

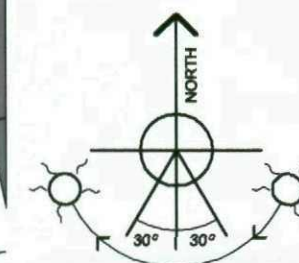
Planning Application for 19 New Bungalows at Rose Tree Court, Cudworth - Job No 80890
18th August 2008



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HATCHED AREAS INDICATES ADOPTED
HIGHWAYS TO BE STOPPED UP AND
PUBLIC FOOTPATH TO BE REDIRECTED
- APPROVAL TO BE OBTAINED UPON
PLANNING APPROVAL BETWEEN GNC
AND BMBC HIGHWAYS DEPARTMENT



HATCHED AREA INDICATES ROSE TREE COURT
BUILDING TO BE DEMOLISHED

HATCHED AREA INDICATES ROSE TREE COURT
BUILDING TO BE DEMOLISHED

AREA - 5764 SQ M (0.58 HECTARES)

P2	Topographical Survey indicated / Planning Application	11 Aug 08	PLG	GN
P1	Preliminary Issue	07 Mar 08	AM	GN
Issue	description	date	drawn	checked

Client: Northern Counties Housing Association

Job: Rose Tree Court,
Cudworth

Title: Existing Site Plan

Scale: 1:500 @ A3

Job Number
80890

Drawing Number
01

Issue
P2

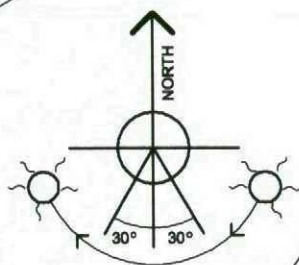
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01 SITE SURVEY
01 1:500 @ A3

Schedule of Accommodation:

- Plots 1-9 - 9 no. 2B 3P Bungalows (60.5 sqm)
 - Plots 10-17 - 8 no. 2B 4P Bungalows (68 sqm)
 - Plots 18-19 - 2 no. 2B 4P Full Mobility Bungalows
82 sq m int floor area (109 sq m inc ex canopy and store)
- Total: 19 units



01 SITE PLAN AS PROPOSED 1:500 @ A3

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LEGEND

Surface Finishes

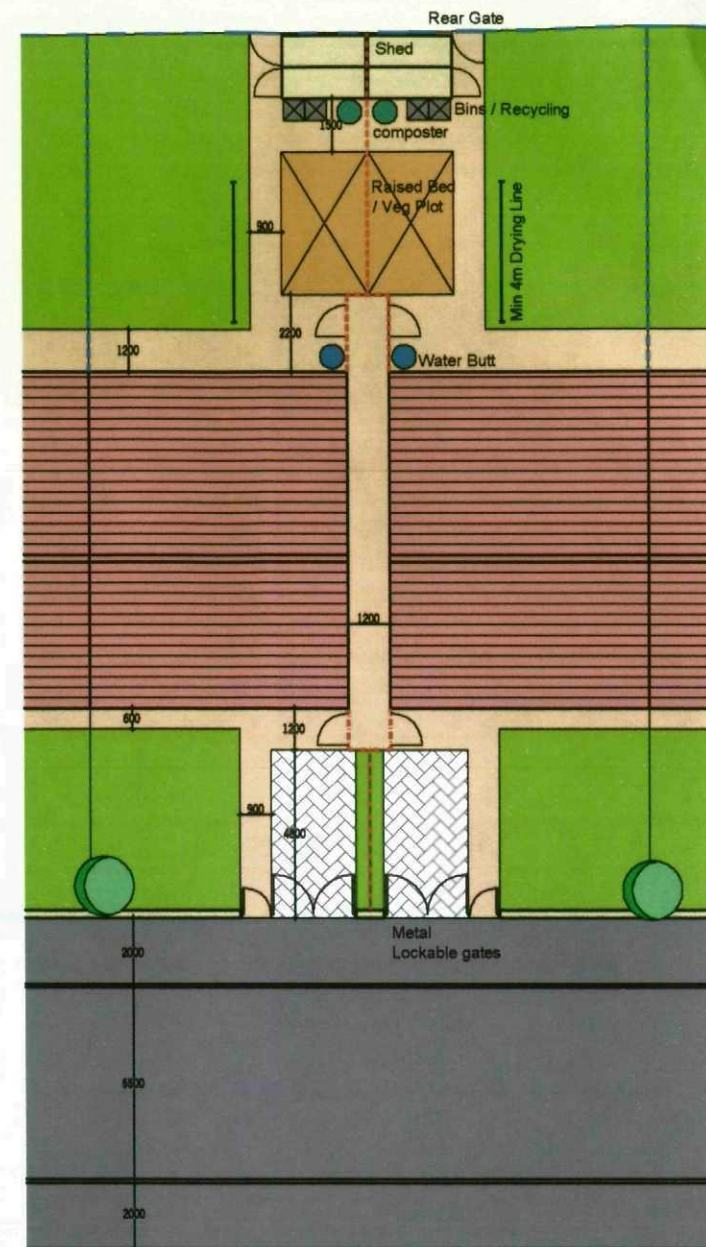
- Grassed Area
- Paved Area
- Road and Pavement -
Tarmac to South Yorkshire
Highways Specification
- Driveways - Block Paviours
Colour and finish to be agreed

Fence Types

- Type A - 600mm low level Fence
- Type B - 1800mm High Fence with 300mm Trellis
- Type C - 1200mm High Fence with 600mm Trellis
- Type D - 1800mm Fence for first panel from
building, then 1200mm High Fence with 600mm
trellis
- Front Boundary Wall Treatment:
600mm high x 225mm wide, facing brick wall with
450mm square piers at openings and railings in
between. Metal railings to top of wall and gates
(refer to drawing 13 for details)

Other

- 2400 x 1800mm
garden shed
Note - Cycle Store included
- Bins / Recycling
- Composter
- Water Butt
- Raised Bed / Veg Plot
- Existing mature trees retained
- New Trees planted
- Existing hedging retained



02 TYPICAL PLOT LAYOUT
NTS @ A3

P9	Planning Application	11 Aug 08	PLG	GN
P8	Survey Trees indicated to remain and be removed.	23 July 08	PLG	GN
P7	Revised to show road / pavement widths as BMBC requirements, road shortened, Mobility Bungalows amended on plan. Footpath added, minor amendments.	23 June 08	PLG	GN
P6	Revised to show sewer easement. Turning head amended	23 June 08	AM	GN
P5	Full Mobility Bungalow confirmed as 2B 4P, Turning head amended, minor amendments	11 June 08	PLG	GN
P4	Full Mobility Bungalow confirmed as 3B 5P	06 June 08	PLG	GN
P3	Revised following Design Team Meeting 03 June 08 / Additional Unit shown	04 June 08	PLG	GN
P2	Revised following Design Team Meeting 20 May 08	28 May 08	PLG	GN
P1	Preliminary issue	07 Mar 08	AM	GN
Issue	description	date	drawn	checked

