

Item 6

Planning application: 20/00828/FULL

Inglis Court Lindsay Place Edzell

Edzell Rural Service Centre

Legend

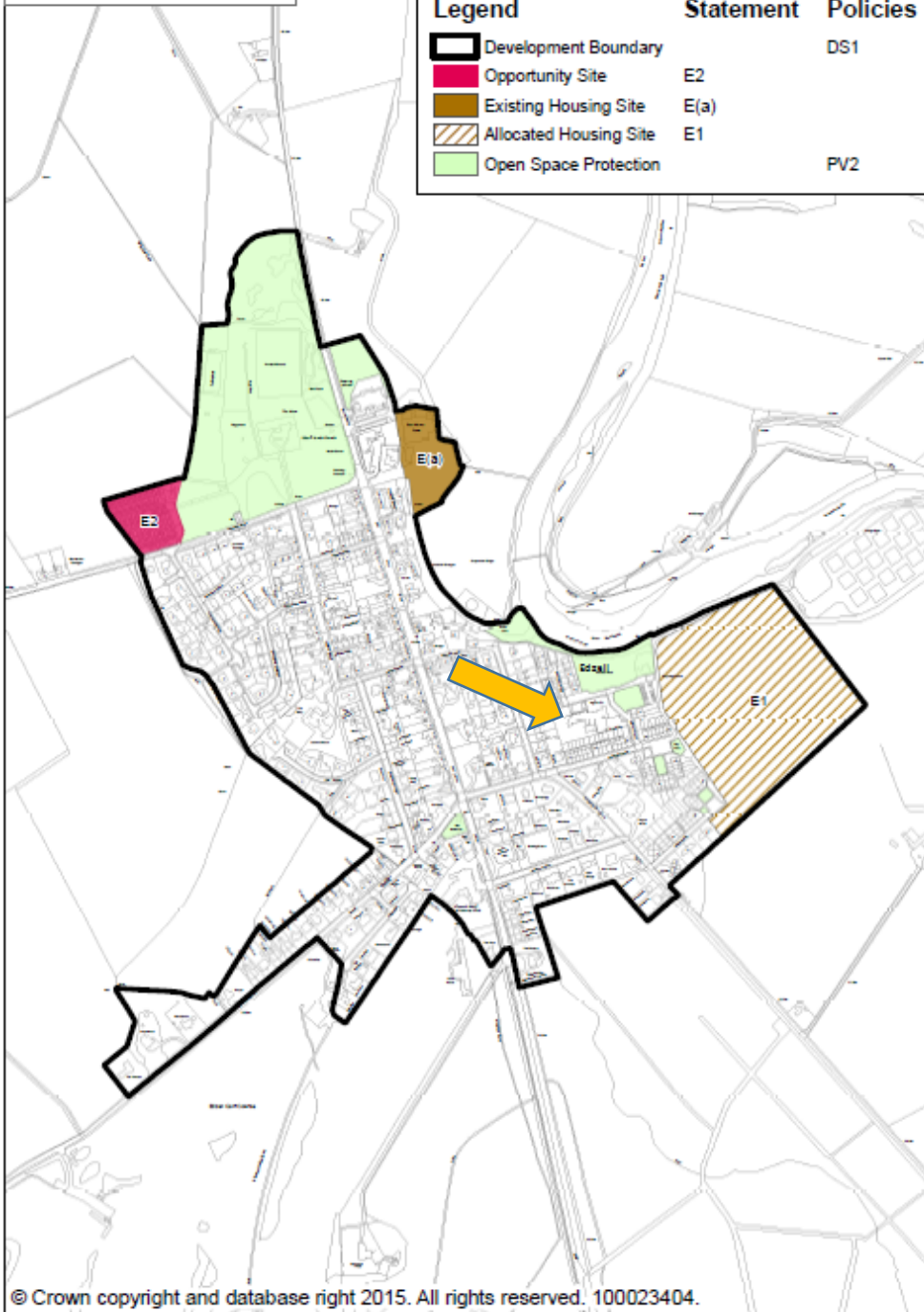
- Development Boundary
- Opportunity Site
- Existing Housing Site
- Allocated Housing Site
- Open Space Protection

