

Schedule of Accommodation:

2B/3P	2 Bed 3 Person House	@62m ²	08 no.
2B/4P	2 Bed 4 Person House	@72m ²	26 no.
2B/4P*	2 Bed 4 Person House Option	@78m ²	02 no.
3B/5P	3Bed 5 Person House	@82m ²	53 no.
3B/5P*	3 Bed 5 Person House Option	@88m ²	01 no.
4B/6P	4 Bed 6 Person House	@122m ²	02 no.
4B/7P	4 Bed 7 Person House	@144m ²	04 no.

TOTAL: 96 no.

Denotes affordable rent units to be secured through Section 106 Agreement 34 no.

Denotes 7.5m Easement

SITE:

Site Area 2.67 hectares / 6.6 acres
Site Density 36 units per ha / 14.6 units per acre

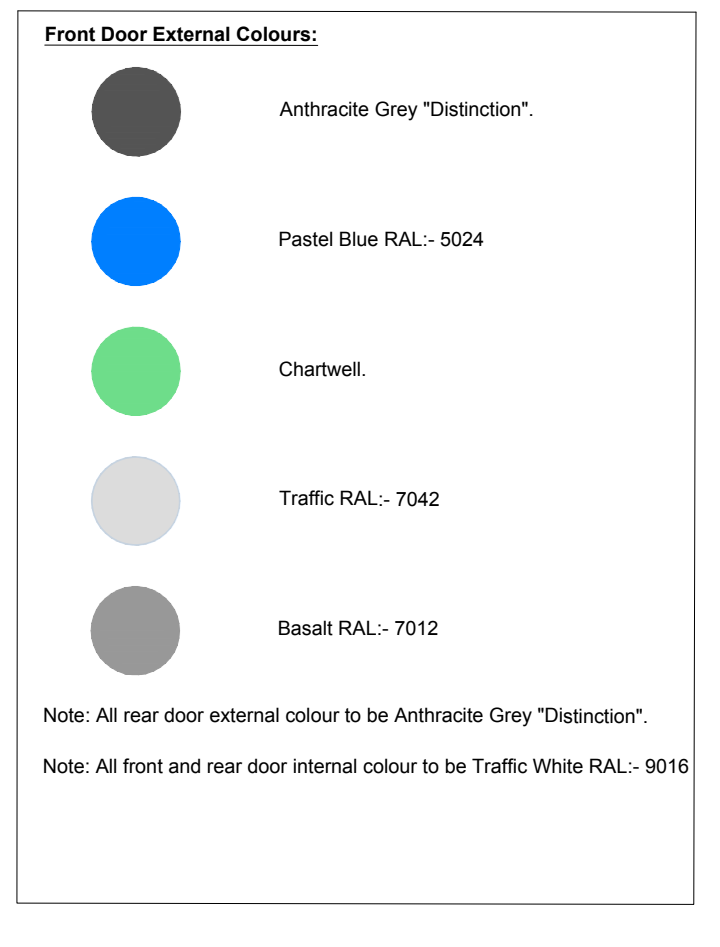
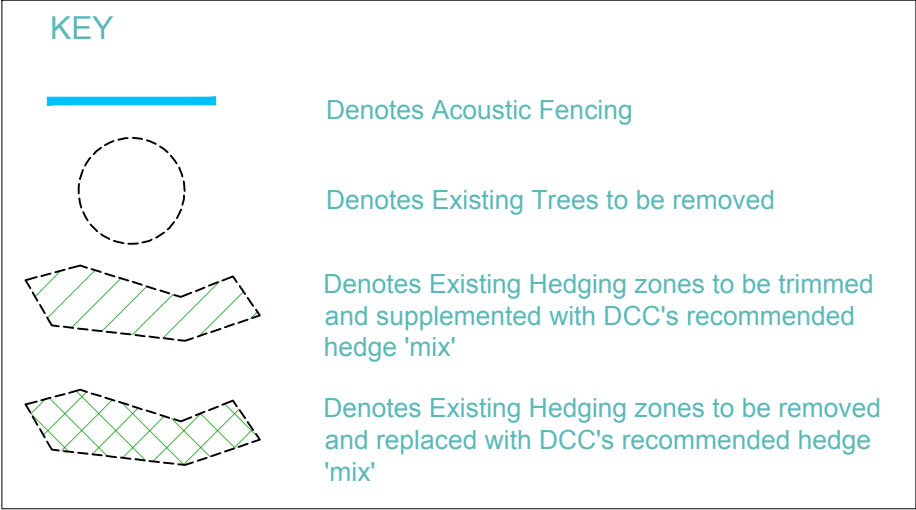
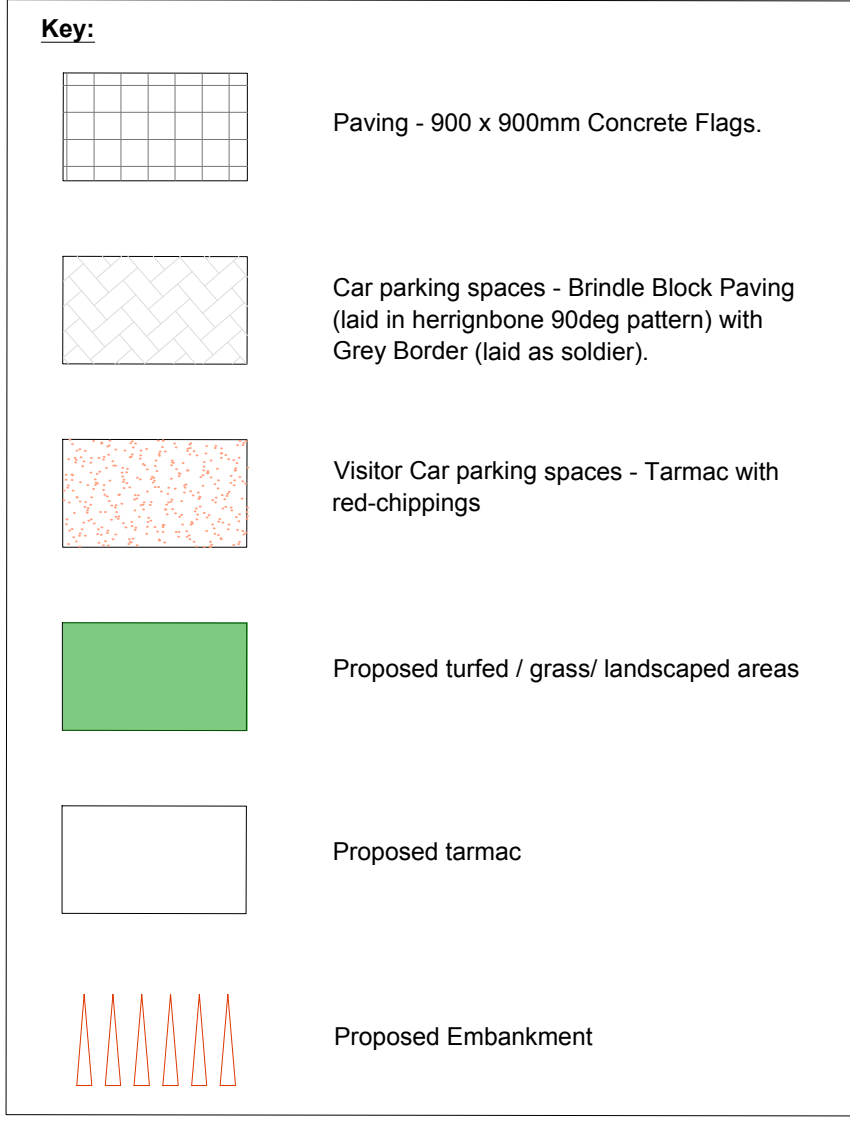
Materials:

BB Bespoke Brick Company "Flores" Buff Brick
LRB Bespoke Brick Company "Montrea" Red Brick
RB Brick Services "Oakthorpe Red Multi Stock" Brick
BB/LRB/RB + R Buff Brick / Light Red Brick / Red Brick + Render
GT / RT Grey Tile / Red Tile
GWF/ GWR Grey Windows Front & Gable / Grey Windows Rear
GWF/ WWR Grey Windows Front & Gable/ White Windows Rear

Note: Feature brick on all plots to:- fan window heads, string course and psuedo quoins and masonry boundary dwarf wall/piers and retaining walls to be Bespoke Brick Company "Tornado" red brick.

Notes:

Layout dependant upon, topographical survey, confirmation of legal site boundary, Arboricultural survey, Ecological Survey, Statutory Services Information & subject to Highway approval. Drainage strategy subject to resolution of foul & surface water systems & design, subject to Phases I & II Geo-technical Survey and Drainage Assessment and local authority approval.



Acanthus Darbyshire Architects

The general contractor is responsible for the verification all dimensions on site and the architect is to be informed of any discrepancy.

The status of information contained in a computer copy of this drawing shall be limited to that conveyed by the paper copy.

Revisions:		
Rev A	Date 24.05.2019.	PDG/Chk
Access to existing garage block revised.		
Rev B	Date 30.05.2019.	PDG/Chk
Boundary of additional land to garage units indicated.		
Rev C	Date 05.08.2019.	OK/PGD
Layout amended as per client instruction.		
Rev D	Date 30.08.2019.	PG/PGD
Layout amended as per client instructions to plots 16, 17 & 28. Visitor parking provision revised to suit new Durham Council parking standards. Highway to plots 77 - 80 updated to adoptable standards.		
Rev E	Date 09.09.2019.	APB/PGD
Amendments in-line with comments from Durham Council Highways re:		
• Road radii		
• Road width at site entrance		
• Number and location of visitor parking bays		
Site layout amended to suit above alterations		
Rev F	Date 21.10.2019.	APB/PGD
Amendments in-line with comments from LPA and uncl Highways re:		
• Entrance Road radii and position		
• Relocation of SUDS/Public Open Space		

Site layout re: house types etc amended to suits above comments

Rev G Date 28.10.2019. APB/PGD
Amendments in-line with comments from Client

Rev H Date 30.10.2019. APB/PGD
Amendments in-line with comments from Client

Rev K Date 04.11.2019. APB/PGD
Amendments in-line with comments from Client

Rev L Date 08.11.2019. APB/PGD
Soft Landscaping Added throughout

Rev M Date 09.12.2019. APB/PGD
Layout amended in-line with comments from Highways.