Client: Northern Counties Housing Association

Job: Rose Tree Court,
Cudworth

Title: **Proposed Site Plan**

Scale: 1:500

Job Number
80890

Drawing Number
02

Issue
P9

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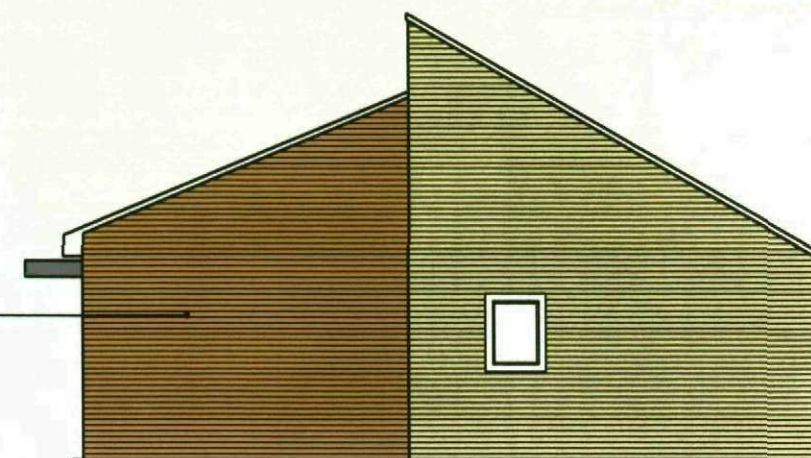
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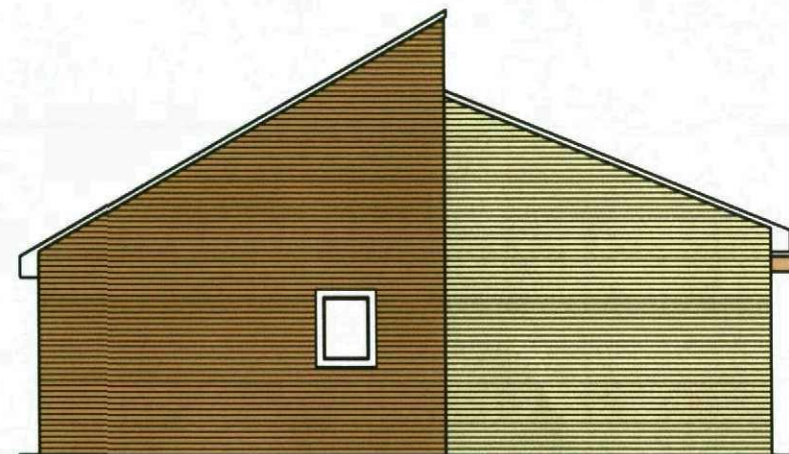
02 FRONT ELEVATION AS PROPOSED
03 1:100 @ A3



03 SIDE ELEVATION AS PROPOSED
03 1:100 @ A3



04 REAR ELEVATION AS PROPOSED
03 1:100 @ A3



FOR CONFIRMATION OF BRICKWORK AND
CLADDING COLOURS TO EACH PLOT- PLEASE
REFER TO DRAWING 13 - STREET ELEVATIONS

PLOTS 1 - 9

Schedule of Materials

Walls	- 2 types of brickwork as shown on drawings
	TYPE 1 - TERCA - Chepstow Multi
	TYPE 2 - TERCA - Leamington Buff Multi
	- 4 Types of Cladding as shown on drawings
	TYPE A - YELLOW
	TYPE B - BLUE
	TYPE C - ORANGE
	TYPE D - GREEN
Roof	- Grampian Flat interlocking tile, Ref - Tudor Black
Windows and Doors	- Stained Timber
Fascias / Soffits	- Painted Black
Rainwater Goods - Black	

P3	Windows to gables moved	11 June 08	PG	GN
P2	Elevations Revised and as revised site layout	05 June 08	PG	GN
P1	Preliminary issue	29 May 08	PG	GN
Issue	description	date	drawn	checked

Client: Northern Counties Housing Association

Job: Rose Tree Court,
Cudworth

Title: 2B 3P Bungalows
Proposed Elevations

Scale: 1:100, 1:200 @ A3

Job Number
80890

Drawing Number
03

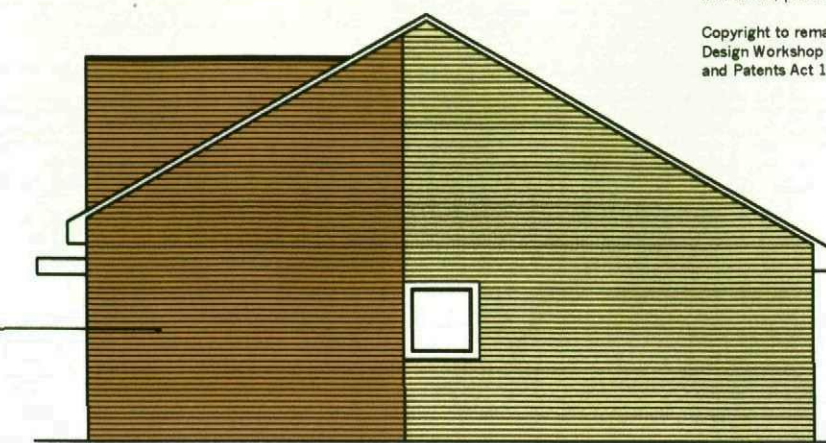
Issue
P3

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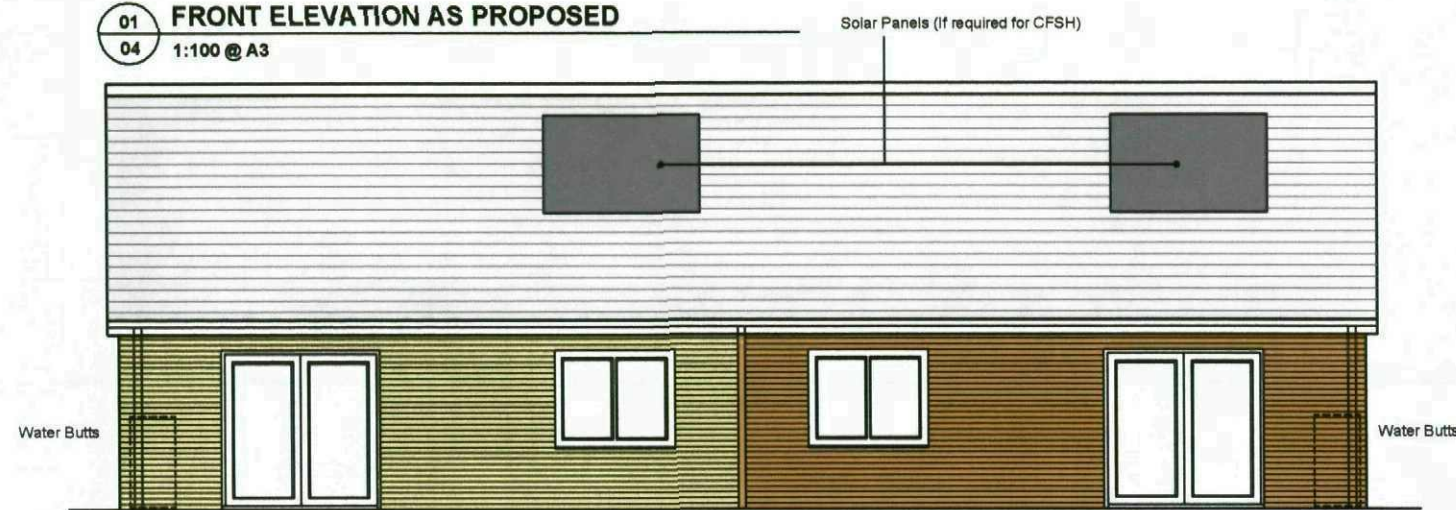
01 FRONT ELEVATION AS PROPOSED
04 1:100 @ A3



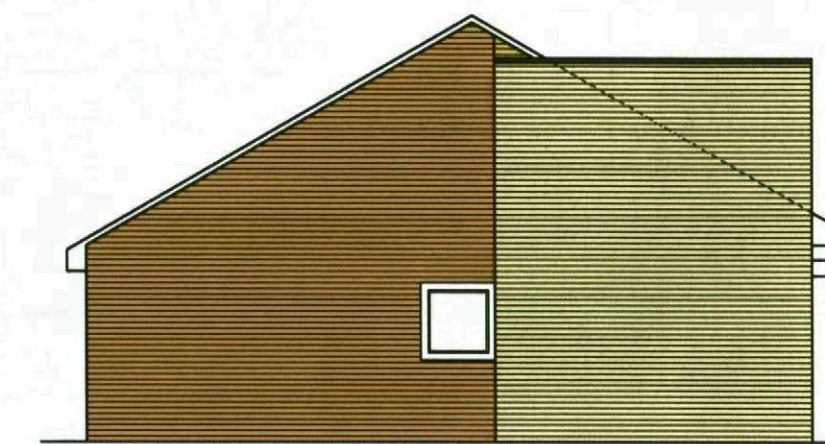
02 SIDE ELEVATION AS PROPOSED
04 1:100 @ A3

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03 REAR ELEVATION AS PROPOSED
04 1:100 @ A3



04 SIDE ELEVATION AS PROPOSED
04 1:100 @ A3

FOR CONFIRMATION OF BRICKWORK AND
CLADDING COLOURS TO EACH PLOT- PLEASE
REFER TO DRAWING 13 - STREET ELEVATIONS

* ADAPTATION :- PLEASE NOT THIS HOUSE TYPE
(2B 4P) CAN INCREASE TO 3B 5P IN FUTURE

Schedule of Materials

Walls	- 2 types of brickwork as shown on drawings TYPE 1 - TERCA - Chepstow Multi TYPE 2 - TERCA - Leamington Buff Multi - 4 Types of Cladding as shown on drawings TYPE A - YELLOW TYPE B - BLUE TYPE C - ORANGE TYPE D - GREEN
Roof	- Grampian Flat interlocking tile, Ref - Tudor Black
Windows and Doors	- Stained Timber
Fascias / Soffits	- Painted Black
Rainwater Goods	- Black