Settlement Statement

- E2
- E(a)
- E1

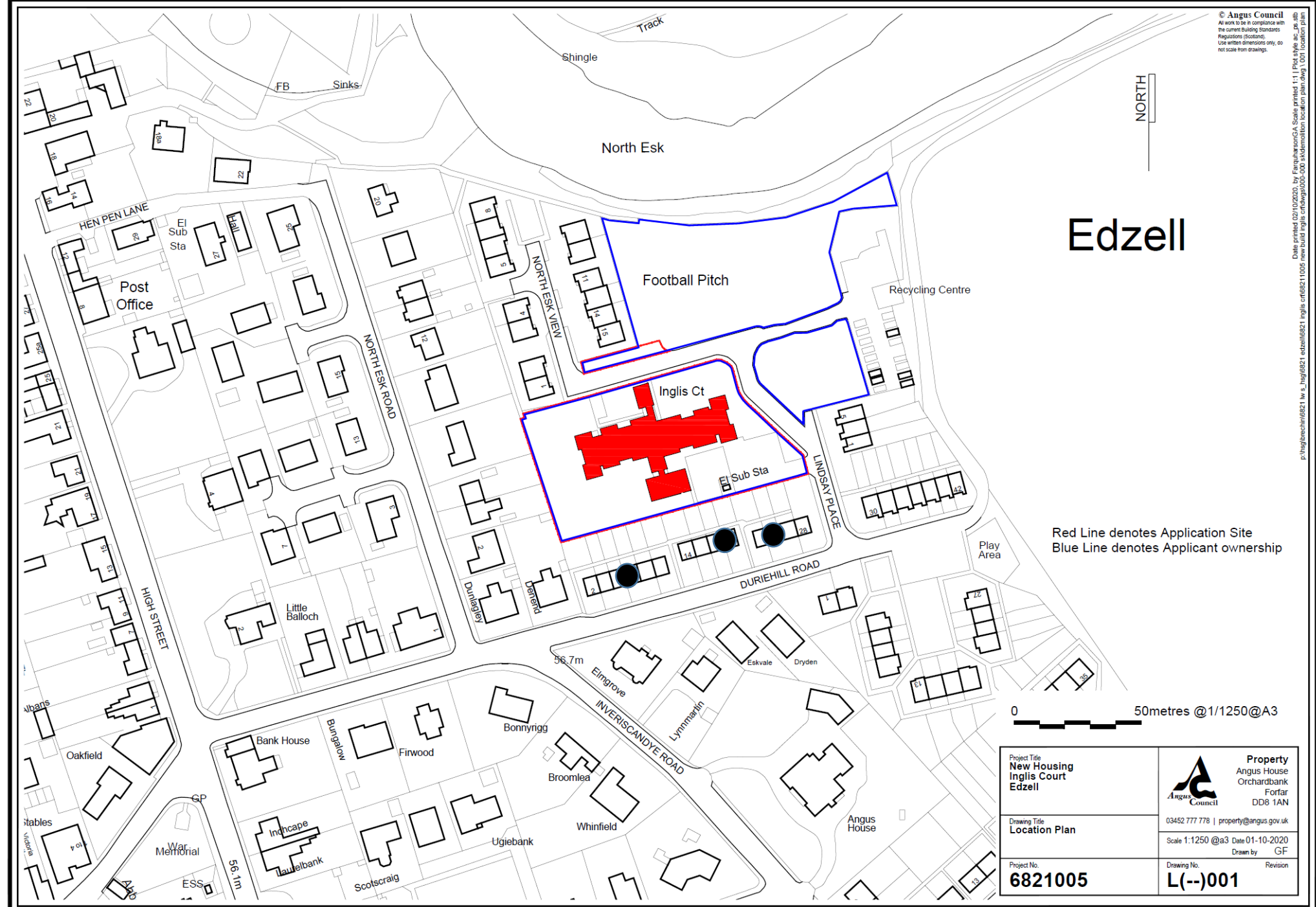
Subject Policies

- DS1
- E1
- PV2



© Angus Council
 All work to be in compliance with
 the current Building Standards
 Regulations (Scotland).
 Use written dimensions only, do
 not scale from drawings.

