

PROPOSED PARKING MIX - OVERALL SITE

- 4B Houses - (detached garages) - 3 spaces = 39no spaces
- 4B Houses - (integral garages) - 3 spaces = 30no spaces
- 3B Houses (integral garages)- 2 spaces = 28no spaces
- 3B Houses (no garage)- 2 spaces = 80no spaces
- 2B Houses (no garage)- 2 spaces = 22no spaces

Total spaces = 199no @ average of 2.2 spaces per unit.

Visitor Parking bays - 27no (additional VP parking available at appropriate locations on Bell Street).

Overall Total = 226no

Proposed new main vehicular and pedestrian entrance, following the removal of the Wreight Street entrance - all to approval.

Existing pedestrian island to be re-sited north of new access junction - all in accordance with highways Consultant details, and to approval.

New housing facing out onto Argyle Street with rear parking courtyards.

Existing tree group to be retained.

4.8m wide carriageway with 2m footpath one side and 1m service verge to other side. 1m service verge terminates at plot 96. 2m service verge continues to opposite side, with a 1m service verge across head of road.

New 2m wide footpath taken through existing vegetation (all as requested by Planning Officer). Existing vegetation to be cut back approximately 1m either side of footpath.

Existing boundary wall to be removed and replaced with new close boarded fence.

Dual fronted houses facing open spaces and junctions within the site.

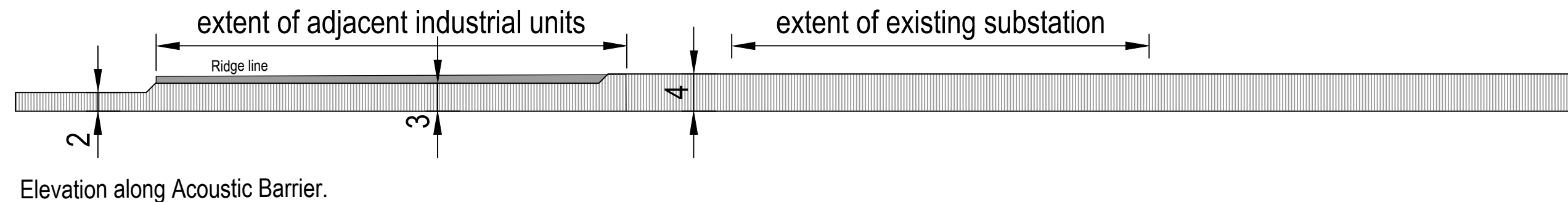
Proposed secondary access taken directly from Bell Street. All to Engineers design and Highways approval.

New housing facing out onto Bell Street with shared access to rear parking courtyards.

Existing hard standing to be re-surfaced in tarmac and landscaped area maintained.

Existing Tree group to embankment along Station Road.

Reserved Matters application area. Apartment blocks identified on outline Application area replaced with 7no two storey dwellings comprising 2no mid terrace 2 bedroom units, 2no end terrace 3 bedroom units, 2no semi-detached 3 bedroom units, and 1no detached 4 bedroom unit.



Proposed 4.8m wide highway with a 1m service verge set 2m off the new fence line, (ola 3m width), to allow for appropriate screen planting.

Rumble strips to provide traffic calming. All to local highways approval.

Position where timber Acoustic Fence reduces to 3m at 45 degree slope.

Raised tables to provide traffic calming. All to local highways approval.

4m high timber Acoustic Fence with an absorptive backing providing a superficial mass of 28kg/m2 - adjacent to the existing substation.

New houses orientated to present their front (formal) facades towards the noise source, providing a barrier to the rear amenity areas. Rear gardens, main bedrooms and living areas have been oriented away from the noise source.

Section where visitor parking is hard against fence to be planted with ivy, all to approval.

Existing tree group retained where possible.

Proposed line of new screen fence to Metro Line boundary.

Proposed new hedgerow/screen planting.

New houses orientated to present their front (formal) facades towards the noise source, providing a barrier to the rear amenity areas.