05 FRONT ELEVATION SHOWING PROPOSED ADAPTATION FROM 2B 4P BUNGALOW INTO 3B 5P BUNGALOW
04 1:100 @ A3

PLOTS 10 - 17

P4	Minor amendments, Planning Application	11 Aug 08	PG	GN
P3	2B 4P Mobility Bungalow indicated on street elevation, Large Fascia removed from tower section	11 June 08	PG	GN
P2	Elevations Revised	5 June 08	PG	GN
P1	Preliminary issue	29 May 08	PG	GN
Issue	description	date	drawn	checked

Client: Northern Counties Housing Association

Job: Rose Tree Court,
Cudworth

Title: **2B 4P Bungalows
Proposed Elevations**

Scale: 1:100, 1:200 @ A3

Job Number
80890

Drawing Number
04

Issue
P4

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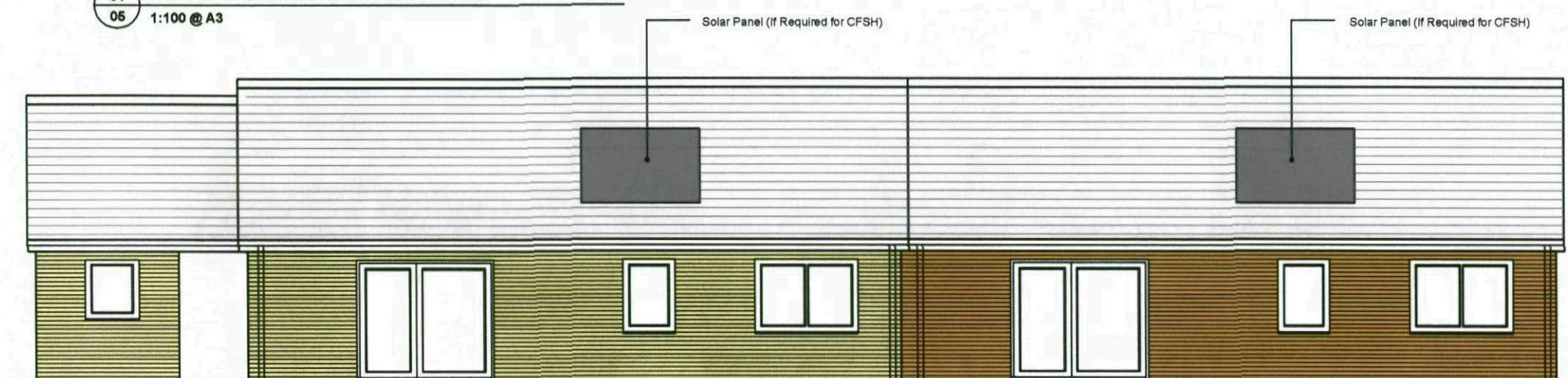
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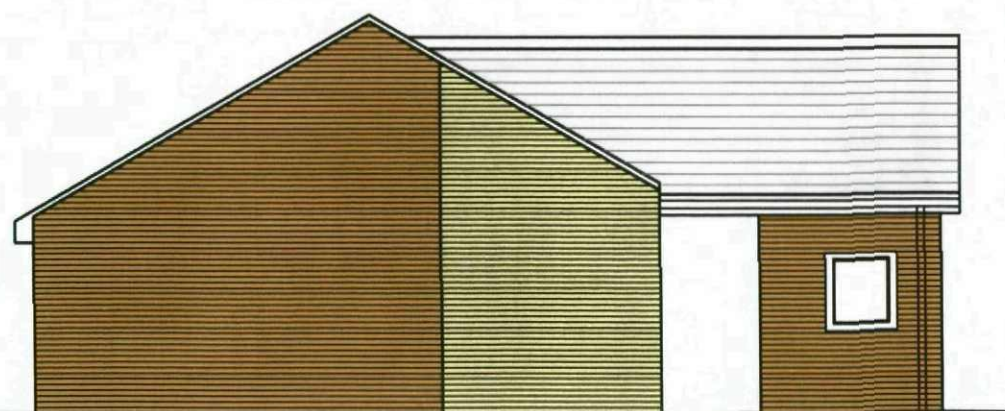
01 FRONT ELEVATION AS PROPOSED

05 1:100 @ A3



02 REAR ELEVATION AS PROPOSED

05 1:100 @ A3



03 SIDE ELEVATION AS PROPOSED

05 1:100 @ A3



04 SIDE ELEVATION UNDER CAR PORT AS PROPOSED

05 1:100 @ A3

Schedule of Materials

Walls	- 2 types of brickwork as shown on drawings
	TYPE 1 - TERCA - Chepstow Multi
	TYPE 2 - TERCA - Leamington Buff Multi
	- 4 Types of Cladding as shown on drawings
	TYPE A - YELLOW
	TYPE B - BLUE
	TYPE C - ORANGE
	TYPE D - GREEN
Roof	- Grampian Flat interlocking tile, Ref - Tudor Black
Windows and Doors	- Stained Timber
Fascias / Soffits	- Painted Black
Rainwater Goods	- Black

FOR CONFIRMATION OF BRICKWORK AND
CLADDING COLOURS TO EACH PLOT- PLEASE
REFER TO DRAWING 13 - STREET ELEVATIONS

PLOTS 18 + 19

P4	Elevations amended to site plan, Planning Application	11 Aug 08	PG	GN
P3	Elevations Revised to a 2B 4P	11 June 08	PG	GN
P2	Elevations Revised	5 June 08	PG	GN
P1	Preliminary issue	29 May 08	PG	GN
Issue	description	date	drawn	checked

Client: Northern Counties Housing Association

Job: Rose Tree Court,
Cudworth

Title: 2B 4P Full Mobility Bungalows
Proposed Elevations

Scale: 1:100 @ A3

Job Number
80890

Drawing Number
05

Issue
P4

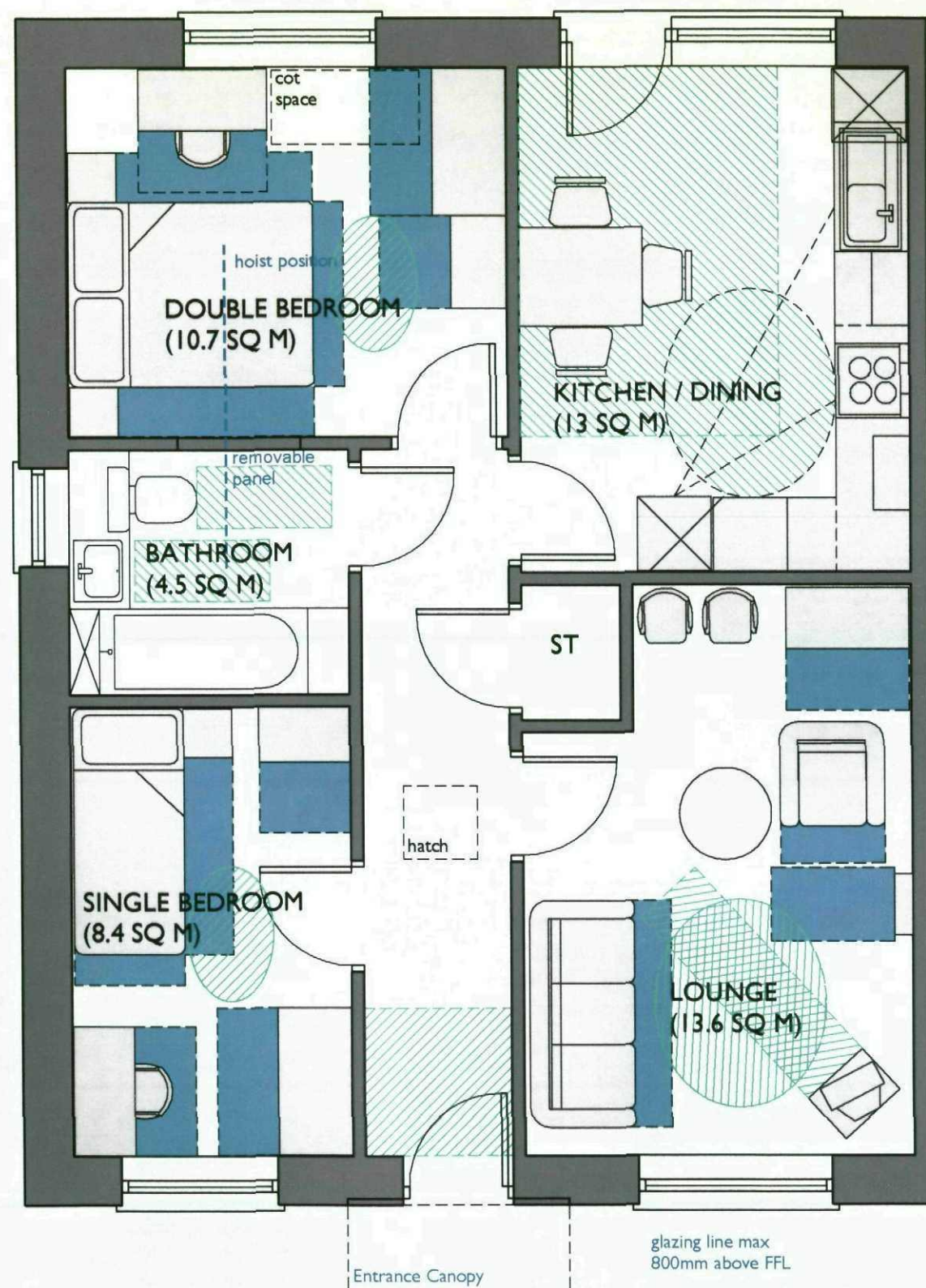
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Bathroom walls to be
capable of taking
adaptations such as
handrails



