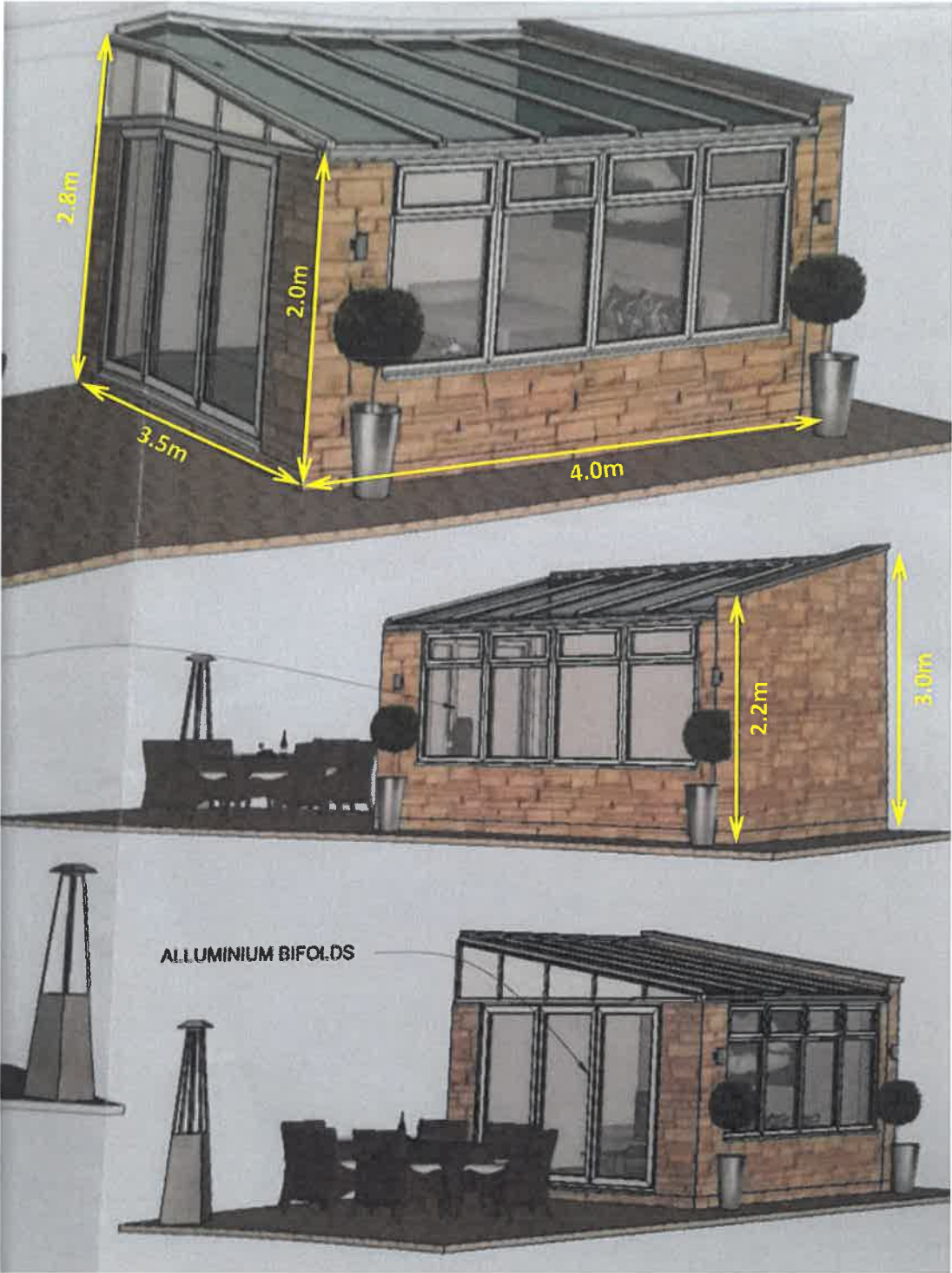
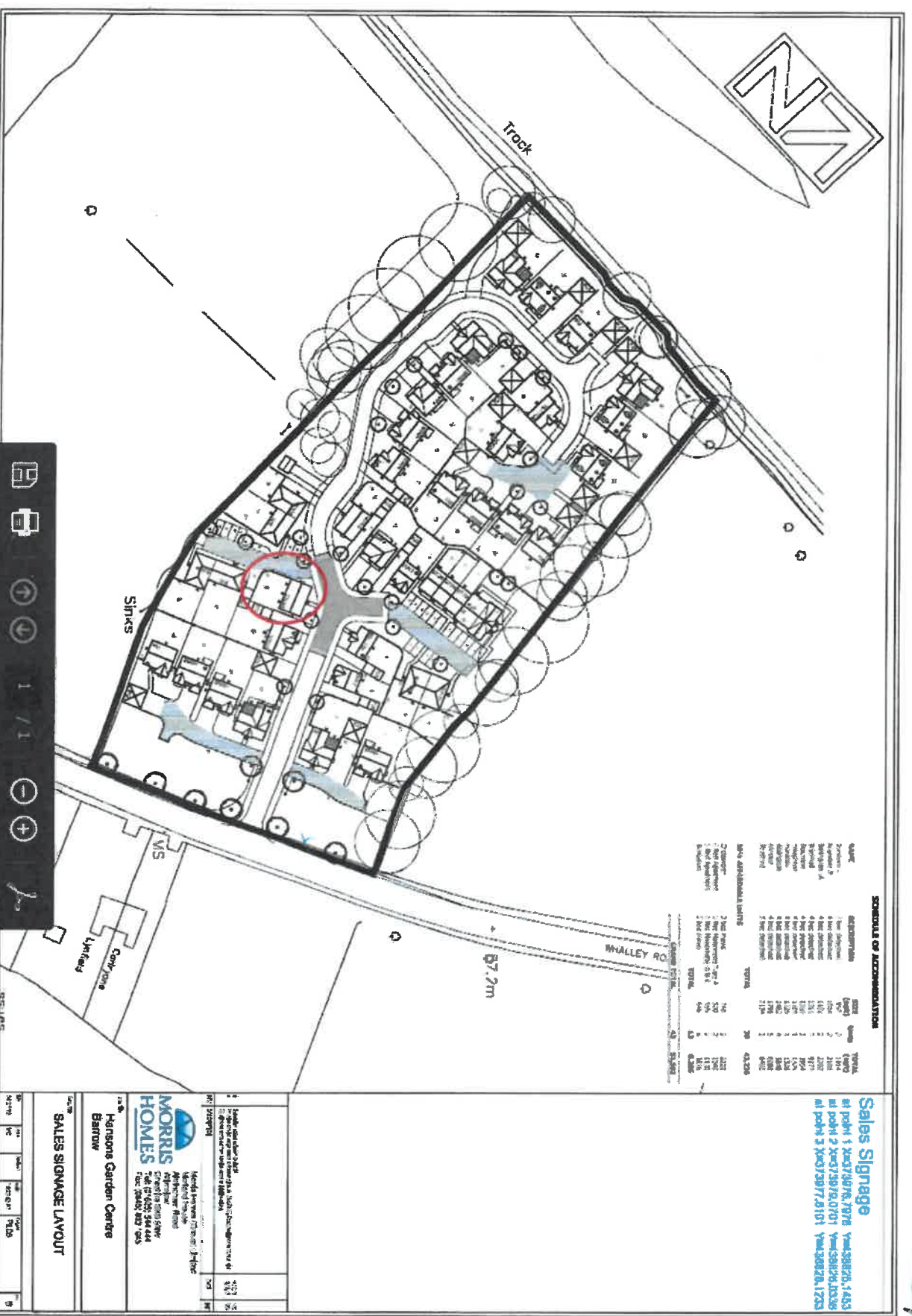


