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Application boundary

Revision	Date	Amendment	Initials

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 E radfordarchitecturalservices@gmail.com

Client **AVANT homes**

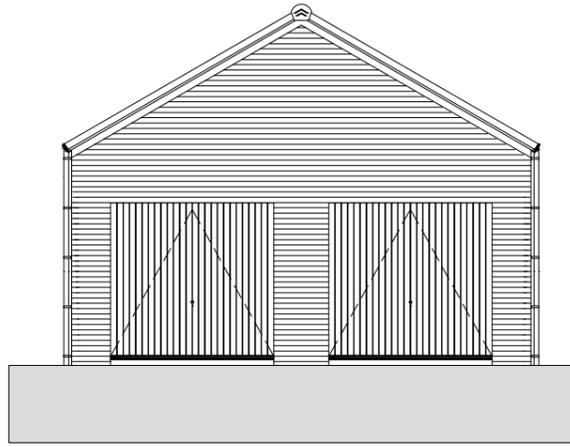
Project **FORMER ALLESLEY HOTEL
 BIRMINGHAM ROAD,
 COVENTRY**

Title **LOCATION PLAN**

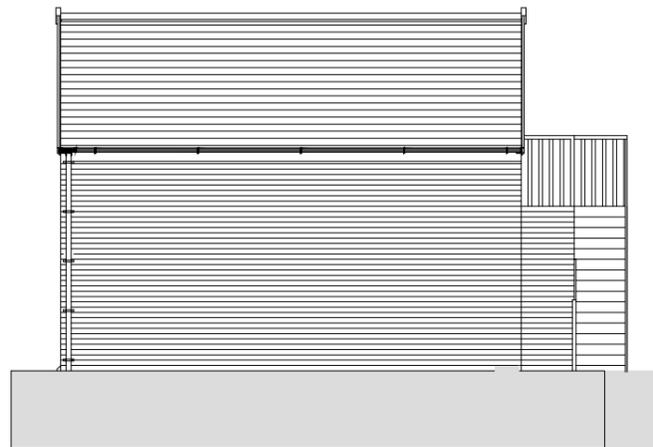
Dwg No. **1310-24-100**

Revision	Scale @A3
.	1:1250
Drawn	Date
DS	OCT 2024

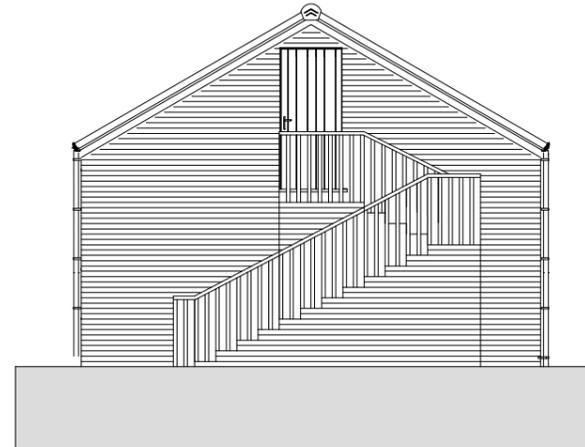




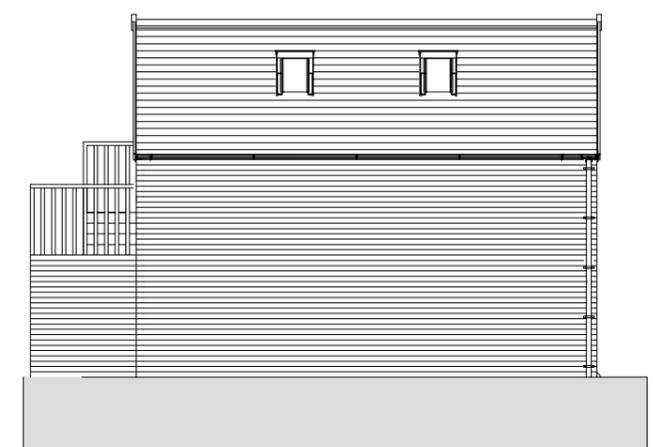
Front Elevation.
1 : 100



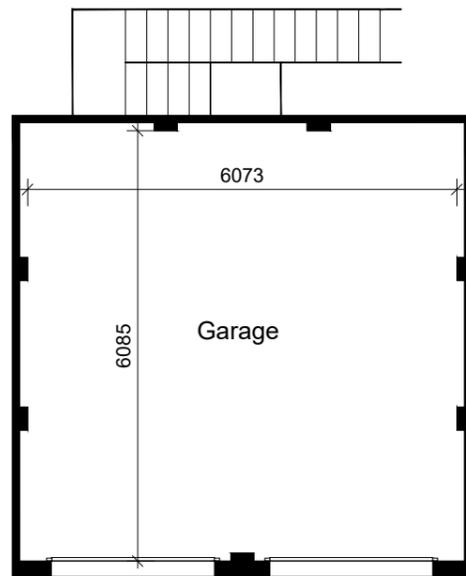
Left Elevation.
1 : 100



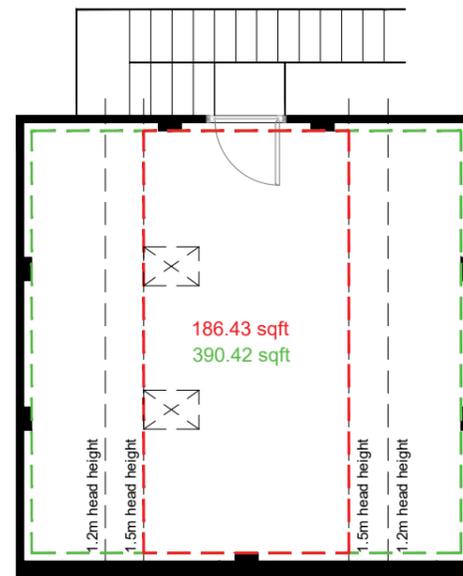
Rear Elevation.
1 : 100



Right Elevation.
1 : 100



Ground Floor Plan
1 : 100



First Floor Plan
1 : 100

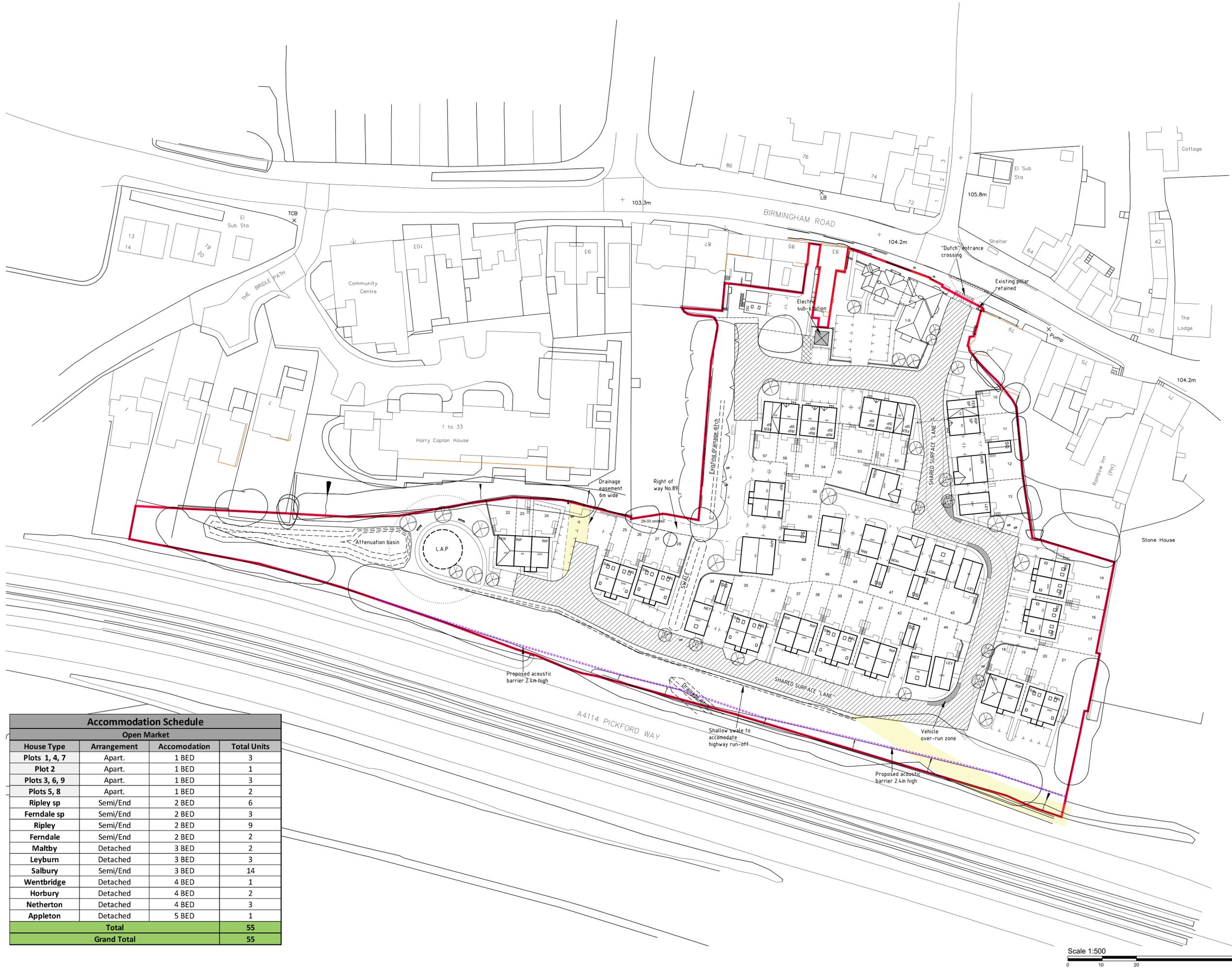
A	24.09.2024	BA	STAIRS AND WINDOWS AMENDED TO REFLECT LAYOUT
REV	DATE	BY	AMENDMENTS
AVANT homes			
AV22 SPECIFICATION			
PLANNING			
Area:		36.27 m ² / 390.42sq.ft.	
DATE:	FEB 2023	SCALE @ A3:	1 : 100
DWG TITLE:	85 Birmingham Road Garage		
HOUSE TYPE:	Garage - Double - Gable Front		
COINS REFERENCE:	GgeDD		
DRWG No:	501/006	REV:	A

10/12/2022 10:41:38 AM



KEY

- Indicative tree planting see detailed landscape dwg.
- Existing trees to be retained
- Existing trees to be removed
- Indicates alternate surface treatment - refer to materials plan
- Application boundary
- Proposed acoustic barrier 2.4m high
- 1.8m brick screen wall
- 1.8m timber fence
- Other boundary treatment - refer to enclosures plan
- Private bin storage (slabbed)
- Shared bin collection point (slabbed)
- Cycle storage shed



L	16.02.24	Southern apartment block replaced with 4 no houses.	DS
K	14.08.25	Trees adjusted to suit landscape plans.	DS
J	04.07.25	Plots 22-44 re-planned, plots 50 & 60 substituted. Over-run areas shown to street bands.	DS
H	28.04.25	Plots 45 & 46 swapped, sub-station added.	DS
G	23.04.25	Details added, "dutch" entrance shown.	DS
F	10.04.25	Minor amendments, southwest corner re-planned, schedule updated.	DS
E	26.03.25	Scheme re-drawn following LA comments.	DS
D	04.11.24	Cycle stores shown, wall railings added to front of plots 1-9.	DS
C	15.10.24	Plot 60 reverted to RIP, highway bend adjacent plot 58 widened slightly, parking court to plots 35-39 altered, attenuation pond re-designed.	DS
B	04.10.24	Plot 49 handed, plot 60 changed to FERALEE, plots 58 & 59 handed due to levels.	DS
A	30.09.24	Tree survey information updated, plots 21-26 altered position, attenuation pond altered shape slightly, private drive to front of plot 62 extended, frontage apartments & service roof plans altered to reflect KRT designs.	DS