NOTE ATTACHED BUNGALOW
IS HANDED VERSION

01 FLOOR PLAN AS PROPOSED - 60.5 SQ M
06 1:50 @ A3

PLOTS 1 - 9

P3	Planning Application	11 Aug 08	PLG	GN
P2	2B 3P Bungalow Indicated	09 June 08	PLG	GN
P1	Preliminary Issue	29 May 08	PLG	GN
Issue	Description	Date	Drawn	Checked

Client: Northern Counties Housing Association

Job: Rose Tree Court,
Cudworth

Title: **2B 3P Bungalows
Floor Plans**

Scale: 1:50 @ A3

Job Number
80890

Drawing Number
06

Issue
P3

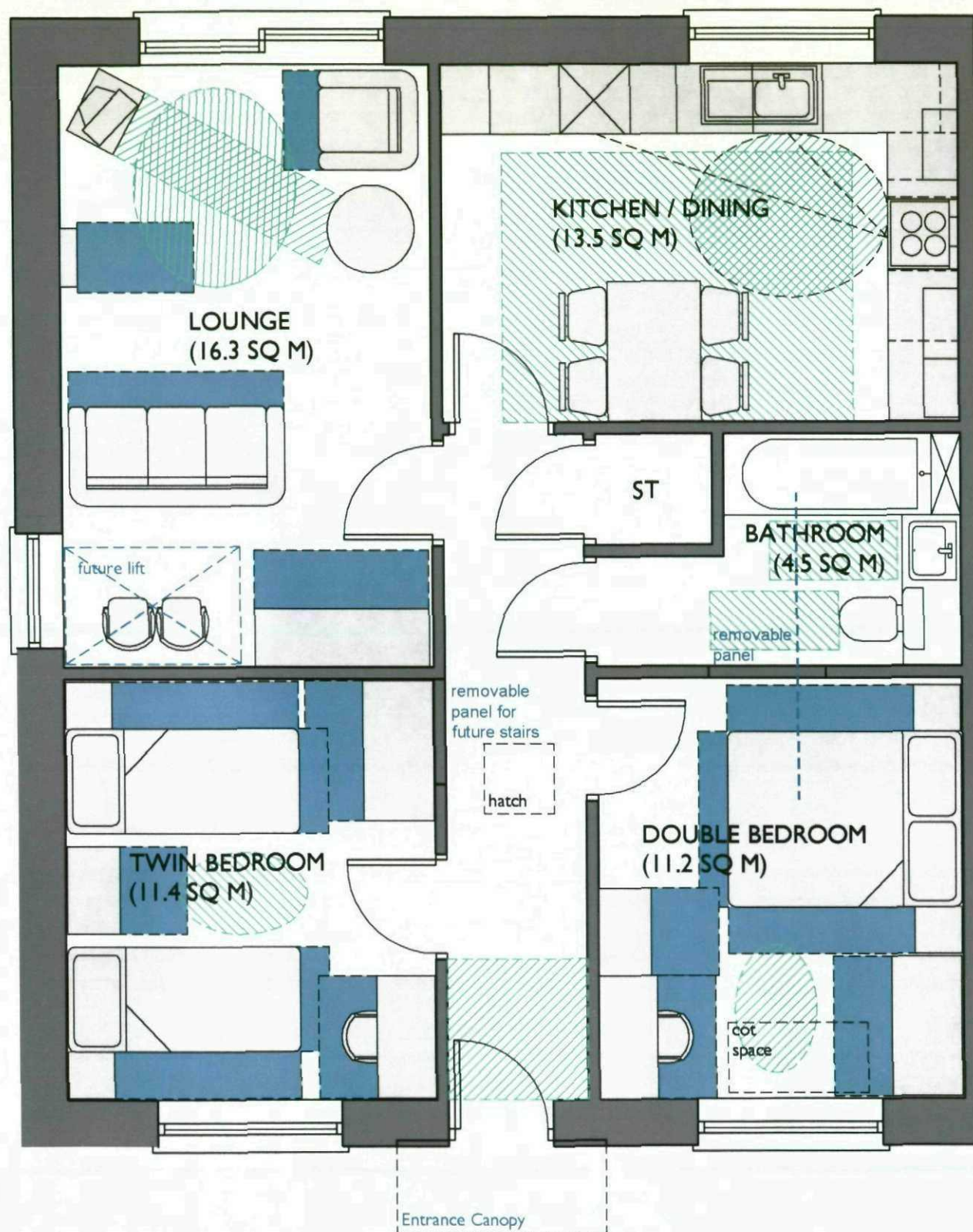
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glazing line max
800mm above FFL

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NOTE ATTACHED BUNGALOW
IS HANDED VERSION, WITH THE
EXCEPTION THAT THE DOUBLE
BEDROOM IS ADAPTABLE ROOM

01 FLOOR PLAN AS PROPOSED - 68 SQ M
07 1:50 @ A3

NOTE THIS FLOOR PLAN CAN BE ADAPTED INTO
A 3B 5P UNIT - PLEASE REFER TO DRAWING 08

PLOTS 10 - 17

P2	Planning Application	11 Aug 08	PLG	GN
P1	Preliminary issue	09 June 08	PLG	GN
issue	description	date	drawn	checked