3 Elbow Wood Drive, BB7 9ZD – Design Illustration



Site Plan – As Submitted By Morris Homes & Approved by RVBC (Ref: 3/2017/0588)– Showing location of 3 Elbow Wood Drive.

1 page 1



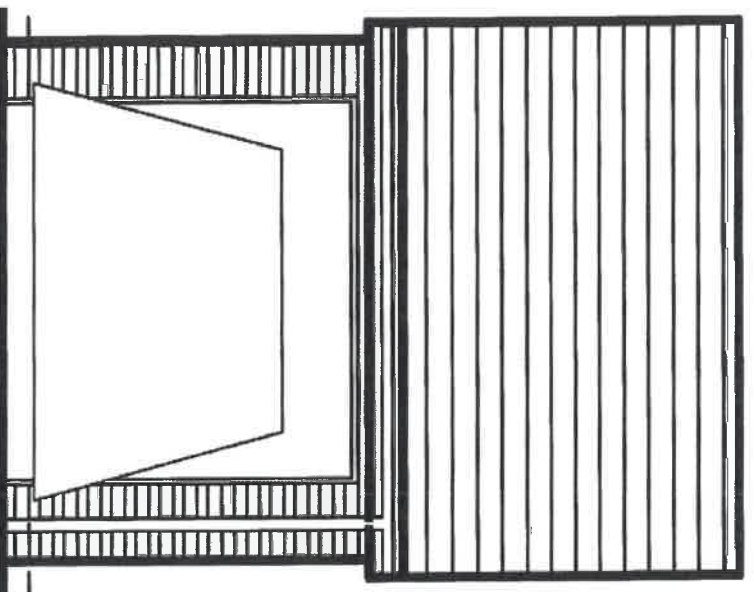
1 page 8

I. **SINGLE DETACHED GARAGE:** Description of proposed changes:

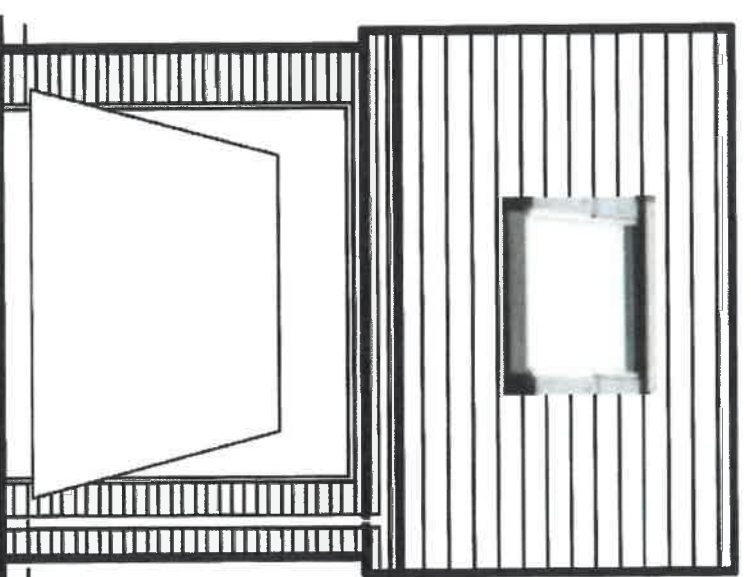
FRONT ELEVATION: To fit a bottom opening 'Velux' type window (1m x 1m). The material will be of either uPVC to match the current property or Aluminium.

- The garages leads to a private driveway and does not directly overlook any neighbouring property (bungalows are nearest)

Front Elevation - CURRENT



Front Elevation – Showing proposed 'Velux' type window (1 x 1 metre)

