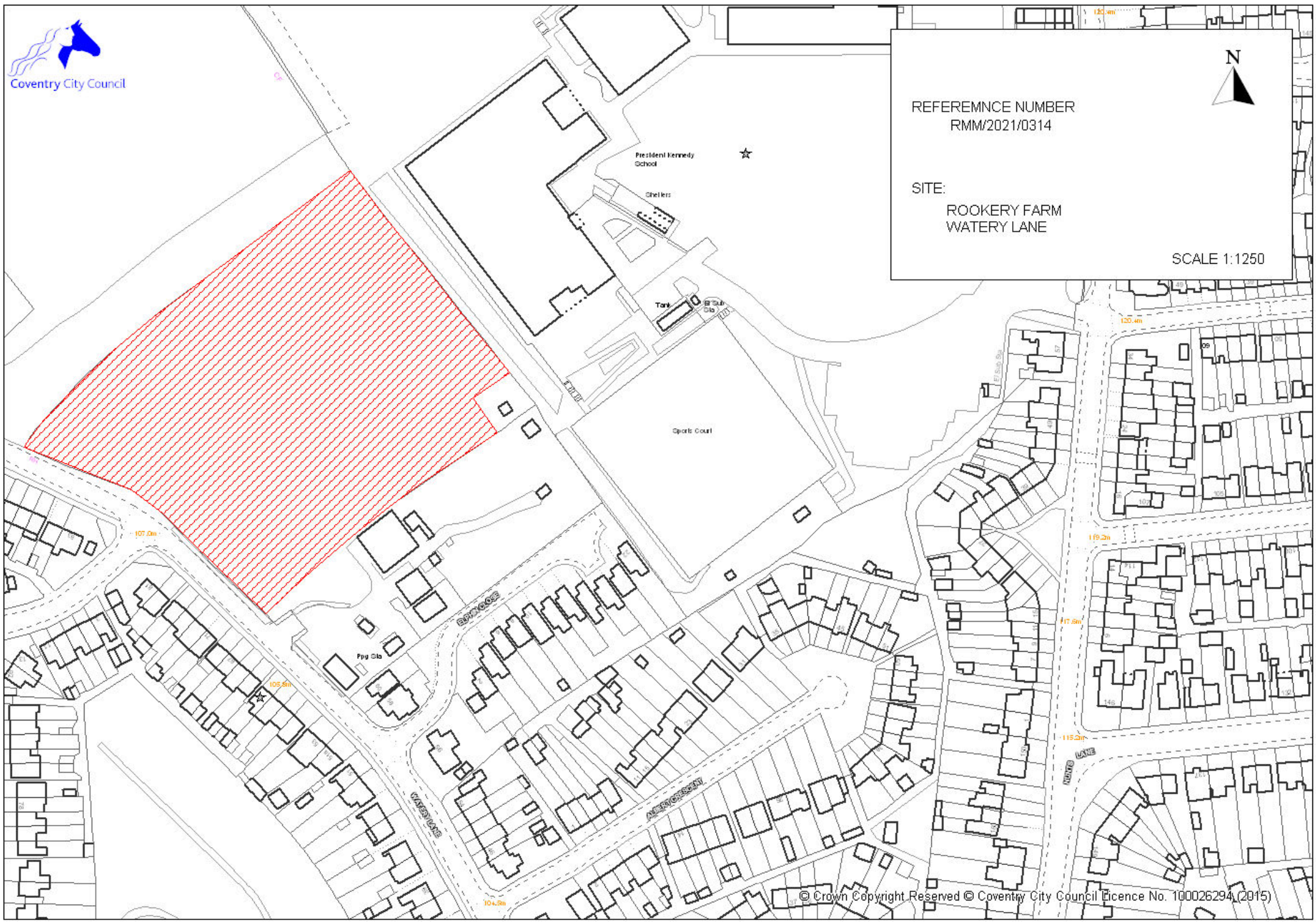
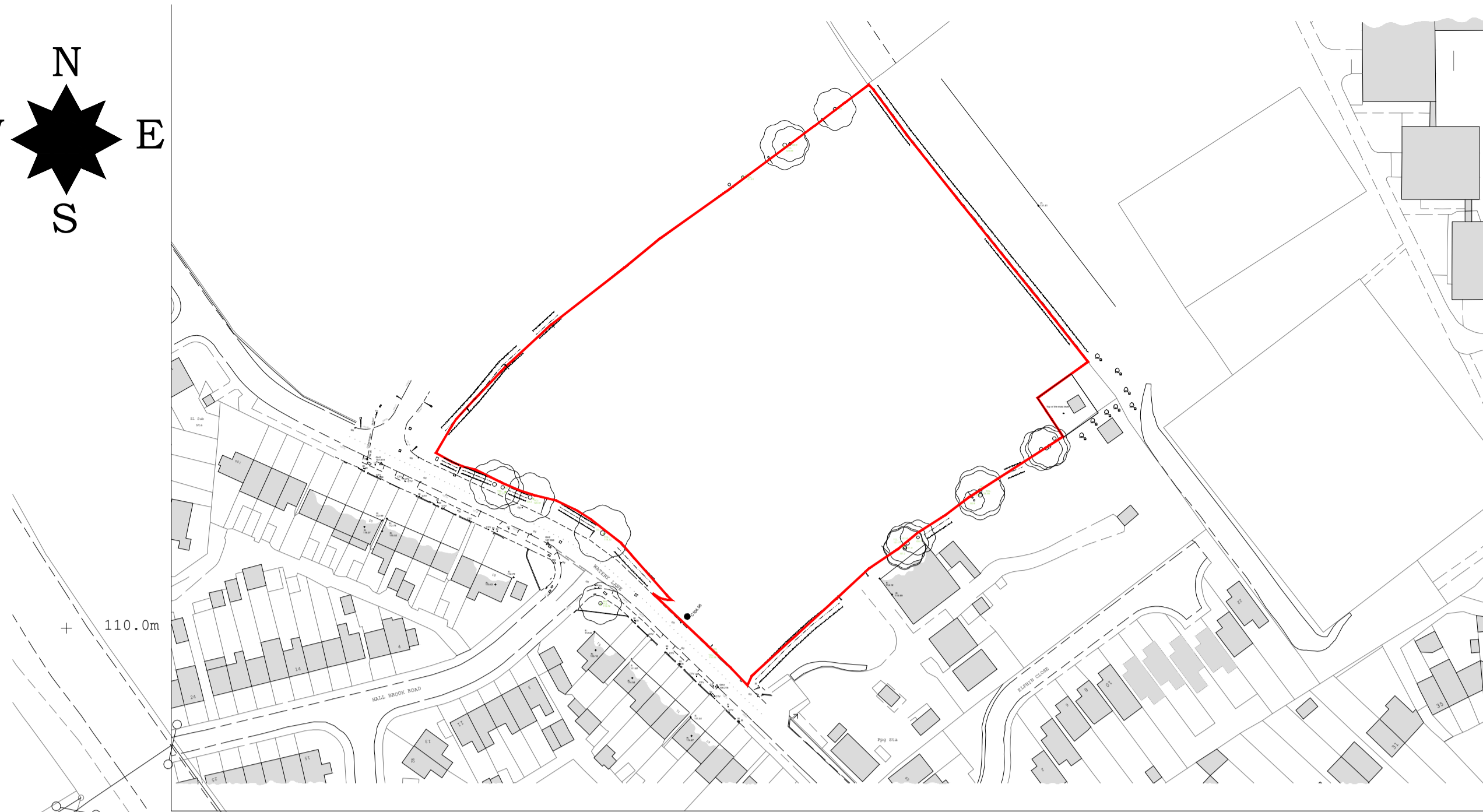
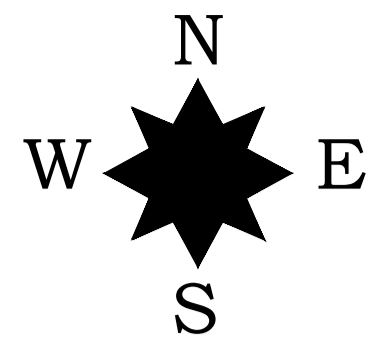


