

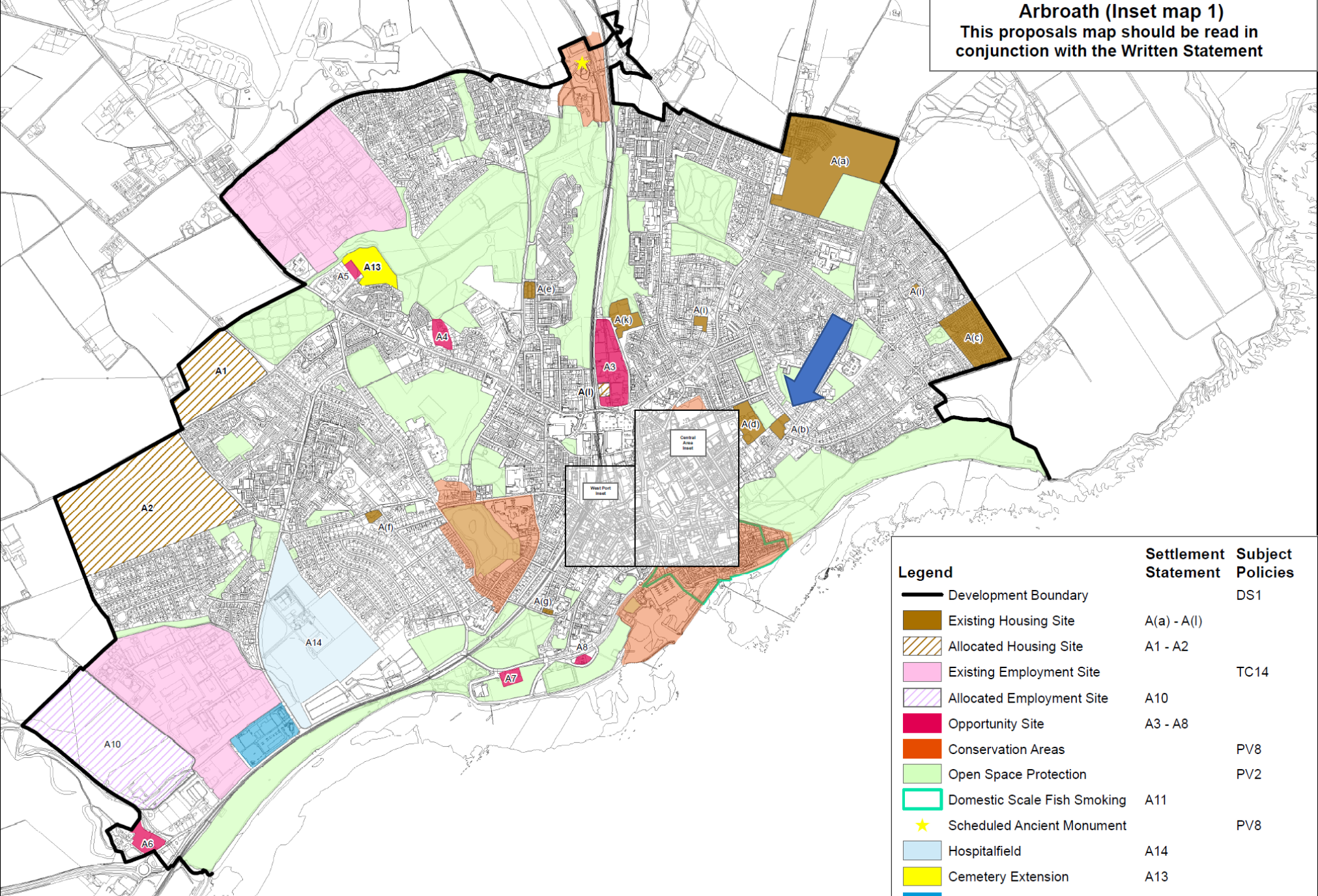
Item 7

Planning application: 20/00395/FULL

Erection of 20 affordable homes with associated landscaping, access, parking, drainage and infrastructure

Land adjacent to Abbeybank House,
Springfield Terrace, Arbroath


Arbroath (Inset map 1)
 This proposals map should be read in conjunction with the Written Statement



Legend		Settlement Statement	Subject Policies
	Development Boundary		DS1
	Existing Housing Site	A(a) - A(l)	
	Allocated Housing Site	A1 - A2	
	Existing Employment Site		TC14
	Allocated Employment Site	A10	
	Opportunity Site	A3 - A8	
	Conservation Areas		PV8
	Open Space Protection		PV2
	Domestic Scale Fish Smoking	A11	
	Scheduled Ancient Monument		PV8
	Hospitalfield	A14	
	Cemetery Extension	A13	
	Commercial Centre		TC17

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Existing Location Plan  **PROPOSED SITE BOUNDARY**
 4,830 SQM / 1.194 ACRES / 0.483 HA (APPROX.)