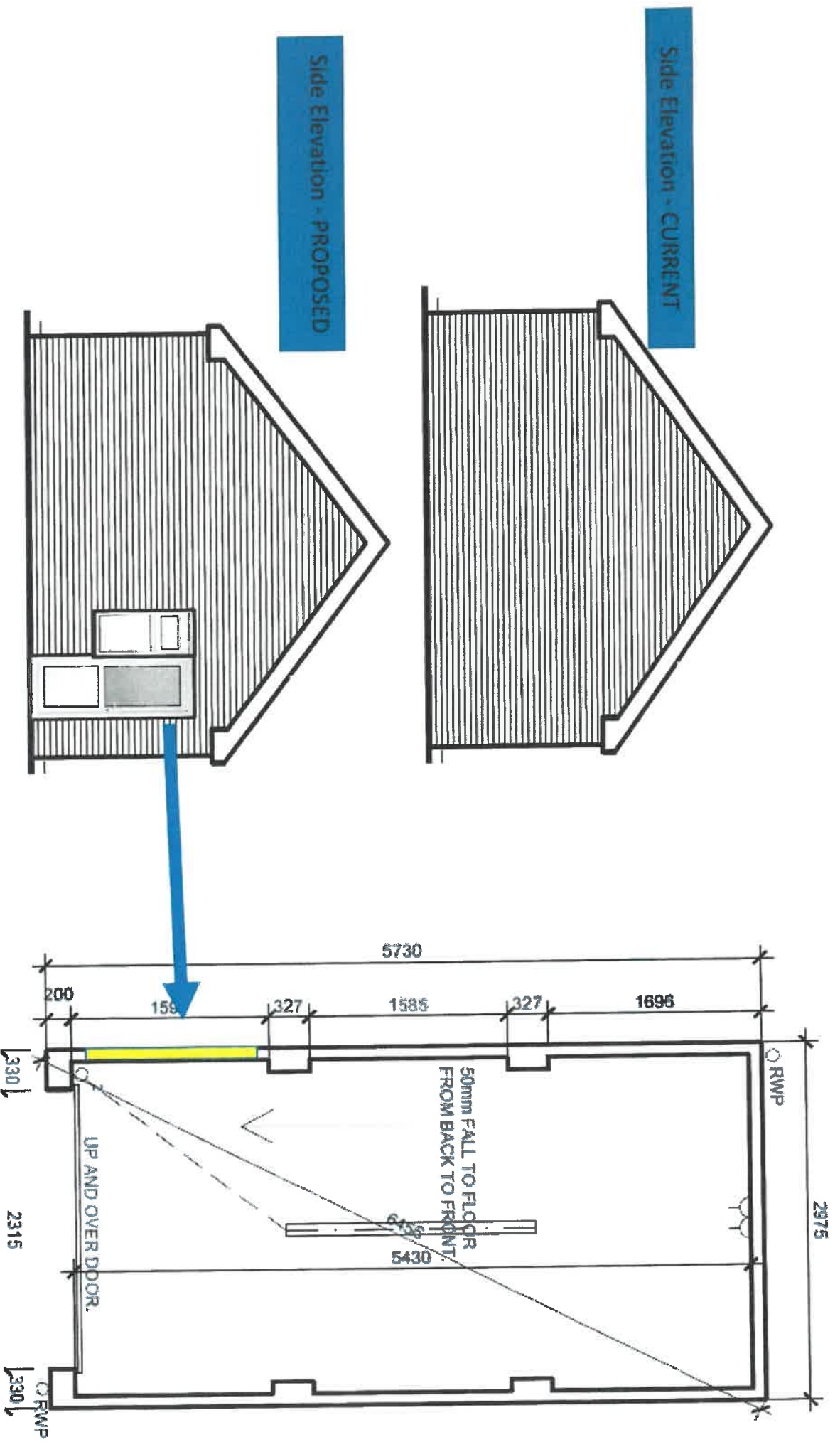


II. **SINGLE DETACHED GARAGE:** Description of proposed changes:

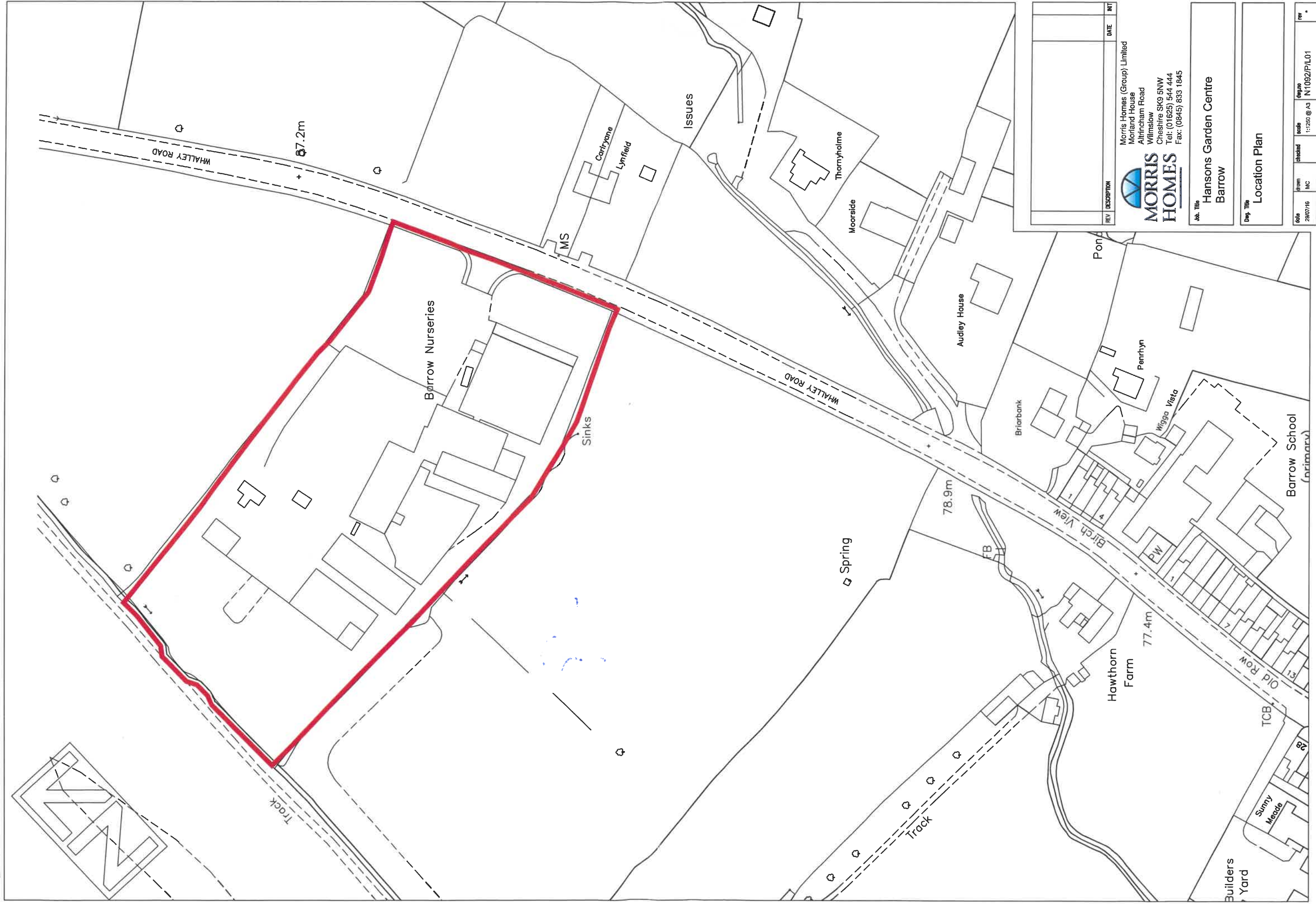
Image 9

SIDE ELEVATION: To fit a UPVC door & window unit to match main dwelling material. The door will be half glass (top half) with a small integrated window (0.1 x 1 metre).

