

NOTES
DO NOT SCALE DRAWINGS

Gowanbank - Accommodation Schedule				
Key	Beds	Sq Ft	No.	Total Sq Ft
Private Units				
Avon	3	843	6	5058
Clyde	3	957	10	9570
Eden	3	977	4	3908
Arrochar	3	1023	4	4092
Tulloch	3	1047	3	3141
Lomond	3	1102	6	6612
Spey	4	1127	11	12397
Tweed	4	1275	12	15300
Deveron	4	1388	5	6940
Sub Total			81	68918
Affordable Units				
2 Bed Semi	2	904	4	3616
3 Bed Semi	3	1023	4	4092
4 Bed Detached	4	1186	4	4744
1 Bed CF - GF	1	572	2	1144
1 Bed CF - LF	1	675	2	1350
2 Bed CF - GF	2	775	2	1550
2 Bed CF - LF	2	882	2	1764
Sub Total			20	18260
Total Number of Units			101	87178
Gross Total Site Area (Acres)				14.52
Net Total Site Area (Acres)				9.23
Total Site Coverage (Sq Ft / Acre)				9351

- LEGEND**
- SITE BOUNDARY
 - 1800mm HIGH TIMBER SCREEN FENCE
 - 750mm HIGH TIMBER FEU FENCE
 - 2000mm HIGH TIMBER ACOUSTIC FENCE
 - 1500mm HIGH TIMBER SCREEN FENCE WITH 300mm TRELLIS FEATURE
 - 1800mm HIGH CLOSE BOARDED TIMBER SCREEN FENCE
 - FEATURE BOUNDARY WALL
 - 900mm HIGH HEDGING
 - DENOTES SINGLE STOREY HOUSING
 - DENOTES 2 STOREY HOUSING
 - DENOTES AFFORDABLE HOUSING
 - DENOTES 6m ACCESS STRIP FOR MAINTENANCE OF EXISTING DRAINAGE INFRASTRUCTURE
 - DENOTES NON-DEVELOPABLE AREA DUE TO SITE TOPOGRAPHY
 - DENOTES EXISTING CORE PATH
 - DENOTES TARMAC ROADS (APPROX. AREA = 2583m²)
 - DENOTES TARMAC FOOTPATHS (APPROX. AREA = 2015m²)
 - DENOTES SHARED SURFACE (APPROX. AREA = 4360m²)
 - DENOTES GRASS VERGES (APPROX. AREA = 1099m²)
 - DENOTES PRIVATE GARDEN GROUND
 - DENOTES COMMUNAL LANDSCAPED AREA
 - DENOTES POSSIBLE SALES OFFICE AND SHOW HOME LOCATION
 - DENOTES COMMUNAL SOAKAWAYS
 - DENOTES IN CURTLAGE GARDEN SOAKAWAYS DISCHARGING TO LAND
 - DENOTES PLAY AREA
 - DENOTES 2.4 x 4.3m VISIBILITY SPLAY
 - TIERED GARDENS AND ACOUSTIC FENCE TO REAR OF PLOTS 7 - 12 FORMING ACOUSTIC SCREEN TO INDUSTRIAL SITE ADJACENT.



REV	DATE	DESCRIPTION	CMG
REV E	30.03.21	LAYOUT UPDATED PER AC ROADS COMMENTS 23.12.20	CMG
REV D	11.09.20	DEVELOPMENT SITE AREA REVERTED TO ORIGINAL. HOUSE TYPE MIX UPDATED.	CMG
REV C	27.03.20	DEVELOPMENT SITE AREA REDUCED. HOUSE TYPE MIX UPDATED.	CMG
REV B	08.02.19	LAYOUT UPDATED PER PLANNING COMMENTS.	CMG
REV A	01.06.18	SITE BOUNDARY LINE AMENDED.	CMG

REVISIONS

ogilvie HOMES

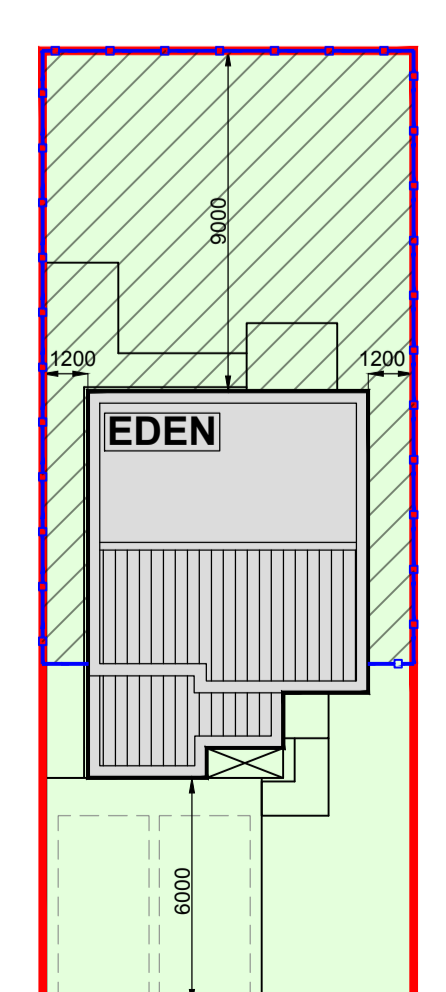
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PROJECT
GOWANBANK, FORFAR