PLANNING
 1:1250 @ A4

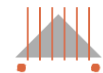


Drawing No. 4197-EX-001-A

Proposed Housing Development at Abbeybank House Springfield Terrace, Arbroath
 for Hillcrest Homes (Scotland) Ltd.



James F Stephen Architects
 Tel: 01307 475000 www.jfsa.co.uk © JFS Architects LLP



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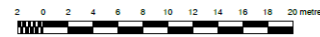


- HOUSING TYPES**
- TYPE A - 8 No. 2P1B FLATS - BLOCK 1
 - TYPE B - 8 No. 5P3B FLATS - BLOCKS 2+3
 - TYPE C - 4 No. 4P2B FLATS - BLOCK 4
- TOTAL No. DWELLINGS - 20
- CAR PARKING**
- TOTAL NUMBER OF SPACES - 20
- PRIVATE ENTRANCE
 - PROPOSED DEMOLITIONS / DOWNTAKINGS
 - PROPOSED SITE BOUNDARY 4,830 SQM / 1.194 ACRES / 0.483 HA (APPROX.)
 - PROPOSED REFUSE STORAGE
 - ~ LANDSCAPED BANKING (maximum grade at angle of repose)
 - 27.00 PROPOSED NEW LEVELS SHOWN IN RED
 - 1:20 GENTLY GRADED SURFACE - UPWARDS
- NEW HOUSING TO SUTHERN BOUNDARY SEPARATING DISTANCES**
- BLOCK 2 18.5m (approx) MIN. WINDOW TO WINDOW DISTANCE- 20.5m
 - BLOCK 3 17m (approx) MIN. WINDOW TO WINDOW DISTANCE- 25m
 - BLOCK 4 15 (approx) MIN. WINDOW TO WINDOW DISTANCE- 21.5m
- NOTE:**
- All levels / measurements etc. are approximate
 - This drawing to be read in conjunction with SD-H-400

PROPOSED SITE LAYOUT

PLANNING
1:200 @ A1

Drawing No. 4197-SD-H-100-1st



PROPOSED HOUSING DEVELOPMENT AT ABBEYBANK HOUSE SPRINGFIELD TERRACE, AIRBROTH
 FOR HILLCREST HOMES (SCOTLAND) LTD.



1 BED 2PERSON FLATS- BLOCK 1- SOUTH EAST /GABLE ELEVATION



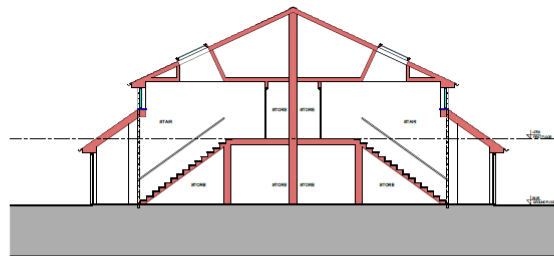
1 BED 2PERSON FLATS- BLOCK 1- NORTH WEST /GABLE ELEVATION

MATERIALS & FINISHES

- 1 External Walls, Masonry:
Standard Profile Fairfaced Block
Colour: Ibc.
 - 2 External Walls, Masonry:
Standard Profile Fairfaced Block
Colour: Ibc.
 - 3 External Walls, Cladding:
Cedral Click Cladding, Horizontal + Vertical- Smooth C01
 - 4 ROOF TILES:
Marley Modern Concrete Roof Tile
Colour: Smooth Grey
- PRECAST CONCRETE CILLS & THRESHOLDS:**
Tinted precast concrete.
Colour to match Blockwork.
- WINDOWS:**
High performance proprietary UPVC windows.
Colour: Ibc.
- EXTERNAL DOORS:**
High performance proprietary UPVC external doorsets
Colour from manufacturer's standard colour range.
- GLAZED SCREENS:**
UPVC framed fixed light screens.
- ROOFLIGHTS:**
Timber framed centre-pivot / top-hung roof windows.
Colour: Ibc.
- FASCIAS & BARGEBOARDS:**
Cedral Click Cladding, Horizontal- Smooth C01
- RAINWATER GUTTERS & DOWNPIPES:**
Proprietary UPVC gutters & downpipes.
Colour: Ibc.
- Renewables:**
Allowance to be made for PV roof panels.
- (All materials to be equal and approved
All subject to agreement between Angus Council and Applicant)



