Access to Fawcett Park and Childrens play Space.

Proposed new entrance. Design and Construction All to approval.

Existing C2C route to be diverted at site frontage. Taken across new access road and re-connected to existing route at frontage of plots 5 and 6. All to approval.

Public open space area clearly demarked from private frontage, utilising low level 'kick rail' barriers. All to approval.

Residential Streets (Type 3) - Macadam finish in accordance with DCC Highway Design Guide.
Minimum 5.5m wide carriageway with 2m footpaths either side. All to approval.

Buffer planting to specialist landscape design. All to approval.

Line of existing alternate C2C route, to be upgraded to 2.6m wide rolled whinstone with 6m mowing strip to each side. All in accordance with approved drawing ADS.062.11.

Dual fronted house types placed at focal points throughout site.

Public Open Space areas.

Footpath links into site.

Existing fencelines retained.

Dual fronted house types placed at focal points throughout site.

Existing tree/scrub/woodland area to be reinforced with new screen planting.
All to approval.

Line of proposed footpath connection through development and out into western open space.
All to approval.

Existing fencelines replaced with new.

Line of existing alternate C2C route, to be upgraded to 2.6m wide rolled whinstone with 6m mowing strip to each side. All in accordance with approved drawing ADS.062.11.

Line of extended alternate C2C route, taken through southern open space and reconnected to new C2C route. Footpath to be 2.6m wide rolled whinstone with 6m mowing strip to each side. All in accordance with approved drawing ADS.062.11.

Public open space area clearly demarked from private frontage, utilising low level 'kick rail' barriers. All to approval.

Residential Streets (Type 3) - Macadam finish in accordance with DCC Highway Design Guide.
Minimum 5.5m wide carriageway with 2m footpaths either side, or verge. All to approval.

Proposed new woodland tree plantation to south of new C2C route along southern boundary. All to approval.
See specialist Landscape Consultant details.

Proposed Online SuDS basin to provide surface water storage volume for the 100 and 100 year +40% climate change storm events.
All in accordance with latest Civil Engineers drawings and specification, and to approval.

Dual fronted house types placed at focal points throughout site.

Footpath links to C2C.

Existing C2C route constructed in 2.6m wide rolled whinstone with 6m mowing strip to each side. All in accordance with approved drawing ADS.062.11.

Footpath links to C2C.

Public Open Space areas.

Dual fronted house types placed at focal points throughout site.

Refer to Landscape Consultants drawings for details of surface materials.

1.8m high timber compound walls to match adjacent bungalow walling

Electric Vehicle Charging point and parking bays

Service Area

Picnic Area

Proposed 'Trim trail' / 'fitness park' to be detailed within landscape consultant proposals. Refer to latest design information by PDP Cumbria.

Small Picnic Area/attached to possible Cafe/?

Denotes position of affordable plots.

PHASE 6

PHASE 6
Proposed Housing Mix

Coral - 3 Bed Semi-detached	- 6no
Opal - 3 Bed 'Townhouse'	- 6no
Ruby - 3 Bed detached	- 7no
Emerald – 4 Bed detached	- 4no
Sapphire - 4 Bed detached	- 4no
Garnet - 4 Bed detached	- 3no
Pearl - 3 Bed dual fronted	- 12no
Jade - 3 Bed Detached	- 2no
Topaz - 4 Bed Detached	- 2no
Peridot - 3 Bed Detached Bungalow	- 3no
Citrine - 2 Bed Terraced bungalow	- 7no
Diamond - 4 Bed Detached House	- 15no
TOTAL	**- 71no**
PREVIOUS PHASES	**- 409no**
GRAND SITE TOTAL	**- 480no**

PHASE 6 HOUSING.

Development of 71no 2, 3, and 4 bed Houses and Bungalows –

- Approximate Area of site - 7Ha (17.38 acres).
- Approximate Density of Site - 10units/Ha (4.09 units/Acre).