- The elevation is inward facing to the main dwelling and does not impact or is not visible to neighbouring properties



3 ELLBOW WOOD DRIVE - LOCATION PLAN 1:1250 @ A3



Morris Homes (Group) Limited
Morland House
Altrincham Road
Wilmslow
Cheshire SK9 5NW
Tel: (01625) 544 444
Fax: (0845) 833 1845



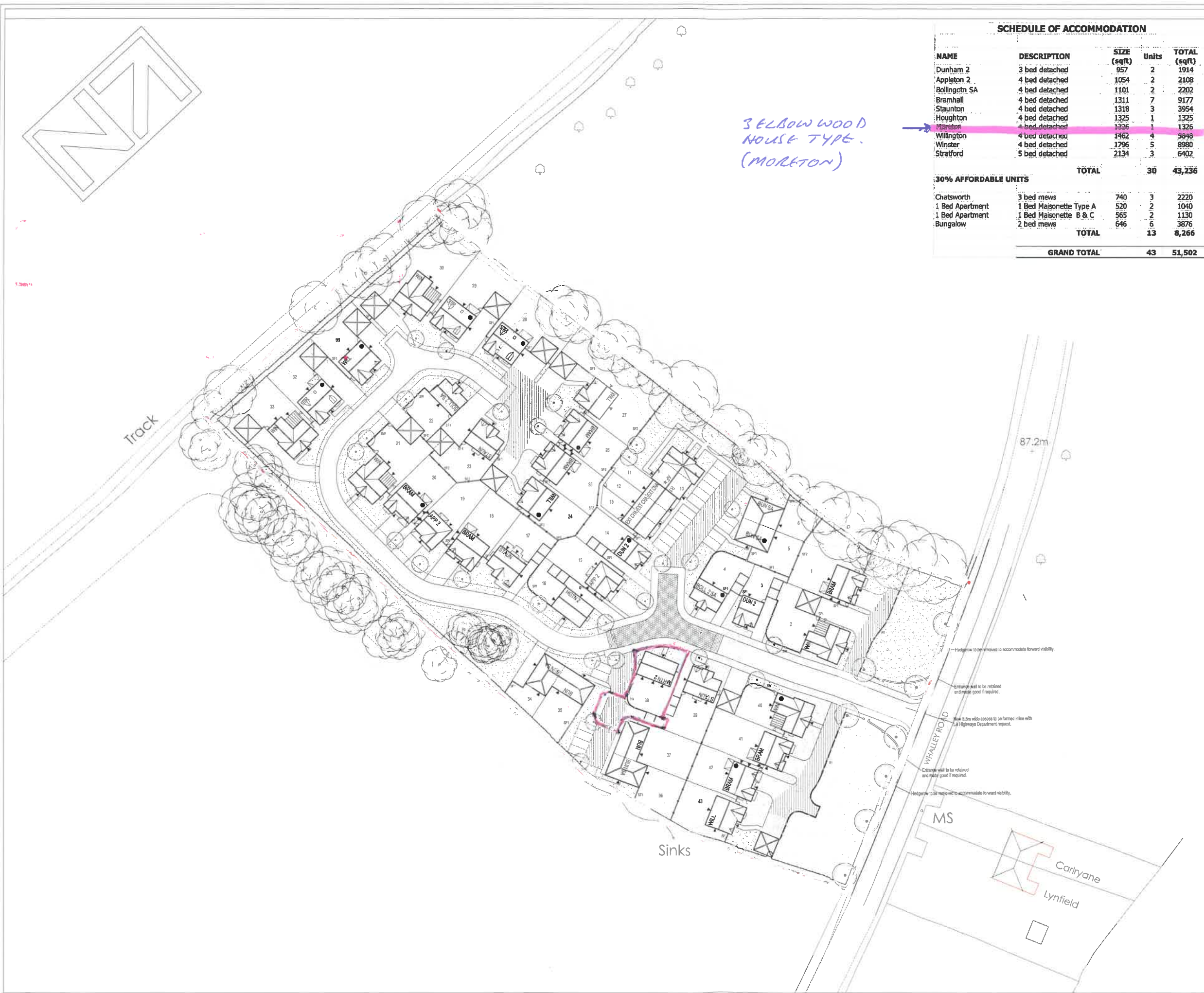
Job Title
Hansons Garden Centre
Barrow

Drawn Title
Location Plan

REV	DESCRIPTION	DATE	INT
1			

DATE	DRAWN	CHECKED	SCALE	DESIGN	REV
29/07/16	MC		1:1250 @ A3	N1092/P/L01	

3 ELBOW WOOD DRIVE - LOCATION PLAN 1:500 @ A1



SCHEDULE OF ACCOMMODATION				
NAME	DESCRIPTION	SIZE (sqft)	Units	TOTAL (sqft)
Dunham 2	3 bed detached	957	2	1914
Appleton 2	4 bed detached	1054	2	2108
Bollington SA	4 bed detached	1101	2	2202
Bramhall	4 bed detached	1311	7	9177
Staunton	4 bed detached	1318	3	3954
Houghton	4 bed detached	1325	1	1325
Moreton	4 bed detached	1326	1	1326
Willington	4 bed detached	1462	4	5848
Winster	4 bed detached	1796	5	8980
Stratford	5 bed detached	2134	3	6402
TOTAL			30	43,236
30% AFFORDABLE UNITS				
Chatsworth	3 bed mews	740	3	2220
1 Bed Apartment	1 Bed Maisonette Type A	520	2	1040
1 Bed Apartment	1 Bed Maisonette B & C	565	2	1130
Bungalow	2 bed mews	646	6	3876
TOTAL			13	8,266
GRAND TOTAL			43	51,502

DENSITY	
TOTAL SITE AREA	4.7ACRES/1.9HECTARES
AREA OF P.O.S.	0.5ACRES/0.2HECTARES
AREA OF UNDEVELOPABLE LAND THROUGH RESTRAINTS (ITEMISE)	0.48ACRES/0.19HECTARES
NETT SITE AREA	3.72ACRES/1.5HECTARES
NETT DENSITY	11.5U.P.A./28.8U.P.H.
NETT SQFT/ACRE	13844 SQFT.P.A.