1 BED 2PERSON FLATS- BLOCK 1- FRONT / NE ELEVATION



1 BED 2 PERSON BLOCK 1- TYPICAL CROSS SECTION



1 BED 2PERSON FLATS- BLOCK 1- REAR / SW ELEVATION

1 BED 2 PERSON FLATS- BLOCK 1- PROPOSED ELEVATIONS

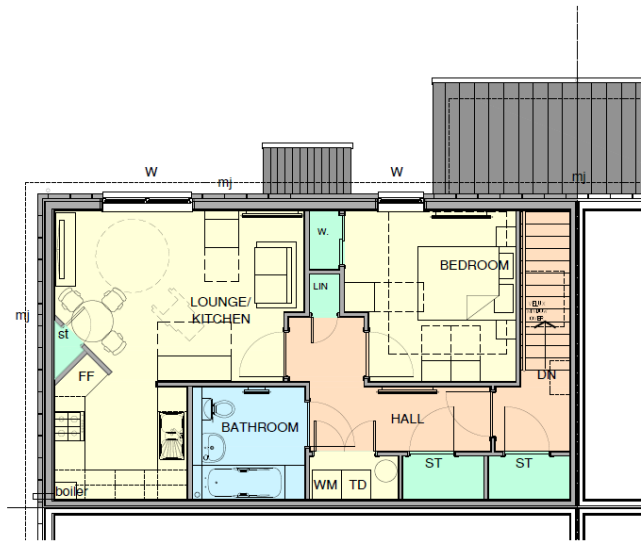
PLANNING
1:100 @ A1



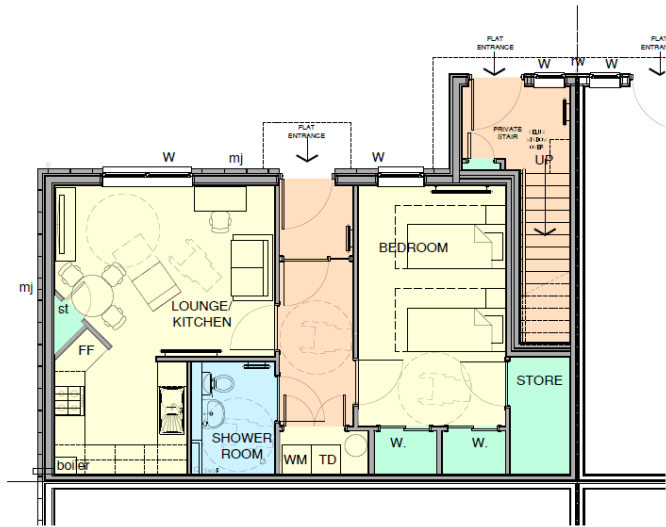
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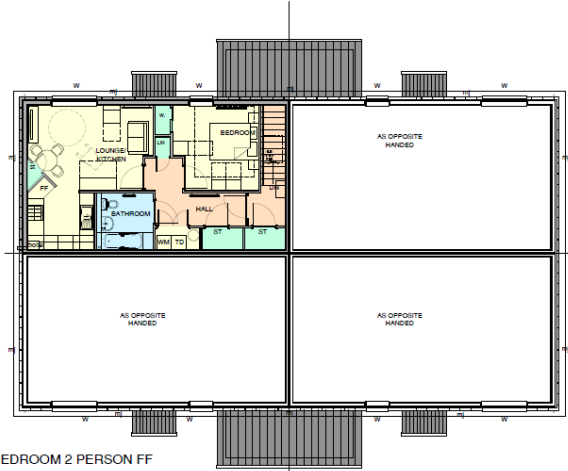
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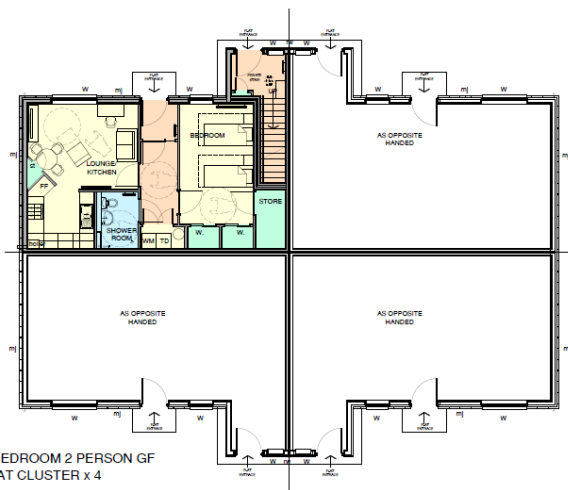
1 BED 2 PERSON FIRST FLOOR FLAT
1:50 scale