REFEREMNCE NUMBER  
RMM/2021/0314

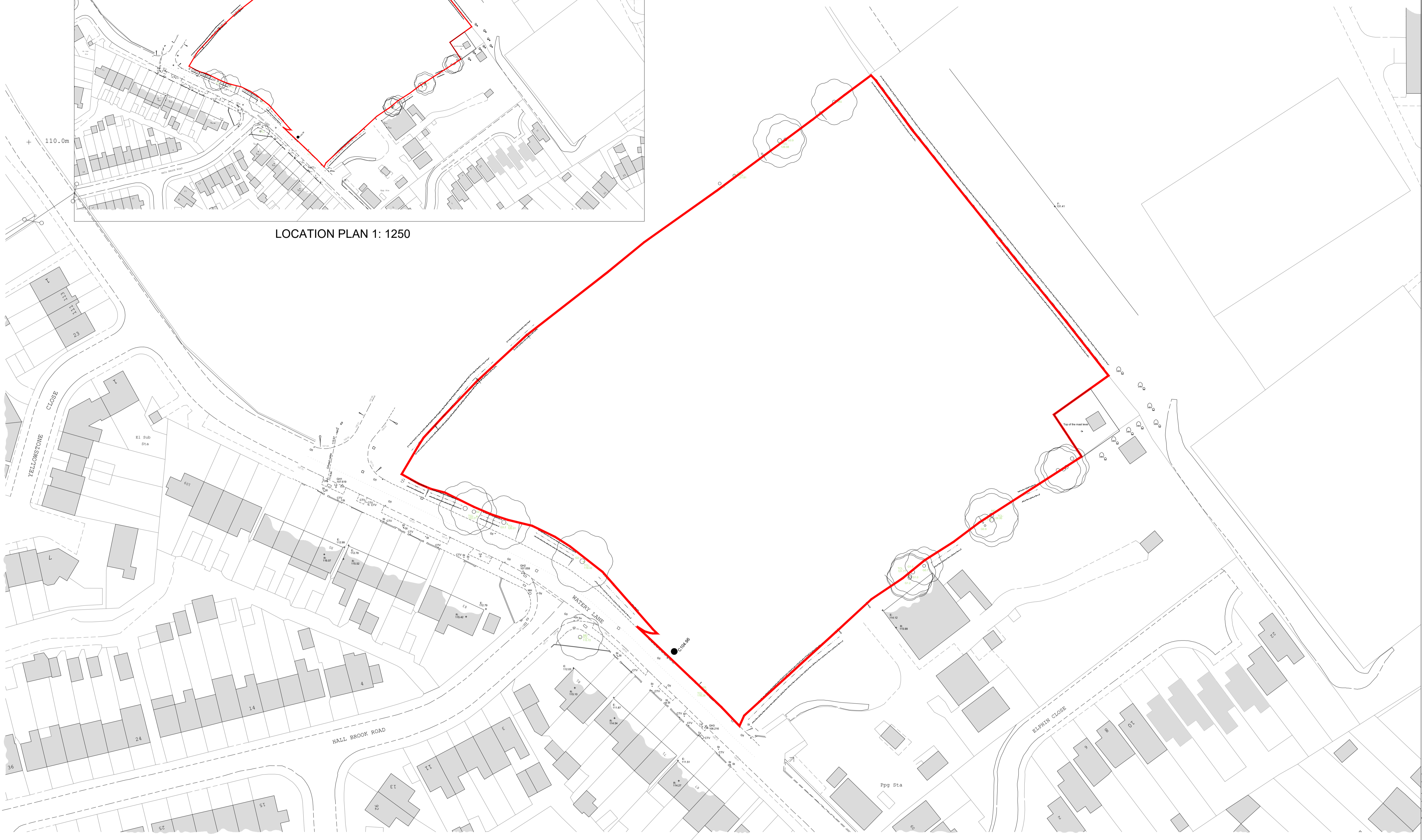
SITE:  
ROOKERY FARM  
WATERY LANE

SCALE 1:1250





LOCATION PLAN 1: 1250



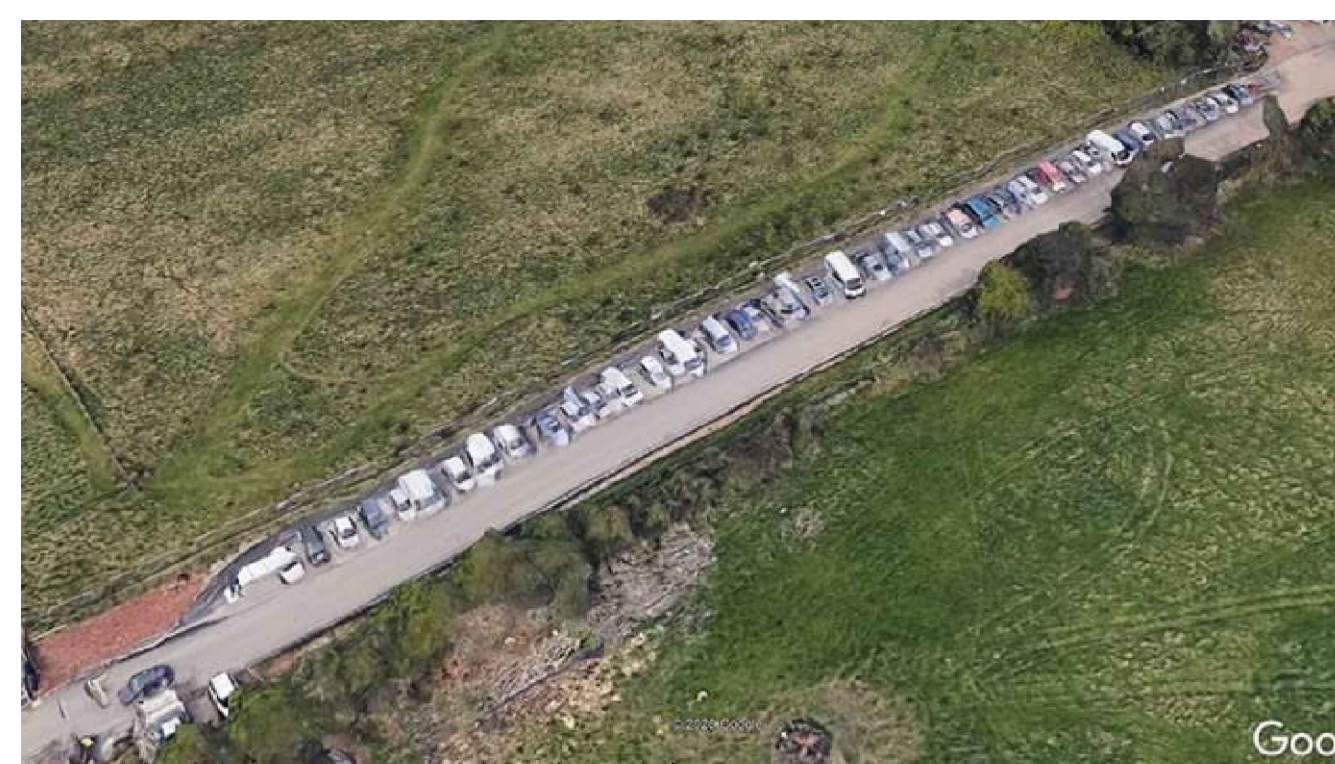
