

**NB: All footpaths to be Building Reg. Part M compliant. 900mm wide to bin store & front door & 600mm wide link to patios.**

ALL MATERIALS, LANDSCAPE DETAILS AND BOUNDARY TREATMENTS ARE SUBJECT TO APPROVAL BY THE LOCAL PLANNING AUTHORITY

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  - This drawing must be read in conjunction with the drawing(s) specified.
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**HOUSE TYPE SCHEDULE:**

250*	2 bedroom semi-det.	7
254*	2 bedroom det.bungalow	8
350*	3 bedroom semi-det.	19
351	3 bedroom semi-det.	3
355	3 bedroom semi-det.	3
358	3 bedroom semi-det.	2
353	3 bedroom detached	2
354	3 bedroom detached	2
359	3 bedroom detached	8
360*	3 bedroom detached	16
450	4 bedroom detached	6
451	4 bedroom detached	1
454*	4 bedroom detached	2
455*	4 bedroom detached	1

**80No.**

**M4(2) 56% houses + 10% bungalows = 66.0% 100% NDSS house types  
NOT ALL GARAGES SHOWN WILL NECESSARILY BE CONSTRUCTED.**

**Area:**  
Gross area - 7.888 acres / 3.192 hectares.  
Nett area - 6.855 acres / 2.774 hectare

**Density:**  
Density (Gross) - 25.063 / hectare  
Density (Nett) - 28.839 / hectare

AMENDMENTS		
Issue	Date	Detail
A	08/09/21	House mix revised to be 66% (56% houses + 10% bungalows) M4(2) & 100% NDSS. JW
B	14/01/22	Materials amended. Access road from Windsor Drive updated to suit BSH dwg. no. 20/223/SKH001 rev.A. Dot hatching on shared drives removed. Additional VP space shown to serve plots 7-15. Drive lengths amended. Shared drives plots 55,56 & 77-80 revised. Additional public footpaths shown as requested by D.C.C.Highways. Small triangular areas adjacent to drives to be constructed as drive. Electric charge points added. JW
C	18/02/22	Layout revised plots 72 - 80. Refuse collection points relocated to front of plots 4 & 77. Kick rail fence added to fronts of plots 1 - 4, 8 - 11, 55, 56 & 77 - 80. JW
D	19/05/22	Overall layout & road pattern revised. Cycleway link added to south east corner. Corner turning house types added. Landscape buffer to north increased. RCP relocated at entrance. JW
E	28/09/22	Offsite footpath/cycle link moved from south of plot 52 to between plots 48 & 49. Plots 4, 22,23,42,43 & 47 - 77 to have Contemporary House/Bungalow Type Elevations. JW
F	29/11/22	Materials amended to show Permeable Block Paving and Anthracite Windows/Doors etc. JC/JW
G	20/01/23	Red line boundary updated.
H	23/03/23	Electricity Sub-Station added. Type substations to Plots 5 & 6. (ACER)
I	14/06/23	Sales area amended (Plots 73-75). (ACER)
J	29/06/23	Plot 3 & 4 garage type corrected. (ACER) All double garage depths corrected. Gap between Plot 75 & sales office widened. Sales Area amended omitted. Part M classification added to plots. (ACER)
K	07/08/23	



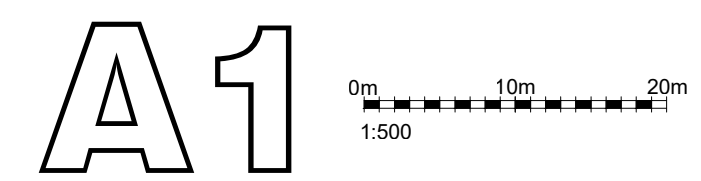
**MATERIALS:**

**A** Main Brick: Edenhall Leamington Wine  
Roof: Plain Profile Concrete Tile in Dark Grey.  
Windows & French Doors - Anthracite Grey uPVC.  
Fascias & Soffits - Black uPVC.  
Front & Rear Doors - Anthracite Grey Composite or Steel faced in a style to match elevation drawings.  
Rainwater Goods - Black.

**B** Main Brick: Edenhall Epsom Red  
Roof: Plain Profile Concrete Tile in Dark Grey.  
All Drives to be Permeable Block Paving - Grey Colour.



- LEGEND:**
- Existing tree retained & managed.
  - Existing tree removed.
  - Existing hedgerow retained & managed.
  - Existing hedgerow removed.
  - 1.8f 1.8m high vert.boarded fence as detail SD100.
  - 0.45f 0.45m high kickrail fence. (LPA)
  - 0.6m high post & wire as detail SD103.
  - Turf to front garden areas.
  - SUD's & Landscaped Areas.
  - Paving slab access paths to level threshold for principle entrance. Gradient not to exceed 1 in 12 for maximum 5.00m length Paving Slabs - Grey PCC.
  - Individual Plot Refuse Storage Area (LPA)
  - Refuse Collection Point (LPA)
  - EV charging point wall mounted as drwg. NSD251. (LPA)
  - EV charging point free standing as drwg. NSD251. (LPA)
  - Shared Drive.
  - Service Easement.
  - Protected Strip Easement.
  - Gravelled Areas - Grey Colour.
  - Contemporary House Type Elevations



ALL EXTERNAL BOUNDARIES ARE BASED ON SURVEY INFORMATION SUPPLIED BY THE CLIENT. ALL BOUNDARIES TO BE CHECKED AGAINST THE LAND REGISTRY PLAN PRIOR TO COMMENCEMENT ON SITE AND ANY DISCREPANCIES TO BE NOTIFIED TO THE DESIGN GAP LIMITED

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Client: Gleeson Homes & Regeneration

Project: Proposed development at Windsor Drive, South Hetton Co.Durham.

Drawing Title: Planning Layout.

Scale: 1:500@A1  
Drawn by: JW  
Checked:

Date: 11:04:21  
Drawing No.: GH100: L: 07 K