Accommodation Schedule			
Open Market			
House Type	Arrangement	Accommodation	Total Units
Plots 1, 4, 7	Apart.	1 BED	3
Plot 2	Apart.	1 BED	1
Plots 3, 6, 9	Apart.	1 BED	3
Plots 5, 8	Apart.	1 BED	2
Ripley sp	Semi/End	2 BED	6
Ferndale sp	Semi/End	2 BED	3
Ripley	Semi/End	2 BED	9
Ferndale	Semi/End	2 BED	2
Maltby	Detached	3 BED	2
Leyburn	Detached	3 BED	3
Salbury	Semi/End	3 BED	14
Wentbridge	Detached	4 BED	1
Horbury	Detached	4 BED	2
Netherton	Detached	4 BED	3
Appleton	Detached	5 BED	1
Total			55
Grand Total			55

Client: **AVANT homes**

Project: **FORMER ALLESLEY HOTEL BIRMINGHAM ROAD, COVENTRY**

Title: **PLANNING LAYOUT**

Dwg No: **1310-24-200**

Revision: L Date: 15/09/24 Scale @A1: 1:500

Drawn: DS Date: SEPT 2024

Notes
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KEY

- Indicative tree planting see detailed landscape dwg.
- Existing trees to be retained
- Existing trees to be removed
- Indicates alternate surface treatment - refer to surface materials plan
- Application boundary
- Proposed acoustic barrier 2.4m high
- 1.8m brick screen wall
- 1.8m timber fence
- Other boundary treatment - refer to enclosures plan
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Ripley	Semi/End	2 BED	9
Ferndale	Semi/End	2 BED	2
Maltby	Detached	3 BED	2
Leyburn	Detached	3 BED	3
Salbury	Semi/End	3 BED	14
Wentbridge	Detached	4 BED	1
Horbury	Detached	4 BED	2
Netherton	Detached	4 BED	3
Appleton	Detached	5 BED	1
Total			55
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E	26.03.25	Scheme re-drawn following LA comments.	DS
D	04.11.24	Cycle stores shown, wall railings added to front of plots 1-5.	DS
C	15.10.24	Plot 60 reverted to RHP, highway bend adjacent plot 48 widened slightly, parking court to plots 31-39 altered, attenuation pond re-designed.	DS
B	04.10.24	Plot 49 handed, plot 60 changed to FERNDALE, plots 58 & 59 handed due to levels.	DS
A	30.09.24	Tree survey information updated, plots 21-26 altered position, attenuation pond altered shape slightly, private drive to front of plot 62 extended, frontage apartments & terrace roof plans altered to reflect KRT designs.	DS

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Client: **AVANT homes**

Project: **FORMER ALLESLEY HOTEL BIRMINGHAM ROAD, COVENTRY**

Title: **PLANNING LAYOUT**

Dwg No: **1310-24-200**

Revision: L Date: 15/09/24 Scale: @A1

Drawn: DS Date: SEPT 2024

Scale 1:500
 0 10 20 30



PLOTS 22-24 FFL 96.30
 PLOTS 25-26 FFL 96.70
 PLOTS 27-28 FFL 96.70
 PLOT 34 FFL 96.35
 PLOTS 35-36 FFL 96.25
 PLOTS 37-38 FFL 96.20
 PLOTS 39-40 FFL 96.40

STREET SCENE A-A...



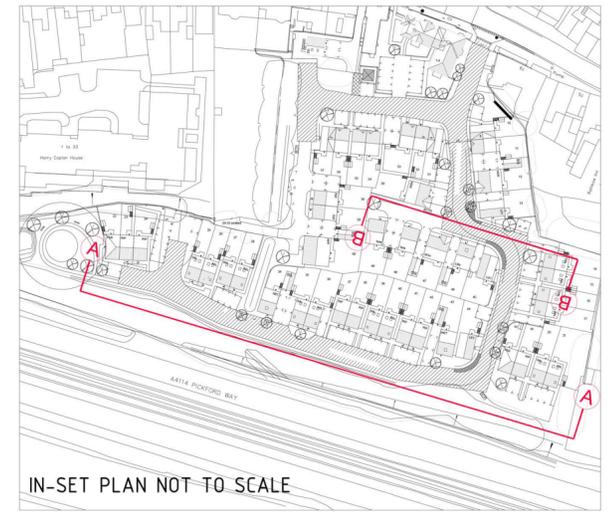
PLOTS 41-42 FFL 96.70
 PLOT 43 FFL 97.10
 PLOT 44 FFL 98.75
 PLOTS 18-19 FFL 98.45
 PLOTS 20-21 FFL 98.70

STREET SCENE A-A CONTINUED...



PLOT 14 FFL 101.00
 PLOT 44 FFL 100.50
 PLOT 45 FFL 101.60
 PLOT 46 FFL 101.80
 PLOT 47 FFL 101.40
 PLOT 48 FFL 101.10

STREET SCENE B-B



IN-SET PLAN NOT TO SCALE

Notes

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C	18.02.26	Southern apartments replaced.	DS
B	07.07.25	Updated to latest site plan, street scene A-A amended.	DS
A	02.05.25	Updated to latest site plan.	DS
Revision	Date	Amendment	Initials

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Client

AVANT
homes

Project

FORMER ALLESLEY HOTEL
BIRMINGHAM ROAD,
COVENTRY

Title

STREET SCENES

Dwg No.

1310-24-230

Revision

C

Scale @A2

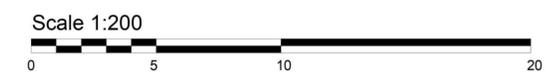
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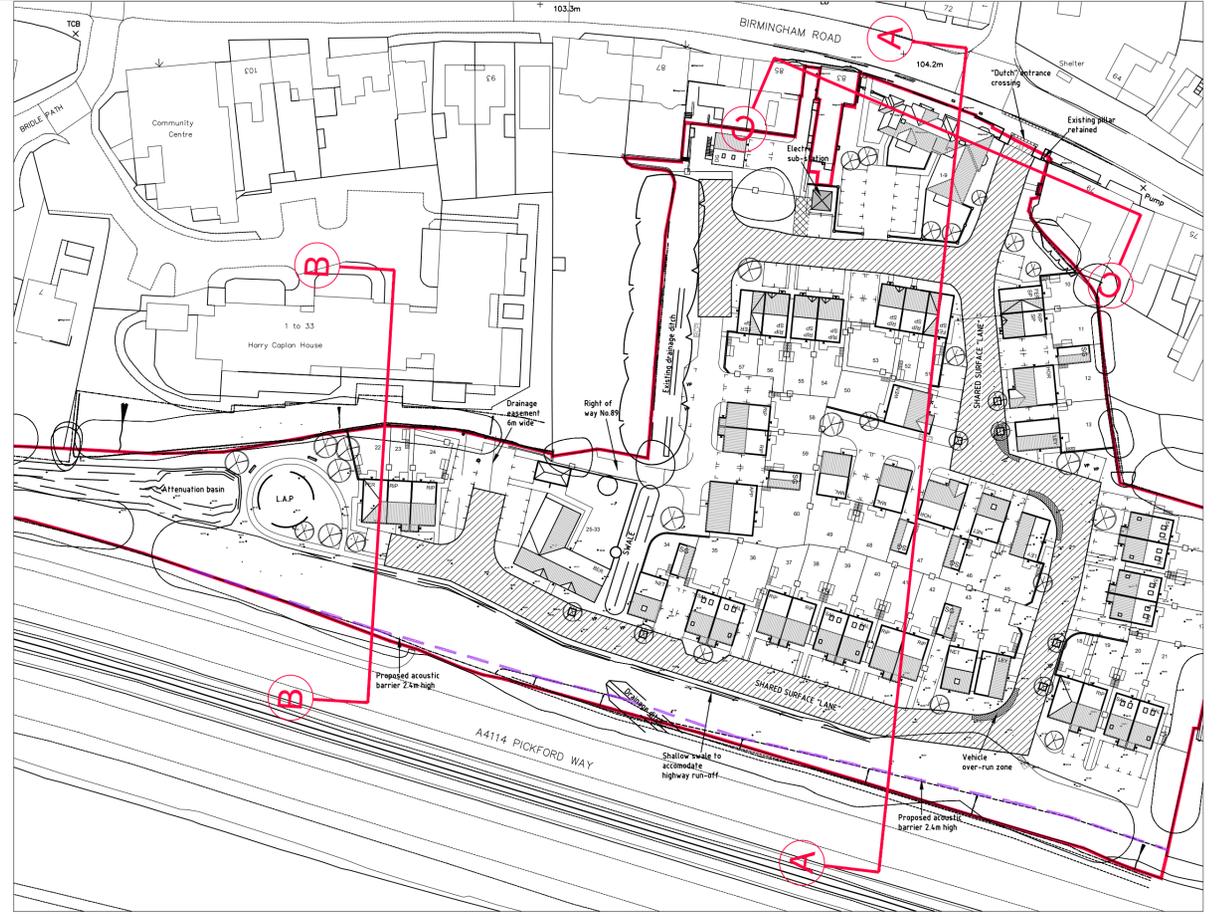
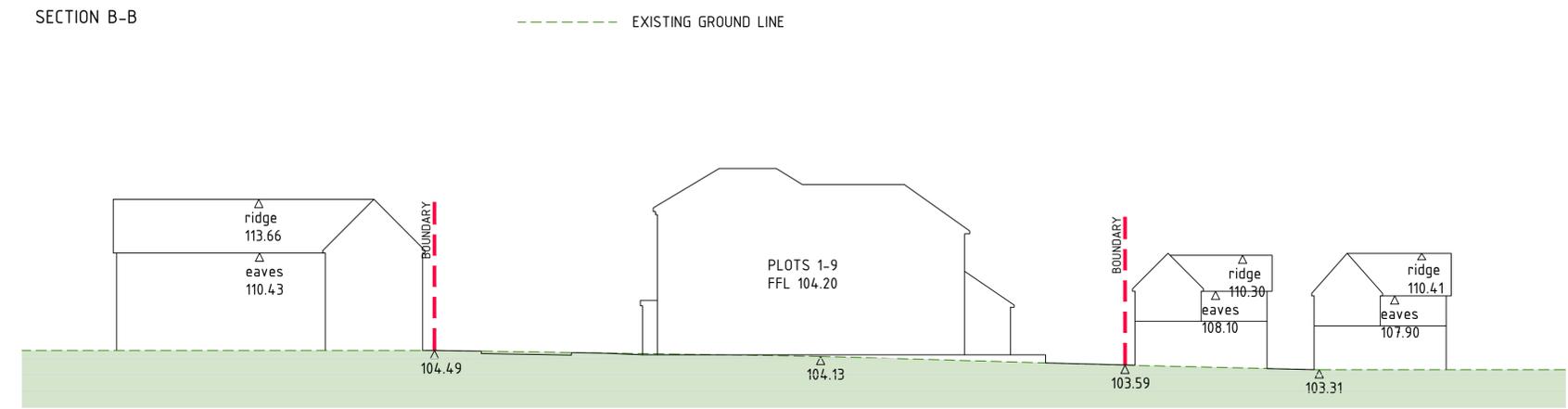
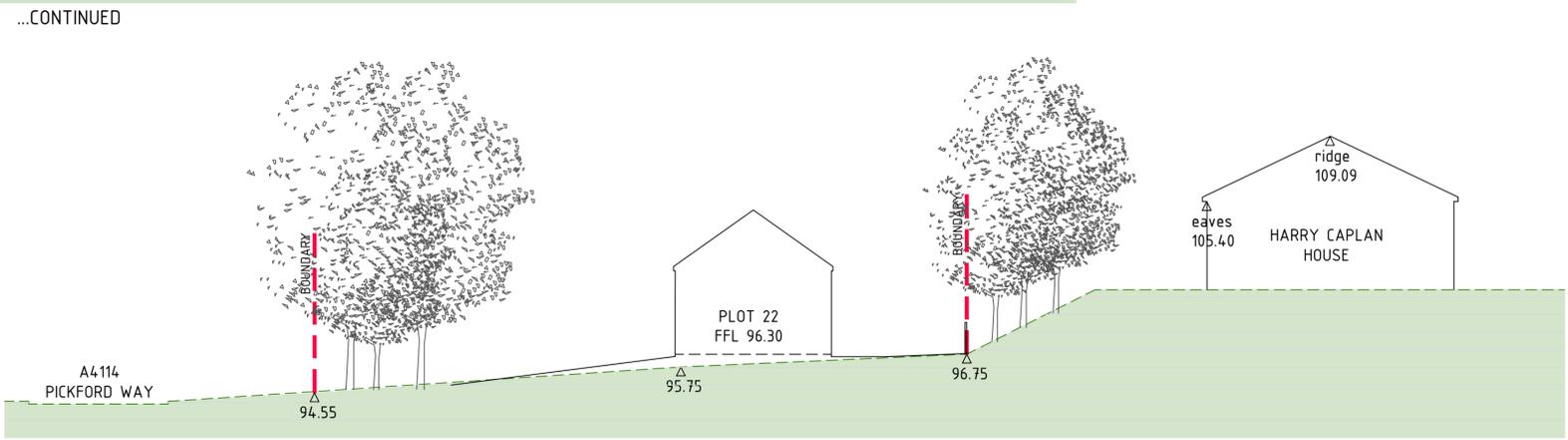
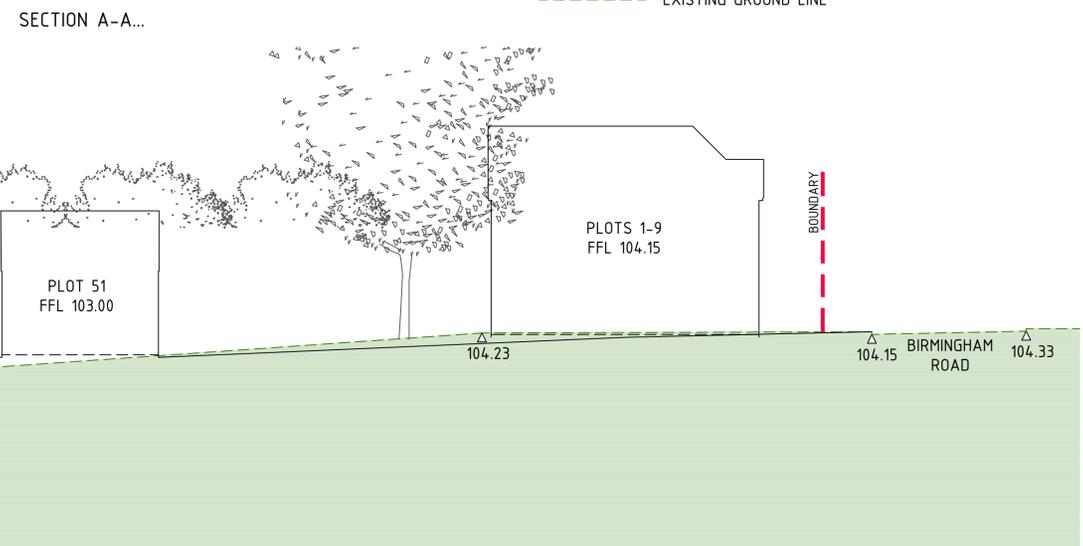
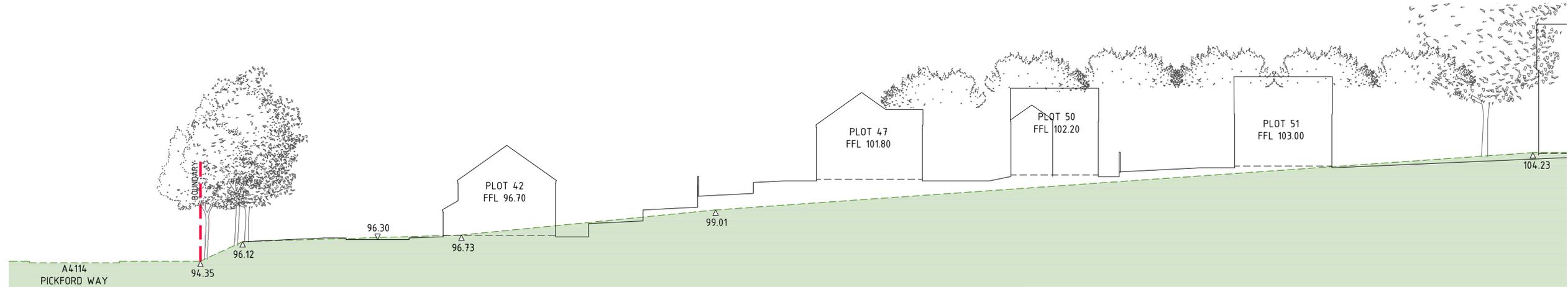
Drawn

