18/8116 1 - 5 Meadow Close Ousby

STREET NAMING AND NUMBERING

NEW DEVELOPMENT OF 5 HOUSES

SNN REF: 18/8116

PLANNING REF: 18/0445

NUMBERS ;

1 - 5 MEADOW CLOSE
OUSBY
PENRITH
CA10 1FA

Eden District Council
Mansion House
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APPROVED

SITE ADJACENT TO IVY HOUSE, OUSBY

Proposed development to sensitively integrate within the existing context, respecting residential amenity of recently constructed dwellings to the NW whilst providing a stylistic continuity with these dwellings.

The proposals have the following mix of housing:-

units 1-3, 3 bed single storey dwellings with integral garage for market sale. (3 car spaces)
units 4-5, 4 bed house with integral garage for market sale. (4 car spaces)

Access and Courtyard

Existing adopted access road to the North of the site to be extended into the proposed site as indicated with turning area in accordance with CCC standards.

Both adopted and Non. adopted access roads to be finished with Bitumen MoAcam, colour; grey/black.

Private driveways to be finished in concrete permeable paving blocks laid in herringbone pattern complete with 'specials' to all kerb edgings, and demarcation of adopted and non adopted road surfaces, colour; grey/buff.

Drainage

New foul drainage to discharge into communal treatment plant and drainage field located to the South West of the site.

Surface water drainage to adopted access road to be taken to soakaway located within the open landscaped area located 5m from road and buildings in accordance with BS 6367 and BRE digest 365.

Roof rainwater run off to discharge into soakaways located in gardens 5m from road and buildings in accordance with BS 6301 and BRE digest 365.

Landscaping

Where indicated existing trees to be retained for screening purposes.

Garden areas to be planted at perimeters with ornamental shrubs and trees from the following native species:-
[1] Silver Birch (betula pendula),
[2] Rowan (sorbus aucuparia),
[3] English Alder (alnus glutinosa),
[4]Hawthorn (crataegus oxyacantha).

Underplanted with:
Dogwood (cornus alba) Guelder Rose (viburnum opulus),Hazel (corylus avellana), Scarlet Haw (crataegus coccinea)

Trees and shrubs to be cell grown, trees planted in grass free beds within plastic sleeves, shrubs planted in grass free beds and protected until established.

Open Spaces

Open amenity space at 15m per dwelling to provided – 75m2 min. area
Developer to enter legal agreement with the council for the maintenance of open spaces to be undertaken by the developer or a private limited company on behalf of the developer or a trust established by the developer.

Boundary Fences

New timber close-boarded type fences between properties to be designed to 'secured by design' standards, and finished with wood stain colour; brown. Boundary fences to be either 1500mm/1800mm between buildings and around property perimeters, changing to 1800 mm high where overlooking isn't an issue and with no fences to the fronts of properties or a 900mm high post and rail fence to demarcate the edge of the frontages of properties.
Stone boundary wall to unit 5 constructed in the traditional manner, height 900mm.
Post and wire stockproof fencing 1m high where shown on drawings.

Bin Collection

Bin collection area position for properties accessed off non adopted road shown on layout plan.

Street Lighting

Street lighting to be designed to BS 5489-1:2003.

revisions
A 26-05-18 Additional information added to site plan. GS
B 31-05-18 Material note and red line amended. NJC
C 05-06-18 Trad line amended. NJC

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RIBA

AS PROPOSED SITE PLAN

Drawing No: 118-113-03 C

Date: 26-05-18
Drawn by: GS
Scale: 1-250@A1

PROPOSED RESIDENTIAL DEVELOPMENT
SITE OPPOSITE IVY HOUSE, OUSBY

Client: WILLAN TRADING