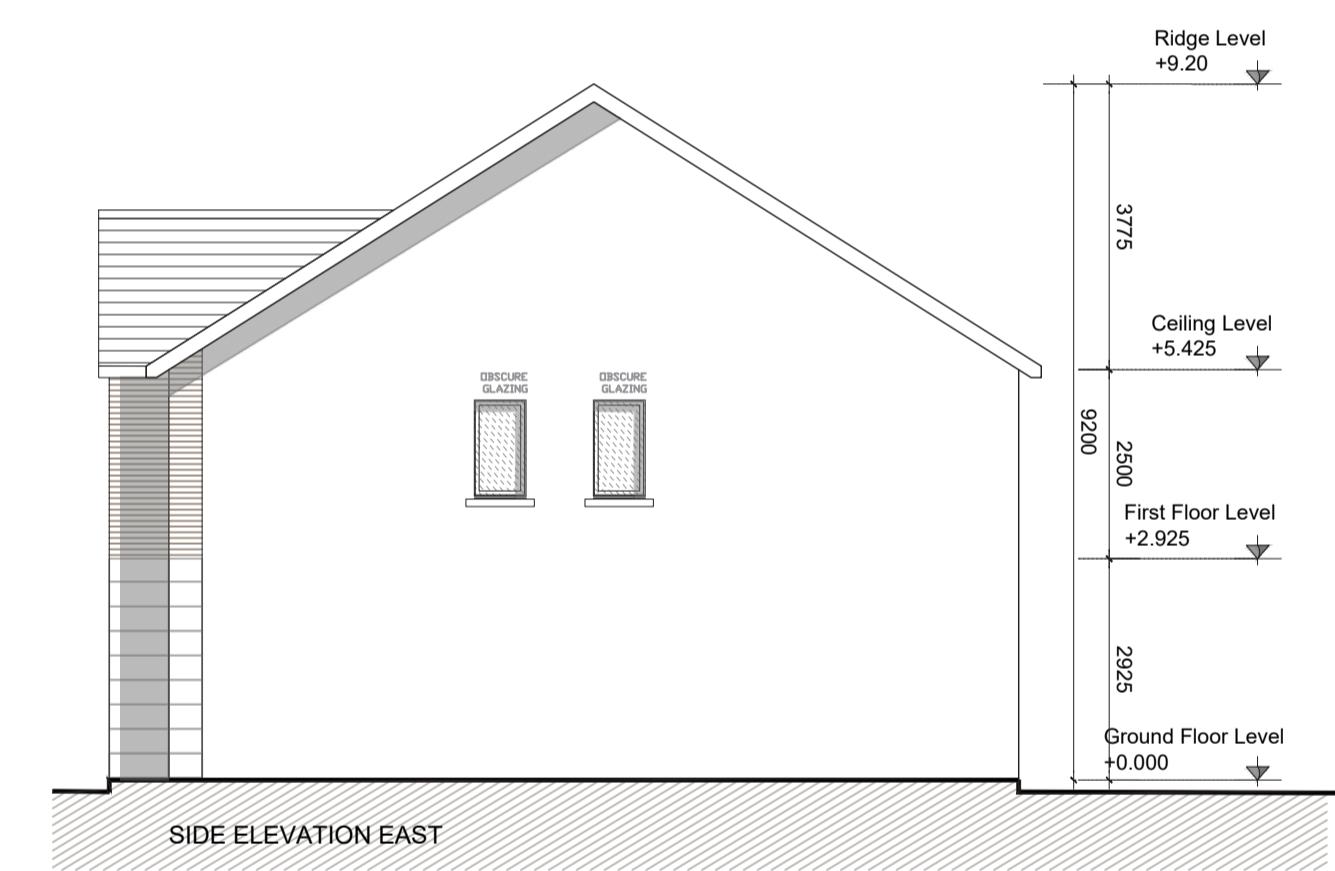
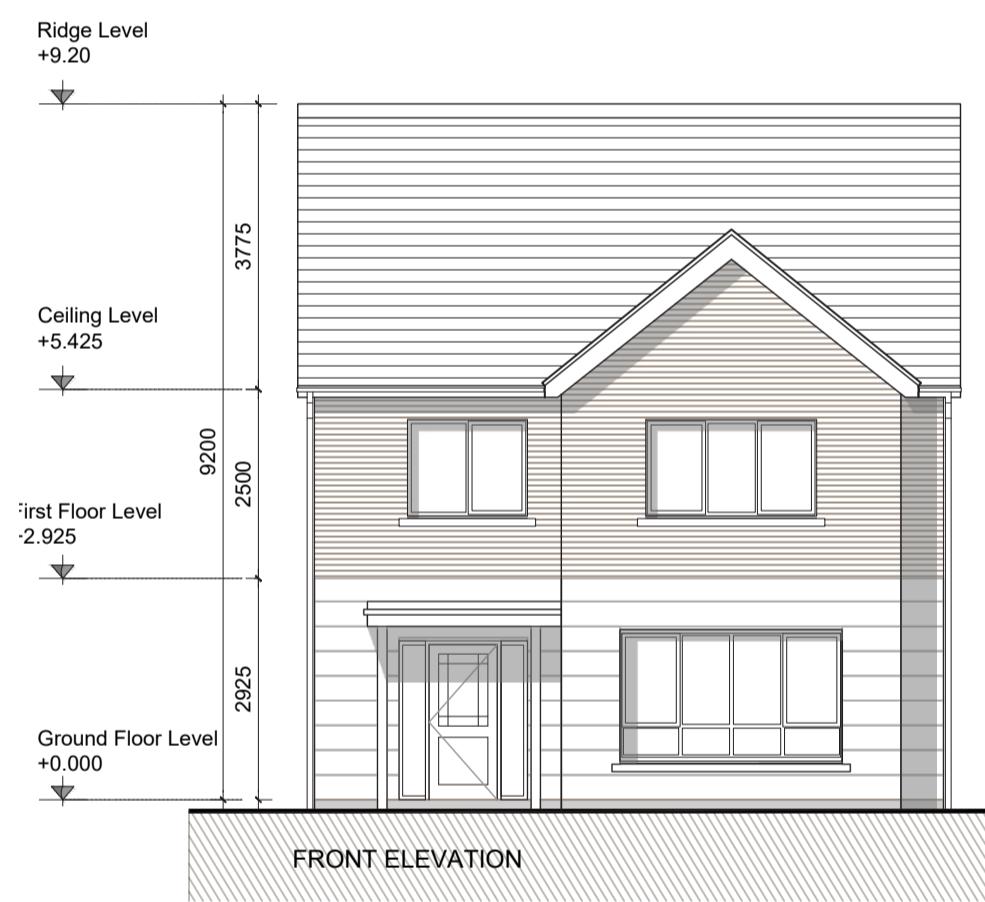
LEVELS GIVEN ON HOUSE TYPE DRAWINGS ARE GIVEN TO A LOCAL ABSOLUTE ZERO LEVEL. FOR SPECIFIC LEVELS DEPENDING ON INDIVIDUAL UNIT LOCATION, REFER TO ARCHITECT'S CONTEXT SECTIONS AND ENGINEER'S DRAWINGS WHERE LEVELS ARE ALL GIVEN IN RELATION TO LAND SURVEYOR'S BENCHMARK BASED ON MALIN HEAD DATUM LEVEL.