DRAWING
SITE LAYOUT

SCALE
1:500, 1:200

DATE APR 2018	JOB No. J0112	DRAWING No. PP-001	REV. E
DRAWN BY CMCG			

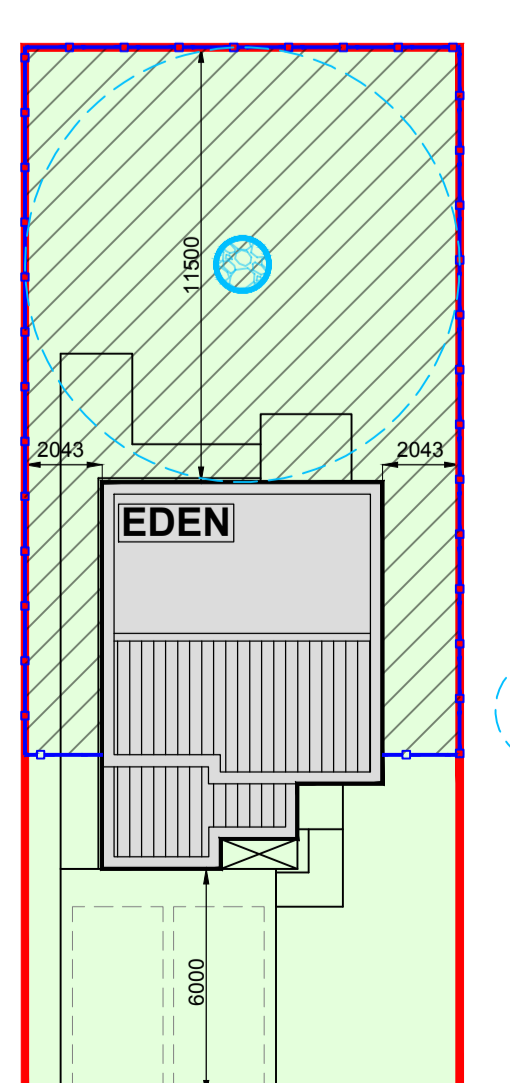


KEY

- PLOT AREA = 247.61m²
- HOUSE AREA = 69.18m² (28% OF PLOT AREA)
HOUSE AREA REQUIRED TO BE MAX. 30% OF PLOT AREA. THEREFORE COVERAGE COMPLIES WITH ANGUS COUNCIL GUIDANCE.
- PRIVATE GARDEN AREA = 105.64m²
PRIVATE GARDEN AREA REQUIRED TO BE MIN. 100m². THEREFORE GARDEN AREA COMPLIES WITH ANGUS COUNCIL GUIDANCE.

DIAGRAM BASED ON EDEN HOUSE TYPE DEMONSTRATING GENERAL COMPLIANCE WITH ANGUS COUNCIL DESIGN & PLACEMAKING SUPPLEMENTARY GUIDANCE & ADVICE NOTE 14

GENERIC PLOT LAYOUT (SCALE 1:200)



KEY

- PLOT AREA = 318.87m²
- HOUSE AREA = 69.18m² (22% OF PLOT AREA)
HOUSE AREA REQUIRED TO BE MAX. 30% OF PLOT AREA. THEREFORE COVERAGE COMPLIES WITH ANGUS COUNCIL GUIDANCE.
- PRIVATE GARDEN AREA = 161.71m²
PRIVATE GARDEN AREA REQUIRED TO BE MIN. 100m². THEREFORE GARDEN AREA COMPLIES WITH ANGUS COUNCIL GUIDANCE.
- DENOTES IN CURTLAGE GARDEN SOAKAWAY AND ASSOCIATED 5m STAND-OFF TO HOUSE AND PLOT BOUNDARY

DIAGRAM BASED ON EDEN HOUSE TYPE DEMONSTRATING EXCEEDED COMPLIANCE WITH ANGUS COUNCIL DESIGN & PLACEMAKING SUPPLEMENTARY GUIDANCE & ADVICE NOTE 14

PROPOSED PLOT LAYOUT (SCALE 1:200)