Date printed: 02/10/2020, by: P:\projects\1920\192005_s_e_dwg\192005_s_e_dwg.dwg, Plot No: 192005_s_e_dwg.dwg, Plot No: 192005_s_e_dwg.dwg, Plot No: 192005_s_e_dwg.dwg



Edzell

Red Line denotes Application Site
 Blue Line denotes Applicant ownership

0 50metres @ 1/1250 @ A3

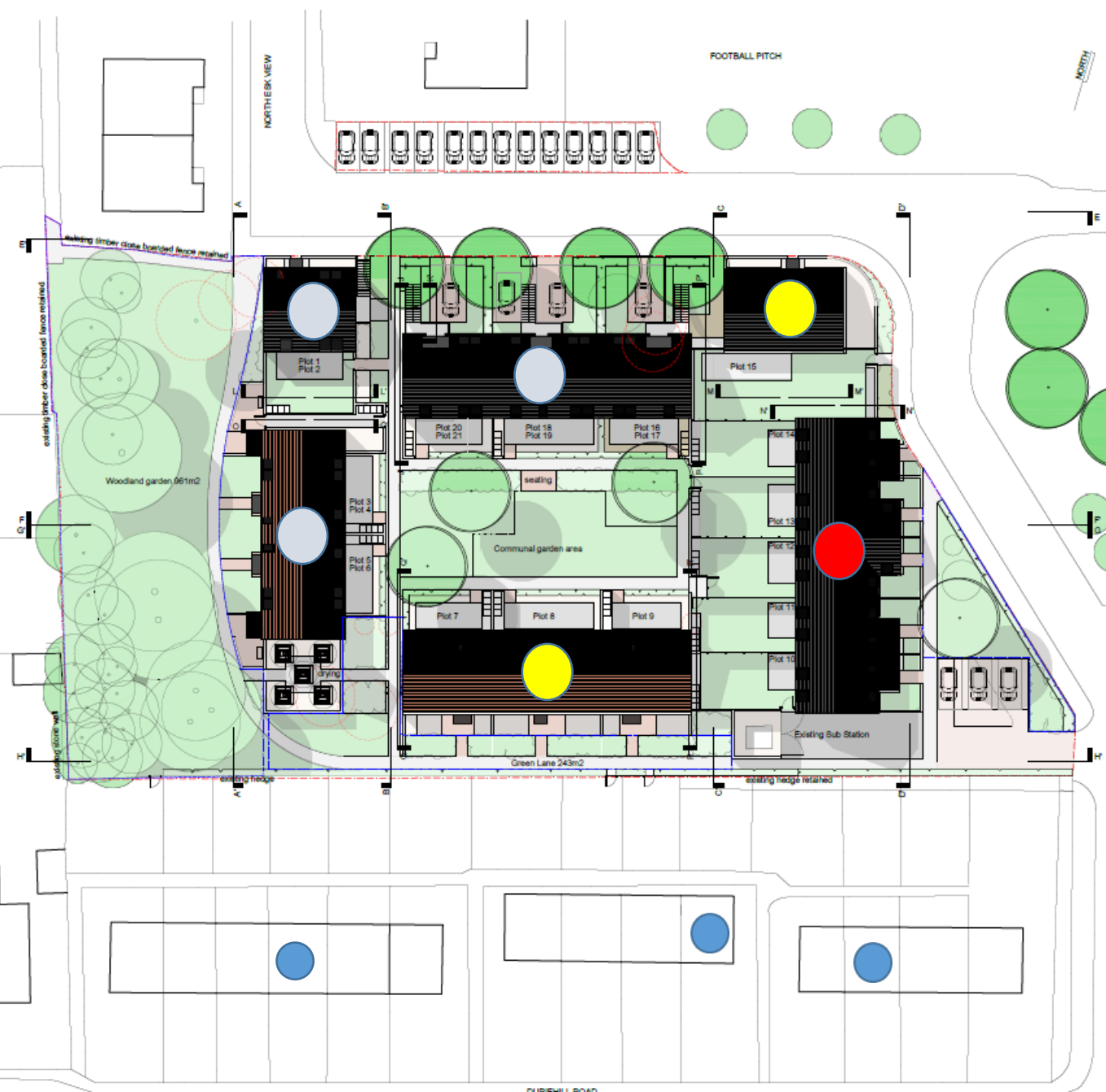
<p>Project Title New Housing Inglis Court Edzell</p>	<p>Property Angus House Orchardbank Forfar DD8 1AN</p>
<p>Drawing Title Location Plan</p>	<p>03452 777 778 property@angus.gov.uk Scale 1:1250 @a3 Date 01-10-2020 Drawn by GF</p>
<p>Project No. 6821005</p>	<p>Drawing No. L(--)-001 Revision</p>







