

EVCP on poles

Dropped kerb crossing point with tactile paving

SEA VIEW WALK

Glebe View

- BAT & BIRD BOX KEY:**  
To be read in accordance with the Penn Ecological Report
- 1 x BAT BOX
  - 3 x BAT BOXES (Total - 25 Incl. singles)
  - SPARROW NEST BOX (7)
  - SMALL BIRD NEST BOX (12)
  - SWALLOW / H. MARTIN NEST BOX (6)
  - △ 1x BAT & 1x SMALL BIRD

Note:  
Do not scale from this drawing.  
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All dimensions to be checked prior to any work commencing. Any discrepancies to be reported to Ergo Projects immediately.

**TOTAL SITE AREA - GROSS**  
= 4.44 Acres - 1.79 Hectares

**DEVELOPABLE AREA - NETT**  
= 3.44 Acres - 1.38 Hectares

- KEY**
- NOTE: ALL MATERIALS, LANDSCAPE DETAILS AND BOUNDARY TREATMENTS ARE SUBJECT TO APPROVAL BY THE LOCAL PLANNING AUTHORITY
- PROPOSED ADOPTED ROADS CONSTRUCTED TO LA STANDARDS WITH BLACK TARMACADAM FINISH
  - PROPOSED ADOPTED FOOTPATHS CONSTRUCTED TO LA STANDARDS WITH BLACK TARMACADAM FINISH
  - BLACK TARMACADAM FOR PRIVATE DRIVEWAYS
  - PAVING SLAB ACCESS PATHS 900MM WIDE TO 1200X1200MM LEVEL THRESHOLD FOR PRINCIPLE ENTRANCE. GRADIENT NOT TO EXCEED 1 IN 12 FOR MAXIMUM 5.0M LENGTH. PATIO SIZE TO BE 1800X1800MM. NOTE: A 100MM GRAVEL MARGIN TO THE SIDES OF ALL DWELLINGS, 300MM TO THE FRONT AND REAR & 400MM TO THE REAR OF M4-2 COMPLIANT PROPERTIES.
  - 1.8M HIGH CLOSE BOARDED VERTICAL TIMBER SCREEN FENCE, WITH LOCKABLE GATE WHERE INDICATED. SEE DRAWING NO. BT/SHEET 05.
  - ALSO TO BE USED BETWEEN PLOTS AS PRIVACY SCREEN 2M FROM REAR OF HOUSE AS SHOWN ON PLAN.
  - 1.5M HIGH CLOSE BOARDED VERTICAL TIMBER SCREEN FENCE. SEE DRAWING NO. BT/SHEET 05.
  - 1.5M HIGH CLOSE BOARDED VERTICAL TIMBER SCREEN FENCE WITH TRELLIS. SEE DRAWING NO. BT/SHEET 14.
  - 1.2M HIGH HOOP TOP RAILINGS. SEE DRAWING NO. BT/SHEET 01.
  - 450MM HIGH LOW TRIP-RAIL (BIRDS MOUTH) TIMBER FENCE. SEE DRAWING NO. BT/SHEET 19.
  - GRASSED AREAS MAINTAINED BY DWELLING OCCUPIER
  - OPEN SPACE AREAS
  - HARD STANDING AREA FOR BIN STORAGE 2250 X 1800MM
  - PROPOSED BIN COLLECTION POINT
  - ELECTRIC VEHICLE CHARGING POINT
  - PV PANELS

O	PV panels updated & plot 29 fence re-aligned	01.06.23
N	PV's added, bat & bird boxes updated, gate positions amended, plot 48 re-handed & plots 37-40 text amended	27.01.23
M	Boundary treatments amended further to design review. Engineer info added	07.10.22
L	Plot 36 roof amended and updated levels added	26.09.22
K	Revised Suds & Crates added	16.08.22
J	Re-design further to LA meeting 20/07	20.07.22
I	1 plot omitted	
H	Amended to various LA meetings	11.05.22
G	Bat and bird boxes added	08.02.22
F	Private footpaths & parking amended to Partner specification.	20.01.22
E	Dropped kerbs and EV points added further to Highway comments. Patio & paths updated to NDSS, M4.2 and Partner's specification.	10.01.22
D	House type names amended to include M4(2).	15.09.21
C	Footprints added/ amended to suit Partners new issued NDS/M42 house types.	07.09.21
B	All plots changed to NDSS house types, plot 32 changed to a 2 bed and red line boundary amended	23.07.21
A	House types changed (F112 - F131, F114 - F133, F115 - F131, 136 door size), layout updated in relation to house type alterations	02.03.21

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PROJECT:  
Sea View Walk, Murton

TITLE:  
Proposed Boundary Treatment and External Hard Landscaping Plan

DRAWING PURPOSE: Planning	DATE OF DRAWING: Nov 2019	DRAWN BY: ME
SCALE: 1:500	SHEET SIZE: A2	REVISION: O
PROJECT NO: 600	DRAWING NO: 003	

Gap in fence for path

