Land at Sun Street, Thornaby, Stockton.

PLANNING LAYOUT

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ALL MATERIAL LANDSCAPE WORKS WITHIN THE SITE ARE TO BE SUBMITTED FOR APPROVAL BY THE LOCAL PLANNING AUTHORITY

ALL EXTERNAL BOUNDARIES ARE BASED ON HIGHWAY INFORMATION SUPPLIED BY PROGRAM SYSTEMS PLC. ALL BOUNDARIES TO BE CHECKED AGAINST THE LAND AUTHORITY IN ACCORDANCE WITH CHARTERED TRADE LAW AND ANY DISCREPANCIES TO BE NOTIFIED TO THE DESIGN GAP LIMITED

1. Do not scale off drawing
2. All dimensions to be checked on site
3. Any discrepancy between drawings questions must be notified immediately
4. If in doubt - ASK

A 66

RIVER TEES

Outfall

SUN STREET

POTTERY STREET

STAFFOLD CLOSE

GARDEN CLOSE

WATSON GROVE

THORNABY ROAD

Public House 32

Garage

123

135

144

147

159

HOUSE TYPE

Code	Type	No
261	1 bed det bam dd	2
377	2 bed detached	3
376	2 bed detached	3
371	2 bed detached	3
366	1 bed semi det	5
286	1 bed semi det	8
369	1 bed semi det & semi terrace	28
259	2 bed semi det and 2 bed semi terrace	24
255	2 bed semi det and 2 bed semi terrace	15
135	1 bed quad detached	4
Gainsborough Apartments		
Type A	1 bed apartment	9
Type B	2 bed apartment	9
Type C	2 bed apartment	9
TOTAL		114

Gross Area - 9,600 metres (3.41 hectares)

Net Area - 9,600 metres (1.000 hectares)

Density - 33.334 / 40 dwe (33.333 / 40 hectares)

Total Floor Area - 7,000 sq.ft

Floor Area/Net area - 1,000/1,000 sq.ft net area

Adjacent Landscape Area - 4,200 metres (1.163 hectares)

LANDSCAPING

Front gardens to be turf

All new trees to be to British Standard 3936 of EC - 10.0cm Extra Heavy Standard unless specified otherwise

1. Malus Profusion (ornamental)
2. Acer Campestre (Hedge)
3. Betula Pendula (Silver Birch)
4. Prunus Pissardii (Purple Plum)
5. Sorbus Aucuparia (Mountain Ash)

Planting pits for above and SHRUB will be as approved in a 3.4 mm

Stakes and ties - use stout and flat. Trees should stand after side out - take off to approximate. The rootball base is the root collar below the

MATERIALS SCHEDULE

1. Roof - Marley Eternit Marley tiles - Vista Contoted black
2. Roof - Marley Eternit Marley tiles - Fine Contoted black

LEGEND

Existing tree to be retained

Existing tree to be removed and replaced during construction to Street Scene North Team

Area of tree line planting see schedule for species

Grass to front garden

Paving slab access paths to door threshold for principle entrance. Gradient not to exceed 1:10 for maximum 1000mm length

Private areas crushed aggregate

0.5 m standard timber boxed fence 1.800 high (DB to 50mm boards with gaps. (Ref. T1 x 50mm rails, DB to 50mm posts @ 1.8 m centres) as detail drawing G.F.F. 06

Concrete block paving

Visitor parking bays

1.8m high close lap jointed fence (Similar to F Fences & Co Ltd Contoted Forming Product Ref.no 1)

Fire access fence, jointed area as detail drawing no G.F.F. 06

Fire hydrant

Materials code reference refer to schedule

All garages are supplied 10 mm wide membrane with the fascia, a cement fascia is to be provided.

1.8m high Arched fence panel drawing no G.F.F. 06

Gladedale Ltd. 'Canning Down' brick

Area of concrete paving slabs

AMENDMENTS

Issue	Date	Detail
A	08.01.06	Underneath Survey received 27.12.05 added
B	11.02.06	GR Landscaping information added
C	06.03.07	Apartments added
D	10.05.07	Planning Boundary amended to match the approved boundary shown on Planning Approval ref. 06/0410/OUT dated 24.01.07

N

DATE RECEIVED

Gladedale

Gladedale (Sunderland) Ltd.

DESIGN THE GAP

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Client
Gladedale (Sunderland) Limited

Project
Proposed development of 114No. Apartments & Houses at Sun St. Thornaby, Stockton-on-Tees.

Drawing Title
Planning Layout

Scale	Drawn	Checked
1:500	J Wood	

Date	Drawing No.
19.12.05	BH44 L 01 D

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