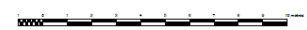
1 BED 2 PERSON GROUND FLOOR FLAT
1:50 scale



1 BEDROOM 2 PERSON FF
FLAT CLUSTER x 4



1 BEDROOM 2 PERSON GF
FLAT CLUSTER x 4



1 BED 2 PERSON GF + FF FLATS- BLOCK 1
1:100 scale

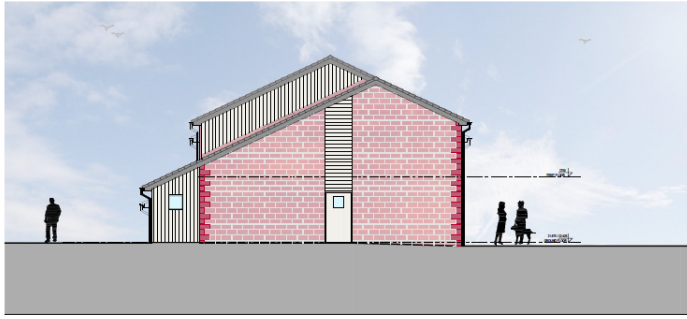
1 BED 2 PERSON FLAT- LAYOUT- BLOCK 1

PLANNING
1:100 + 1:50 @ A1

Drawing No. 4197-SD-H-311-1st



3 BED 5 PERSON FLATS- BLOCKS 2+3- PROPOSED ELEVATIONS



3 BED 5 PERSON FLATS- BLOCKS 2+3- SOUTH EAST /GABLE ELEVATION

MATERIALS & FINISHES

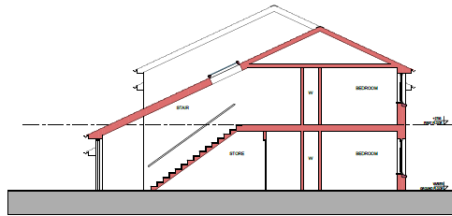
- 1 External Walls, Masonry: Standard Profile Fairfaced Block
Colour: tbc.
 - 2 External Walls, Masonry: Standard Profile Fairfaced Block
Colour: tbc.
 - 3 External Walls, Cladding: Cedar Click Cladding, Horizontal + Vertical- Smooth CO1
 - 4 ROOF TILES: Marley Modern Concrete Roof Tile
Colour: Smooth Grey
- PRECAST CONCRETE CILLS & THRESHOLDS:
Tilted precast concrete
Colour to match Blockwork.
- WINDOWS:
High performance proprietary UPVC windows.
Colour: tbc.
- EXTERNAL DOORS:
High performance proprietary UPVC external doorsets
Colour from manufacturer's standard colour range.
- GLAZED SCREENS:
UPVC framed fixed light screens.
- ROOFLIGHTS:
Timber framed centre-pivot / top-hung roof windows.
Colour: tbc.
- FASCIAS & BARGEBOARDS:
Cedar Click Cladding, Horizontal- Smooth CO1
- RAINWATER GUTTERS & DOWNPIPES:
Proprietary UPVC gutters & downpipes.
Colour: tbc.
- Renewables:
Allowance to be made for PV roof panels.
- (All materials to be equal and approved
All subject to agreement between Angus Council and Applicant)