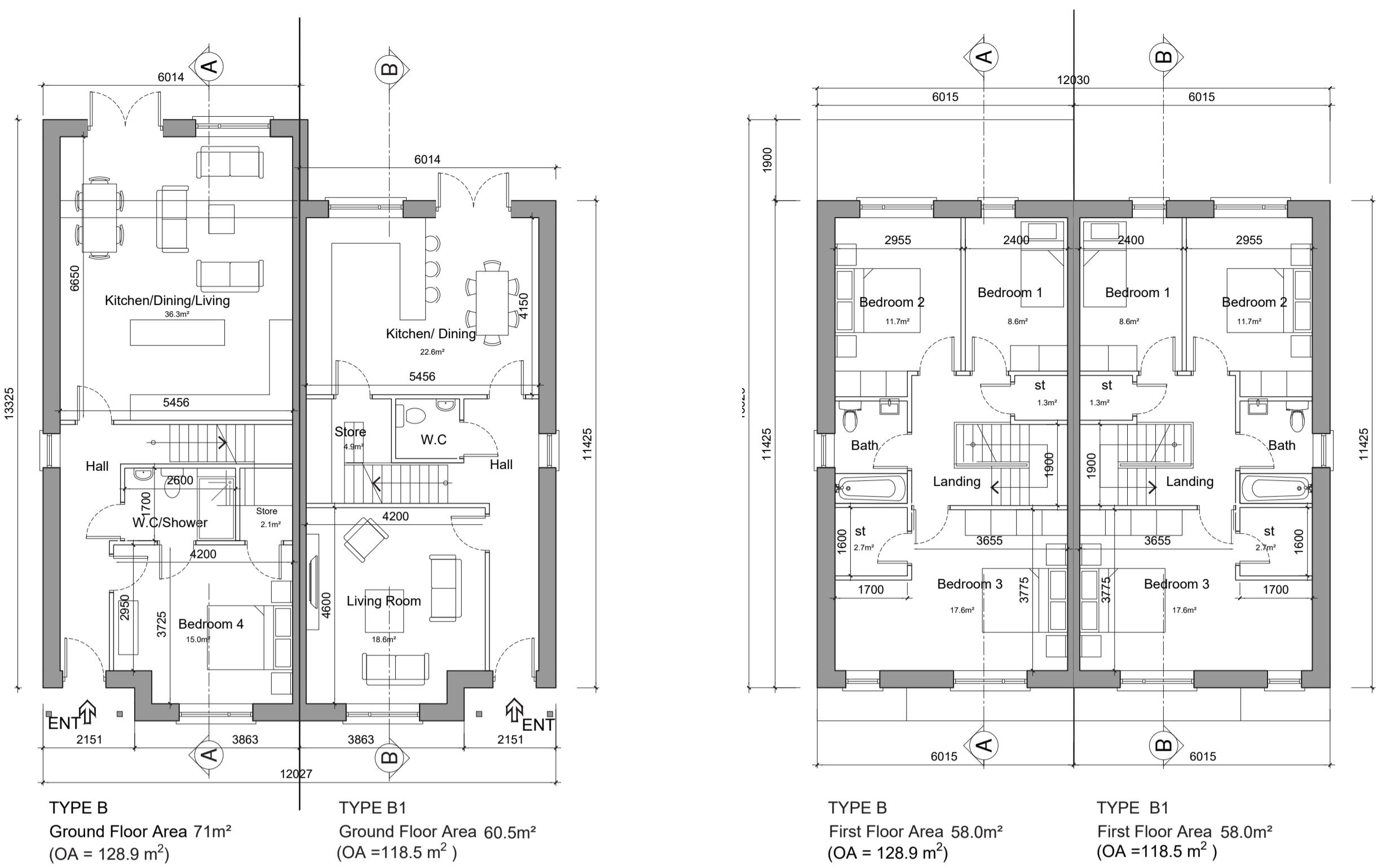
NOTES ON FINISHES:

ROOF : TO BE FINISHED IN SLATE OR CONCRETE ROOF TILES IN SELECTED COLOUR OR SIMILAR APPROVED.

JOINERY : ALL WINDOWS AND DOORS, FRAMES AND LEAVES, TO BE ALUMINIUM POWDER-COATED TO APPROVED COLOUR OR uPVC. OBSCURE GLAZING WHERE INDICATED TO SENSITIVE WINDOWS (BATHROOM, ENSUITE AND LANDING WINDOWS).

RAINWATER GOODS : GUTTERS, DOWNPPIPES, AND FIXINGS TO BE uPVC OR
ALUMINIUM POWDER COATED TO SELECTED COLOUR
TO MATCH ROOF SLATES





REFER TO ARCHITECT'S SITE PLAN DRAWING FOR NORTH ORIENTATION.
LEVELS GIVEN ON HOUSE TYPE DRAWINGS ARE GIVEN TO A LOCAL ABSOLUTE ZERO LEVEL, FOR SPECIFIC LEVELS DEPENDING ON INDIVIDUAL UNIT LOCATION, REFER TO ARCHITECT'S SITE PLAN DRAWINGS WHERE LEVELS ARE ALL GIVEN IN RELATION TO LAND SURVEYOR'S BENCHMARK BASED ON MALIN HEAD DATUM LEVEL.