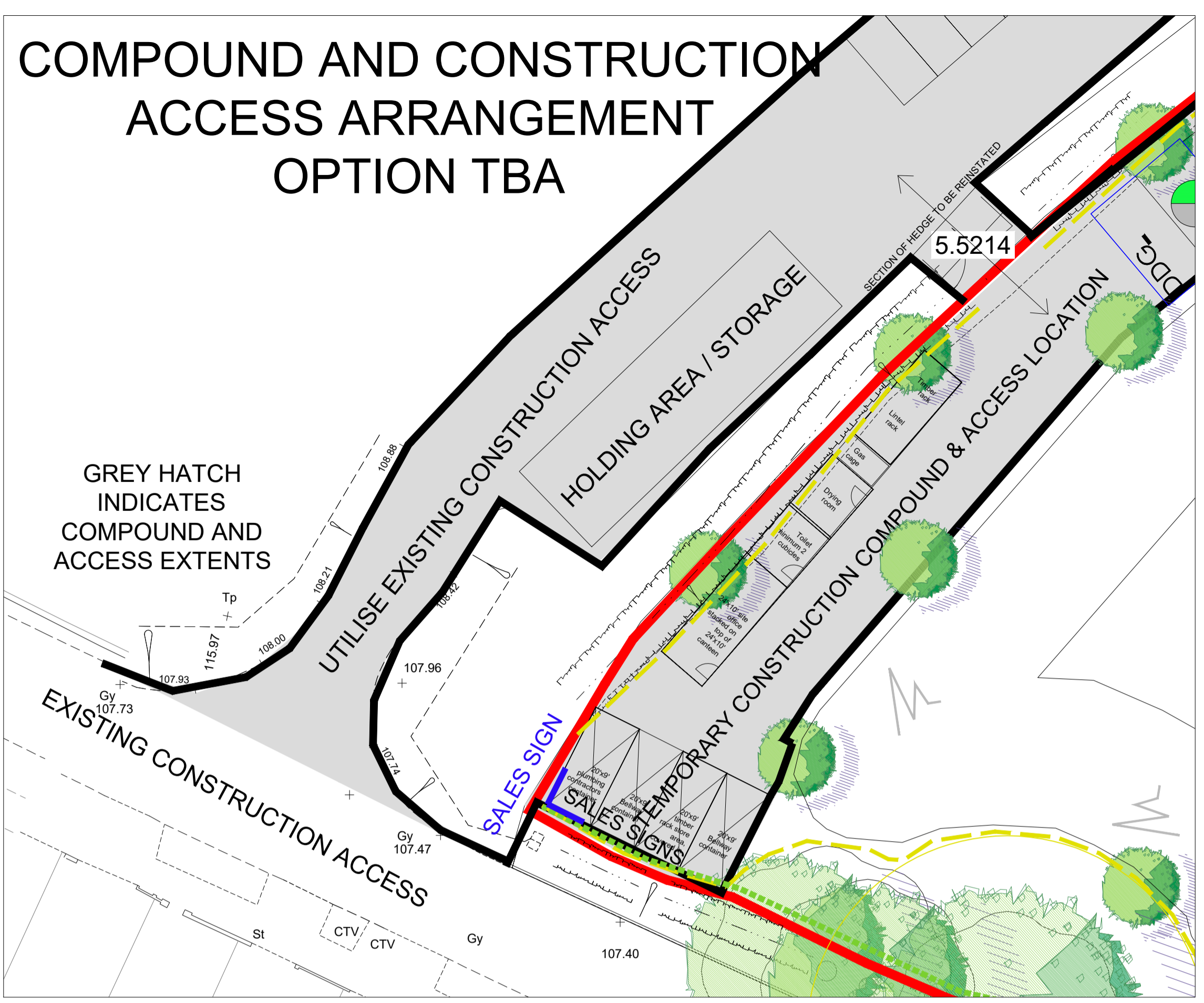
LOCATION PLAN 1: 500

P1	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXX/XX/XX	XXX
Rev	Description	Date	By
Revision			

