

**CYCLE STORAGE**

**OUTDOOR STORAGE**  
1.8m x 1.2m timber shed with padlock to rear garden as shown thus.

**EV Charging**  
Ducting and suitable consumer unit to be provided to allow the installation of one wall charging unit per dwelling when required by householder.  
Minimum charge specification 7.4kw

Denotes Tree Root Protection Area (RPA)  
This area within the site to become a Construction Exclusion Zone (CEZ). Refer to Tree Report by Familand Forestry dated 29th September 2021 for: Arboricultural Method Statement, Construction and Maintenance of tree protection fencing.  
No Dig Driveway Construction.

**ELECTRIC VEHICLE CHARGING POINTS**

1 No charging point per dwelling  
Shown indicatively all to comply with Building Regulations Approved Document SI.

**AIR SOURCE HEAT PUMPS**

To all dwellings shown thus:

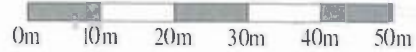
Clear accessible easements for ditch maintenance access.  
Consent to be given from any adjacent land owner prior to ditch maintenance works.

**ACCOMMODATION SCHEDULE**

Ref	Name	Description	No. Beds	Area sq.m	Area sq.ft	Total sq.m	Total
Ma	Matchless	2 bed bungalow	2	54.17	583.10	216.68	4
Su'A	Sunbeam 'A'	2 bed bungalow	2	61.65	663.62	123.30	2
De	De Dion	2 bed bungalow	2	84.25	906.89	337.00	4
En	Enfield	2 bed house	2	75.01	807.43	450.06	6
Nap	Napier	3 bed bungalow	3	99.36	1069.54	99.36	1
Herf	Henderson	3 bed house	3	98.72	1062.59	394.86	4
Vin	Vincent	3 bed house	3	105.38	1134.34	632.28	6
Vin 'A'	Vincent 'A'	3 bed house	3	105.38	1134.34	316.14	3
Ph A	Phantom A	4 bed house	4	140.11	1508.18	140.11	1
Ph B	Phantom B	4 bed house	4	146.50	1576.96	439.50	3
Ph C	Phantom C	4 bed house	4	151.73	1633.26	303.46	2
Ph D	Phantom D	4 bed house	4	125.48	1350.70	125.48	1
Ph E	Phantom E	4 bed house	4	140.11	1508.18	140.11	1
Imp	Imperial	4 bed house	4	125.68	1352.85	377.04	3
Imp'A	Imperial'A	4 bed house	4	125.68	1352.85	503.52	4
<b>Total</b>						<b>4598.90</b>	<b>45</b>

Total development sq.m  
1 and 2 bed dwellings min 35% = 16  
Part M 4(2) compliant min 40% = 18  
All areas exclude garages

1:500 Scale Bar



**NOTES**

The copyright of the design remains with Architects and may not be reproduced in any form without their prior written consent.  
Written dimensions must be used in preference to scaled.  
Contractors must check all dimensions on site.  
Distances are to be measured by the architect before proceeding.  
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**REVISIONS**

REV	REVISIONS	DATE
A	Accommodation Schedule	25/08/20
B	Layout revised	22/07/21
C	Layout revised to client's comments	09/08/21
D	Accommodation schedule added	16/08/21
E	Tree numbering added	29/09/21
F	Revised layout	07/12/21
G	Anti-tank block noted.	19/01/22
H	Plot 48 boundary revised. Frontage made clearer.	15/02/22
I	Tree canopies shown reduced and layout adjusted.	04/03/22
K	Revisions as suggested by planners.	04/03/22
L	OS and land registry boundary clarified. Layout to plots 1, 2, 7-28 revised.	30/03/22
M	Revisions as per comments by planners.	11/04/22
N	Application Red Line extended to include F.W. Pumping Station and turning area.	04/05/22
P	Revisions as per comments by planners.	08/06/22
Q	Footway to Parkhill revised to engineers details.	16/06/22
R	Footway to Parkhill noted as foot/cycleway.	22/06/22
S	Application Red Line extended to include tree works and footpath link / junction imp movements as Union Lane	19/07/22
T	Finalised for planning.	26/07/22
V	Red line adjusted.	28/07/22
W	Red line adjusted.	02/08/22
X	Plots 41-44 adjusted.	05/08/22
Y	Footpath around FWPS adjusted	09/08/22
Z	Minor site revisions, cycle stores and bin collection points added.	23/08/22
AA	Revised to suit dwelling templates allowing for 150 ex wall cavities. EV charging points shown indicatively. Red line adj plot 5 adjusted. plot 7 handed.	29/09/22
AB	Landscaping revised.	28/10/22
AD	Planning issue.	18/11/22
AE	Note ref tree canopy reduction added.	02/12/22
AF	Canopy reduction for trees 52 and 53 shown.	02/12/22
AG	Updated in line with latest tree report.	17/12/22
AH	Minor adjustments.	13/12/22
AJ	Attenuation basin revised	09/01/23
AK	Attenuation basin revised	07/07/23
AL	Pumping station repositioned and childrens play space enlarged. Red line boundary revised to suit.	01/02/24
AM	Ditch maintenance easement added to rear of plots 22-27	22/02/24
AN	Footpath link to exst footpath (PROW) added.	08/03/24

CLIENT: OLDMAN HOMES LTD.