LEGEND	
	Proposed dwelling
	Proposed dwelling to be built opposite hand
	Proposed brick built garage
	Common areas of shared drives in contrasting material or kerb edgings to delineate shared drive area
	Proposed 1.8m high feather edge boarded timber screen fence with P.C.C. posts & gravel boards
	Proposed 1.8m high/0.44m square brick piers at 2.0m ctrs with 0.65m high brick dwarf wall/feather edged boarded infill panels
	Proposed 0.45m high timber post & rail divisional fence
	Proposed 1.2m high estate railings
	Existing hedge to be retained
	Existing hedge to be removed
	Existing tree to be retained
	Existing tree to be removed

MATERIALS SCHEDULE		
Brick Type	Roof Tile	Door Colour
CM TBC	Russet Gramplan	(bk) black
HB TBC	slate grey concrete plain tile or similar	

RIDGE TILE - Redland or similar approved Angular grey ridge tile
MORTAR - Natural bucket handle joints or 3mm recessed joint dependant on site specification
WINDOW FRAME - White UPVC with horizontal bar
FRENCH DOORS - White UPVC
STONE SILLS - Buff artstone to front elevation only
RAINWATER GOODS & SVP's - Polypipe 1/2 round gutters & circular downspouts in black
EBONY STAINED TIMBER - Gutter boards/fascia/soffits/dadding where applicable
WHITE PAINTED TIMBER - Gallows brackets/balustrades/spindles
BLACK UPVC - Fascias & soffits to GRP canopy roof & preformed domes to be provided by manufacturer
WHITE UPVC - Cladding to u/s of front entrance porches
METER BOXES - To be painted black and sealed with black plastic sealant
PAVING FLAGS - 600 x 600 Marshalls Grey pre-cast slabs
STONE CHIPPINGS - Cotswold chippings laid at a depth of 100mm by 200mm wide

REV	DESCRIPTION	DATE	INT
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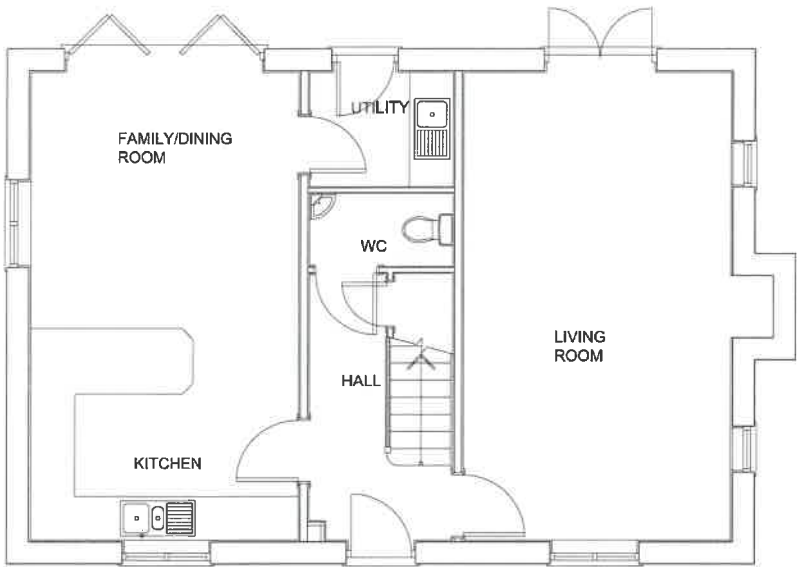


Morris Homes (Group) Limited
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Altrincham Road
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Cheshire SK9 5NW
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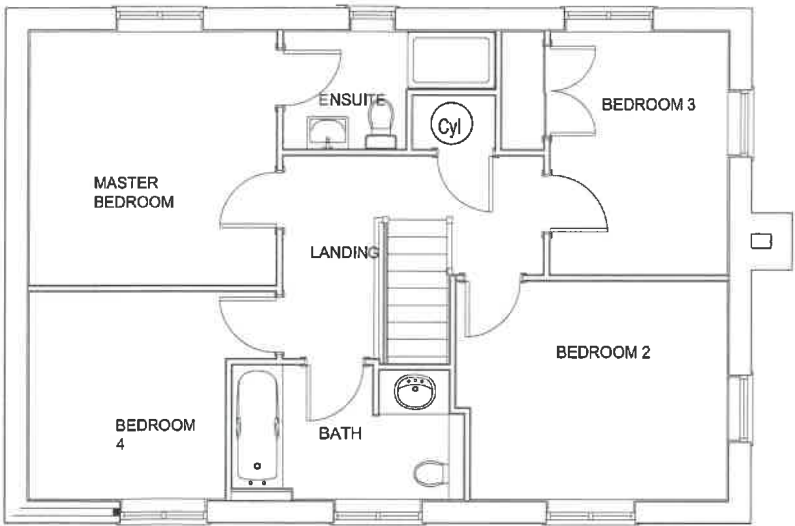
Job Title
Hansons Garden Centre Barrow

Dwg Title
PLANNING LAYOUT

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04/07/18	MC		1:500 @ A1	PL04	*