DS

Date

OCT 2024





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C	09.01.25	Updated to latest site plan.	DS
B	02.05.25	Updated to latest site plan.	DS
A	29.11.24	Additional sections added.	DS
Revision	Date	Amendment	Initials

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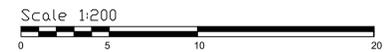
Client: **AVANT homes**

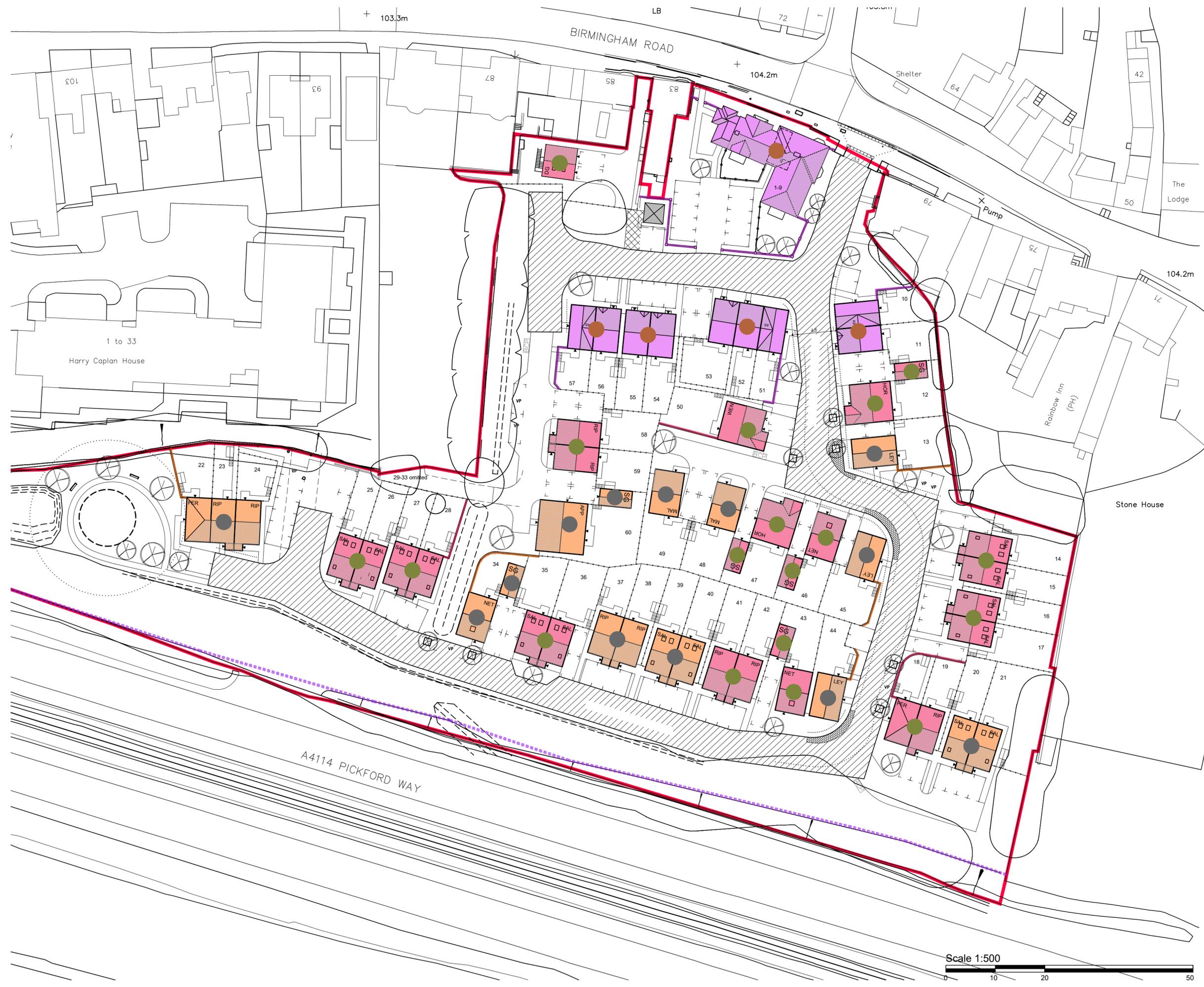
Project: **FORMER ALLESLEY HOTEL BIRMINGHAM ROAD, COVENTRY**

Title: **SECTIONS**

Dwg No: **1310-24-240**

Revision	Scale @A1
C	1:200
DS	OCT 2024





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Bricks

- Marshalls Redbridge Stock with Red Feature Brick
- Marshalls Edmonton Stock with Blue Feature Brick
- Tobermore Landsdowne Moorland with Blue Feature Brick

Roof Tiles

- Russell Brown Roof and Ridge Tiles
- Russell Grey Roof and Ridge Tiles
- Itstock Gemini Mixed Russett

All front doors painted black
 All garage doors painted white

Revision	Date	Amendment	Initials
D	18.02.26	Southern apartments replaced.	DS
C	07.07.25	Updated to latest site plan.	DS
B	29.04.25	Updated to latest site plan.	DS
A	07.11.24	Wall railings added to front of plots 1-9.	DS

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Client **AVANT** homes

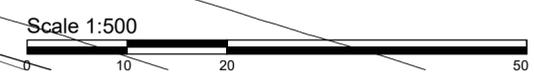
Project **FORMER ALLESLEY HOTEL**
 BIRMINGHAM ROAD,
 COVENTRY