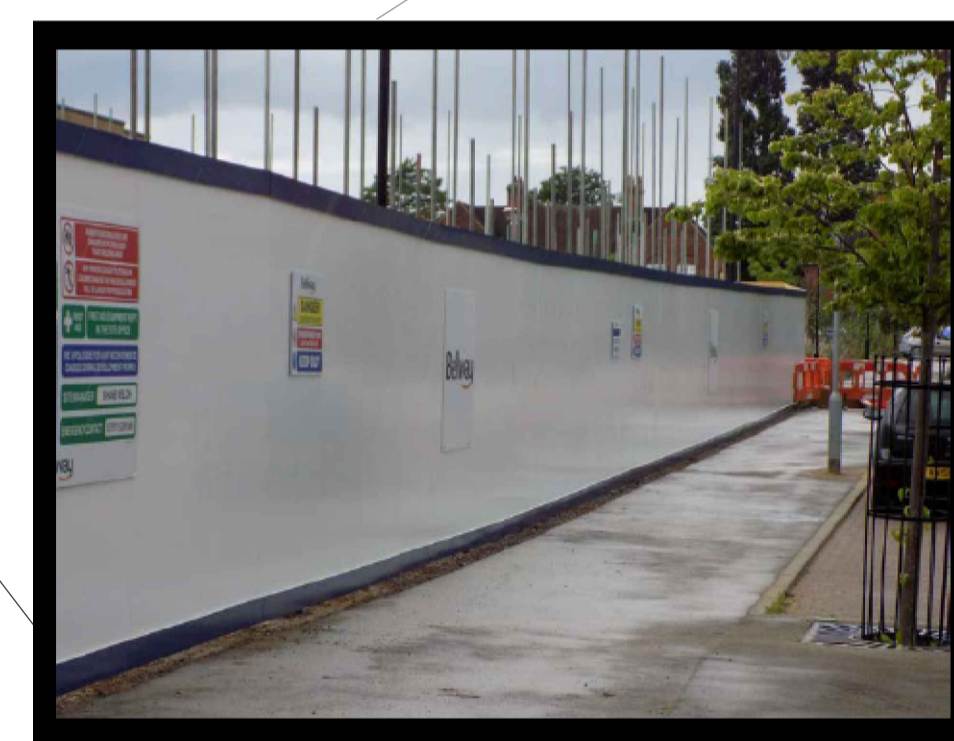
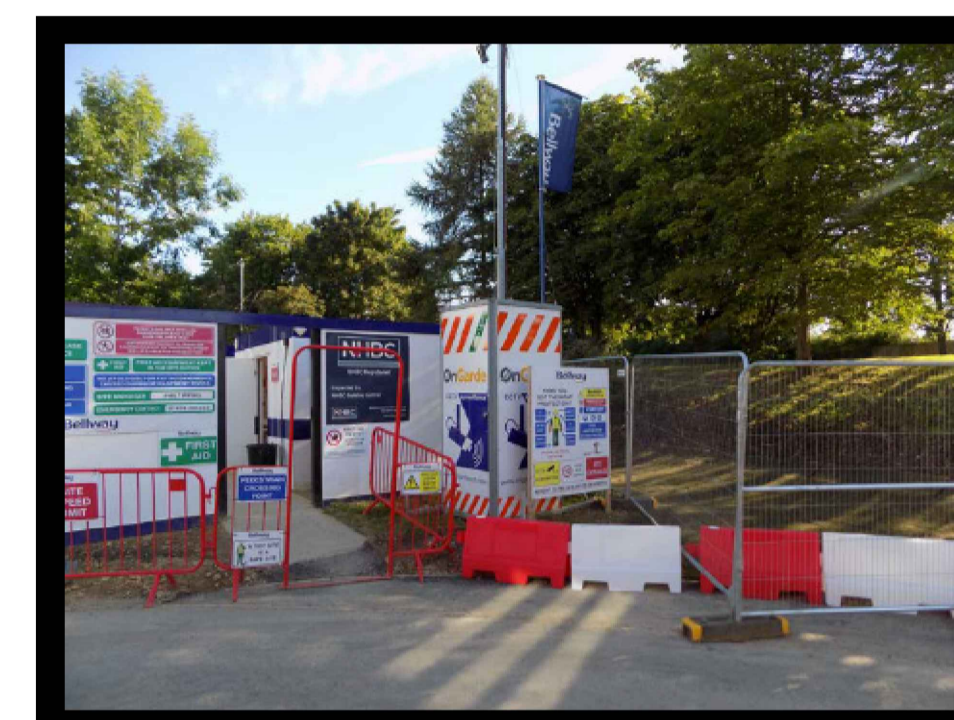


Drawing Status:		PRELIMINARY	
Project:		WATERY LANE KERESLEY	
Drawing Name:		LOCATION PLAN	
Scale: 1:500/1250 @ A1	Drawing Number:	LP 01	
Date:	10/01/21		
Drawn By:	RGE	Check By:	xxx
Rev:	P1		
Bellway Homes South Midlands <small>Ground Floor, 1120 Eilat Court, Country Business Park, Harlaston Avenue, Coventry, CV5 6JH Tel: 02476 210100</small>			

# COMPOUND AND CONSTRUCTION ACCESS ARRANGEMENT OPTION TBA



ERECT AND PROTECT TREE PROTECTION FENCE AT THE FIRST OPPORTUNITY



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House Type	Beds	Sq. Ft.	Numbers	Total sqft
THE SPIAN	3	921	7	6,447
SAWYER	3	1,083	6	6,498
FARRIER	4	1,165	2	2,330
SCRIVENER	4	1,214	8	9,712
LUTHER	4	1,392	2	2,784
WEAVER	4	1,688	2	3,376
PHILOSOPHER	4	1,507	3	4,521
TOTAL PD			30	35,668

