

MAIN FEATURES

PLOT NUMBER: 01
 UNIT TYPE: 3/4 BED DETACHED
 LOCAL CHARACTER: CORE DEVELOPMENT
 PLOT AREA: 381.5 SQM / 0.094 ACRES
 MAX INTERNAL GIA: 216 SQM

- REDLINE BOUNDARY OF UNIT 1
- POTENTIAL BUILD ZONE (INC PARKING)
- NO BUILD ZONE (CAN INCLUDE PARKING)
- 2M HIGHWAY BUFFER NO BUILD ZONE
- REAR GARDEN NO BUILD ZONE
- BOUNDARY THAT PURCHASER IS RESPONSIBLE FOR
- POTENTIAL ON-PLOT PARKING SPACES



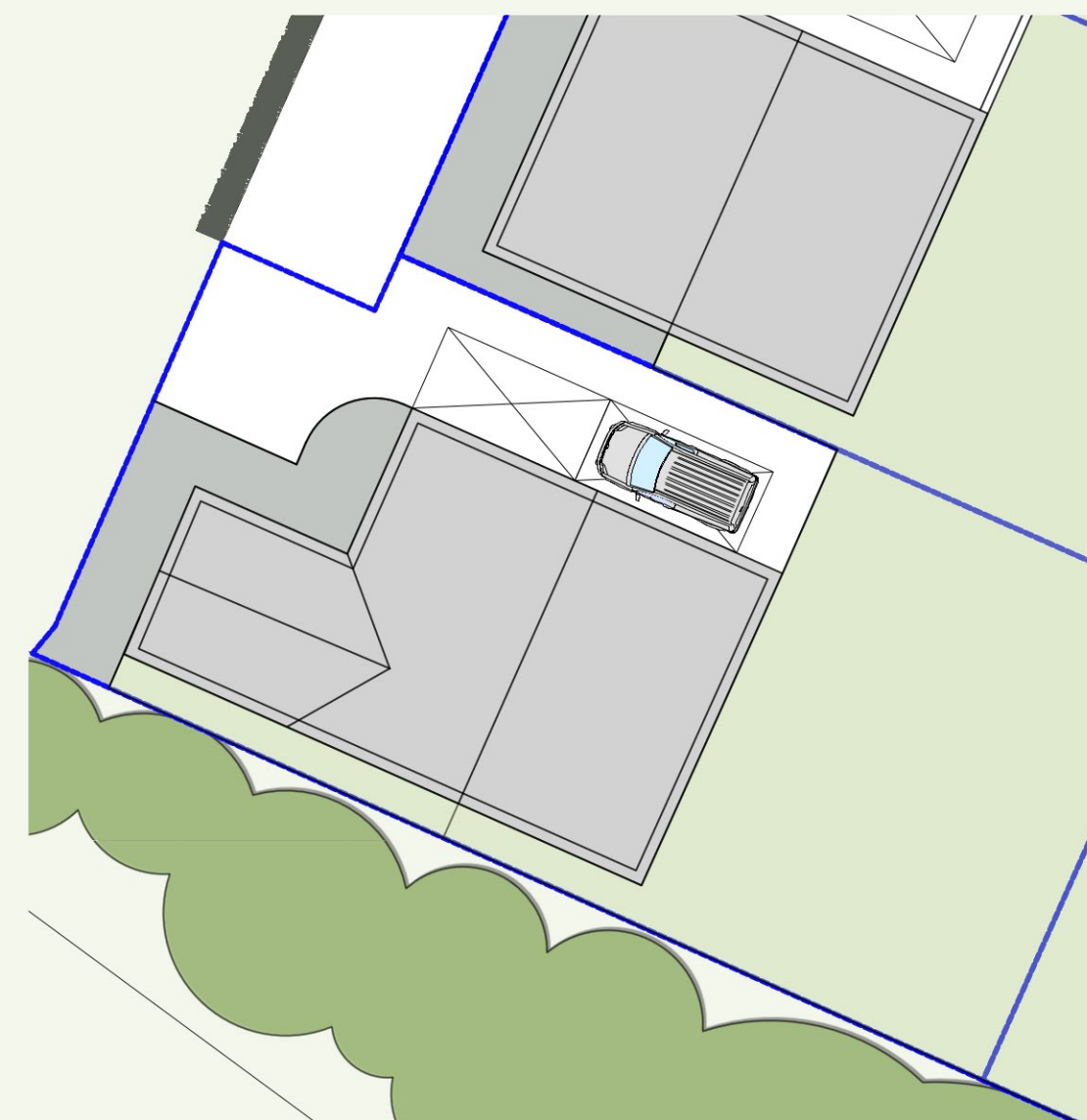
COORDINATES - LATITUDE, LONGITUDE (DECIMAL)