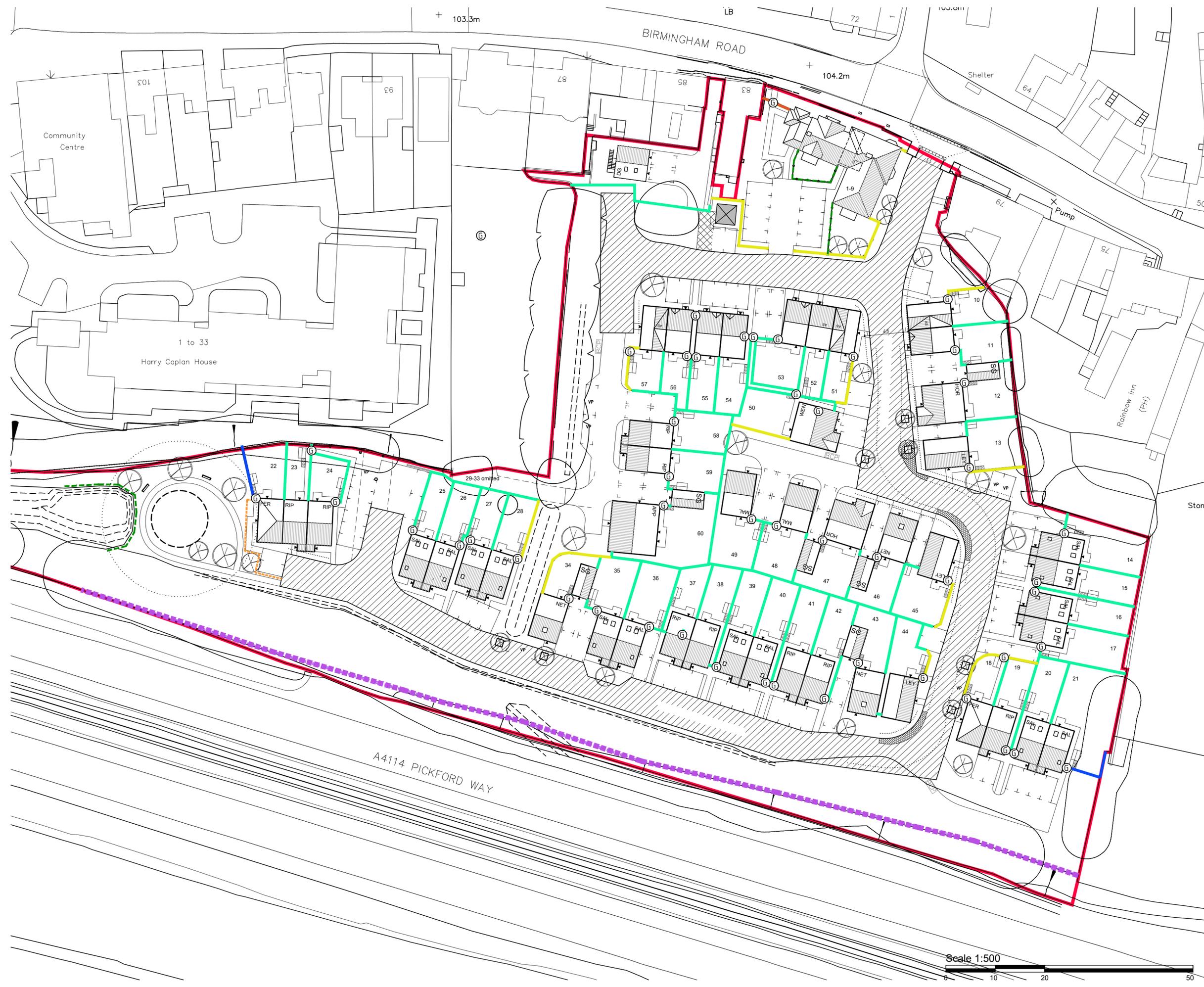
Title **MATERIALS PLAN**

Dwg No. **1310-24-250**

Revision **D** Scale @A2 **1:500**

Drawn **DS** Date **OCT 2024**





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- BOUNDARY TREATMENT:**
- 1.8m Close board fence
 - 2.4m high close board fence
 - 1.8m high brick screen wall (Note: Screen walls to match adjoining building, refer to materials plan)
 - - - 0.45m Timber knee rail
 - - - 2.4m high acoustic barrier
 - · - · - 1.2m high timber post & rail
 - G 1.8m Timber Gate. Gate to be self-closing and key lockable from both sides. Anti-climb design on street side.
 - Dwarf wall with black painted metal railings on top

Revision	Date	Amendment	Initials
D	18.02.26	Southern apartments replaced.	DS
C	07.07.25	Updated to latest site plan.	DS
B	29.04.25	Updated to latest site plan.	DS
A	06.11.24	Wall & railings added to front of plots 1-9.	DS

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Client: **AVANT** homes

Project: **FORMER ALLESLEY HOTEL**
 BIRMINGHAM ROAD,
 COVENTRY

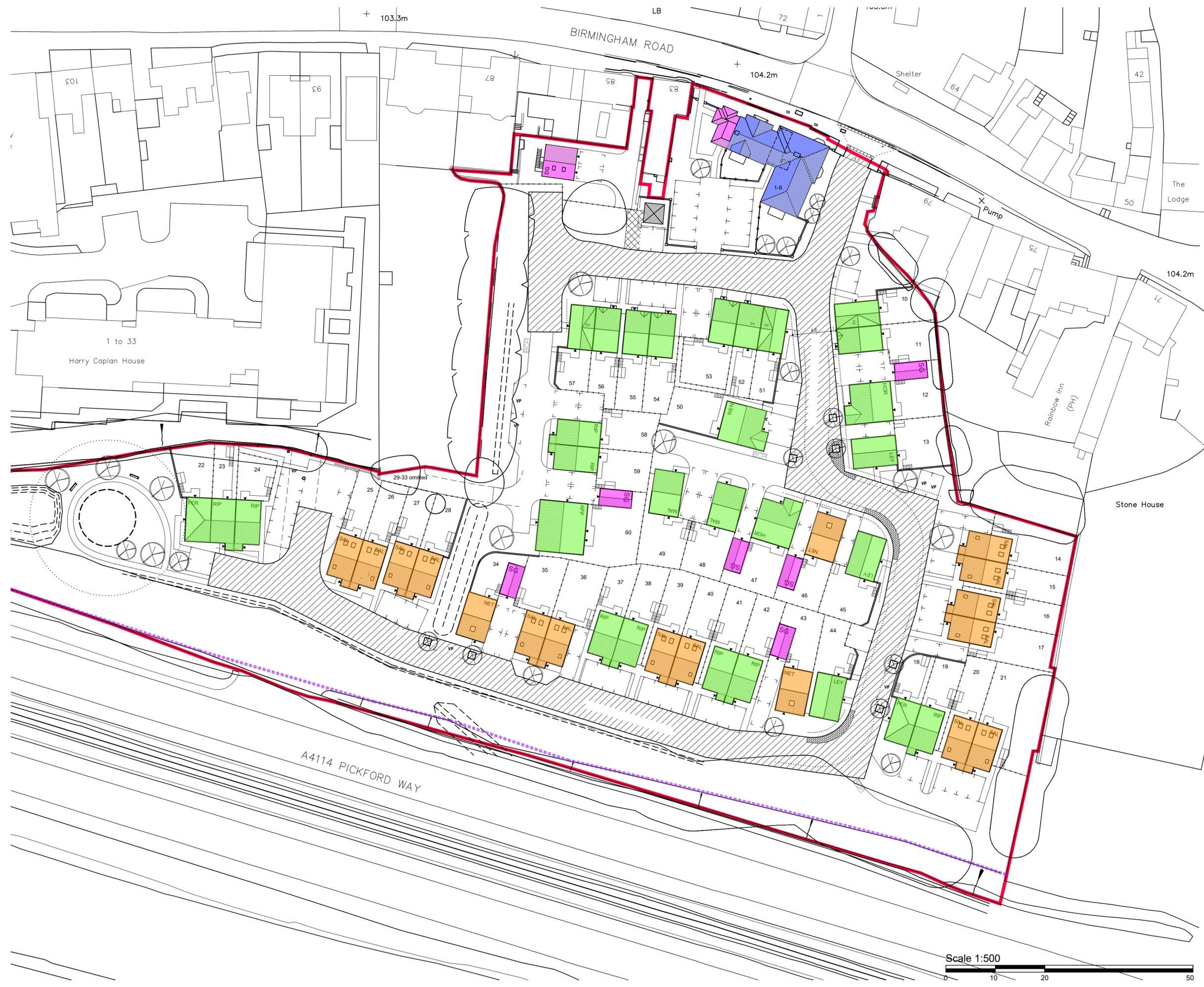
Title: **ENCLOSURES PLAN**

Dwg No.: **1310-24-260**

Revision: **D** Scale @A2: **1:500**

Drawn: **DS** Date: **OCT 2024**





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	3 STOREY
	2.5 STOREY
	2 STOREY
	1 STOREY

Revision	Date	Amendment	Initials
D	18.02.26	Southern apartments replaced.	DS
C	07.07.25	Latest site plan shown.	DS
B	29.04.25	Latest site plan shown.	DS
A	07.11.24	Latest site plan shown.	DS

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Client
AVANT homes

Project
FORMER ALLESLEY HOTEL
 BIRMINGHAM ROAD,
 COVENTRY

Title
STOREY HEIGHT PLAN

Dwg No.
1310-24-270

Revision	Scale @A2
D	1:500
Drawn	Date
DS	OCT 2024



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KEY

- BIN COLLECTION CREW PULL DISTANCE - MAX. 15m
- STEP FREE BIN PULL ROUTE TO COLLECTION POINT
- BCP BIN COLLECTION POINT
- BR BIN/RECYCLING STORAGE

Revision	Date	Amendment	Initials
D	18.02.26	Latest site plan shown.	DS
C	07.07.25	Latest site plan shown.	DS
B	30.04.25	Latest site plan shown.	DS
A	06.11.24	Latest site plan shown.	DS

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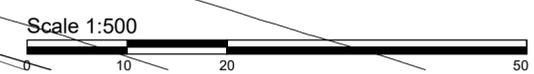
Client **AVANT** homes

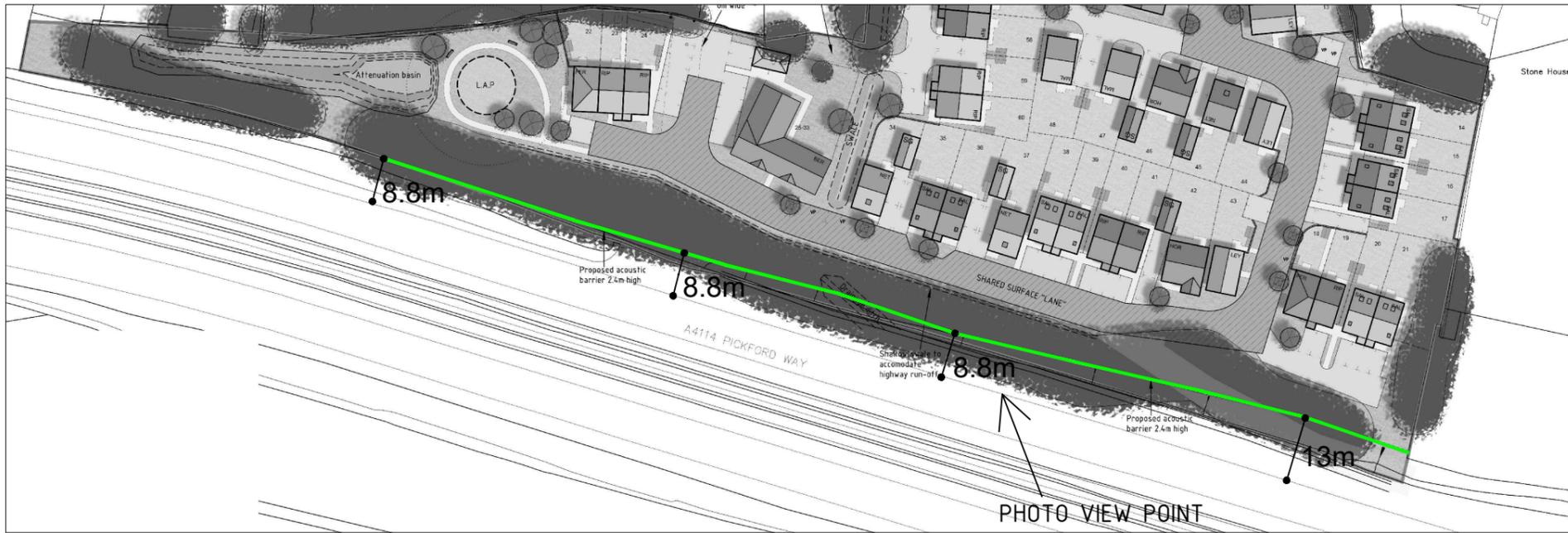
Project **FORMER ALLESLEY HOTEL**
 BIRMINGHAM ROAD,
 COVENTRY

Title **REFUSE STRATEGY**

Dwg No. **1310-24-280**

Revision D	Scale @A2 1:500
Drawn DS	Date OCT 2024



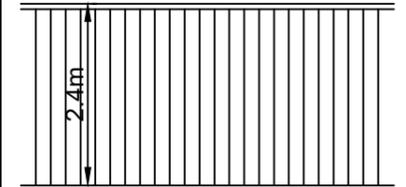


EXISTING VIEW



PROPOSED VIEW

Notes
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Acoustic barrier to be 2.4m high close board timber construction with a minimum density of 15 kg/m² and free of perforations.

If necessary due to gaps in hedgeline, it can be supplemented with native species: Yew, Holly and Hazel and/or clad in ivy and left to mature.

Fence line to generally follow the top of embankment before highway land as shown, but meander through tree line as best fits.

