

## Appendix 2 – Indicative Site Layout



|                                                                                                                                                |                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
| <b>Key:</b>                                                                                                                                    |                                                                                                                  |
|                                                               | 1.8m High timber fence with concrete gravel board as required.                                                   |
|                                                               | 1.8m High timber access gate with minimum clear opening width of 850mm.                                          |
|                                                               | Paving - Marshall or similar 600x450x50mm concrete flags to paths of the properties.                             |
|                                                               | Driveways - Tarmacadam surface with pin kerbs.                                                                   |
|                                                               | Existing trees to be retained.                                                                                   |
|                                                               | Existing trees to be removed (CAT B,C,U)                                                                         |
|                                                               | Proposed trees shown indicatively                                                                                |
|                                                               | Proposed landscaped areas.                                                                                       |
|                                                               | Existing vegetation to be removed.                                                                               |
|                                                               | Retaining structure with edge protection where change in level >600mm. Stepped access provided to lower gardens. |
|                                                               | Timber knee rail fence. Birdsmouth profile.                                                                      |
|                                                               | Air source heat exchanger within permeable cage                                                                  |
|                                                               | Existing hard standing to be removed subject to confirmation.                                                    |
|                                                               | Wall mounted Mode 3 EV charging point. 7Kw min output. EO Mini Pro 3 EV charger or similar approved.             |
|                                                               | Post mounted (x2) Mode 3 EV charging points 7Kw min output.                                                      |
|                                                               | Proposed hard standing area for wheelie bins.                                                                    |
|                                                               | 1.8m high galvanised metal railings to electricity substation                                                    |
| 1.                                                                                                                                             | Proposed electricity substation                                                                                  |
| <b>General Notes:</b>                                                                                                                          |                                                                                                                  |
| Layout dependent upon confirmation of legal site boundary, agreement of tree removal with the council, Statutory Services Information.         |                                                                                                                  |
| Drainage strategy subject to further detailed design, subject to Phase I & II Geo-technical Survey and Drainage Assessment.                    |                                                                                                                  |
| Boundary Treatments, Finish floor levels & Retainment structures subject to further detailed design.                                           |                                                                                                                  |
| Aspect distances subject to agreement with local authority approval.                                                                           |                                                                                                                  |
| Levels, batters and retainment shown indicatively, subject to coordinated design with structural engineer and specialist retaining contractor. |                                                                                                                  |
| Location and provision of land drains behind retaining structure and to patio areas subject to drainage engineers design and specification.    |                                                                                                                  |
| Layout based on topographical survey by Greenhatch Group drawing nbr 53013_T_REV0.                                                             |                                                                                                                  |
| Any change in external levels greater than 0.6m to have edge protection. Level access to front and back of houses to be provided.              |                                                                                                                  |
| Existing services and street furniture to be identified by main contractor and capped off/grubbed up/diverted as required.                     |                                                                                                                  |

| House Type |      | Amount               | Sq.ft     | Sq. m              | Total sq. ft  | Total sq. m  |
|------------|------|----------------------|-----------|--------------------|---------------|--------------|
|            | 2B4P | 09                   | 850       | 79                 | 7,650         | 711          |
|            | 3B5P | 09                   | 1,001     | 93                 | 9,009         | 837          |
|            |      | <b>Total houses:</b> | <b>18</b> | <b>Total area:</b> | <b>16,659</b> | <b>1,548</b> |

|                        |            |
|------------------------|------------|
| <b>Gross site area</b> |            |
| Hectares               | 0.46 ha    |
| Acres                  | 1.13 acres |

|                 |       |
|-----------------|-------|
| <b>Density</b>  |       |
| Dwellings/ ha   | 39.13 |
| Dwellings/ acre | 15.92 |