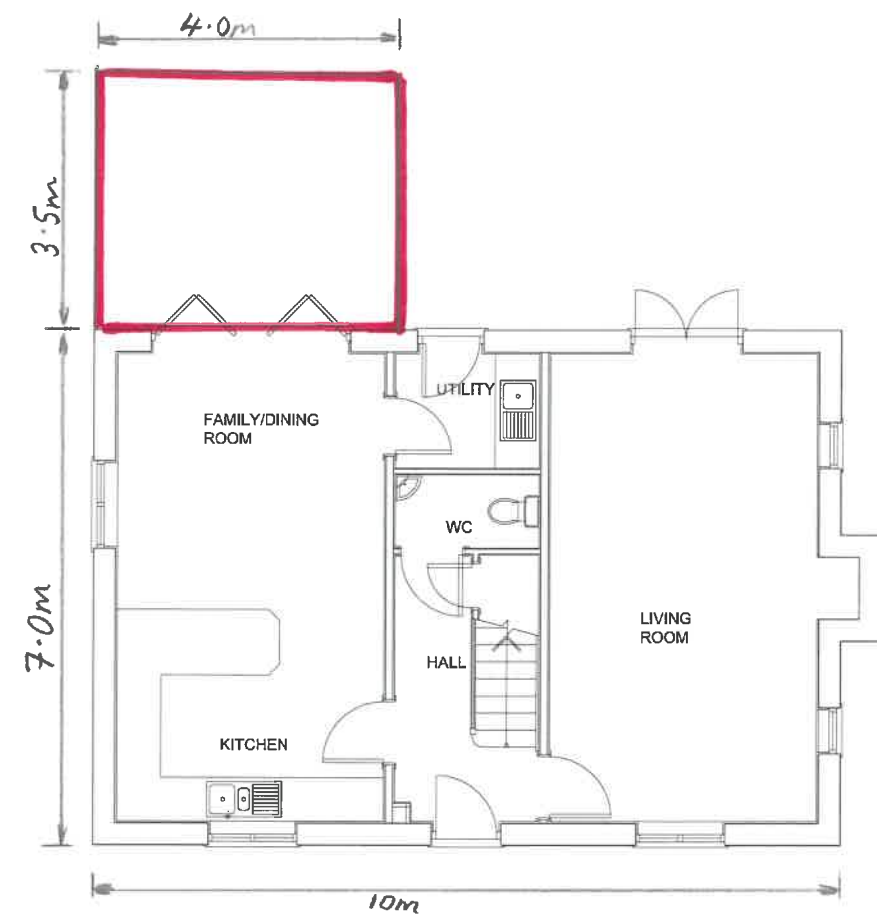


GROUND FLOOR PLAN

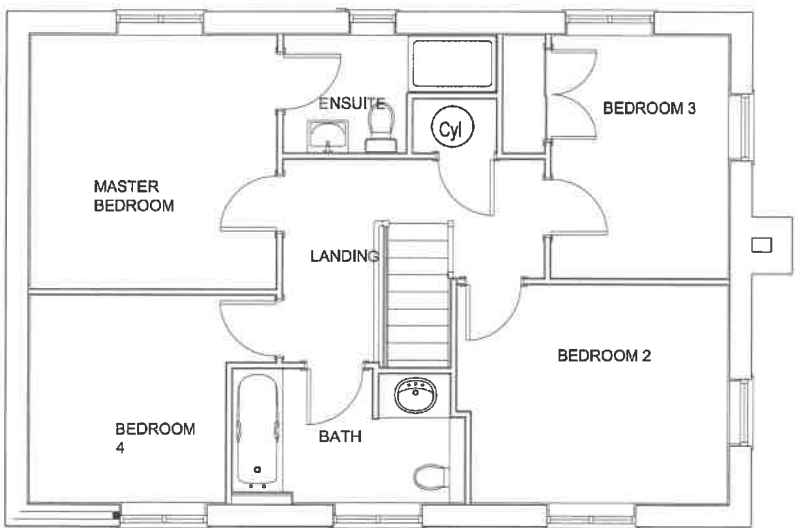


FIRST FLOOR PLAN

REV		DESCRIPTION		DATE	INIT
 Morris Homes (Group) Limited Morland House Altrincham Road Wilmslow Cheshire SK9 5NW Tel: (01625) 544 444 Fax: (0845) 833 1845					
Job Title HANSONS GARDEN CENTER BARROW					
Dwg. Title MORETON HOUSE TYPE FLOOR PLANS					
date	drawn	checked	scale	dwg.no	rev
28/07/16	MC		1:100 @ A3	N1092/P/HTMOR/02	-



GROUND FLOOR PLAN



FIRST FLOOR PLAN

REV	DESCRIPTION	DATE	INIT
1			



Morris Homes (Group) Limited
Morland House
Altrincham Road
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Cheshire SK9 5NW
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Job Title
HANSONS GARDEN CENTER BARROW

Dwg. Title
MORETON HOUSE TYPE FLOOR PLANS

date	drawn	checked	scale	dwg.no	rev
28/07/16	MC		1:100 @ A3	N1092/P/HTMOR/02	-



FRONT ELEVATION

SIDE ELEVATION 1



REAR ELEVATION

SIDE ELEVATION 2

REV	DESCRIPTION	DATE	INIT

 Morris Homes (Group) Limited
Morland House
Altrincham Road
Wilmslow
Cheshire SK9 5NW
Tel: (01625) 544 444
Fax: (0845) 833 1845

Job Title
HANSONS GARDEN CENTER BARROW

Dwg. Title
MORETON HOUSE TYPE
ELEVATIONS

date	drawn	checked	scale	dwg.no	rev
28/07/16	MC		1:100 @ A3	N1092/P/HTMOR/01	-



REV	DESCRIPTION	DATE	INIT

 MORRIS HOMES	Morris Homes (Group) Limited Morland House Altrincham Road Wilmslow Cheshire SK9 5NW Tel: (01625) 544 444 Fax: (0845) 833 1845
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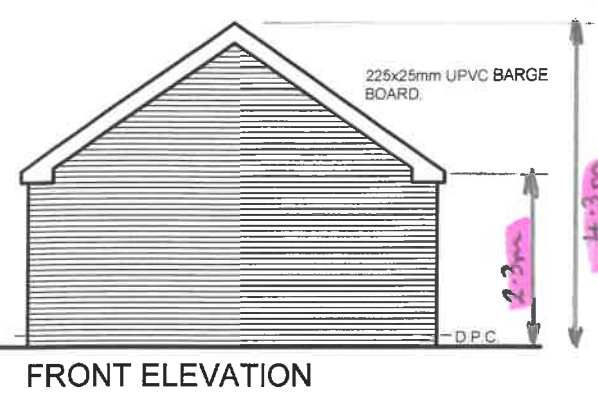
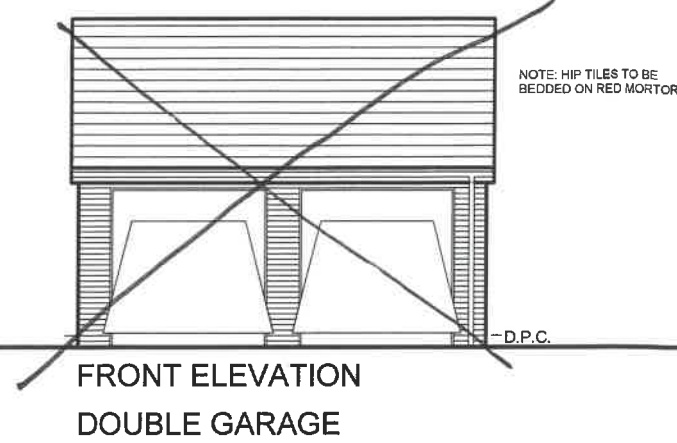
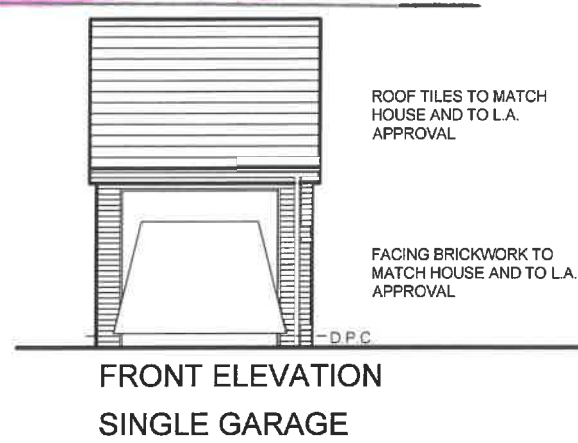
Job Title	HANSONS GARDEN CENTER BARROW
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Dwg. Title MORETON HOUSE TYPE ELEVATIONS
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date	drawn	checked	scale	dwg.no	rev
28/07/16	MC		1:100 @ A3	N1092/P/HTMOR/01	-