Revision	Date	Amendment	Initials

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Client	
AVANT homes	
Project	
BIRMINGHAM ROAD, COVENTRY	
Title	
ACOUSTIC BARRIER	
Dwg No.	
1310-24-290	
Revision	Scale @A3
.	NTS
Drawn	Date
DS	MAY 2025

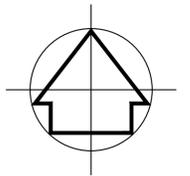
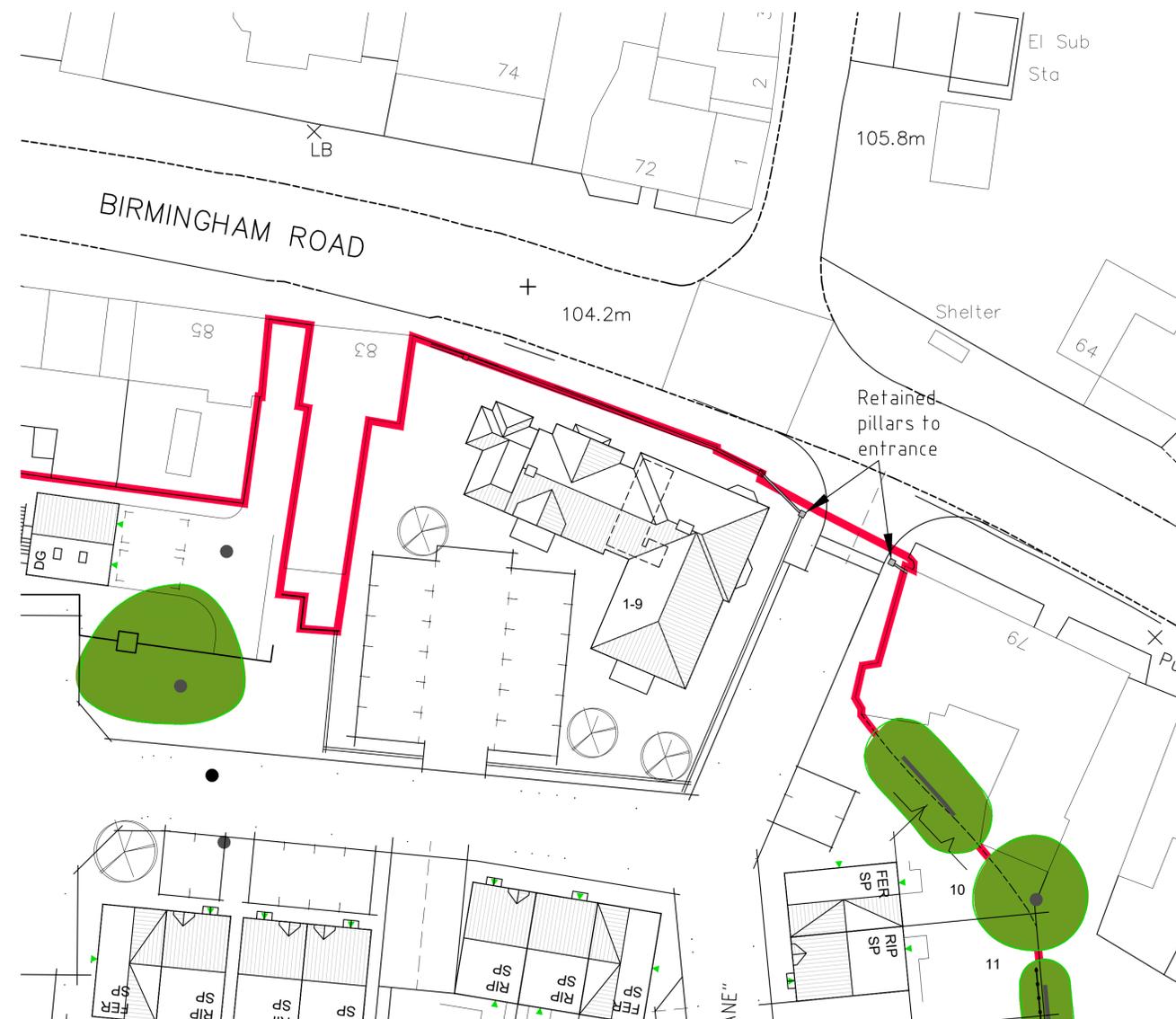


North Elevation

Plots 1-9 (slab level 103.275)

Datum Level = 102.00m

**ELEVATION POSITIONS
NOT TO SCALE**



B	Plots 1-9 elevations added to Street Scene	17.02.26	DW	KT
A	Additional Trees	02.10.24	LB	KT
Rev	Amendment	Date	Drn	Chk

Client:
AVANT HOMES

Site:
DEVELOPMENT AT BIRMINGHAM ROAD,
ALLESLEY, COVENTRY

Title:
PROPOSED STREET SCENE

Scale:
1:100 @A1

Date:
SEPTEMBER 2024

Drw No.:

1694-24

Rev:

B

DWG File Ref: K:\Avant Homes\1694\Surveys\Current\1694-24.dwg

DRAWN: IG

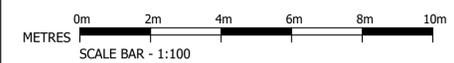
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LAND SURVEYORS • LANDSCAPE DESIGN

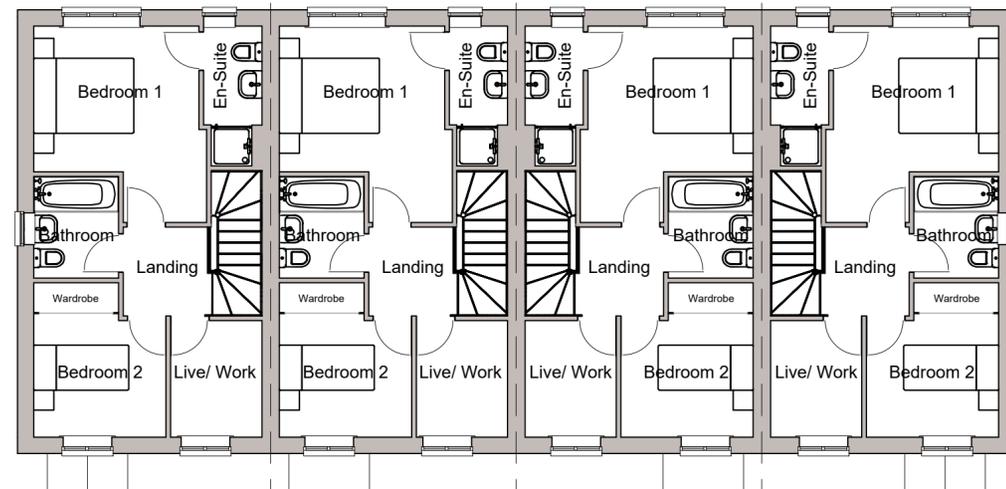




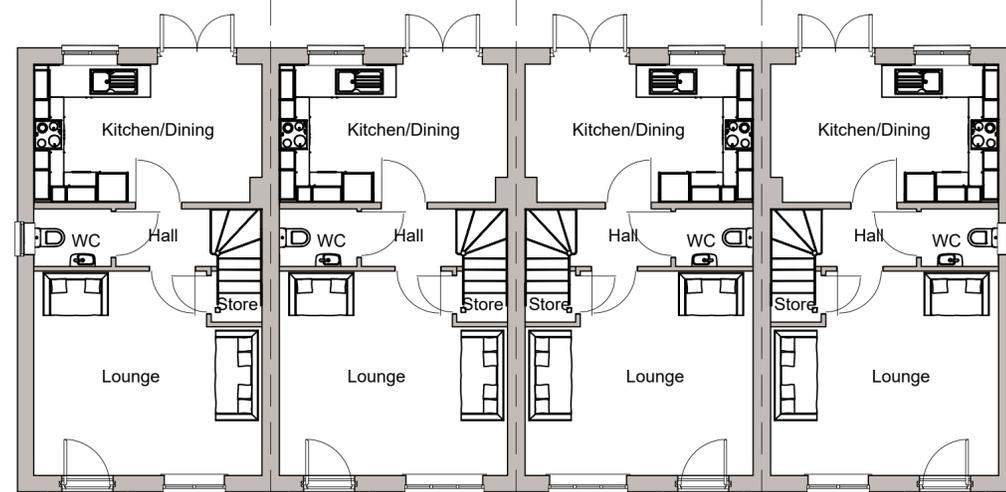
PLOT 57 PLOT 58 PLOT 59 PLOT 60
Front Elevation



Rear Elevation



PLOT 57 PLOT 58 PLOT 59 PLOT 60
First Floor Plan



PLOT 57 PLOT 58 PLOT 59 PLOT 60
Ground Floor Plan



Left-Side Elevation



Right-Side Elevation

Floor Area Schedule

Plot No.	Total sq.ft
Plot 57	808
Plot 58	808
Plot 59	808
Plot 60	808

Rev	Amendment	Date	Drn	Chk
A	Floor Area Schedule Added	07.11.24	BE	-

Revisions:

Client:
AVANT HOMES

Site:
DEVELOPMENT AT BIRMINGHAM ROAD,
ALLESLEY, COVENTRY

Title:
PLOTS 57 - 60
FLOOR PLANS AND ELEVATIONS

Scale:
1:100 @ A2

Date:
OCTOBER 2024

Drp. No. 1694-29

Rev. A

Dwg. File Ref: K:\Avant Homes\1694\Planning\Current\1694-29.dwg

DRAWN: B. Evans

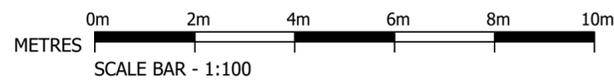
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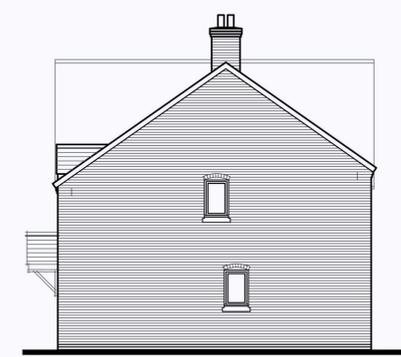
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LAND SURVEYORS ♦ LANDSCAPE DESIGN