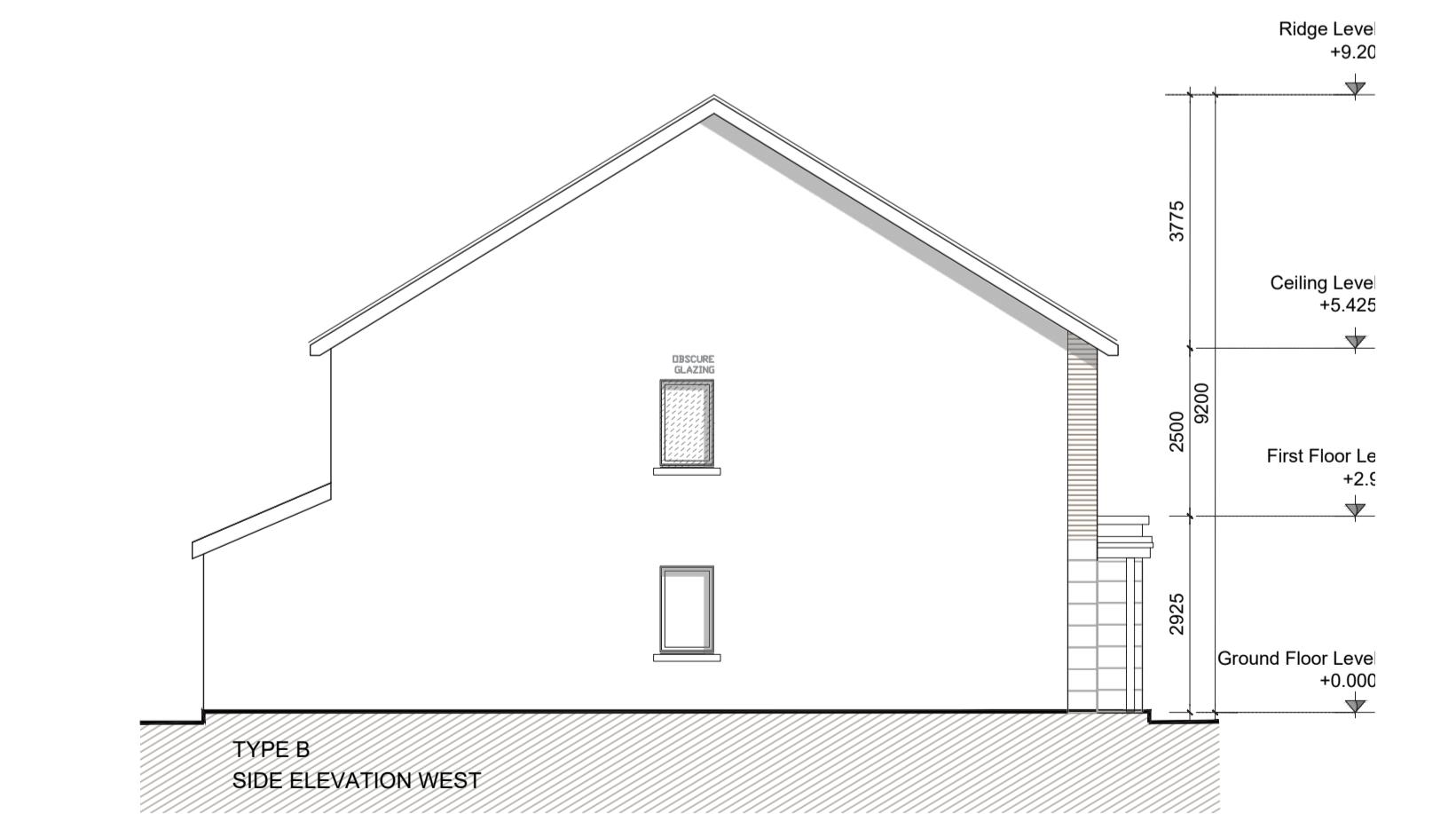
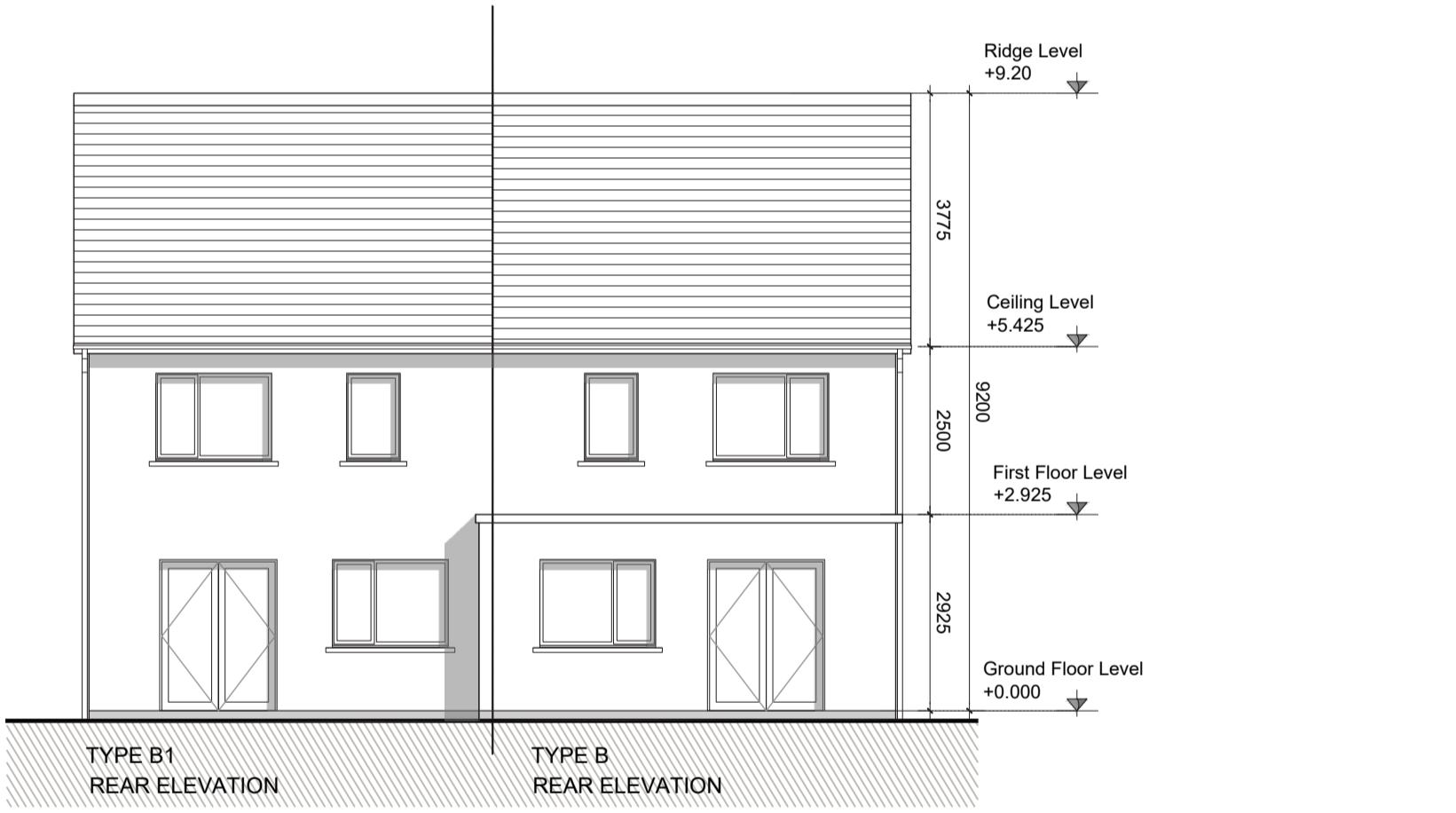