3 BED 5 PERSON FLATS- BLOCK 2+3- NORTH WEST /GABLE ELEVATION



3 BED 5 PERSON FLATS- BLOCKS 2+3- FRONT / SW ELEVATION



3 BED 5 PERSON BLOCKS 2+3- TYPICAL CROSS SECTION



3 BED 5 PERSON FLATS- BLOCKS 2+3- REAR / NE ELEVATION

3 BED 5 PERSON FLATS- BLOCKS 2+3- PROPOSED ELEVATIONS

PLANNING
1:100 @ A1

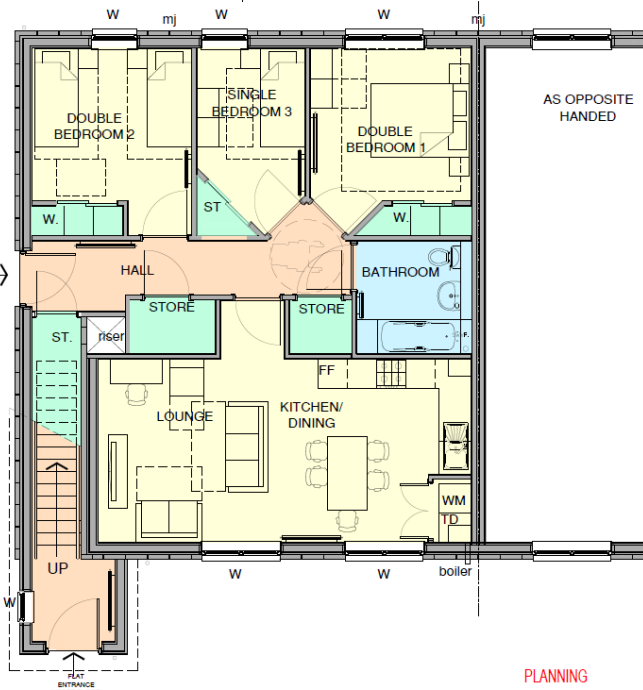
Drawing No. 4197-SD-H-513-1st



DRAWING NUMBER: 4197-SD-H-313-1st. DRAWING DATE: 15/05/2024. DRAWING SCALE: 1:50. DRAWING TYPE: FLOOR PLAN. DRAWING BY: JSA. DRAWING CHECKED BY: JSA. DRAWING APPROVED BY: JSA.



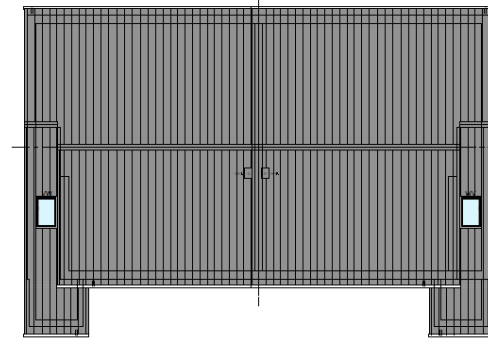
3 BED 5 PERSON F F FLAT
1:50 scale



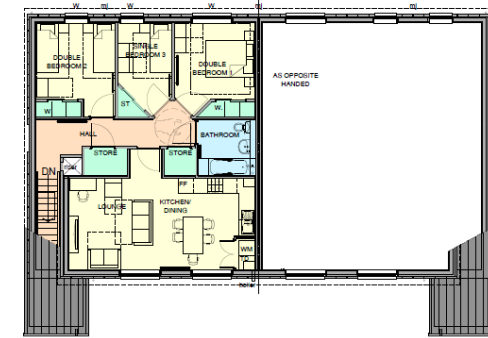
3 BED 5 PERSON G F FLAT
1:50 scale

3 BED 5 PERSON FLAT LAOYUT- BLOCKS 2+3

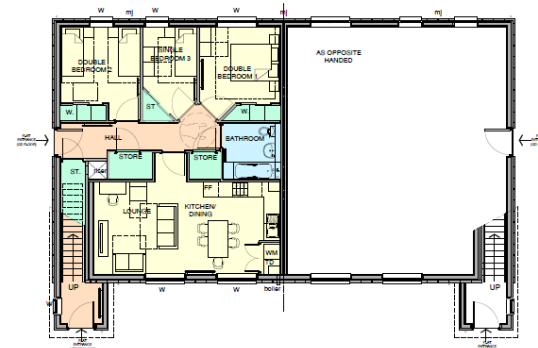
PLANNING
1:100 + 1:50 @ A1



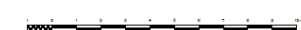
3 BEDROOM 5 PERSON ROOF
FLAT CLUSTER x 2



3 BEDROOM 5 PERSON FF
FLAT CLUSTER x 2



3 BEDROOM 5 PERSON GF
FLAT CLUSTER x 2
3 BED 5 PERSON GF + FF FLATS- BLOCKS 2+3
1:100 scale



PROPOSED HOUSING DEVELOPMENT AT ABBYBANK HOUSE SPRINGFIELD TERRACE, ARBROATH FOR HILLCREST HOMES (SCOTLAND) LTD.