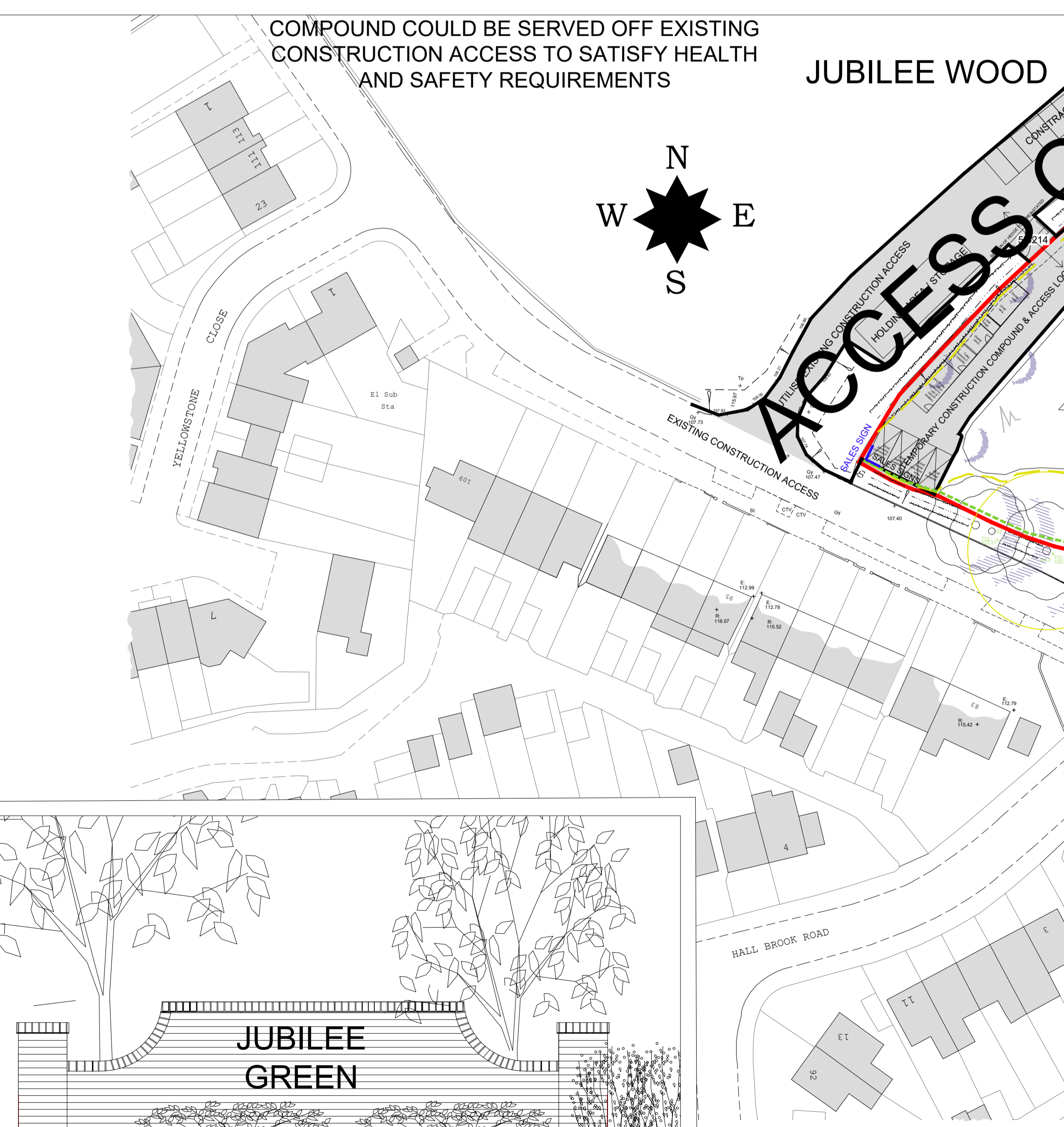
AFFORDABLE 25%

House Type	Beds	Sq. Ft.	Numbers	Total sqft
SO2+	2	799	3	2,397
SO3	3	915	2	1,830

DISCOUNTED MARKET VALUE

House Type	Beds	Sq. Ft.	Numbers	Total sqft
TAILOR	3	802	3	2,406
JOINER	2	608	2	1,216
TOTAL HA			10	7,949

## SAMPLE HOUSE TYPES



GREY HATCH INDICATES COMPOUND AND ACCESS EXTENT OPTIONS



- ### Site specific notes
- Approved noise requirements.
  - For the proposed dwellings located closest to Water Lane, all windows would be achieved with standard thermal double glazing such as a configuration of 4mm pane / 12mm air gap / 4mm pane, which would need to provide a minimum Ra = Cr of 27dB. Standard trickle ventilators, which achieve a minimum performance of Dra,w + Cr of 31dB should be sufficient.
  - 2m Acoustic Fence installed around existing Mast.
  - Dwelling boilers are to be low NOx emissions with no more than 40 mg/kwh.
  - POD percentage on site is 17.5%.
  - Minimum requirement is 15%.
  - Electric charging points are provided to each dwelling to satisfy air quality requirements.
  - Tree and hedge protection must be erected on site as soon as possible.
  - Local people must be employed and used.