Proposed new hedgerow/screen planting.

Proposed new screen fence and Armco Barrier to Metro Line boundary.

Existing self seeded scrub beyond boundary.

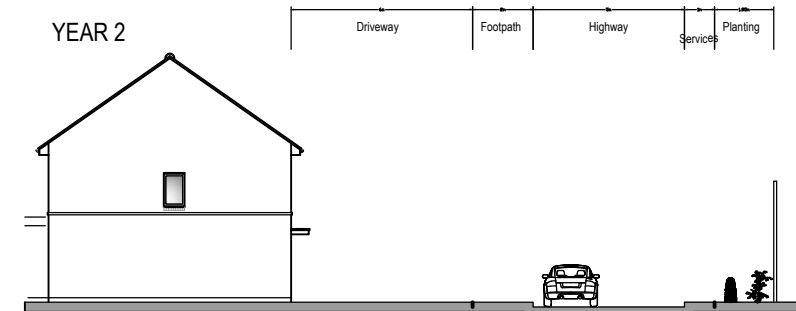
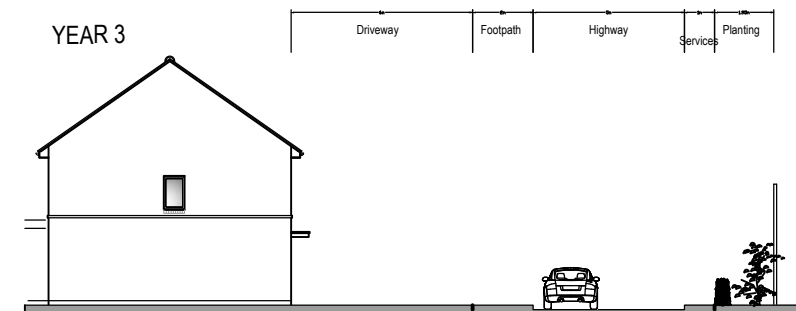
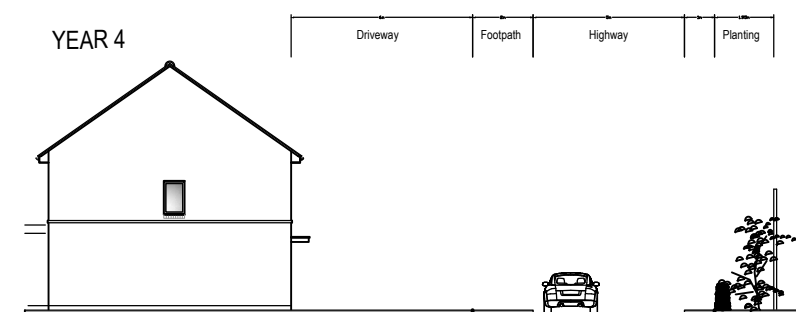
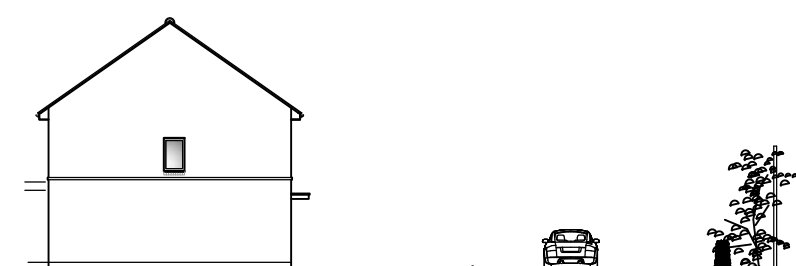
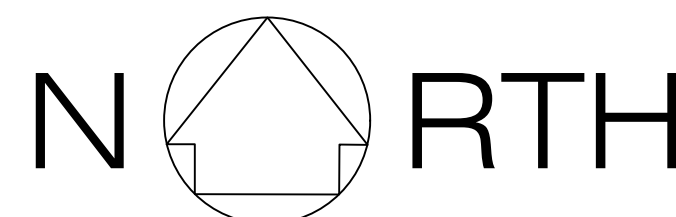
Proposed new hedgerow/screen planting.