2 BED 4 PERSON FLATS- BLOCK 4- SOUTH EAST /GABLE ELEVATION

MATERIALS & FINISHES

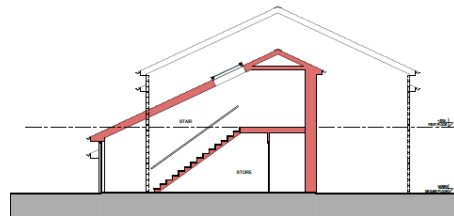
- 1 External Walls, Masonry: Standard Profile Fairfaced Block
Colour: tbc.
 - 2 External Walls, Masonry: Standard Profile Fairfaced Block
Colour: tbc.
 - 3 External Walls, Cladding: Cedar Click Cladding, Horizontal - Vertical- Smooth CO1
 - 4 ROOF TILES: Marley Modern Concrete Roof Tile
Colour: Smooth Grey
- PRECAST CONCRETE COLLS & THRESHOLDS:
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Colour to match Blockwork.
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Colour: tbc.
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- FASCIAS & BARGEBOARDS:
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Proprietary UPVC gutters & downpipes.
Colour: tbc.
- Renewables:
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2 BED 4 PERSON FLATS- BLOCK 4- NORTH WEST /GABLE ELEVATION



2 BED 4PERSON FLATS- BLOCK 4- FRONT / SW ELEVATION



2 BED 4 PERSON BLOCK 4- TYPICAL CROSS SECTION



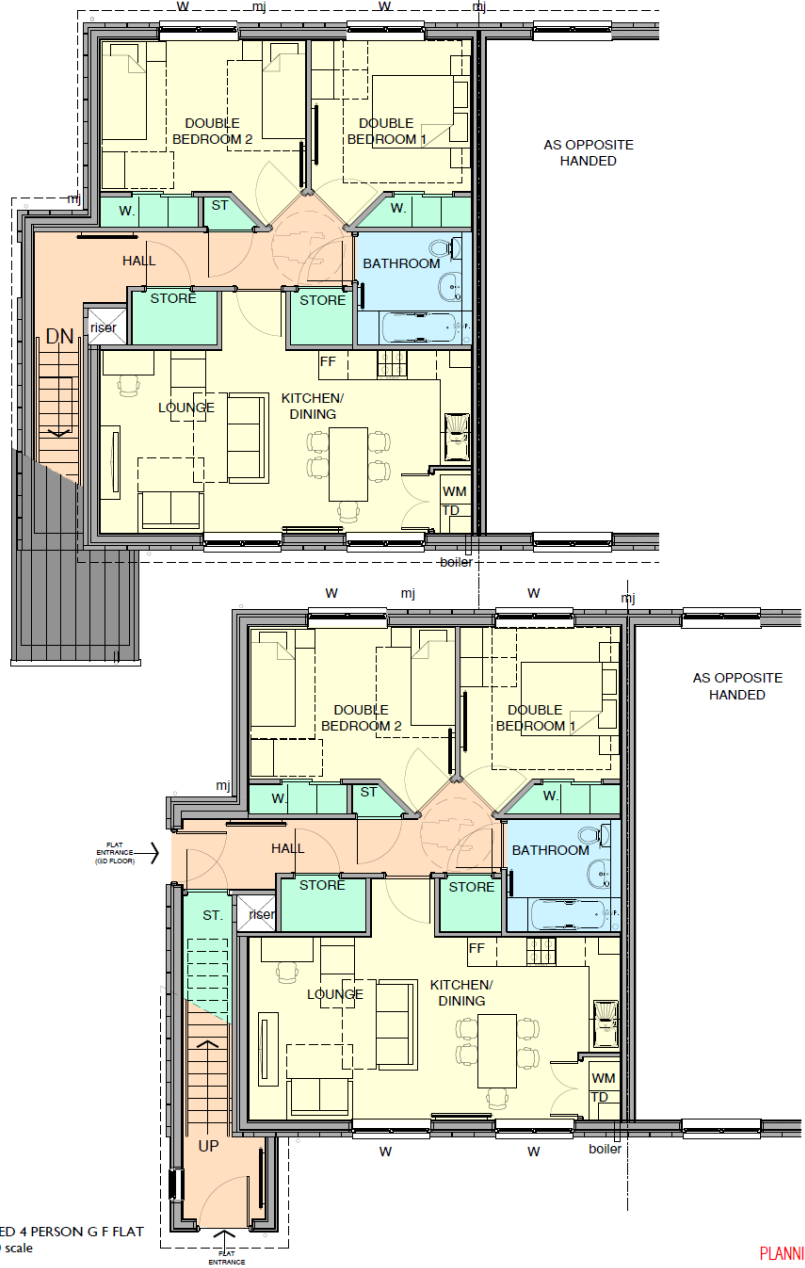
2 BED 4 PERSON FLATS- BLOCK 4- REAR / NE ELEVATION