- Legend:**
- Paving slabs 600x600 grey...
 - Tarmac to public and semi private footpaths.
 - Mulch/gravel.
 - Pavers 200x100mm:
 - Mixed red/brown to private footpaths and thresholds.
 - Grasscrete.
 - To access area for sub station.
 - Hedge.
 - Shrub.
 - Refer to planting proposals. Maintained by AC.
 - Tree (new).
 - Refer to planting proposals.
 - Tree (existing).
 - Tree (removed).
 - Refer to tree survey.
 - Public Open Spaces
 - SUDS surface water attenuation (below ground storage)...
 - Application Site Boundary...
 - Boundary Specification:
 - Existing:
 - Existing boundaries to neighbouring properties to be retained.
 - Proposed:
 - Walls to front gardens to be approx 600mm high brick.
 - Walls between private rear gardens and public areas to be min 1650mm brick.
 - Boundaries between private gardens and semi-private courtyard garden to be approx 1450mm high brick or hedge.
 - Walls to drying area to be 2000mm high brick in h/z riles pattern.
 - Boundaries between private gardens to be 1650 high timber fence.
 - Proposed Buildings:
 - Roof:
 - Natural slate (dark grey to match scotch slate) or Plain Clay Tile (red/brown).
 - Walls:
 - Wet-dash render. (colour: white or red ultra-magical stone).
 - Rainwater goods: black plastic or metal.
 - Window/doors: UPVC or timber. Colour dark grey.
 - Precast concrete sill slip (colour red to match render/ local stone).
 - External metalwork to be painted dark grey.
 - Fencing to be timber or coloured mineralboard (grey).



Plot No	Type	GFA	garden private.	communal.
1	1 bed garden flat	58m2	55.7	-
2	1 bed first floor flat	58m2	-	25
3	1 bed garden flat	63.1m2	30.8	-
4	1 bed first floor flat	73.9m2	-	25
5	1 bed garden flat	63.1m2	30.8	-
6	1 bed first floor flat	73.9m2	-	25
7	1 bed cottage	58m2	34	24
8	2 bed cottage	73.6m2	40	33.6
9	1 bed cottage	58m2	34	24
10	2 bed house	75.5	60	15.5
11	2 bed house	75.5	58	17.5
12	3 bed house	93	61	32
13	3 bed house	93	64	29
14	3 bed house	75.5	60	15.5
15	2 bed cottage (extendable)	77.5	129	-
16	1 bed garden flat	58m2	33	-
17	1 bed first floor flat	58m2	-	25
18	2 bed garden flat	73.6m2	30	-
19	2 bed first floor flat	73.6m2	-	25
20	1 bed garden flat	58m2	63	-
21	1 bed first floor flat	58m2	-	25
Total			1,446.6m2	341.1m2
Communal garden required:				341.1m2
Communal garden area provided:				395m2
Total				
1 Bed: 12 No				
2 beds: 7 No				
3 beds: 6 No				
Open space provision required				
21x50'75"-1,278m2				
Open space provided:				
Area outlined in blue:				
Woodland Garden			961 m2	
Green Lane			243 m2	
Road Setback - East			147 m2	
total			1351m2	
Open space provided exceeds requirement				
Car parking provision				
21 x 0.8x2.6 5 cars required				
17 cars provided +3 Seated				
Site Area 4733m2				

0 5 10metres @1:200@A1

planning

Date	By	Description
20/01/2020	AC	Initial design
20/01/2020	AC	Final design
20/01/2020	AC	Final design