A: X (eastings) - 385053.86 Y (Northings) - 275827.056
 B: X (eastings) - 385079.541 Y (Northings) - 275815.539
 C: X (eastings) - 385085.219 Y (Northings) - 275828.29
 D: X (eastings) - 385063.779 Y (Northings) - 275837.838
 E: X (eastings) - 385063.106 Y (Northings) - 275836.327
 F: X (eastings) - 385058.996 Y (Northings) - 275838.16

RULES OF YOUR BUILD

- 1) Prior to development commencing, you must apply to the Local Planning Authority for a determination as to whether your design complies with the site masterplan and design code.
- 2) Your property must be built within the "Potential Build Zone" and not exceed the max internal gross internal floor area. the footprint of your home does not need to fill the entire "build zone" and can be positioned anywhere within it. See GIA definition.
- 3) No Temporary buildings or caravans are allowed on your plot. Prior to completion, you shall not occupy your home for residential purposes or allow your home to be occupied for residential purposes.
- 4) No works or storage of materials may be undertaken outside the curtilage of your plot without relevant permissions from local authorities.
- 5) All the rear walls of your building must be positioned within the "potential build zone." should either neighbouring plot have received either confirmation of compliance or planning permission, then any part of your home that would: i) have more than a single storey ii) be within 2 metres of the boundary with a neighbouring home; then that must not exceed beyond the rear wall of the neighbouring home by more than 3 metres.
- 6) The principal elevation of your home must front the highway.
- 7) The plot is for one detached dwelling with a max of 4 bedrooms.
- 8) Prior to development the plot purchaser (as client) must appoint a Principal Designer as required under 2015 Construction Design and Management regulations
- 9) Any upper-floor windows that is on a side elevation and less than 1.7m above the floor and faces onto a neighbouring house must be either obscured or non-opening or both.
- 10) A minimum of 50% of the plot frontage (the area between the highway and principal frontage must be permeable (i.e grass/ shrubs/ gravel etc). On the remaining area any hard surface to be provided on land between a wall forming the principal elevation of the home and the highway must either be made of porous materials, or provision made to direct surface water run-off from the hard surface to a permeable or porous area of surface within the curtilage of the property.

EXAMPLE PLOT LAYOUT



- 11) Your home must be no more than 8.9m as the maximum building height. This equates to approximately 2 storeys. The maximum building height means the height of your home when measured from ground level of the plot to the top of the highest part of the roof excluding any external chimneys, flues or vent pipes or other structures for renewable energy generation.
- 12) The height of any external chimney, flue, soil or vent pipe or other structure for renewable energy generation, must not exceed the highest part of the roof of the home by 1 metre or more.
- 13) Provision for the secure storage of min. 2 bicycles must be demonstrated in the design. Storage for 3 no. 240 litre wheelie bins for recycling, garden and residual waste should also be shown and not visible from the road.
- 14) 2 car parking spaces (vehicle bays) must be provided on the plot and be a minimum of 2.4m x 4.8m in size. The position of parking bays is to your discretion. The minimal internal dimensions for a car garage is 3.0m x 6.0m.
- 15) Rear and side boundaries to be 1.8m high with side elevations siding on to public areas to be a maximum of 1.8m high screen wall.
- 16) The majority of the front facade of your home must be constructed a minimum of 2m off the highways land. Bay windows must not protrude more than 1m beyond this line.
- 17) Terraces, Balconies and raised platforms above ground level are not permitted where they would extend beyond a wall forming a side elevation or any walls forming a rear elevation of your home.
- 18) The T bars shown on the plot plan adjacent indicate boundaries to your plot for which you have responsibility to maintain.

DEFINITIONS

HOME

Home refers to a dwelling house or building which does not include a building containing 1 or more flats or a flat contained in such a building.

GROSS INTERNAL AREA (GIA)

The Gross Internal Area means the total enclosed floor area of your home measured within the external walls taking each floor into account and excluding the thickness of the external walls. The GIA of your home also includes internal garages and conservatories.

PRINCIPAL ELEVATION

Is the elevation of your home that faces the vehicular access to your property or elevation facing primary highway.

MATERIALS PALETTE

CHARACTER AREA: Core Development

WINDOW STYLE: Contemporary casement

WINDOW DRESSING: - No use of heads and cills
 - Window surrounds to feature windows
 - Bay windows with weatherboard cladding surround

FRONT DOOR: Contemporary using grey colour - RAL 9004

ROOF EAVES: Boxed eaves

ROOF TILE: Grey Slate - Russel Lothian Slate Grey

WATER GOODS: Black PVC guttering

FACING BRICK: Alderley Burgundy or similar

RENDER FINISH AND COLOUR: White monocouche render using RAL 9001

WEATHER BOARDING: Weatherboarding RAL 7024

* ALL MATERIALS/ FINISHED USED ARE TO THE COUNCILS DISCRETION AND APPROVAL *