

Indicative Site Plan scale 1:500

**OUTLINE PLANNING**  
**RESIDENTIAL DEVELOPMENT, SITE AT EDEN VIEW, LANGWATHBY**  
 Site Area 0.82ha (red line area)  
 The indicative proposals suggest 13 no. dwellings;  
 Units 1-3 3 bed terraced house (affordable)  
 Units 4,9,10 3 bed detached bungalow (units 9+10 with detached double garage)  
 Units 5-8 4 bed detached house with integral single garage  
 Units 11-13 4 bed detached house with detached double garage  
 total 13 dwellings (3 affordable)

**ACCESS ROAD**  
 Proposed junction onto existing road to have 2.4x 45m visibility splay to the North and 2.4x 60m visibility splay to the South. Access road to be 5.5m wide and at the junction to adopted road to have curved radius measuring 6m to each side. Proposed adopted road to be finished in either permeable paving or Bitumen McAdam with drainage channel and bullnosed kerb to avoid any rainwater run off onto adopted highway.

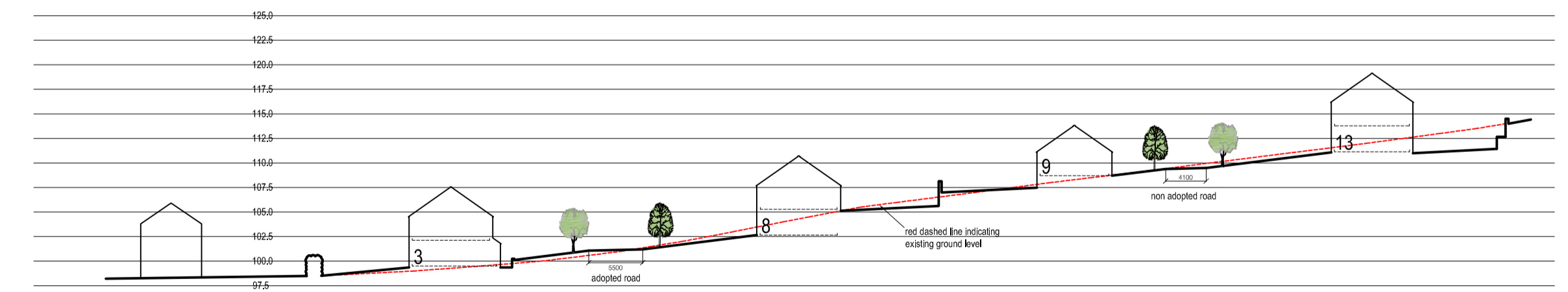
Non adopted road to be finished in either permeable paving or Bitumen McAdam with drainage channel and bullnosed kerb to avoid any rainwater run off onto adopted highway

**FOUL DRAINAGE**  
 New foul drainage to connect into existing village sewer network

**SURFACE WATER DRAINAGE**  
 Surface water to discharge into soakaways located in gardens (min. 5m from buildings). Percolation test to be carried out at full planning stage.  
 Surface water from highways to discharge into soakaways located in open space areas (min. 5m from buildings). Percolation test to be carried out at full planning stage.

**EXISTING TREES**  
 A tree report has been carried out and Root Protection Zones marked on the Indicative layout.

**PARKING**  
 Parking in accordance with Cumbria Design Guide  
 3 bed property 2.5 spaces  
 4 bed property 3 spaces



Indicative Site Section scale 1:500

revisions	
A	06-09-18 Access road amended. WJC
B	12-05-18 Access road amended. WJC
C	14-05-18 Amendments to planning consultants comments. WJC

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**INDICATIVE SITE PLAN AND SECTION**  
 PROPOSED RESIDENTIAL DEVELOPMENT  
 SITE AT EDEN VIEW, LANGWATHBY  
 JW PROPERTIES LTD.

03-09-18  
 WJC  
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**118-144-02 C**