Proposed Title
**Proposed Housing
 Ingills Court
 Edzell**

Drawing Title
Site Plan - Proposed

Proposed No.
68211005

Property
 Angus House
 Orchardbank
 Forfar
 DD8 1AN

01462 777 778 | property@angus.gov.uk

Scale 1:200 @A1 Date 01-10-2020
 Drawn by GF

Drawing No. Revision
L(-)-003 B

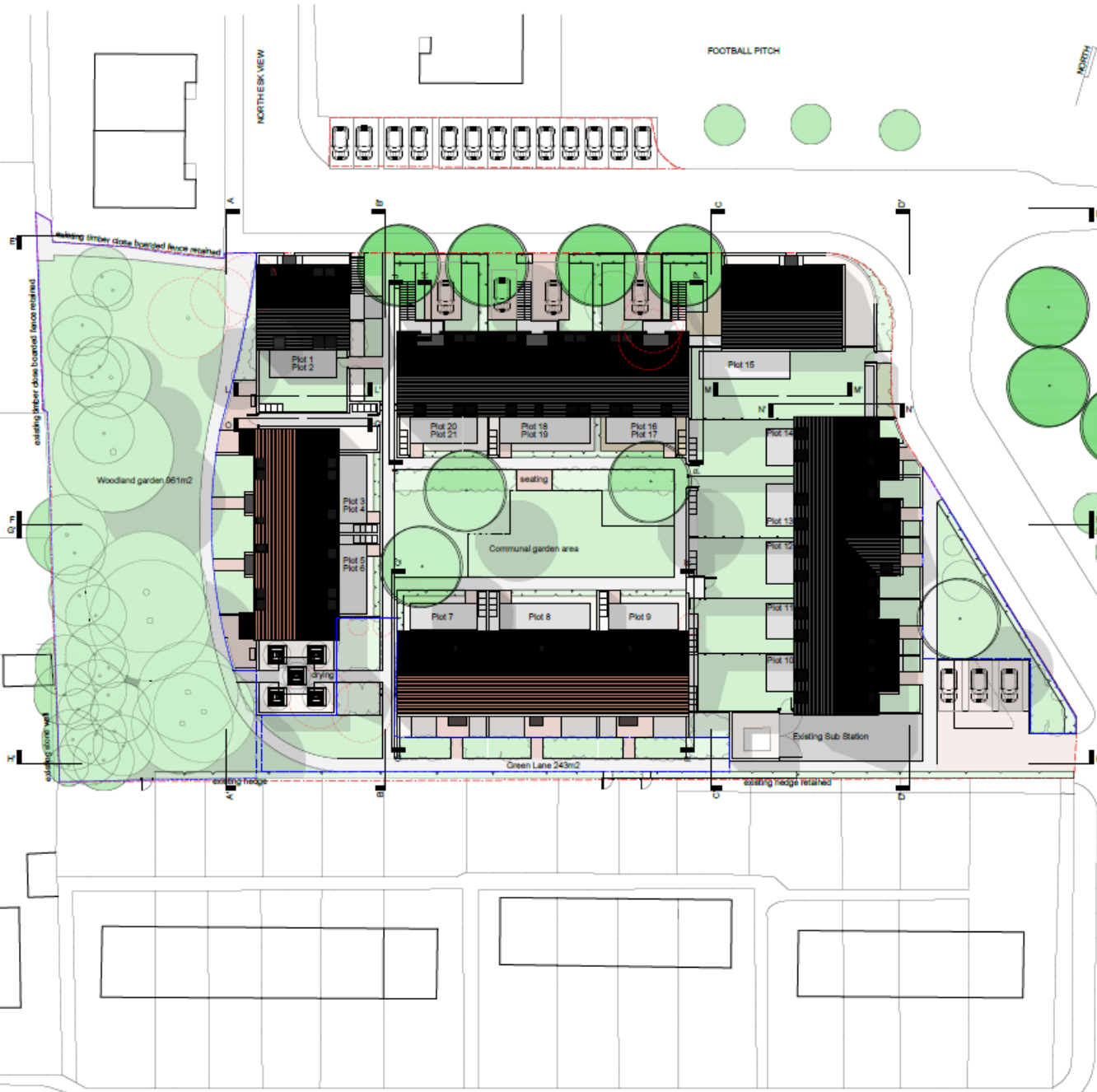








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