PLOT 10
Front Elevation

PLOT 11



Left-Side Elevation



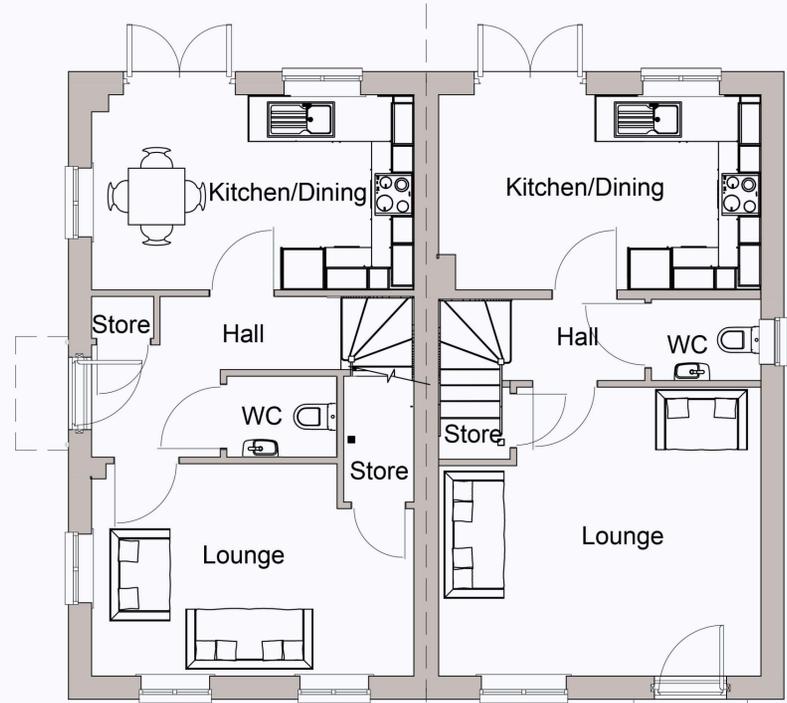
Rear Elevation



Right-Side Elevation

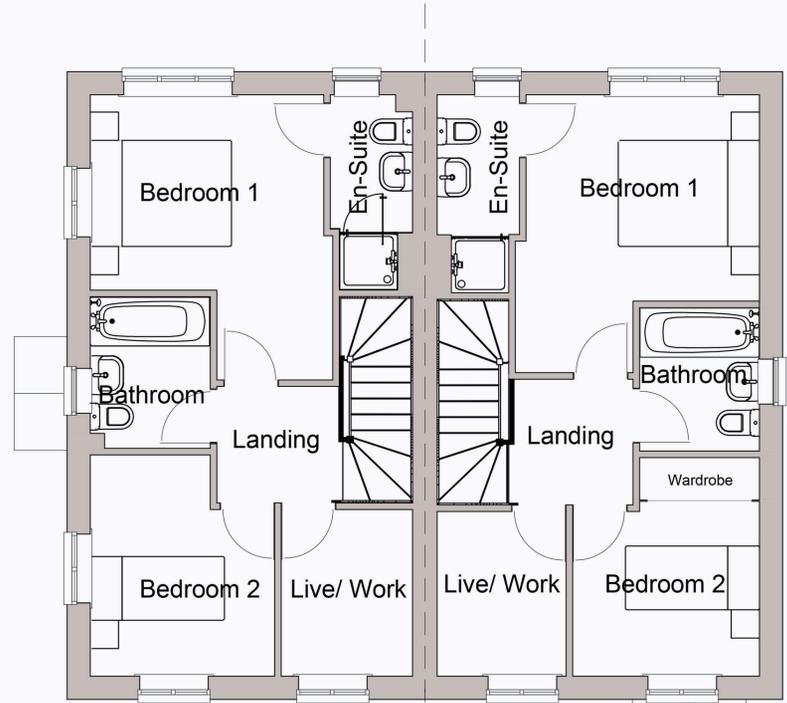
Floor Area Schedule

Plot No.	Total sq.ft
Plot 10	808
Plot 11	808



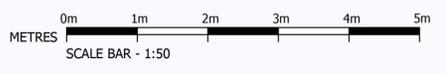
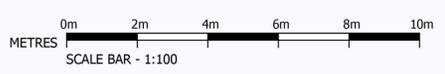
PLOT 10
Ground Floor Plan

PLOT 11



PLOT 10
First Floor Plan

PLOT 11



Rev	Amendment	Date	Drn	Chk
-	-	-	-	-

Revisions:

Client:
AVANT HOMES

Site:
DEVELOPMENT AT BIRMINGHAM ROAD,
ALLESLEY, COVENTRY

Title:
PLOTS 10 - 11
FLOOR PLANS AND ELEVATIONS

Scale:
1:50 & 1:100 @ A1

Date:
NOVEMBER 2024

Drw No.:
1694-49

Rev:
-

DWG File Ref: K:\Avant Homes\1694\Planning\Current\1694-49-50-51-52.dwg
DRAWN: B. Evans

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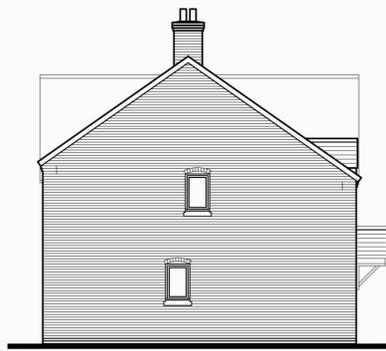
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PLOT 56 PLOT 57
Front Elevation



Left-Side Elevation



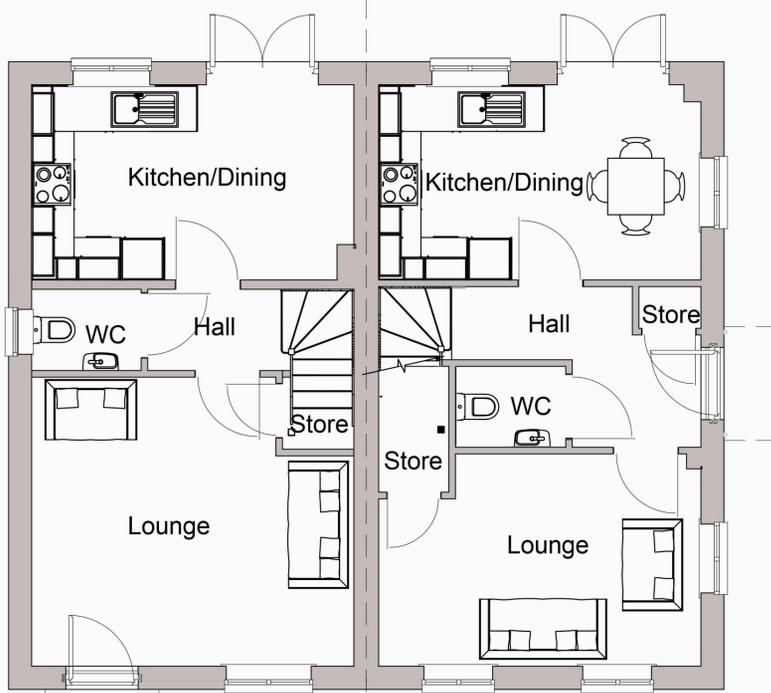
Rear Elevation



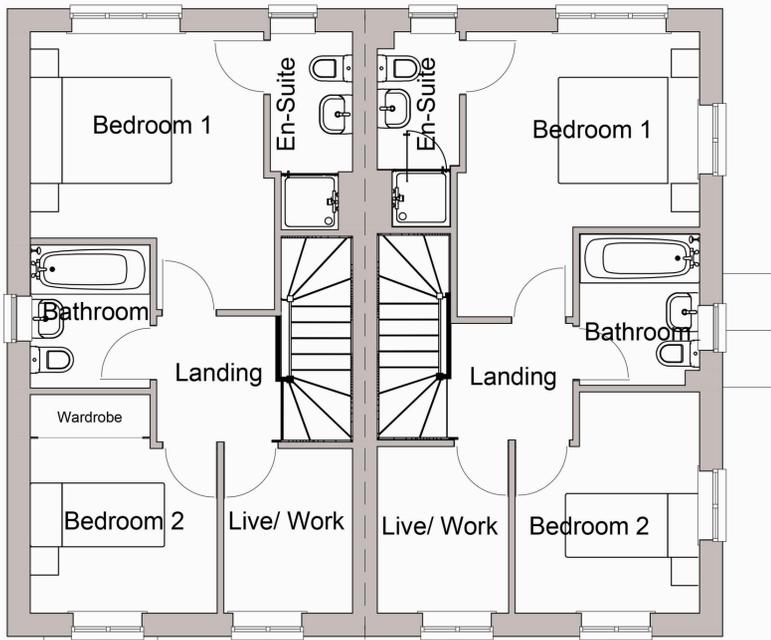
Right-Side Elevation

Floor Area Schedule

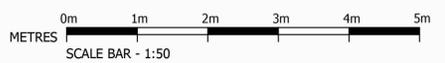
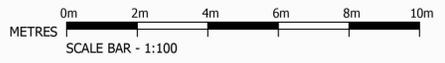
Plot No.	Total sq.ft
Plot 56	808
Plot 57	808



PLOT 56 PLOT 57
Ground Floor Plan



PLOT 56 PLOT 57
First Floor Plan



Rev	Amendment	Date	Drn	Chk
A	Plot numbers amended to latest layout	13.08.25	DW	KT

Revisions:

Client:
AVANT HOMES

Site:
 DEVELOPMENT AT BIRMINGHAM ROAD,
 ALLESLEY, COVENTRY

Title:
 PLOTS 56 - 57
 FLOOR PLANS AND ELEVATIONS

Scale:
 1:50 & 1:100 @ A1

Date:
 NOVEMBER 2024

Rev:
 1694-50

Drawn:
 A

DWG File Ref: K:\Avant Homes\1694\Planning\Current\1694-49-50-51-52.dwg
 DRAWN: B. Evans

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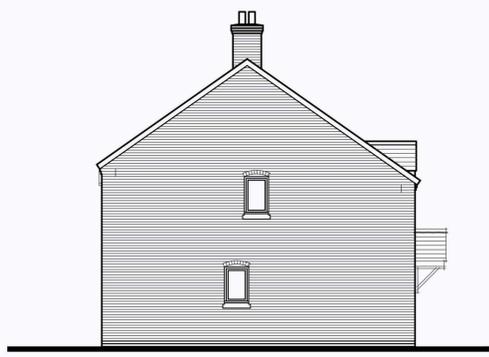
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PLOT 54

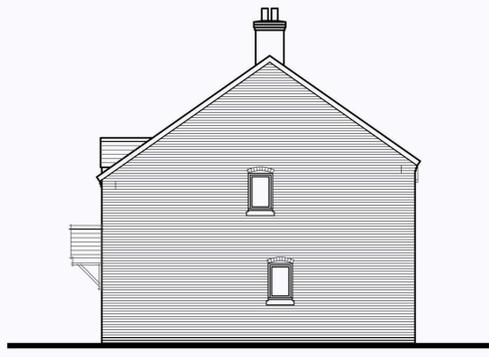
PLOT 55



Left-Side Elevation



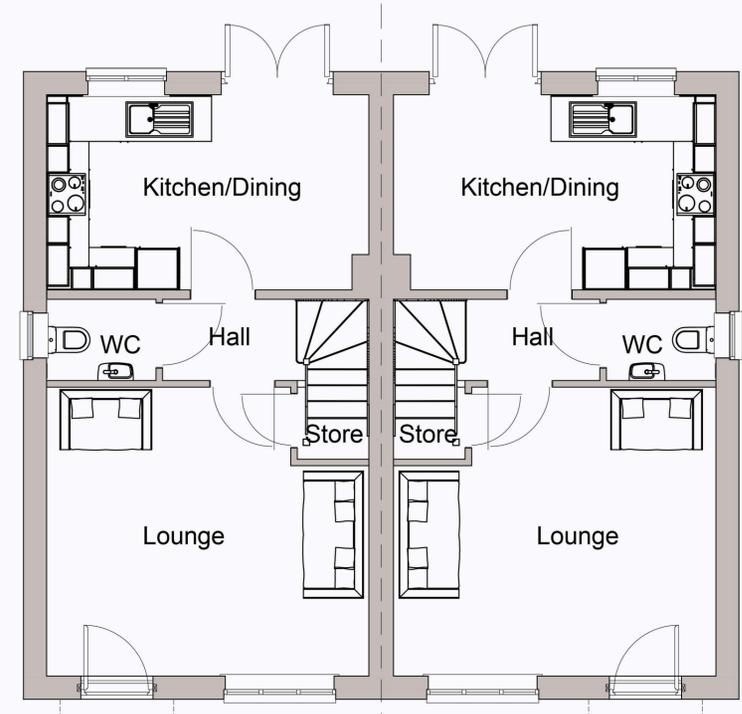
Rear Elevation



Left-Side Elevation

Floor Area Schedule

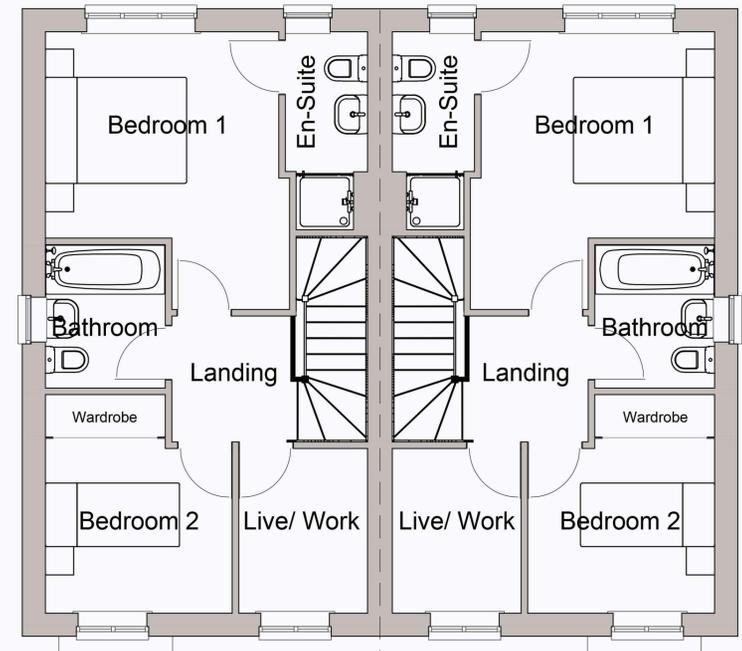
Plot No.	Total sq.ft
Plot 54	808
Plot 55	808