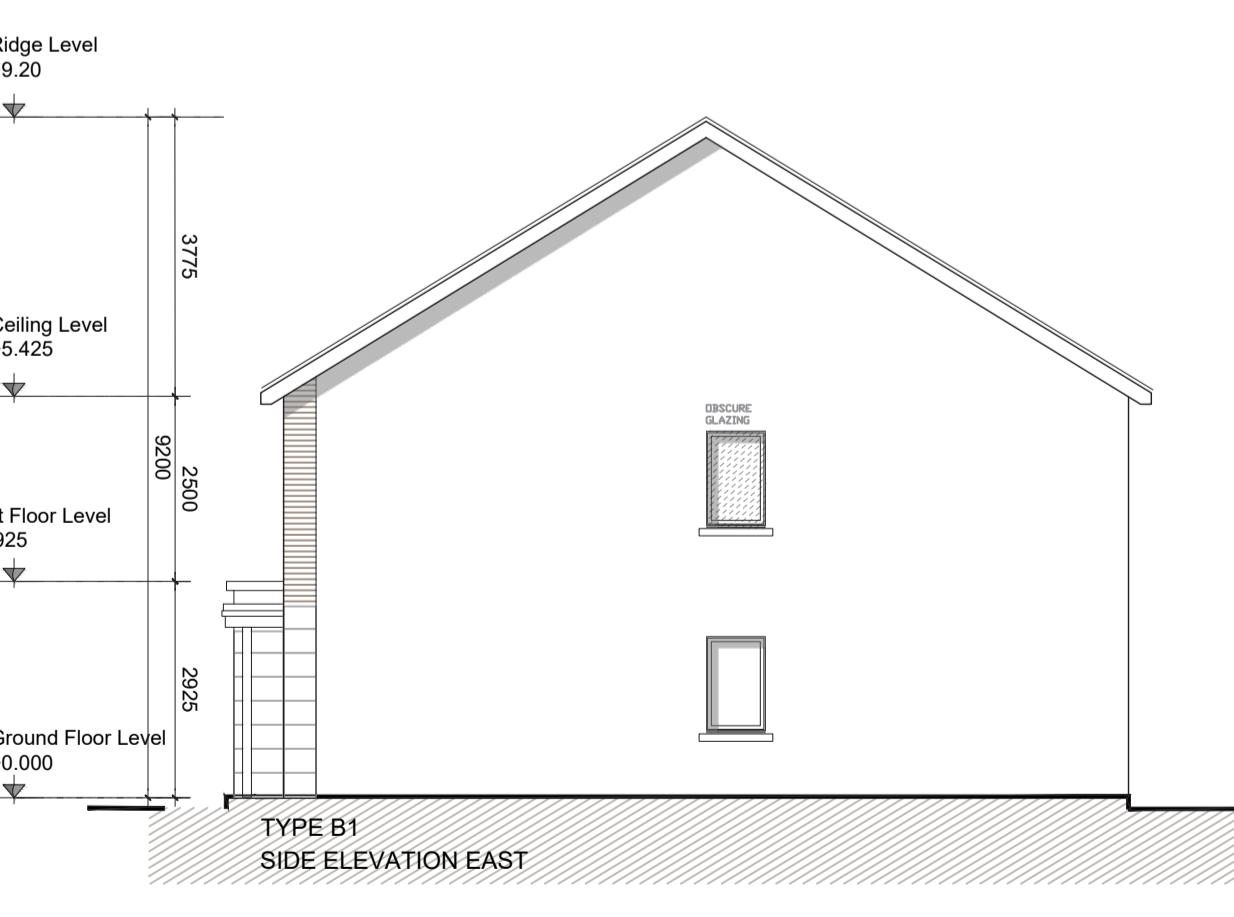
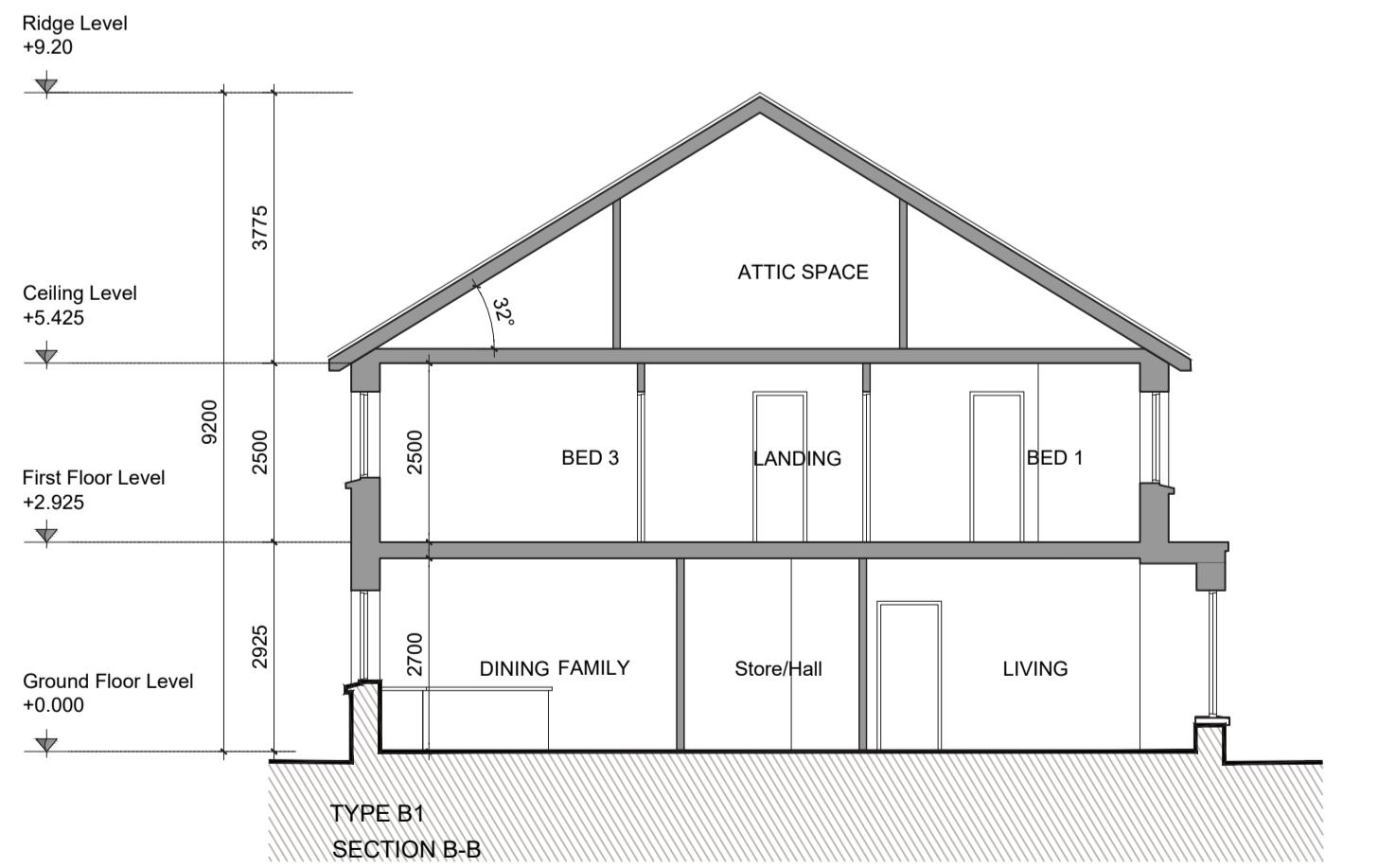