Rev	Description	Date
F	Plot 40 changed from Farrier to Theophilus. Drive hold out shown in box of plot 39. Screen wall added to plots 2 and 5 plus adjacent portion Plot 11 parking spaces parked back square and reduced along with street trees (gra added to rear & square).	31.06.21
E	Further signage required around square. Square now reduced. Notes to shared surface material & solarshades shown subject to each approval.	08.06.21
D	Both access options and compound position shown.	13.05.21
C	Screening and signage requirements added, resulting in plots 19 to 23 being adjusted in position and handling.	14.04.21
B	Flying link to plot 24 & 36 removed due to plot levels. Screen walls added to plots 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36 to vehicle manoeuvrability issues. Walkway removed from the side of plot 24 to be made. Access gate added to the side of plot 25.	06.04.21
A	Chimneys and grey weatherboard added @ LPA request. Cycle screen added to plots without garages. Flying link roof added between plots 35 and 36. Plot top door porch canopies added to a number of plots.	25.03.21

**Bellway**

Drawing Status: PRELIMINARY

Project: WATERY LANE KERESLEY

Drawing Name: COMPOUND AND CONSTRUCTION ACCESS PLAN

Scale: 1:500 @ A1 Drawing Number: CL01

Date: 10/01/21

Drawn By: RGE Check By: xxx Rev: F

Bellway Homes South Midlands  
Ground Floor, 1122 Brier Court, Country Business Park, Newark Avenue, Coventry, CV5 6JH



STREET SCENE

JUBILEE WOOD

Tots Play Coventry

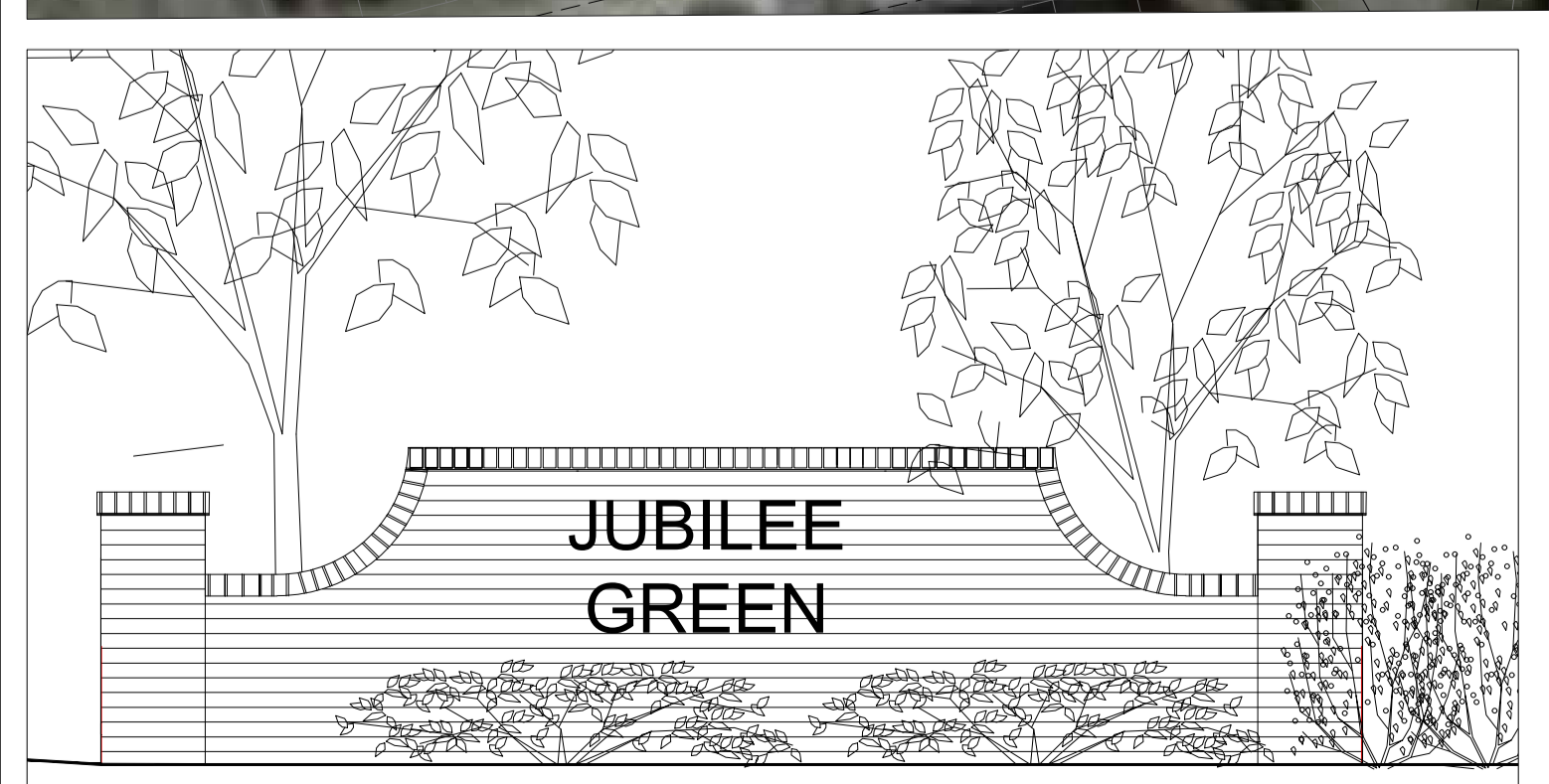
Watery Ln  
Yellowstone Cl

Hall Brook Rd  
Watery Ln

Elphin Cl

The Futures Trust

President Kennedy School and...



