



**KEY**

- Communal Bin Presentation Point
- Air Source Heat Pump Locations

**SCHEDULE OF ACCOMMODATION**

Dwelling Type	No.
A 2 Bed (68 sqm / 731 sqft)	21
B 2 Bed (74 sqm / 797 sqft)	4
C 3 Bed (95 sqm / 1022 sqft)	22
D 3 Bed (108 sqm / 1162 sqft)	19
E 3 Bed (87 sqm / 936 sqft)	4
F 3 Bed (98 sqm / 1055 sqft)	11

**Total Dwellings: 81**

**PARKING ALLOCATION**

Parking Spaces (2 per dwelling):	162
On Plot Visitor's Spaces:	8
Required Visitor's Spaces (0.25x81-8):	13
Actual Visitor's Spaces	18
<b>Total Parking Spaces:</b>	<b>188</b>

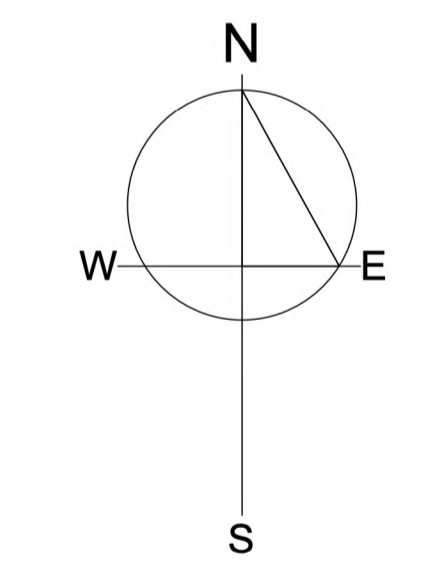
**PRIVATE AMENITY SPACES**

- 2 Bed: Garden areas greater than 75 sq.m
- 3 Bed: Garden areas greater than 100 sq.m
- 4 Bed: Garden areas greater than 100 sq.m

**PUBLIC OPEN SPACE 3810 sq.m (10%)**

**TOTAL SITE AREA 40008 sq.m**

- Materials Key**
- External Brickwork**
- AAB Buff Handmade
  - AAB Holmberry Handmade
  - AAB Old Westmill Red Multi
- External Boarding**
- Hardie Plank Boarding - Anthracite grey
  - Hardie Plank Boarding - Grey Slate
- Roof Tile**
- Shire Pantile Rustic Smoothfaced
  - Shire Pantile Dark Grey Smoothfaced
  - Shire Pantile Terracotta Red Smoothfaced



REVISION	DESCRIPTION	DATE	DRAWN	CHECK
A	Updated ahead of ST3 submission	08/03/2024	BT	

**JOB NO. 5806**    **CLIENT NO. PA\_02**    **PROJECT NO. A**

**TITLE** Proposed Materials Plan

**SCALE** 1:500    **SHEET SIZE** A1

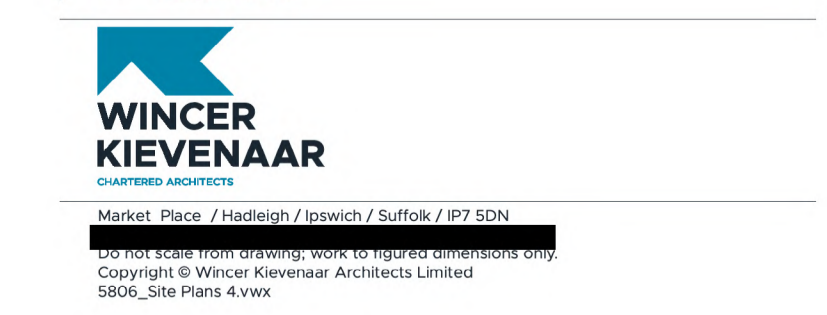
**ISSUE DATE** 16/12/2022

**AUTHOR** MR    **CHECK** PB

**PROJECT** Proposed Residential Development  
 OLD CHICKEN FARM, THORPE ROAD  
 LITTLE CLACTON, ESSEX, CO16 9RZ

**CLIENT** Oakland Country Homes

**STATUS** PLANNING



23.3m

OUTFALL FOR SURFACE WATER RAISING MAIN INTO DITCH AS PER DRAWING 2211-765 010 H

VIS SPT W 4.5m x 21.5m