Client: Northern Counties Housing Association

Job: Rose Tree Court,
Cudworth

Title: **2B 4P Bungalows
Floor Plans**

Scale: 1:50 @ A3

Job Number
80890

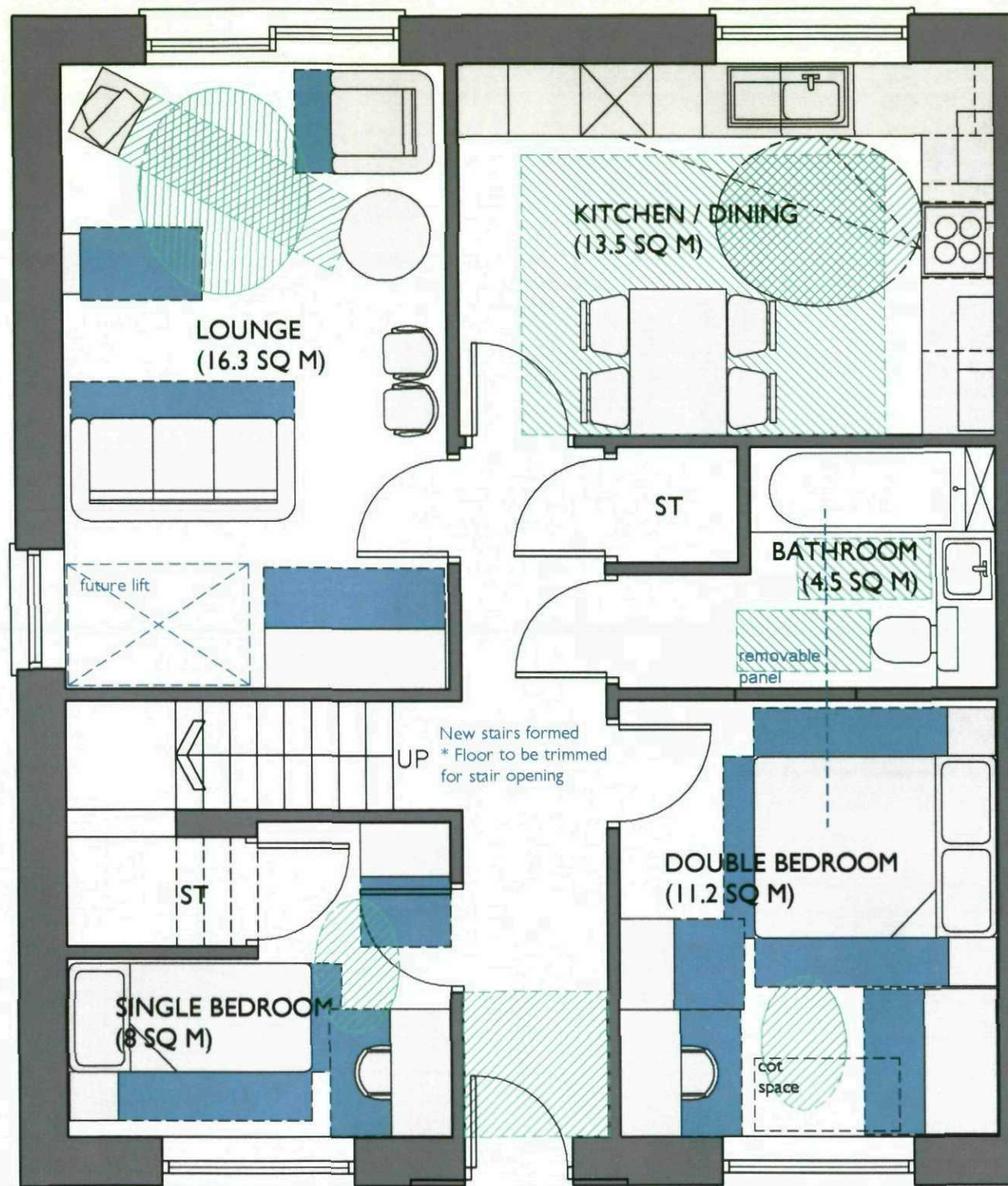
Drawing Number
07

issue
P2

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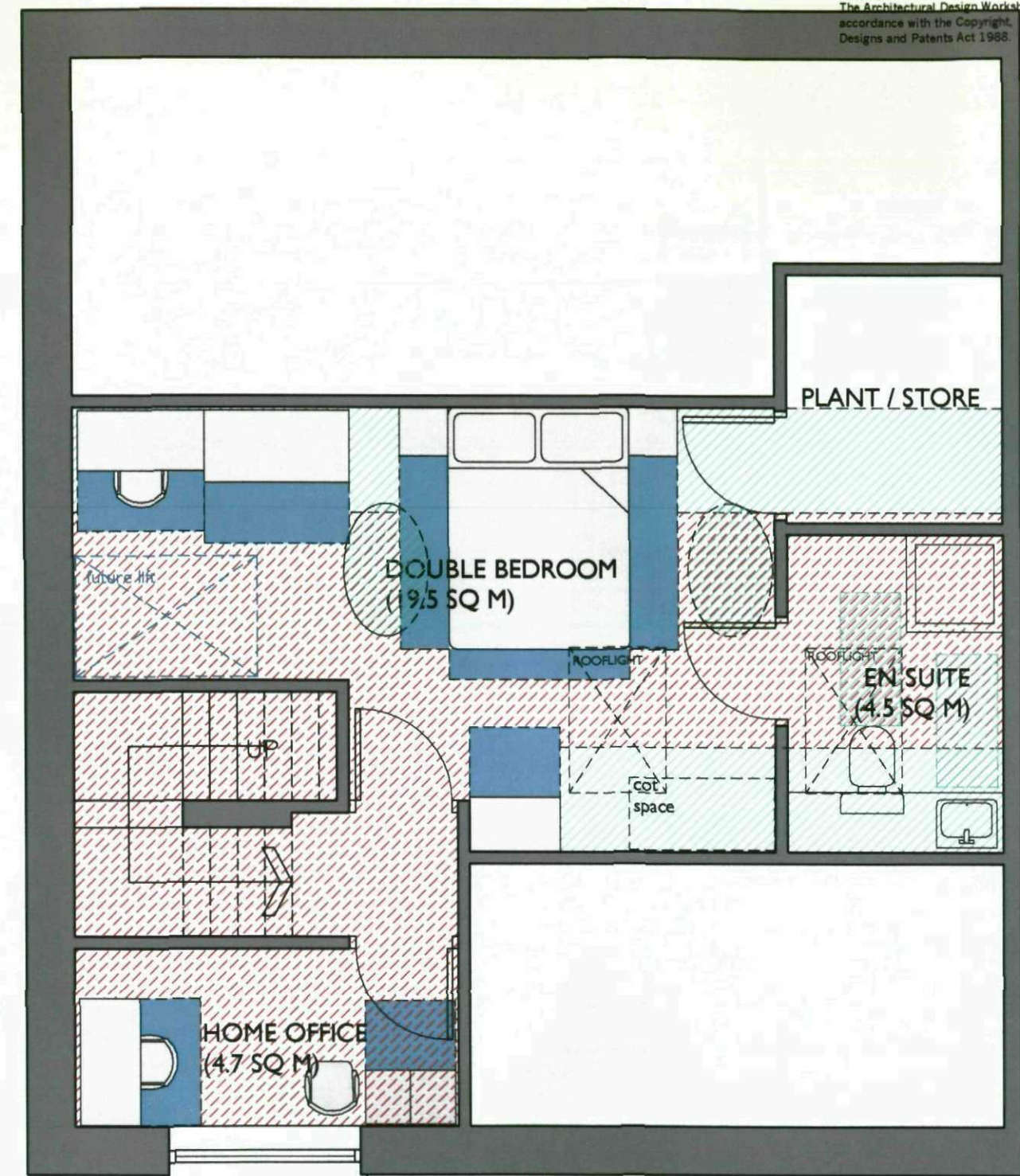


01
08 GROUND FLOOR PLAN SHOWING FUTURE ADAPTATIONS - 68 SQ M
1:50 @ A3

NOTE THIS DRAWING SHOWS HOW A 2B 4P BUNGALOW CAN BE ADAPTED INTO A 3B 5P UNIT - PLEASE REFER TO DRAWING 07 THIS ALTERATIONS SHOULD NOT BE INCLUDED FOR WITHIN BUDGET COSTINGS

PLOTS 10 - 17

Bathroom walls to be capable of taking adaptations such as handrails



01
08 FIRST FLOOR PLAN SHOWING FUTURE ADAPTATIONS - 35 SQ M
1:50 @ A3



MIN 2000mm Headroom



MIN 1500mm Headroom - 2000mm Headroom

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P2	Minor amendments to first floor, Planning Application	11 Aug 08	PLG	GN
P1	Preliminary issue	09 June 08	PLG	GN
Issue	description	date	drawn	checked