2 BED 4 PERSON FLATS- BLOCK 4- PROPOSED ELEVATIONS

PLANNING
1:100 @ A1

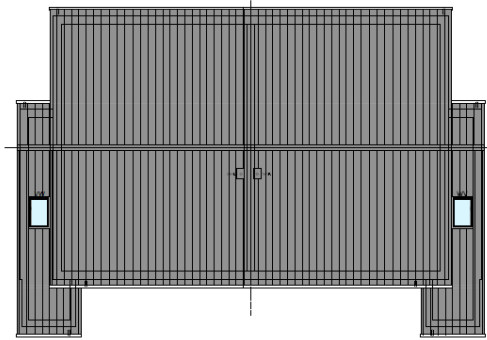
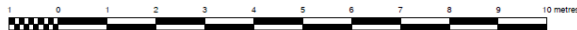


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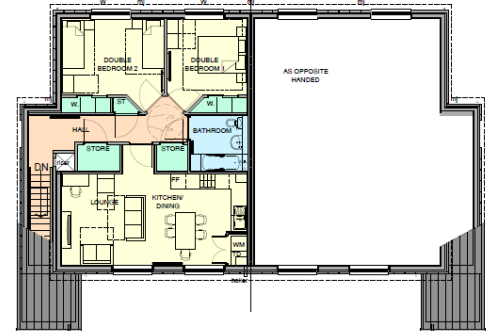


2 BED 4 PERSON FLAT LAOYUT- BLOCK 4

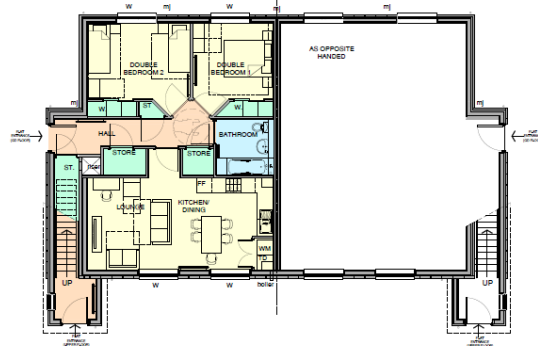
PLANNING
 1:100 + 1:50 @ A1



2 BEDROOM 4 PERSON ROOF FLAT CLUSTER x 2



2 BEDROOM 4 PERSON FF FLAT CLUSTER x 2



2 BEDROOM 4 PERSON GF FLAT CLUSTER x 2
 2 BED 4 PERSON GF + FF FLATS- BLOCK 4
 1:100 scale



Drawing No. 4197-SD-H-312-1st





Labels



Feedback

25 feet 5 m





12/MAR/2020

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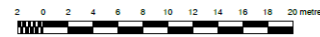


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- TYPE A - 8 No. 2P1B FLATS- BLOCK 1
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- TOTAL No. DWELLINGS - 20
- CAR PARKING**
- TOTAL NUMBER OF SPACES - 20
- PRIVATE ENTRANCE
 - PROPOSED DEMOLITIONS / DOWNTAKINGS
 - PROPOSED SITE BOUNDARY 4,830 SQM / 1.194 ACRES / 0.483 HA (APPROX.)
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 - 27.00 PROPOSED NEW LEVELS SHOWN IN RED
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- NEW HOUSING TO SUTHERN BOUNDARY SEPARATING DISTANCES**
- BLOCK 2 18.5m (approx) MIN. WINDOW TO WINDOW DISTANCE- 20.5m
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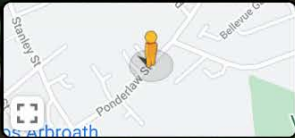
PROPOSED SITE LAYOUT

