

NOTES:
 © COPYRIGHT UMAA ARCHITECTURE LTD. DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY. CONTRACTORS TO CHECK CRITICAL DIMENSIONS RELATIVE TO THEIR WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.

NOTE: ALL EXISTING TREES AND OTHER CONSTRAINTS NOTED FROM CLIENT RECORD PLAN. EXACT LOCATIONS TBC SUBJECT TO SITE SURVEYS.

LEGEND

- SITE BOUNDARY
- EXISTING TREES TO BE RETAINED
- EXISTING TREES TO BE REMOVED
- NEW TREES (ILLUSTRATIVE)
- NEW HEDGE / REINFORCE EXISTING HEDGE
- EXISTING SEWER EASEMENT (NO BUILD)
- NEW SUDS ATTENUATION AS PJA DESIGN
- PROPOSED NEW FOOTPATH TO IRONBRIDGE WAY
- EXISTING TREE SHADING
- MOWN PATHS TO GRASSLAND AREA
- MIN. 0.6HA GRASSLAND/WOODLAND BUFFER AS APPROVED OUTLINE ECOLOGY PRINCIPLES AND IN LINE WITH LANDSCAPE ARCHITECT'S SPECIFICATION.



4.5m WIDE TARMAC SURFACED PRIVATE DRIVE
 TURNING SPACE INCORPORATED INTO SQUARE. SURFACE TO BE COLOURED TARMAC W ADOPTABLE AREA DEMARCATED.
 NATIVE HEDGEROW PLANTING AS APPROVED ECOLOGY ENHANCEMENT MEASURES

EXISTING TREE TO BE REMOVED
 EXISTING BOUNDARY HEDGE TO BE RETAINED AND REINFORCED WITH INFILL PLANTING WHERE REQUIRED.
 EXISTING TREES TO BE RETAINED AND PROTECTED

2.4 X 43m VIS. SPLAY TO NEW SITE ENTRANCE

FORM NEW RAISED SPEED TABLES IN TARMAC - AS APPROVED HIGHWAY WORKS PLAN

AREA FOR NEW SUDS ATTENUATION AS ENGINEER'S DRAINAGE DESIGN.

MOWN FOOTPATHS TO GRASSLAND AREA.

SELF BINDING GRAVEL FOOTPATH LINK TO IRONBRIDGE WAY (NOTE: FOOTPATH TO BE KEPT CLEAR OF RPA'S AND EASEMENT)

FORM NEW RAISED SPEED TABLES IN TARMAC - AS APPROVED HIGHWAY WORKS PLAN

PLAN AS PROPOSED

1:500

SCHEDULE

AFFORDABLE UNITS								
Ref.	GIA (ft ²)	GIA (m ²)	Type	Stores	Total	Total Area (ft ²)	Total Area (m ²)	Tenure Mlx (%)
A	753.0	70.0	2-BED HOUSE	2	10	7530	700	25.6
B	904.0	84.0	3-BED HOUSE	2	20	18080	1680	51.3
C	656.0	61.0	2-BED BUNGALOW	1	4	2624	244	10.3
D	1141.0	106.0	4-BED HOUSE	2	5	5705	530	12.8
GRAND TOTAL					39	33939	3154	50

CAR PARKING		
TOTAL PARKING		
	81	208%

SITE AREA SUMMARY	
Total units	39
Gross site area (Acres)	6.24
Undeveloped area (Acres) - POS & single sided drives/roads	3.52
Net site Developed area (Acres)	2.72
Total gross coverage area (ft ²)	33939
Site net Density (units/ Acre)	14
Site net coverage (ft ² /Acre)	12478

REV	DATE	DESCRIPTION	DRAWN	CHECKED
-	11.03.20	FIRST ISSUE	GAMD	MD
A	21.04.20	UPDATED FOLLOWING PRE-APPROVALS FOR RESERVED MATTERS.	GAMD	MD
B	07.05.20	PLANNING ISSUE	MD	-
C	13.05.20	MINOR AMENDMENT TO PLOTS 27-38 PARKING, SUDS	MD	-
D	31.07.20	UPDATE FOLLOWING PLANNING COMMENTS. HOUSING MIX AMENDED AS ADVISED TO INCLUDE 4NO. DETACHED AND 4NO. BUNGALOWS, TERRACED PLOTS OMITTED, MOWN FOOTPATHS AND ADDITIONAL LANDSCAPING INDICATED.	MD	-
E	07.08.20	PLOTS SPACED ALONG MAJESTIC WAY TO REDUCE DENSITY. ADDITIONAL PARKING ADDED TO DETACHED UNITS. SCHEDULE UPDATED FOR PLANNING ISSUE.	MD	ZK
F	28.08.20	2NO. VISITOR BAYS RELOCATED. MOWN PATH ADDED BY PLOT 1. PLANTING ADDED BY PLOTS 1 AND 39.	MD	-
G	09.09.20	DRAFT ISSUE. PLOTS 14 AND 30-39 BACK TO DACK DISTANCES INCREASED WHERE POSSIBLE. AMENDMENTS FOR DISCUSSION.	MD	-
H	08.09.20	FURTHER AMENDMENT TO MOVE PLOT 3 FURTHER SOUTH AND ROTATE ALIGNMENT.	MD	-
J	11.09.20	SHARED LAYOUT FOR PLANNING ISSUE.	MD	-
K	24.09.20	SCHEDULE CORRECTED.	MD	ZK

umaa
architecture

www.umaa-a.com
 design@umaa-a.com
 0121 233 3355

Architecture + Masterplanning + Urban Design
 Umaa Architecture Limited, Grosvenor House
 11 St. Pauls Square, Birmingham, B3 1RB

PROJECT
 PROPOSED RESIDENTIAL DEVELOPMENT

ADDRESS
 LAND WEST OF LAWFORD CLOSE
 OFF MAJESTIC WAY
 AQUEDUCT, TELFORD
 SHROPSHIRE

DRAWING TITLE
 SITE PLAN AS PROPOSED

DRAWING NO. 01031.D02 REVISION K DRAWING STATUS PLANNING

SCALE 1:500 SHEET SIZE A1 DATE 11.03.2020