Client: Northern Counties Housing Association

Job: Rose Tree Court, Cudworth

Title: 2B 4P Bungalows Floor Plans showing adaptation to 3B 5P

Scale: 1:50 @ A3

Job Number
80890

Drawing Number
08

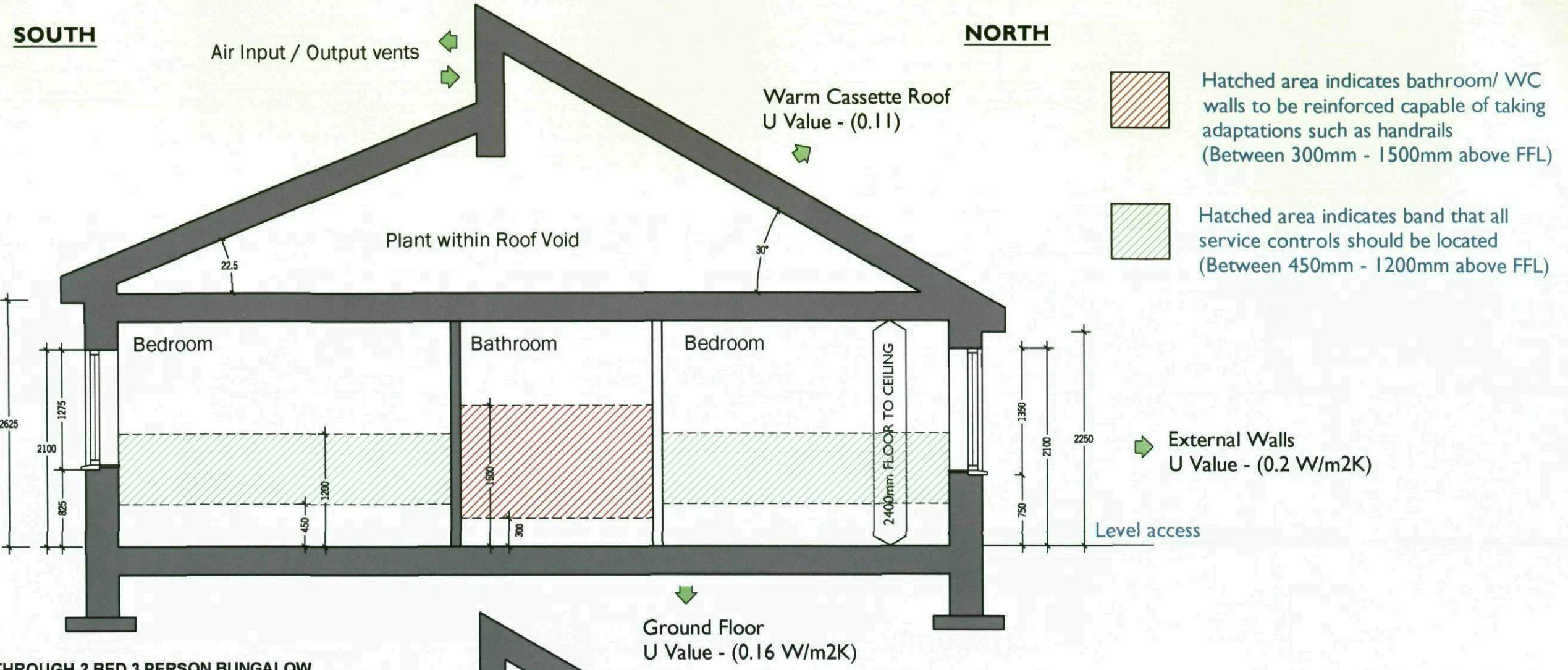
Issue
P2

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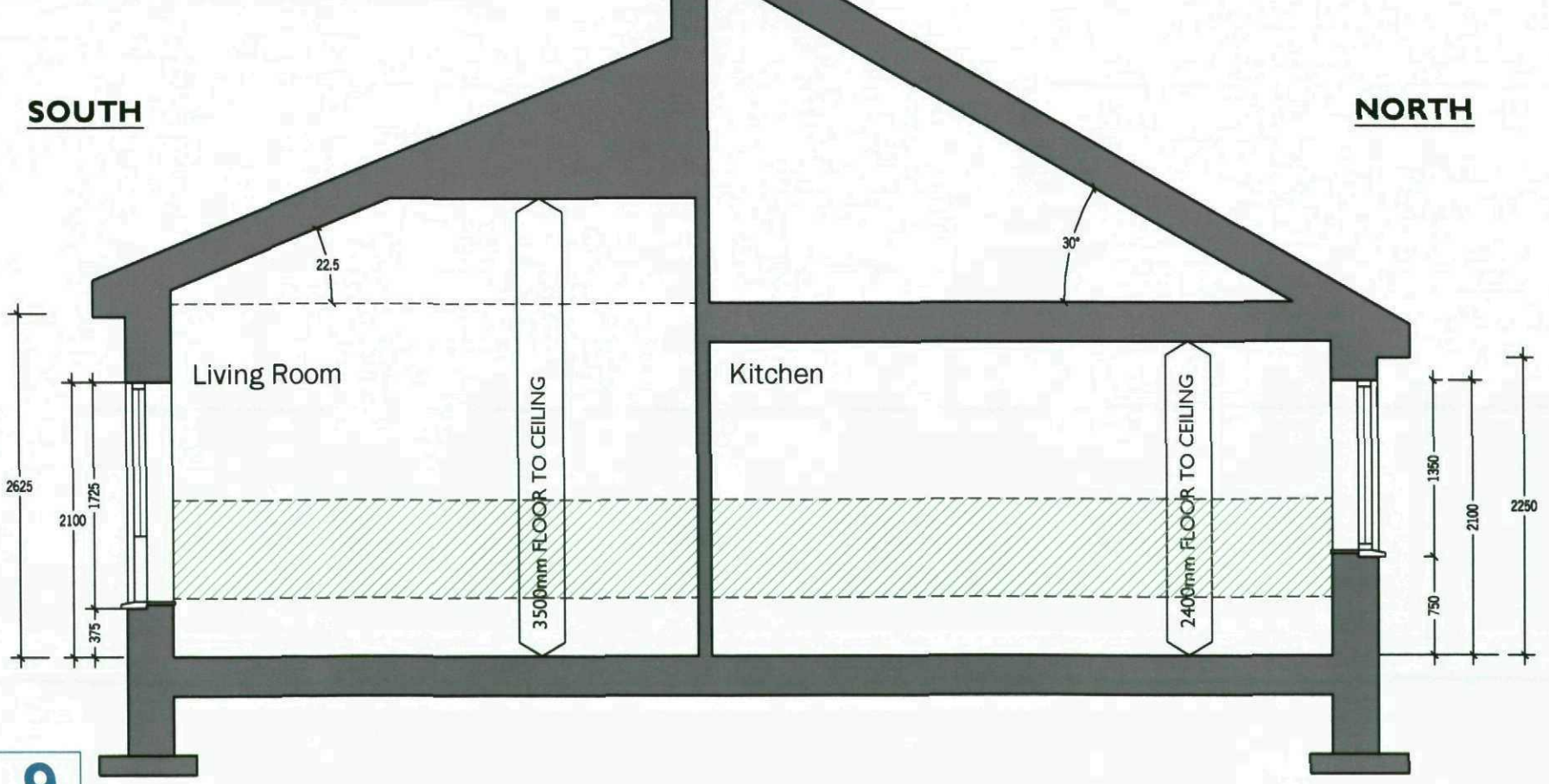
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01 DESIGN SECTION THROUGH 2 BED 3 PERSON BUNGALOW
09 1:50 @ A3



02 DESIGN SECTION THROUGH LIVING ROOM / KITCHEN
09 1:50 @ A3

PLOTS 1 - 9

P2	Planning Application	11 Aug 08	PG	GN
P1	Preliminary issue	05 June 08	PLG	GN
Issue	description	date	drawn	checked