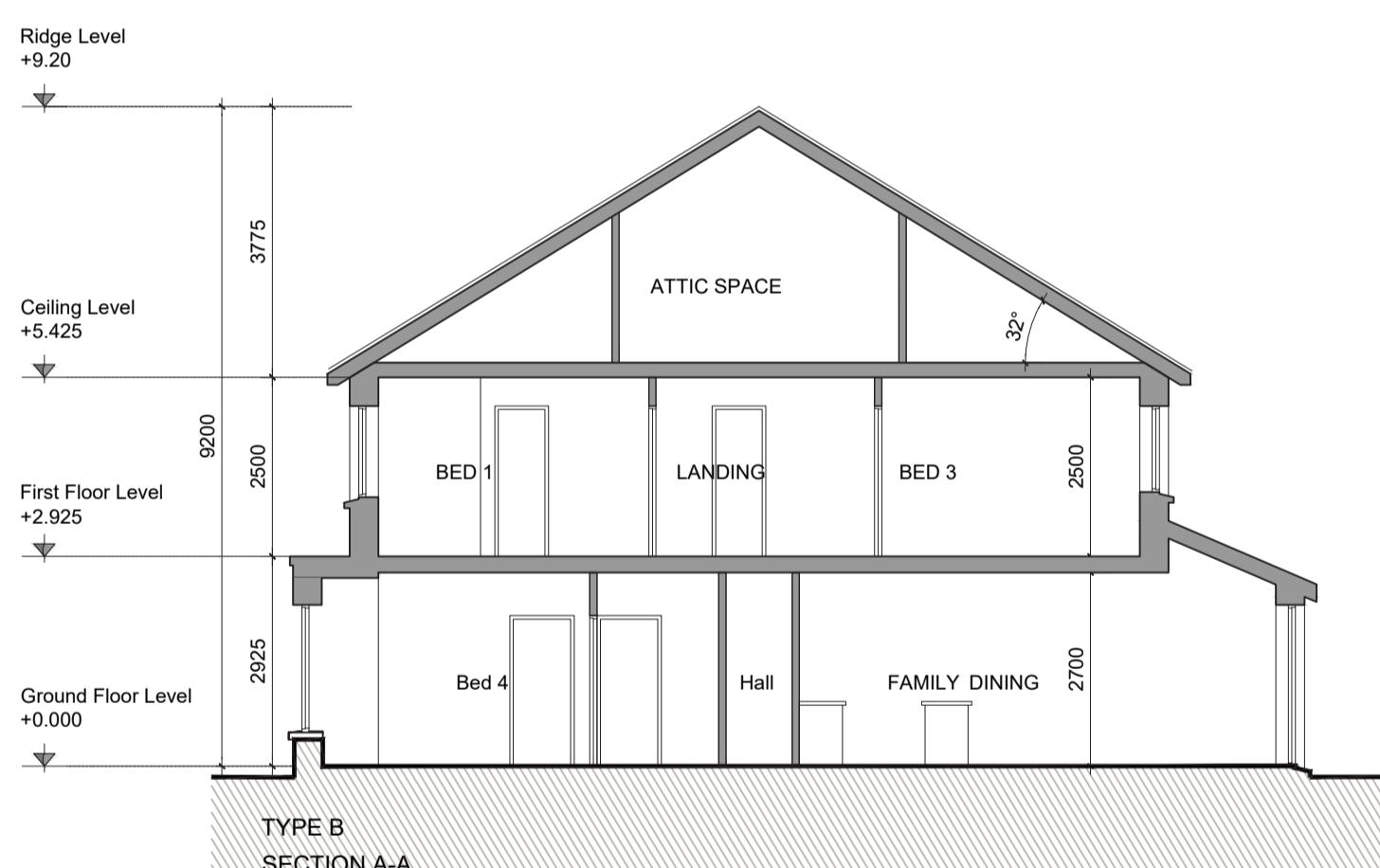
NOTES ON FINISHES:

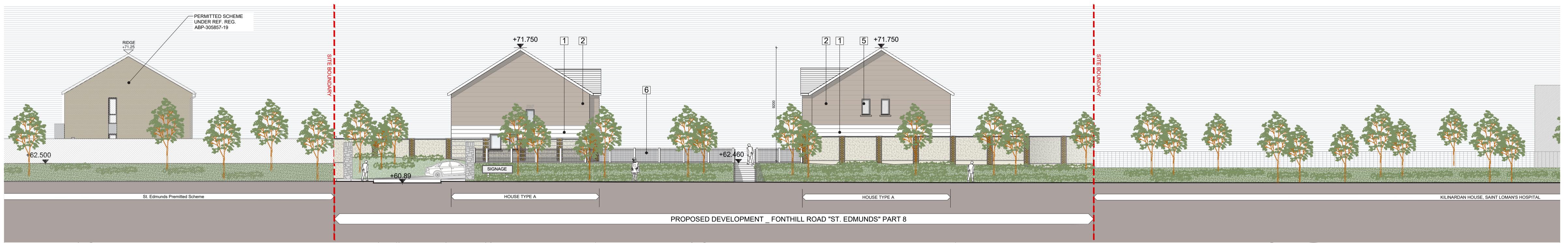
ROOF : TO BE FINISHED IN SLATE OR CONCRETE ROOF TILES IN SELECTED COLOUR OR SIMILAR APPROVED.