PLOT 54

PLOT 55

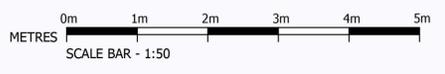
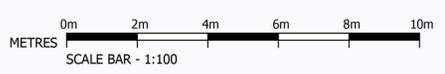
Ground Floor Plan



PLOT 54

PLOT 55

First Floor Plan



Rev	Amendment	Date	Drn	Chk
A	Plot numbers amended to latest layout	13.08.25	DW	KT

Revisions:

Client:
AVANT HOMES

Site:
DEVELOPMENT AT BIRMINGHAM ROAD,
ALLESLEY, COVENTRY

Title:
PLOTS 54 - 55
FLOOR PLANS AND ELEVATIONS

Scale:
1:50 & 1:100 @ A1

Date:
NOVEMBER 2024

Rev:
A

Drw No.:
1694-51

DWG File Ref: K:\Avant Homes\1694\Planning\Current\1694-49-50-51-52.dwg

DRAWN: B. Evans

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Left-Side Elevation



Rear Elevation

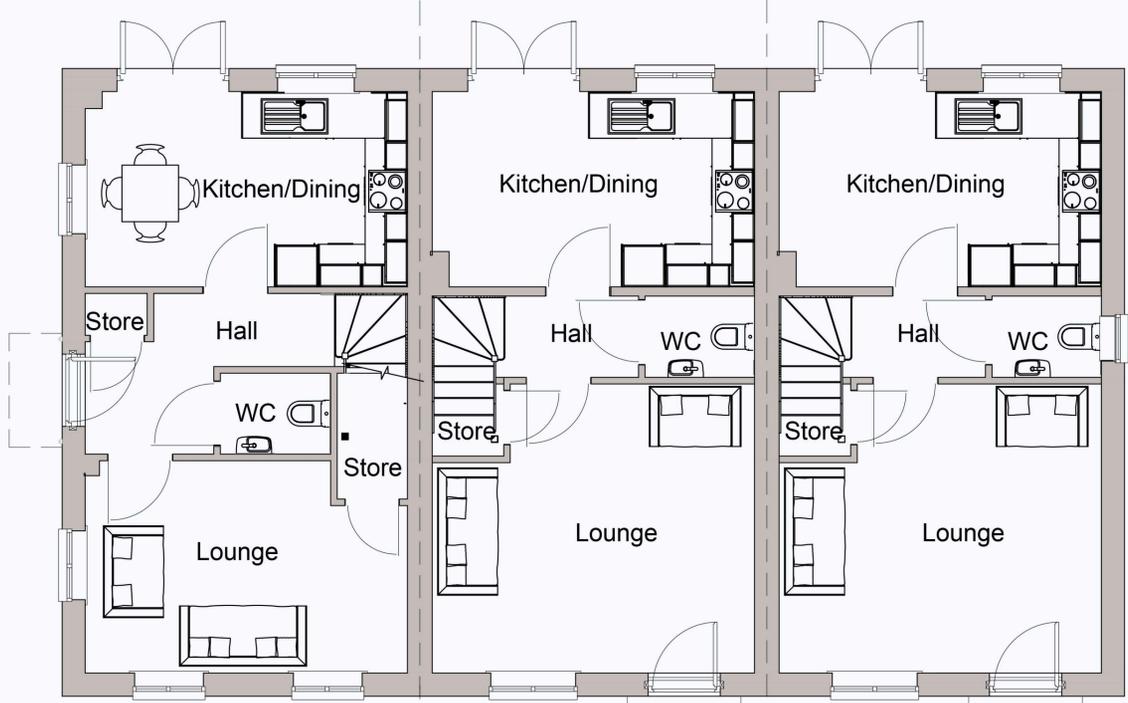


Right-Side Elevation

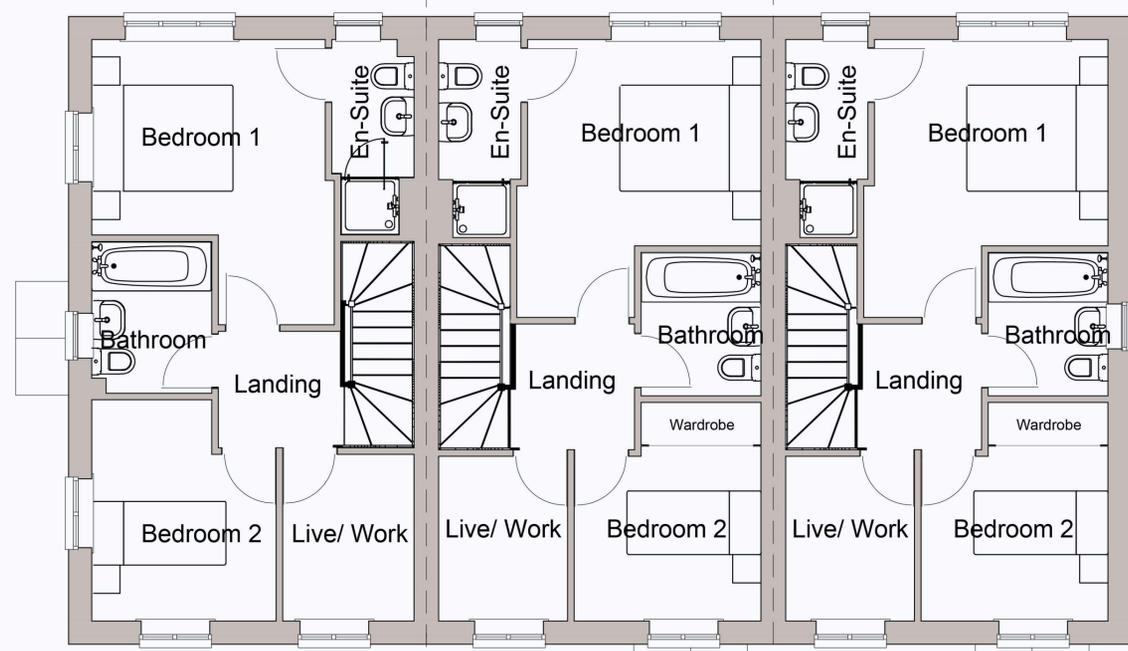
Floor Area Schedule

Plot No.	Total sq.ft
Plot 51	808
Plot 52	808
Plot 53	808

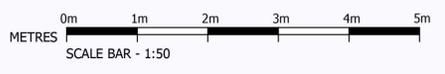
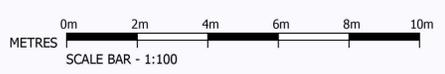
PLOT 51 PLOT 52 PLOT 53
Front Elevation



PLOT 51 PLOT 52 PLOT 53
Ground Floor Plan



PLOT 51 PLOT 52 PLOT 53
First Floor Plan



Rev	Amendment	Date	Drn	Chk
A	Plot numbers amended to latest layout	13.08.25	DW	KT

Client: AVANT HOMES
 Site: DEVELOPMENT AT BIRMINGHAM ROAD, ALLESLEY, COVENTRY
 Title: PLOTS 51 - 53 FLOOR PLANS AND ELEVATIONS
 Scale: 1:50 & 1:100 @ A1 Date: NOVEMBER 2024
 Dwg No.: 1694-52 Rev: A
 DWG File Ref: K:\Avant Homes\1694\Planning\Current\1694-49-50-51-52.dwg
 DRAWN: B. Evans
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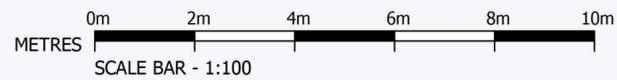
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PLOTS 51-53 FRONT ELEVATION

PLOTS 54-57 FRONT ELEVATION



Rev	Amendment	Date	Drn	Chk
A	Plot numbers amended to latest layout	13.08.25	DW	KT

Revisions:

Client:
AVANT HOMES

Site:
DEVELOPMENT AT BIRMINGHAM ROAD,
ALLESLEY, COVENTRY

Title:
STREET SCENE PLOTS 51 - 57

Scale:
1: 100@A2

Date:
APRIL 2025

Drw No.:
1694-53

Rev:
A

DWG File Ref: K:\Avant Homes\1694\Planning\Current\1694-40-50-51-52.dwg
DRAWN: DW

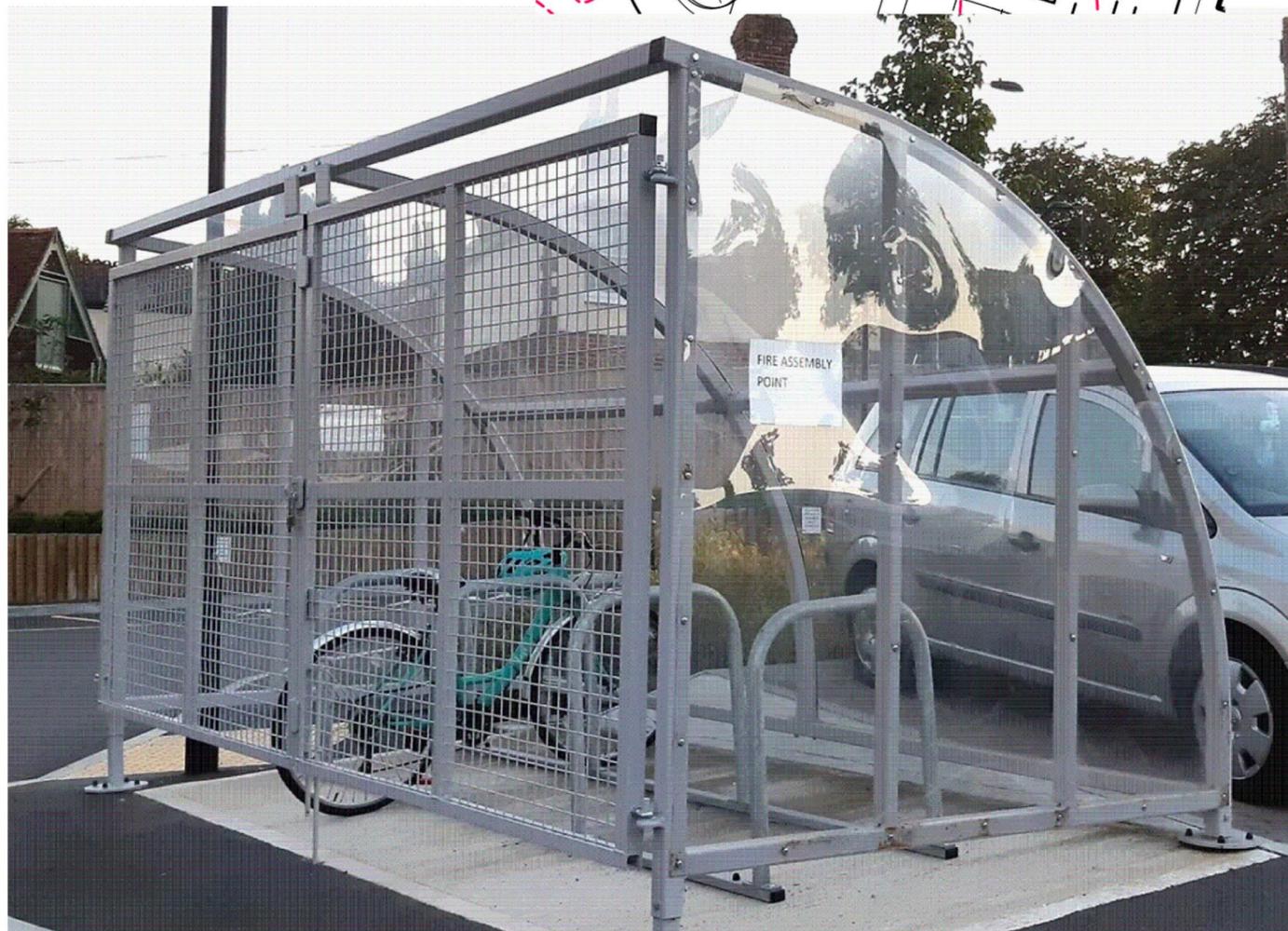
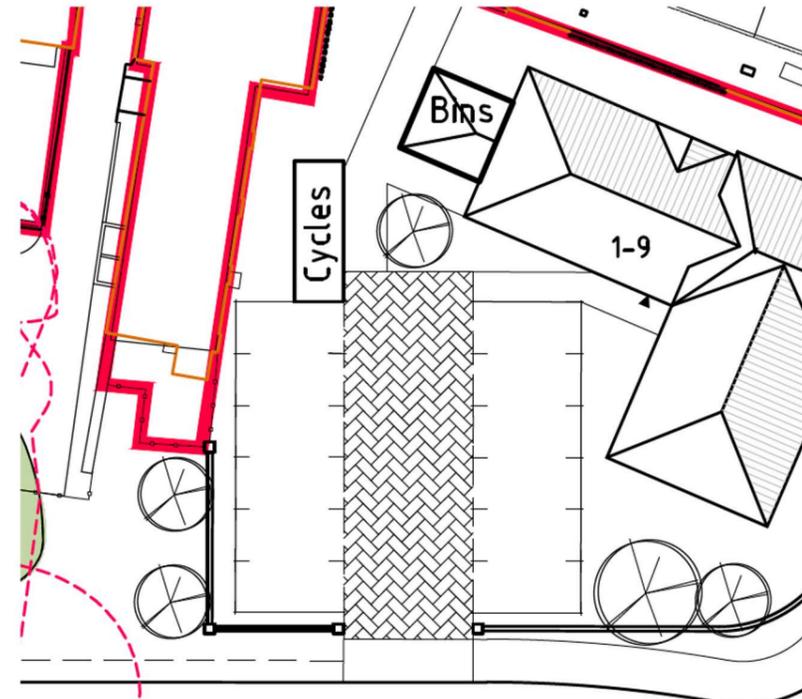
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A	Cycle Store image and details updated	08.05.2024
Rev	Description	Date