Client: Northern Counties Housing Association

Job: Rose Tree Court,
Cudworth

Title: **2B 3P Bungalows
Design Section**

Scale: 1:50 @ A3

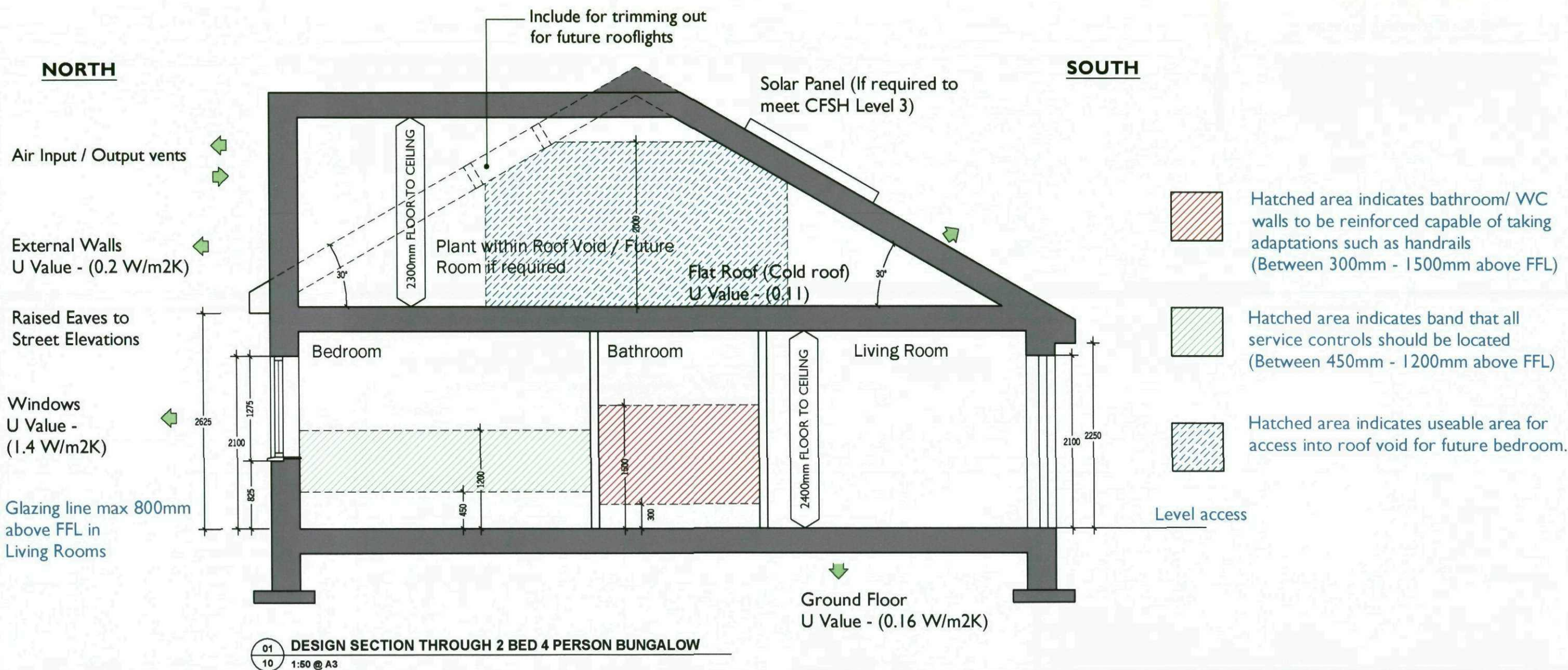
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Job Number	Drawing Number	Issue
80890	09	P2

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* ADAPTATION :- 2B 4P CAN INCREASE TO 3B 5P IN FUTURE

PLOTS 10 - 17

P2	Cold Roof Indicated / Planning Application	11 Aug 08	PG	GN
P1	Preliminary Issue	05 June 08	PLG	GN
Issue	Description	Date	Drawn	Checked

Client: Northern Counties Housing Association

Job: Rose Tree Court,
Cudworth

Title: **2B 4P Bungalows
Design Section**

Scale: 1:50 @ A3

Job Number
80890

Drawing Number
10

Issue
P2

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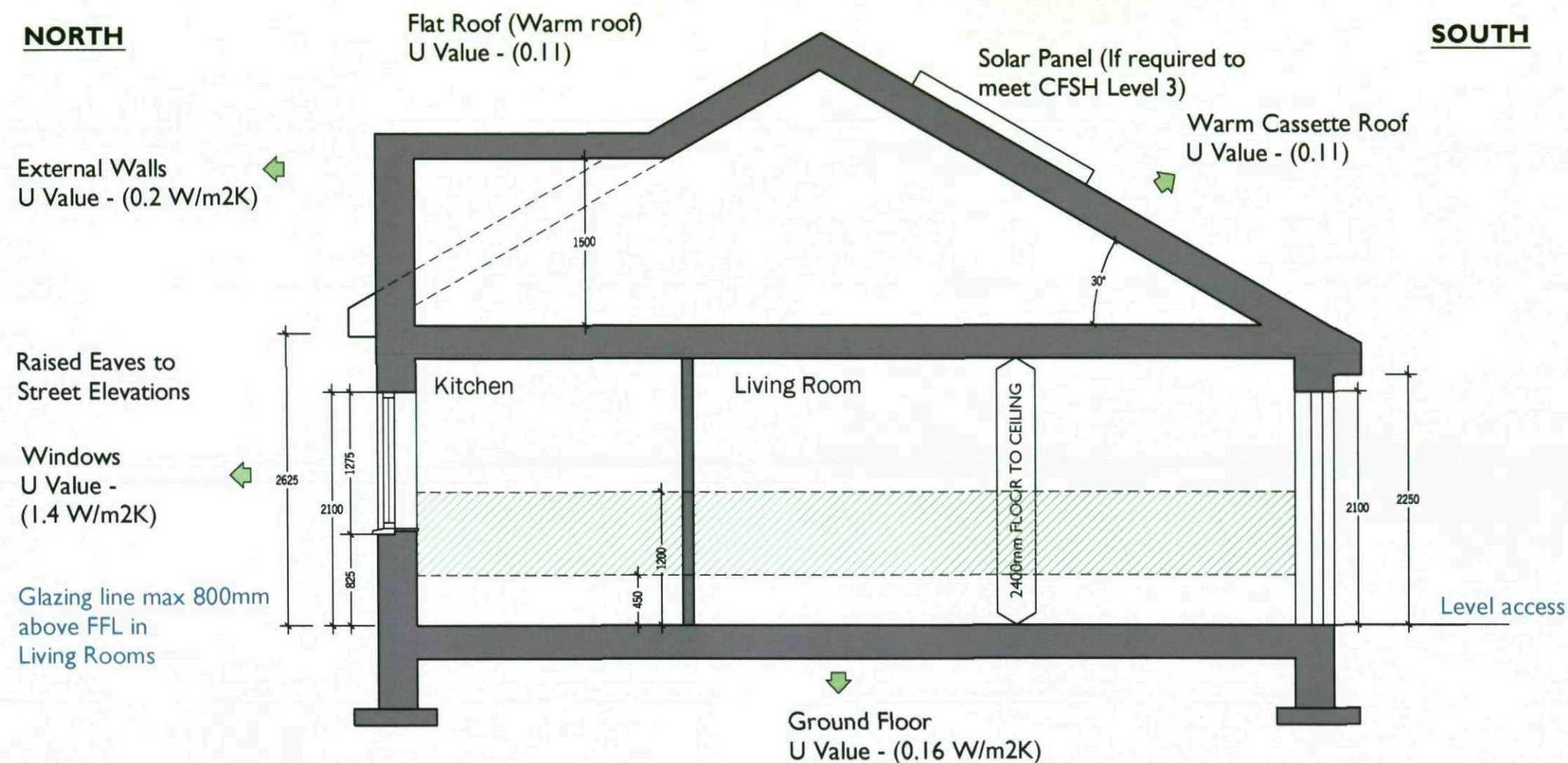
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NORTH

SOUTH



Hatched area indicates band that all
service controls should be located
(Between 450mm - 1200mm above FFL)

DESIGN SECTION THROUGH 3 BED 5 PERSON FULL
MOBILITY BUNGALOW

01
11
1:50 @ A3

PLOTS 18 + 19

P3	Minor amendments, Planning Application	11 Aug 08	PG	GN
P2	2B 4P Full Mobility Bungalow Indicated	12 June 08	PLG	GN
P1	Preliminary issue	05 June 08	PLG	GN
Issue	description	date	drawn	checked