PROJECT: RESIDENTIAL DEVELOPMENT, LAND NORTH OF UNION LANE, OULTON, LOWESTOFT.

DRAWING TITLE: PHASE I SITE LAYOUT

DRAWING STATUS: FOR COMMENT

SCALES - 1:500 @ A1 DATE - MARCH 2020



JOB NO. 2005	DWG NO. SL01	REV. AN
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Orientation of site has not been checked, design subject to check before installation



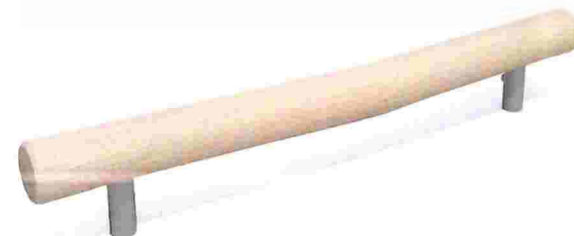
EXACT LOCATION OF EQUIPMENT TO BE AGREED ON SITE. ALL SURFACING TO BE FLAT AND LEVEL. ANY DISCREPANCIES IN LEVELS TO BE REPORTED TO MIRACLE DESIGN & PLAY IMMEDIATELY



TBR7143 - Stilts



TBR7139 - Balance Item

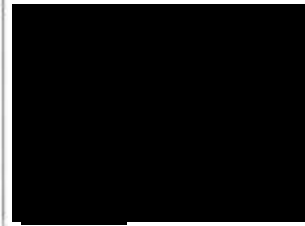


TBR7445 - Balance Beam



TBR7180 - Rotating Balance Item

- Key:**
- 1m High, 1.2m Wide Self-Closing Bowtop Gates, Galvanneal and Powder Coated Red
  - 1m High, 2m Wide Dual Use Bowtop Gates, Galvanneal and Powder Coated Red
  - 1m High Bowtop Fencing, Galvanneal and Powder Coated Black
  - A1 Size of Fence Mounted Signage
  - 500mm High Timber Kerf Rail
- Surfacing:**
- Gradient
  - Existing Grass
  - WaterBody
  - Macadam Surfacing by Client
  - Grass Mat Surfacing (to meet client's requirements)
- Landscaping:**
- Trees by Client
  - Shrub Planting by Client



Equipment Footprint (No safety surfacing required) located on wet main access surf and under 1.5m CP18

REVISIONS		
Issue	Description	Date
A	Area 2 revised as per clients comments	13/03/24

DRAWN BY: L. Ghebikan

REVISED BY: C. Smy

CHECKED BY: M. Wilson

SCALE: 1:100 @ A1 | ISSUE: A

CLIENT: Oldham Homes

DRAWING NO: Q10204\_A

DATE: 28/02/24

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Orientation of site has not been checked, design subject to check before installation



EXACT LOCATION OF EQUIPMENT TO BE AGREED ON SITE. ALL SURFACING TO BE FLAT AND LEVEL. ANY DISCREPANCIES IN LEVELS TO BE REPORTED TO MIRACLE DESIGN & PLAY IMMEDIATELY



SB5057 - Bench



MBX45 2596 - Bin



SB3034 - Roundabout



TBR7136 - Springer



TB7044 - Seesaw



TB7036 - Basket Swing



TB7047 - Multi-Play Unit

**M**  
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PROJECT TITLE  
 Park Hill, Oulton

SHEET TITLE  
 Area 2

- Key:**
- Fencing:
    - 1m High, 1.2m Wide Self-Closing Bowtop Gates, Galvanneal and Powder Coated Red
    - 1m High, 1m Wide Dual Use Bowtop Gates, Galvanneal and Powder Coated Red
    - 1m High Bowtop Fencing, Galvanneal and Powder Coated Black
    - A3 Sized Fencing Mounted Signage
    - 500mm High Timber Knee Rail
  - Surfacing:
    - Gradient
    - Existing Grass
    - Water Shale
    - Macadam Surfacing by Client
    - Grass Mat Safety Surfacing (10' x 10' panels, 100% latex on top)
  - Landscaping:
    - Trees by Client
    - Shrub Planting by Client

Eggsprings Fall 2016. (No safety surfacing required) located on site maximum 1m x 1m (1.5m CFH)

REVISIONS		
Issue	Description	Date
A	Area 2 revised as per clients comments	13/03/24

DRAWN BY: L.Gbebikan  
 REVISED BY: CSmy  
 CHECKED BY: M.Wilson  
 SCALE: 1:100@A1 ISSUE: A  
 CLIENT: Oldham Homes  
 DRAWING: Q10204\_A  
 DATE: 28/02/24

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