WALLS : SELECTED BRICKWORK WHERE INDICATED PAINTED SAND / CEMENT RENDER OR SELF COLOURED RENDER WHERE INDICATED. RELIEF DETAILED RENDER WHERE INDICATED.

JOINERY : ALL WINDOWS AND DOORS, FRAMES AND LEAVES, TO BE ALUMINIUM POWDER-COATED TO APPROVED COLOUR, OR UPVC, OBSCURE GLAZING WHERE INDICATED OR SENSITIVE WINDOWS (BATHROOM, ENSUITE AND LANDING WINDOWS).

RAINWATER GOODS : GUTTERS, DOWNPIPES, AND FIXINGS TO BE UPVC OR ALUMINIUM POWDER COATED TO SELECTED COLOUR TO MATCH ROOF SLATES

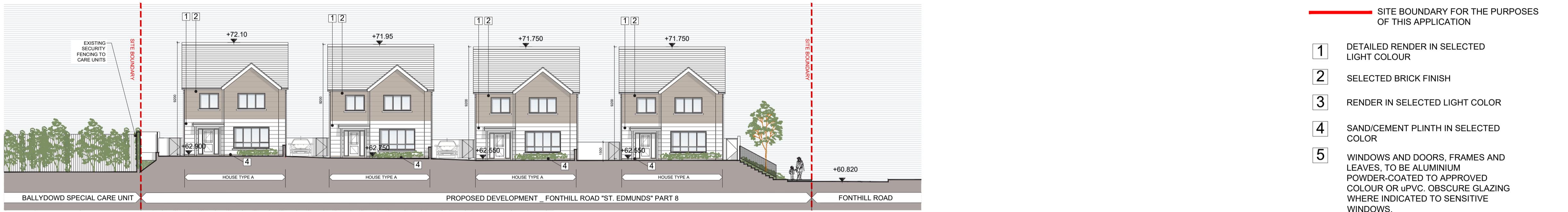




01 PROPOSED CONTEXT ELEVATION A-A

S09 1:200 @A1 , 1:400 @ A3

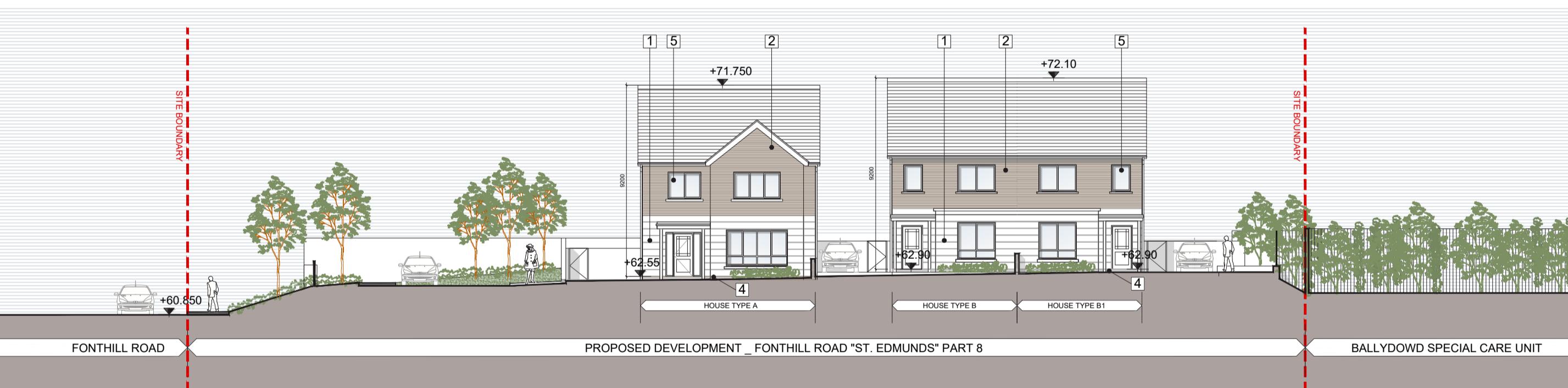
11200 5th St., Suite 200



02 PROPOSED CONTEXT ELEVATION B-B

S09 1:200 @A1 , 1:400 @ A3

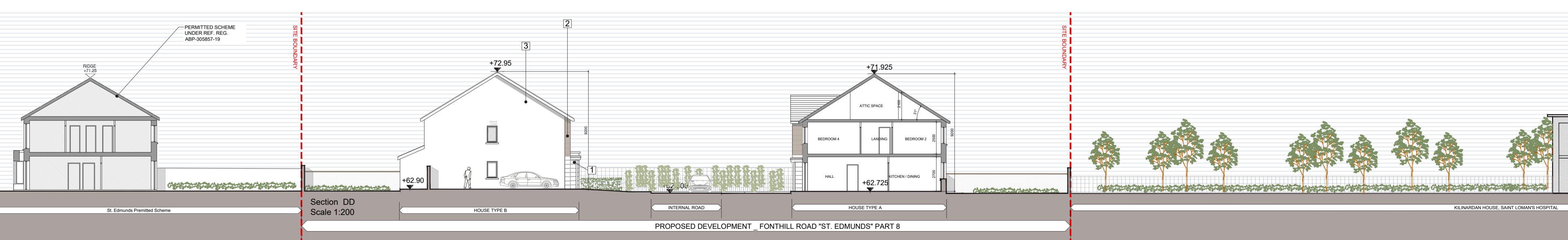
1000 JOURNAL OF CLIMATE



PROPOSED CONTEXT ELEVATION C-C

S09 1:200 @ A1 1:400 @ A3

309 1:200 @ A1, 1:400 @ A3



04 PROPOSED CONTEXT ELEVATION D-D

S09 1:200 @A1, 1:400 @ A3

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01
PROPOSED 3D VIEW 1
NOT TO SCALE



02
PROPOSED 3D VIEW 2
NOT TO SCALE