PROPOSED MIX

Type H1	2b3p	620sqft	12no
Type H2	3b4p	704sqft	21no
Type H3	3b5p	915sqft	14no
Type H4	4b7p	1100sqft	10no
Type H5	4b7p	1278sqft	13no
Type H8	3b5p	882sqft	19no

Total 89no

Approx area - Gross 2.87Ha (7.1acres)
Nett (excl SuDS, Green Spaces, and Metro boundary Buffer, and single sided frontage) 2.28 Ha (5.6acres)
Density Gross - 31 units/Ha
Density Nett - 39 units/Ha



S	05.10.23	House templates revised to comply with enlarged house footprints.	MWE
R	08.04.21	Modifications made following S278 requirements.	MWE
Q	01.04.21	Hard margins required around VP bays opposite plots 97-100.	MWE
P	18.03.21	Parking for P10a 56-59 to be non-adapted. Road removed and footpath carried through. Raised table moved to junction at plots 52/53. Footpath moved to drive Plot 21/52 reduced to allow for adaptable path around the footpath.	MWE
N	01.03.21	Bin refuse areas along Metro boundary moved back to southern side of adopted highway. Line of new Armco barrier shown.	MWE
M	12.02.21	VP spaces opposite plots 48-49 removed and 50m refuse area along Metro boundary moved to northern side of adopted highway.	MWE
L	03.02.21	New footpath added through vegetation from plots 97-100 through to Copart Street - all as requested by Planning Officer.	MWE
K	19.01.21	Parking numbers clarified. Rear fences to plots 4/8 revised. Indication of existing trees 7, 8 and 9 removed from layout.	MWE
J	14.01.21	Notation regarding screen planting to be revised.	MWE
H	21.12.20	Notation regarding acoustic barrier revised and additional notes shown regarding screen planting to barrier. Barrier elevation and sections added.	MWE
G	04.12.20	VP bays opposite plots 60 and 30/31 clarified. Apartment parking set at two underground spaces per unit and additional visitor bays added to courtyard. Notes revised regarding Bell Street and through Street, and existing pedestrian island.	MWE
F	10.06.20	Plots 30-38 revised. Plots 95-100 rearranged and adopted turning head extended to incorporate visitor bays.	MWE
E	04.06.20	Notation amended and visitor parking within site revised to 36no.	MWE
D	26.05.20	Housing mix revised and numbers reduced to 100no. Layout and schedules adjusted accordingly. Additional notes shown to cover existing tree and new boundaries. Details of topographical area shown between new apartments and Station Road added.	MWE
C	18.05.20	Highways adjusted and widened to 5.5m between plots 40/49/97/3 and to front of plots 20/23.	MWE
B	25.06.20	Plot footpaths added to frontage of plots 74/81. Footpath moved to plot 104/111. Footpath added to rear of plot 104/111. Indicative landscaping shown.	MWE
A	15.02.24	Highways adjusted and widened to 5.5m between plots 40/49/97/3 and to front of plots 20/23. Plot footpaths added to frontage of plots 74/81. Footpath moved to plot 104/111. Footpath added to rear of plot 104/111. Indicative landscaping shown.	MWE
U	25.06.20	Parking Schedule revised.	TSP
T	15.02.24	Schedule revised.	TSP
	18.05.20	Road and landscape hatch added. Notes revised.	TSP
	03.03.20	Plots 1, 2, 20-52, and 65-67 re-arranged to remove heritage parking on Bell Street.	TSP

REV	DATE	DESCRIPTION	BY	CHK
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MWE
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Town Planning Consultants
Planning Supervisors
Project Managers

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Client: **SHLOMO**

Project: **ASHWORTH FRASER HEBBURN**

Description: **PLANNING LAYOUT**

Project Ref:	18035	Dwg No:	P07
Scale:	1:500@A1	Rev:	
Date:	20.02.2020		
Drawn by:	TSP		
Checked by:		Date:	

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