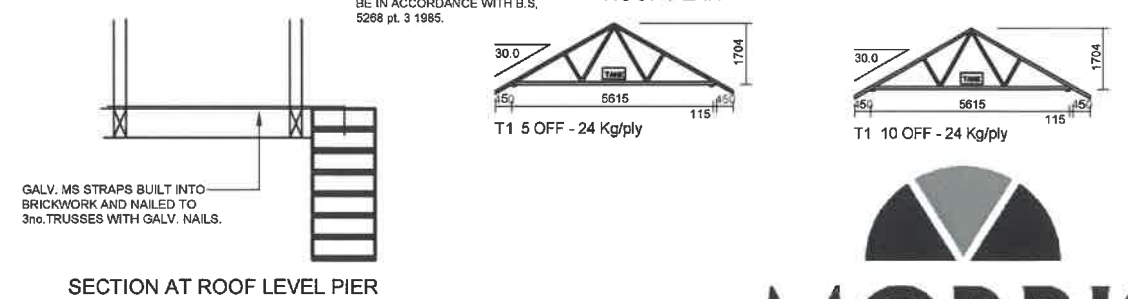
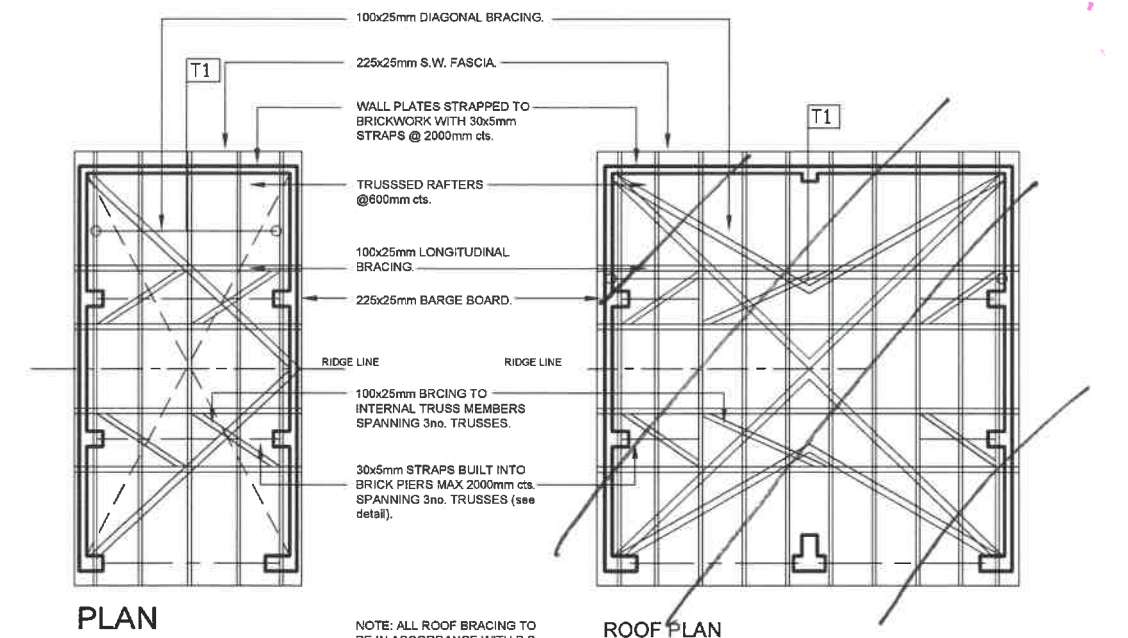
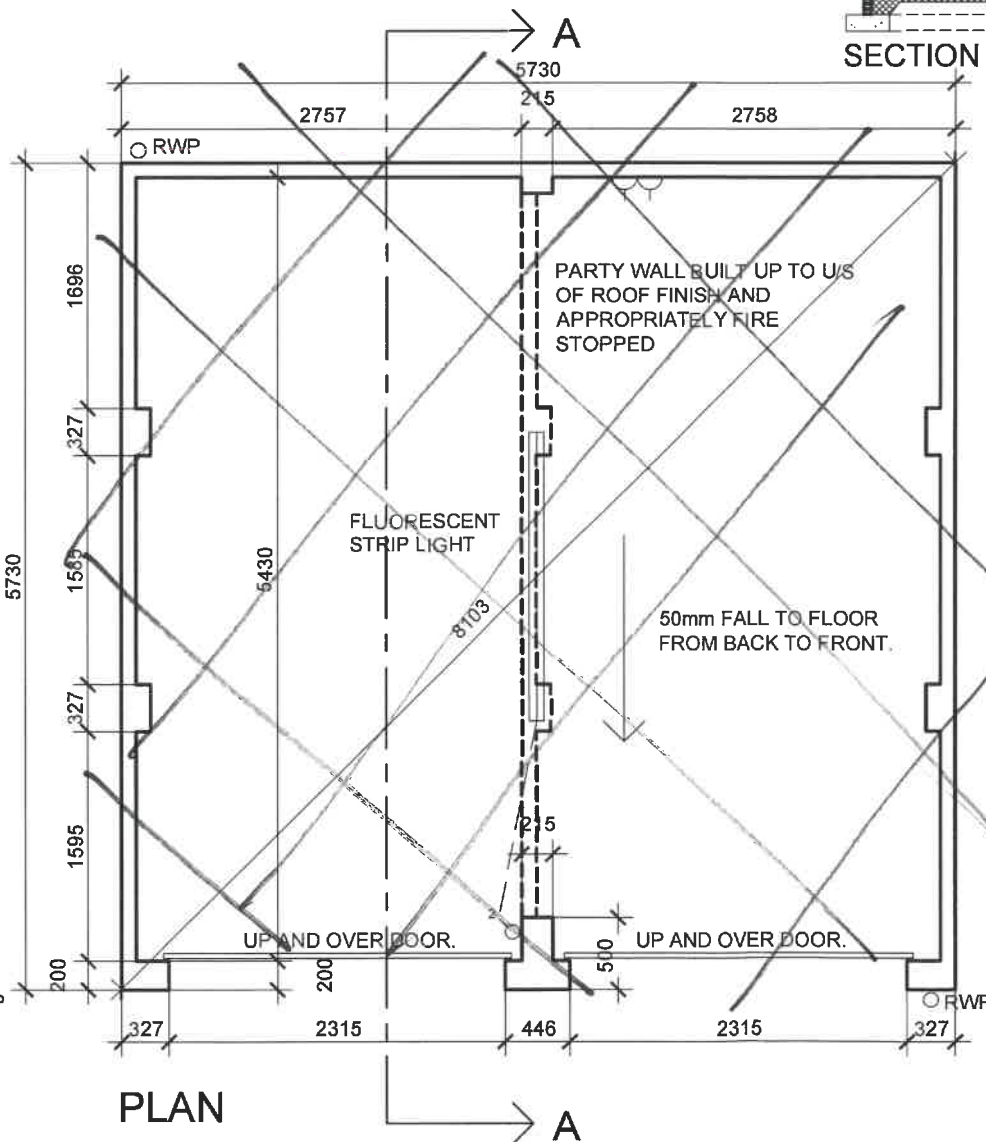
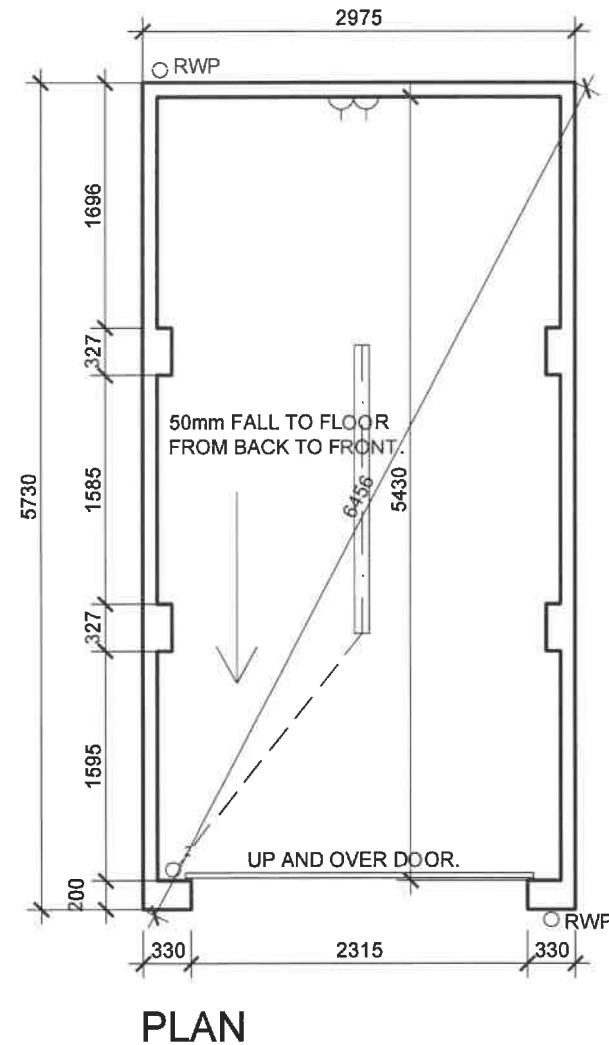
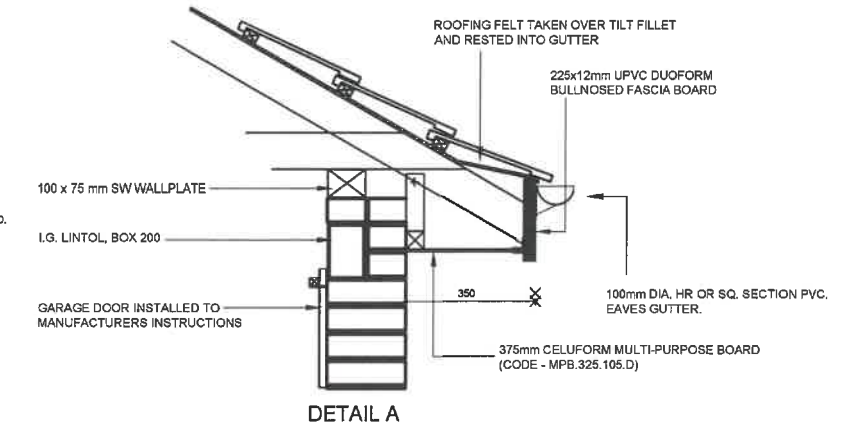
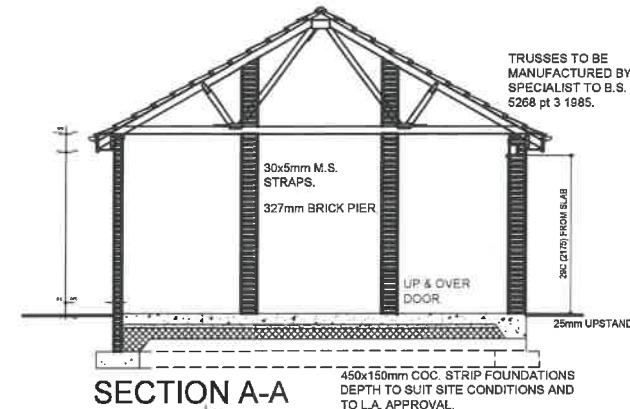
SCALE - 1:100 @ A3

5 ELBOW WOOD DRIVE - SINGLE GARAGE ELEVATIONS



NOTE: ONLY SINGLE GARAGE IS APPLICABLE

NOTE: RED HIP TILES TO BE BEDDED ON RED MORTAR



TITLE	PART L 2010		DATE	01:08:12	DRAWN	SAH	REVISIONS		Rev	Date	Amendment	Init
	DETACHED GARAGE DETAILS GABLE		SCALE	1:100	CHECKED	-	DRAWING NO.	GR2-1				
ROOF - HOUSE TYPES ABOVE 1150 SQ.FT.												