Client: Northern Counties Housing Association

Job: Rose Tree Court,
Cudworth

Title: **2B 4P Full Mobility Bungalows
Design Section**

Scale: 1:50 @ A3

Job Number
80890

Drawing Number
11

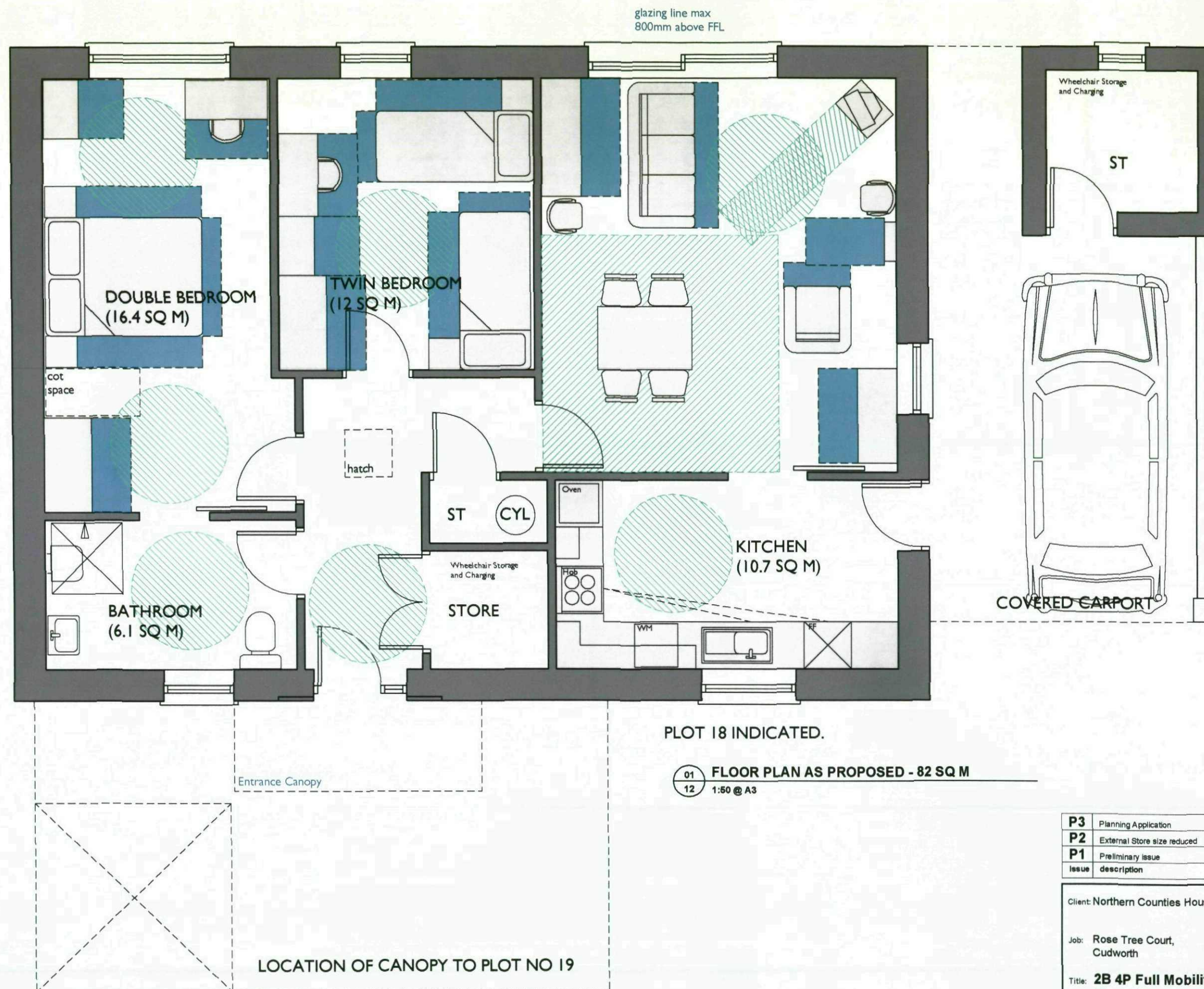
Issue
P3

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01 FLOOR PLAN AS PROPOSED - 82 SQ M
12 1:50 @ A3

P3	Planning Application	11 Aug 08	PLG	GN
P2	External Store size reduced	11 June 08	PLG	GN
P1	Preliminary issue	09 June 08	PLG	GN
issue	description	date	drawn	checked

Client: Northern Counties Housing Association

Job: Rose Tree Court,
Cudworth

Title: **2B 4P Full Mobility Bungalows
Floor Plans**

Scale: 1:50 @ A3

Job Number
80890

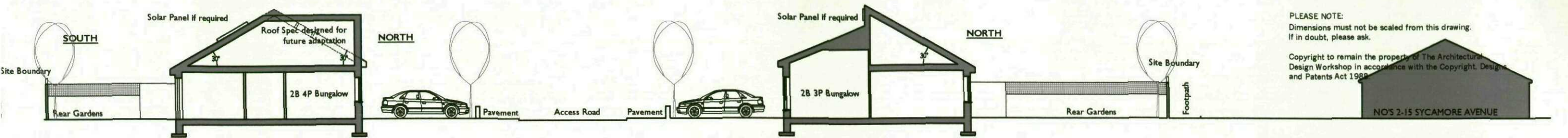
Drawing Number
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issue
P3

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PLOTS 18 + 19



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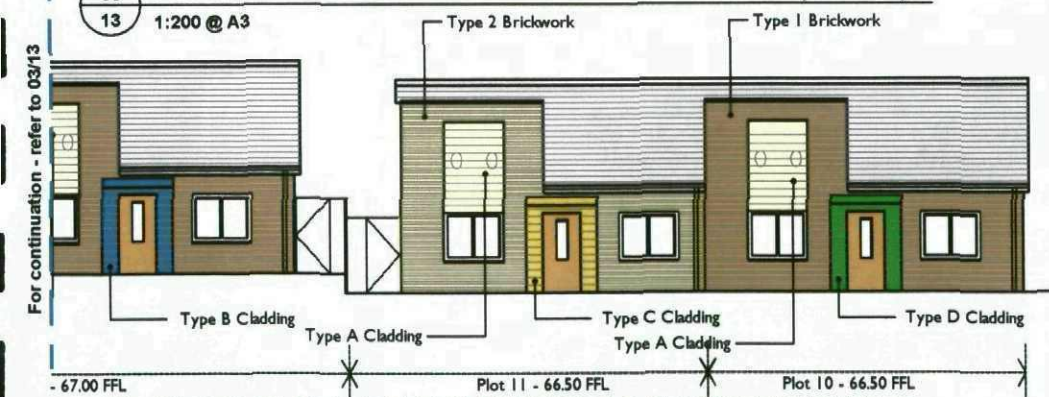
01 TYPICAL SECTION THROUGH STREET AS PROPOSED



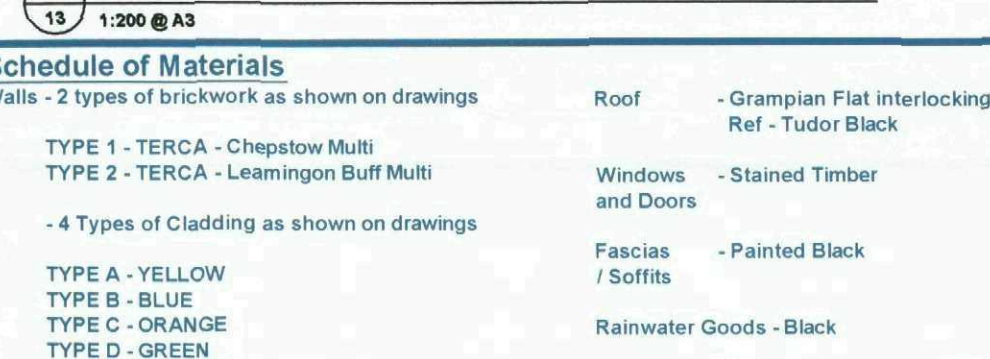
02 PLOTS 1-9 STREET ELEVATION AS PROPOSED



03 PLOTS 10-19 STREET ELEVATION AS PROPOSED (PART 1)



04 PLOTS 10-19 STREET ELEVATION AS PROPOSED (PART 2)



05 TYPICAL STREET ELEVATION SHOWING BOUNDARY WALLING

1:200 @ A3



06 TYPICAL BOUNDARY WALL ELEVATION

1:50 @ A3

P1	Drawn for Planning	11 Aug 08	PG	GN
Issue	Description	Date	Drawn	Checked

Client: Northern Counties Housing Association

Job: Rose Tree Court,
Cudworth

Title: Street Elevations

Scale: 1:100, 1:200 @ A3

Job Number
80890

Drawing Number
13

Issue
P1

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Schedule of Materials

Walls - 2 types of brickwork as shown on drawings

TYPE 1 - TERCA - Chepstow Multi
TYPE 2 - TERCA - Leamington Buff Multi

- 4 Types of Cladding as shown on drawings

TYPE A - YELLOW
TYPE B - BLUE
TYPE C - ORANGE
TYPE D - GREEN

Roof - Grampian Flat interlocking tile,
Ref - Tudor Black

Windows
and Doors - Stained Timber

Fascias
/ Soffits - Painted Black

Rainwater Goods - Black

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P1	Planning Application	11 Aug 08	PLG	GN
	Issue description	date	drawn	checked
Client: Northern Counties Housing Association				
Job: Rose Tree Court, Cudworth				
Title: Proposed Site Plan Clarification of distances to existing properties				
Scale: 1:500				
Job Number	Drawing Number	Issue		
80890	14	P1		

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