PLANNING
1:200 @ A1

Drawing No. 4197-SD-H-100-1st

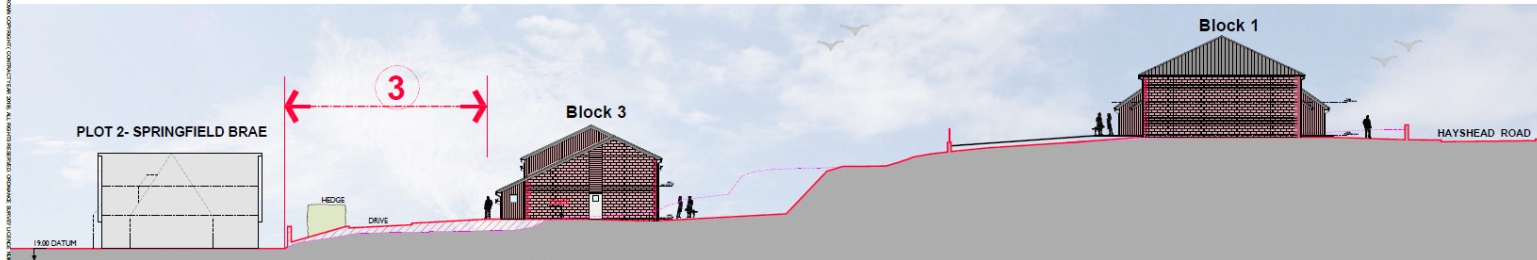




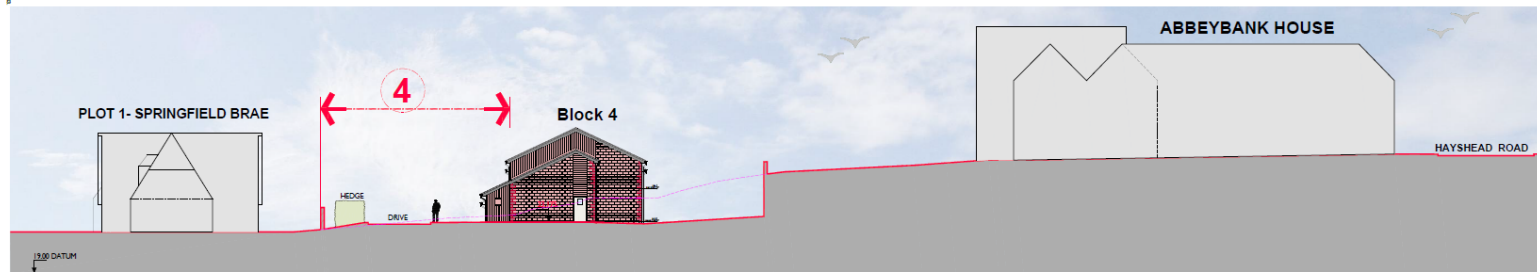




SECTION A-A



SECTION B-B



SECTION C-C



SECTION D-D

PROPOSED SITE SECTIONS

HOUSING TYPES

- TYPE A - 4 No. 5P3B HOUSE
- TYPE B - 8 No. 5P3B FLATS- BLOCKS 3&4
- TYPE C - 8 No. 2P1B FLATS- BLOCK 4

PROPOSED UPFILL

EXISTING TOPOGRAPHY

27.00 PROPOSED NEW LEVELS SHOWN IN RED

NEW HOUSING TO SUTHERN BOUNDARY SEPARATING DISTANCES

- BLOCK 2 16.5m (approx)
MIN. WINDOW TO WINDOW DISTANCE- 20.5m
- BLOCK 3 17m (approx)
MIN. WINDOW TO WINDOW DISTANCE- 25m
- BLOCK 4 15 (approx)
MIN. WINDOW TO WINDOW DISTANCE- 21.5m

- NOTE:
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 - This drawing to be read in conjunction with SD-H-100



BLOCK PLAN scale 1:1250

Drawing No. 4197-SD-H-400-1st

PLANNING

1:200 @ A1



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PROPOSED SITE LAYOUT

PLANNING
1:200 @ A1

Drawing No. 4197-SD-H-100-1st

Proposed Housing Development at Abbeybank House Springfield Terrace, Arbroath for Hillcrest Homes (Scotland) Ltd.



James F Stephen Architects
Tel: 01307 475000 www.jfsa.co.uk © JFS Architects LLP