Rev N Date 10.12.2019. APB/PGD
Layout amended in-line with comments from Client and Highways

Rev O Date 12.12.2019. APB/PGD
Bin stores added.

Parking bays and footpaths to PL66-73 amended

PLs 63&64 re-orientated to suit paving revisions

Rev P Date 27.01.2020. APB/PGD
Entrance revised in-line with comments from DCC Highways

PLs 1 - 6 Footprint amended further to levels advice from engineer. (Advice made the previous 'stepped' design unfeasible)

Bin stores removed (except PLs 67, 68, 71, 72)

Rev Q Date 04.03.2020. APB/PGD
Revisions in response to DCC comments. Including: revising 2B3P Bungalows into 4No. Semi-detached units, house type and parking arrangement changes to North boundary (PLs 49-65), change of orientation of PL 78&79, adjustment of PL 33-44 and 85-96 to allow landscaping addition. Existing & Proposed Boundary hedging introduced. Preliminary embankment design (by engineer) also shown. Revision to turning heads at Pls 45&46 and 31&32 in-line with comments by DCC Highways. PLs 74 & 96 revised to 2B4P standard house type.

Rev R Date 11.03.2020. APB/PGD
PL62&63 are to be 2No. 4B6P Semi-detached houses in-lieu of 3B5P/2B4P Semi-detached.
PL 84&85 to be 3B5P/3B5P in-lieu of a 3B5P/2B4P Semi-detached unit.
SUDs area updated in-line with Engineer's design
New gated access design to existing garages

Rev S Date 12.03.2020. APB/PGD
Existing Trees and Hedges removal denoted.
Mirrored PL 26&27 and 28&29

PL 30&31
PL 41&42 Now 2No. 3B5P units in-lieu of 1No. 3B5P & 1No. 2B4P
PL 84&85 Now 1No. 3B5P & 1No. 2B4P in-lieu of 2No. 3B5P
PL 77&78 and 80&80 Handed Position of PL 75&76 revised to suit adjusted road layout.
All 4B7P and 4B6P House driveways lengthened to 5500mm.
SUDs zone design adjusted in-line with comments from Engineer.

Rev T Date 27.03.2020. APB/PGD
VP bay added to entrance area.

Rev U Date 03.04.2020. PG/PGD
Additional VP bay added to adjacent to Plot 1.

Rev V Date 16.04.2020. APB/PGD
Following comments from DCC Highways:
• VP to east of entrance removed.
• Road serving PLs 30&31 revised to a private drive.

Rev W Date 07.05.2020. APB/PGD
Following comments from DCC Highways:
• New entrances to Existing garages revised.

Rev X Date 26.05.2020. APB/PGD
External surfaces appended
Plot labels amended to house include materials
No. of trees to plots amended to a max of 1 no. per plot.
VP Bays opposite PLs 21-22, 35-36, 51-52, 61-64, 89-90 rationalized.
PLs 32, 53, 82, 83, 86 footprints amended in-line with latest G Plans.

Rev Y Date 17.11.2020. PG/PGD
Plot / brick type amended. External window frame colours indicated.

Rev Z Date 23.01.2021. APB/PGD
Schedule of Accommodation areas of House Type 4B6P and 4B7P units amended.

Rev Za Date 16.03.2021. PG/PGD
Front and rear door colours added.

Rev Zb Date 01.06.2021. PG/PGD
Boundary to plots 6-10 amended.

Rev Zc Date 24.06.2021. PG/PGD
Schedule of accommodation colour reference to 2B4P & 4B7P mirrored.

Rev Zd Date 16.07.2021. PG/PGD
Further plots to be 'rent-to-buy' identified.
Plots 7, 8, 17, 18, 26, 27, 62, 63, 72, 73, 78, 79 brick changed. Plots 66, 67, 72, 73 render incorporated.
Existing groups of trees along western boundary to plots 31-42 removed and replaced with native species hedgerow.

1:500 SCALE BAR
0 5 10 20 30 Metres

Site Layout

Seaside Lane, Easington

Believe Housing / ESH Developments

Hawthorn Cottage, 8 Hawthorn Road, Gosforth, NE3 4DE. TEL: 0191 284 2813. FAX 0191 213 2037 architects@acanthusda.com

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Darbyshire
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Drawing Status			
<input type="checkbox"/> preliminary	<input type="checkbox"/> planning	<input type="checkbox"/> information	<input type="checkbox"/> tender
<input type="checkbox"/> comment	<input checked="" type="checkbox"/> construction	<input type="checkbox"/> approval	<input type="checkbox"/> record/as built
Scale		1:500 @ a1	
Date		Apr.2019	
Drawn/Checked		APB/PGD	
Dwg No		2826.06.22 Zc	