FEATURE ENTRANCE WALLS

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House Type	Beds	Sq.Ft.	Numbers	Total sqft
THESPIAN	3	921	7	6,447
SAWYER	3	1,083	6	6,498
FARRIER	4	1,165	2	2,330
SCRIVENER	4	1,214	8	9,712
LUTHER	4	1,392	2	2,784
WEAVER	4	1,688	2	3,376
PHILOSOPHER	4	1,507	3	4,521
TOTAL PD			30	35,668

AFFORDABLE 25%

House Type	Beds	Sq.Ft.	Numbers	Total sqft
SO2+	2	799	3	2,397
SO3	3	915	2	1,830
DISCOUNTED MARKET VALUE				
TAILOR	3	802	3	2,406
JOINER	2	608	2	1,216
TOTAL HA			10	7,849

SAMPLE HOUSE TYPES



GRP chimney - Brick to match main house

Site specific notes

- Approved Noise requirements:
- For the proposed dwellings located closest to Watery Lane, all areas would be achieved with standard thermal double glazing such as a configuration of three pane 12mm argon 4mm pane, which would need to provide a minimum U-value of 0.18. Standard trickle ventilators, which achieve a minimum performance of 0.1m³/s or 0.18 should be sufficient.
- 2m Acoustic Fence installed around existing field
- Dwelling boilers are to be low NOx emissions with no more than 40' height
- PCIS percentage on site is 17.5%
- Minimum requirement is 15%
- Electric charging points are provided to each dwelling to satisfy air quality requirements
- Tree and hedge protection must be erected on site as soon as possible
- Local people must be employed and used

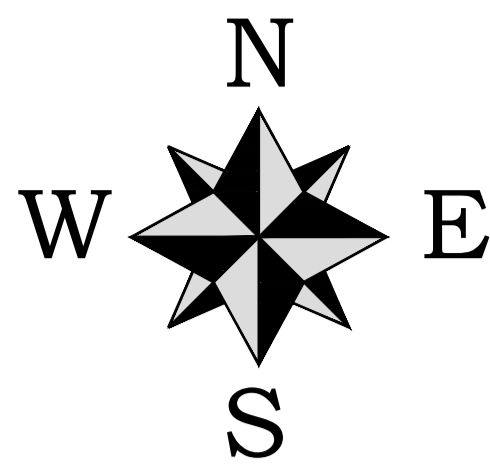
External Electric Vehicle Charging Point

Rev	Description	Date
F	Plot 40 changed from Farrier to Thespian. Drive build out shown in front of plot 36. Storage and utility added to plot 2 and 3. Blue shaded plots 11 (parking spaces pushed back. Main square size reduced along with street front gate added to roof 4. Access	21.06.21
E	Further highway comments added. Square size reduced. Notes to shared parking and highway comments added. resulting in plot 1 hatched and garage removed. Overall road layout and signage updated. Plots 2 and 5 boundary changed to screen wall.	08.06.21
D	Planning and highway comments added. resulting in plot 1 hatched and garage removed. Overall road layout and signage updated. Plots 2 and 5 boundary changed to screen wall.	07.05.21
C	Planning and highway comments added. resulting in plots 19 to 23 being changed to a different house type. Square size reduced. Square added to plots 36, 40, 41 and 14. Gates removed from plot 33 due to vehicle manoeuvring issues. Utility removed from the site of plot 9 due to levels. Access gate added to the side of plot 10.	14.04.21
B	Chimneys and grey weatherboard added @ LPA request. Flying link road added between plots 35 and 36. Plot top floor porch concrete added to a number of plots.	06.04.21
A	Chimneys and grey weatherboard added @ LPA request. Flying link road added between plots 35 and 36. Plot top floor porch concrete added to a number of plots.	25.03.21

Rev	Description	Date
	Revision	



Drawing Status: PRELIMINARY  
 Project: WATERY LANE KERESLEY  
 Drawing Name: PLANNING LAYOUT  
 Scale: 1:500 @ A1 Drawing Number: PL01  
 Date: 10/01/21  
 Drawn By: RGE Check By: xxx Rev: F



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Notes:  
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Philosopher Plot 27

Philosopher Plot 28

Weaver Plot 29

Thespian Plot 31

Scrivener Plot 32

Philosopher Plot 33

Weaver Plot 34



Luthier Plot 36

Scrivener Plot 35

Thespian Plot 30

Thespian Plot 26

Scrivener Plot 25

Scrivener Plot 24



Weaver Plot 34

Sawyer Plot 37

Farrier Plot 38

Sawyer Plot 39

Thespian Plot 40

Luthier Plot 02

Scrivener Plot 01

STREETSCENE COLOURS ARE INDICATIVE AND REPRESENTATIVE.  
 PLEASE REFER TO DRAWING BM01 FOR THE EXACT MATERIAL PALETTE AND MAKE-UP.

B	Plot 40 substituted	23/06/21	JDW
A	Levels amended on Streetscene CC	01/06/21	RVP
Rev	Description	Date	By
Revision			



Drawing Status: PLANNING

Project: JUBILEE GREEN, WATERY LANE

Drawing Name: PROPOSED STREETSCENES

Scale: 1:200 @ A1 Drawing Number: BHSM SS01  
 Date: 27/04/21

Drawn By: JDW Check By: RE Rev: B

Bellway Homes South Midlands  
 Ground Floor, 1120 Ebor Court, Coventry Business Park, Heras Avenue, Coventry, CV5 6UB  
 Tel: 02476 521000