PHASE 6
Proposed Housing Mix

PROPOSED PARKING LEVELS - PHASE 6

Average On-Plot parking spaces per unit

- **Citrine** – 2 Bedroom bungalow- The units with 14 spaces @ minimum 2 per unit
- **Peridot** - 3 Bedroom bungalow - 3no units with integral garage and parking for 2 spaces per unit.
- **Coral** – 3 Bedroom - 6no units with 12 spaces @ minimum 2 per unit.
- **Opal** – 3 Bedroom - 6no units with detached garages/parking spaces providing 12 spaces @ minimum 2 spaces per unit.
- **Ruby** – 3 bedroom with integral garage - 7no units with 14 spaces @ minimum 2 per unit.
- **Emerald** – 4 Bedroom with integral garage- 4no units with 12 spaces @ average 3 per unit.
- **Sapphire** – 4 bedroom with integral garage- 4no units with 10 spaces @ minimum 2 per unit.
- **Garnet** - 4 bedroom with detached garages - 3no unit with 9 spaces @ minimum 3 spaces per unit.
- **Pearl** – 3 bedroom with detached garages - 12no units with 32 spaces @ minimum 2 spaces per unit.
- **Jade** – 3 Bedroom with detached garages - 2no units with 4 spaces @ minimum 2 spaces per unit.
- **Topaz** - 4 bedroom with detached garages - 2no units with 6no spaces @ minimum 3 spaces per unit.
- **Diamond** – 4 bedroom with detached garages – 15no units with 45no spaces @ minimum 3 spaces per unit.

Minimum parking dimensions:
2.5M spaces provided = 5.0m x
Notes - Both integral and detached garages minimum 6m x 3m internally

Visitor Parking requirements to be a minimum of 25% = 18
Agreed Visitor parking spaces provided = 24no

Overall provision - 367no spaces
@ average of 5.2 spaces per unit

REV	DATE	DESCRIPTION	BY
J	27.02.2024	Parking schedule corrected. Position of Affordable plots required.	TSP
H	13.02.2024	Layout adjusted to include area of new SuDS basin.	TSP
G	18.01.2024	Layout adjusted to increase separation distances. Dimensions added.	TSP
F	23.11.2023	Adjustments to footpaths and green spaces – all to client request.	TSP
E	31.10.2023	Layout redrawn to incorporate – • Plots 5-6 and 69-71 adjusted to provide viewing corridor through tree avail 'A' road • Plots 1-4 and 7 parking spaces refreshed and housing re-arranged to suit • Vehicular access refreshed past plots 24-29 to suit new SuDS basin location • Additional footpath links shown out to C2C routes	TSP
D	25.10.2023	Layout redrawn to incorporate – • Proposed re-routing of C2C re-designated at request of Client to run through existing route/s passing/up-dated • Vehicular access area refreshed/ tree screens and new route through to western boundary and into existing open space.	TSP
C	28.09.2023	Layout redrawn to incorporate further revisions to house type /set-up. • Proposed C2C re-routing amended to northern and western boundaries of Phase 6. • Open space to western boundary introduced to accommodate C2C route. • Central open space area amended and additional green link introduced from central area to western open space. • Additional tree/ shrub/ grass areas introduced alongside vehicular route/s in the form of green spaces. • New 'informal' footpath route shown to green space between existing bungalow development and Plot 71.	TSP
B	17.05.2023	Layout redrawn to incorporate new 4B3S and 4b2S detached house types.	TSP
A	21.04.2022	Plot footpaths and Bin Refuge points added.	TSP

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Client
PGL

Project
Berry Edge South
Consett

Description
Proposed Housing Development
Detailed Application Areas - Phase 6

Project Ref.	13024	Drg No.	P76
Scale:	1:500@A1	Rev.	J
Date:	16.03.2022		
Drawn by:	TSP		
Checked by:		Date:	

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