Title Cycle Storage

Project
Birmingham Road,
Coventry

Drawn	Checked	Date
BA	-	NOV 23

Drg No. 3503-465

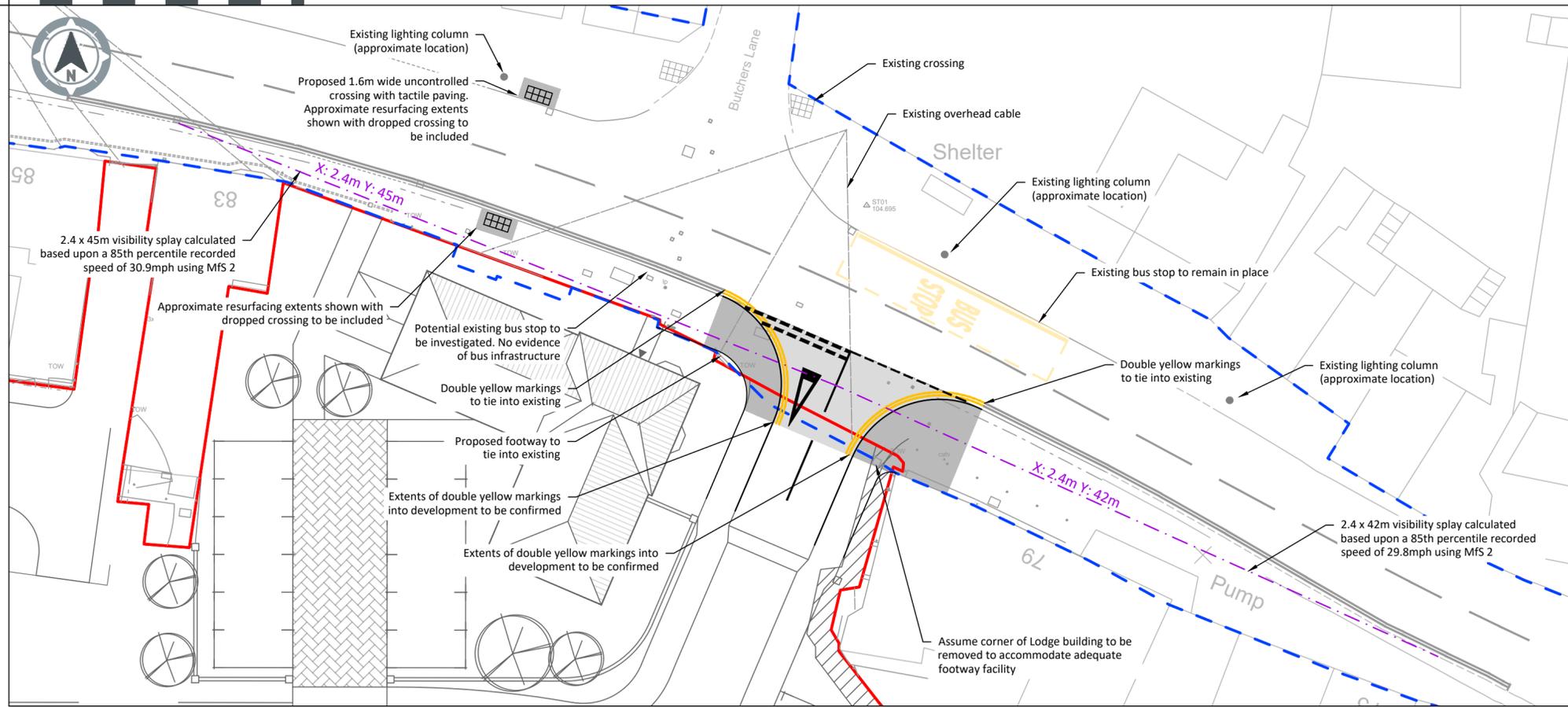
Scale	Rev
NA @ A3	A



Avant Homes (West Midlands)
Wingfield Court
18 Coventry Road
Coleshill
B46 3BE

CYCLE STORE TO ACCOMODATE 12 CYCLES APPROX 6.2m W x 2.1m D x 2.1M H
*FINISH SUBJECT TO CHANGE; SOLAR POWERED MOVEMENT SENSOR LIGHT TO BE ADDED

A2 General Arrangement



CDM Note
 These drawings have been produced with reference to the CDM Regulations 2015. Please note that these are pre-construction phase drawings and should be subject to further design risk management as required in accordance with Regulation 9.

The residual risks identified on the DRA / drawings are based on the information available at the time of design. Any services information indicated on PJA drawings is obtained from third parties, and is given for guidance purposes only. The exact location of any services will need to be verified by the client / contractor before commencing works on site.

Until Technical Approval has been obtained from the relevant Local Authorities or Statutory Bodies, it should be understood that all drawings are issued as preliminary and NOT for Construction. Should the Contractor and / or Employer commence work prior to approval being given, it is entirely at their own Risk

PRELIMINARY DESIGN
 For comment and review only. Design is based upon information available at the time. Design is subject to full review as additional information becomes available. Design is subject to full review upon receipt of comments from;

- Development Control
- LA Planning Authority
- Environment Agency
- LA Highways Department
- Sewerage Undertaker

- Key**
- Highway Boundary
 - Site Boundary
 - - - Junction Visibility (2.4 x 43m Mfs)
 - ▣ Tactile Paving (Buff, Uncontrolled)
 - ▭ Carriageway
 - ▭ Footway

Location Plan



Notes

- Do not scale from this drawing.
- All dimensions in metres unless stated otherwise.
- This drawing is based on topographical survey (10.01.21 Subject: 0247 unknown company) and OS mapping (OS license number 100022432) information.
 OS background is shown indicatively to cover un-surveyed areas in the topographical survey provided.
- This drawing is not to be reproduced in any part or form without consent of PJA Civil Engineering Ltd. All copyright reserved.
- The design details presented must be reviewed in conjunction with the wider site information and site constraints.
- No liability will be accepted by PJA for negligence or otherwise in relation to the accuracy of the topographical survey / OS mapping which have been received by Third parties and it's contents.
- Reproduction from the Ordnance Survey map with permission of the controller of His Majesty's Stationary Office.
- The purpose of this drawing is to show the location of the proposed access junction design providing access to the proposed residential development on the site of the Allesley Hotel.
 The drawing has been produced to support outline planning application.
 From a planning perspective, the purpose is to show where access is to be formed and indicate an engineering solution for the road and pedestrian link arrangements. The alignment and technical details of those arrangements are not fixed at this stage and will be resolved via condition.
- The design is Preliminary and subject to discussions with the local planning and highway authorities (Coventry City Council). The drawing should not be used for tendering or construction purposes and requires further development as part of the detailed design and understanding of highway authority preferences, which vary between authority.
- All works are proposed to be within the highway boundary or Developer owned land. It is assumed that the highway and site boundary abut each other.
- Site specific detailed surveys need to be carried out to confirm design information, which may impact the outline design proposals. These include, but are not limited to, ground conditions, groundwater levels, utilities, ecology, tree protection etc. Impacts related to other civils features have not been detailed and are subject to detailed design.
- Any existing details which are shown on this drawing are for guidance only and are to be checked on site.

- The existing road widths are based upon topographical survey data.
- Stopping Sight Distances (SSDs) have been calculated using 85th percentile speeds recorded by an ATC survey on Birmingham Road between 3rd - 9th February 2022:
 Eastbound - 30.9mph
 Westbound - 29.8mph
 Based upon the parameters in Manual for Streets 2, with no adjustment for weather or gradient, the following Stopping Sight Distances have been calculated:
 To the West from site access - 45m
 To the East from site access - 42m
- The Stopping Sight Distance (SSD) for the proposed junction has been calculated based on the recommendations of Coventry City Council Highways Design Guide for Local Residential Road.
- The proposals outlined are subject to Road Safety Audits.
- The junction has been designed in accordance with Coventry City Council Design Guide - Highway Design and Manual for Streets 2.
- The geometry layout is presented on the supporting plan with reference 07905-CI-A-0002.
- The vehicle turning manoeuvres are presented on the supporting vehicle swept paths plan with reference 07905-CI-A-0003.
- Reference of source data:
 - Topographical survey (Dated: Jan 2022, Drawing reference: U0244, provided by Safe Dig Surveys and File Name:U0244 - Sheet 1)
 - OS mapping (OS license number 100022432)
 - Masterplan (Dated: 20.09.24, Drawing reference: 1310-24-200-C, provided by Avant Homes and file name: 1310-24-200rev.C - Planning Layout)
 - Highway boundary - produced from pdf plans dated 07.03.24 from Coventry Highways Adoptions. The boundary produced follows features lines on the topographical survey and OS mapping where the survey is limited.
- Design approach/summary/assumptions;
 - The location of the junction is formed on the existing access point to Allesley Hotel.
 - The location of the existing bus stop opposite the access junction has been assessed and proposed to stay in its existing location. To the east, the highway is fronted directly with overlooking properties, until such a point where the footway narrows. To the west, Butchers Lane junction is positioned with fronted houses for a further 50m.
 - Following a desktop study, there is evidence of a bus stop directly west of the access junction, however, there is no physical infrastructure identified. Further investigation is required to determine any impact to the bus stop / access junction.
- The design criteria and philosophy is subject to local authority agreement.

P02	17.10.24	Updated Masterplan	FA	RH	AS
P01	22.04.24	FIRST ISSUE	AS	AN	JW
Rev	Date	Revision Note	Drw	Chk	App

Client
 Avant Homes

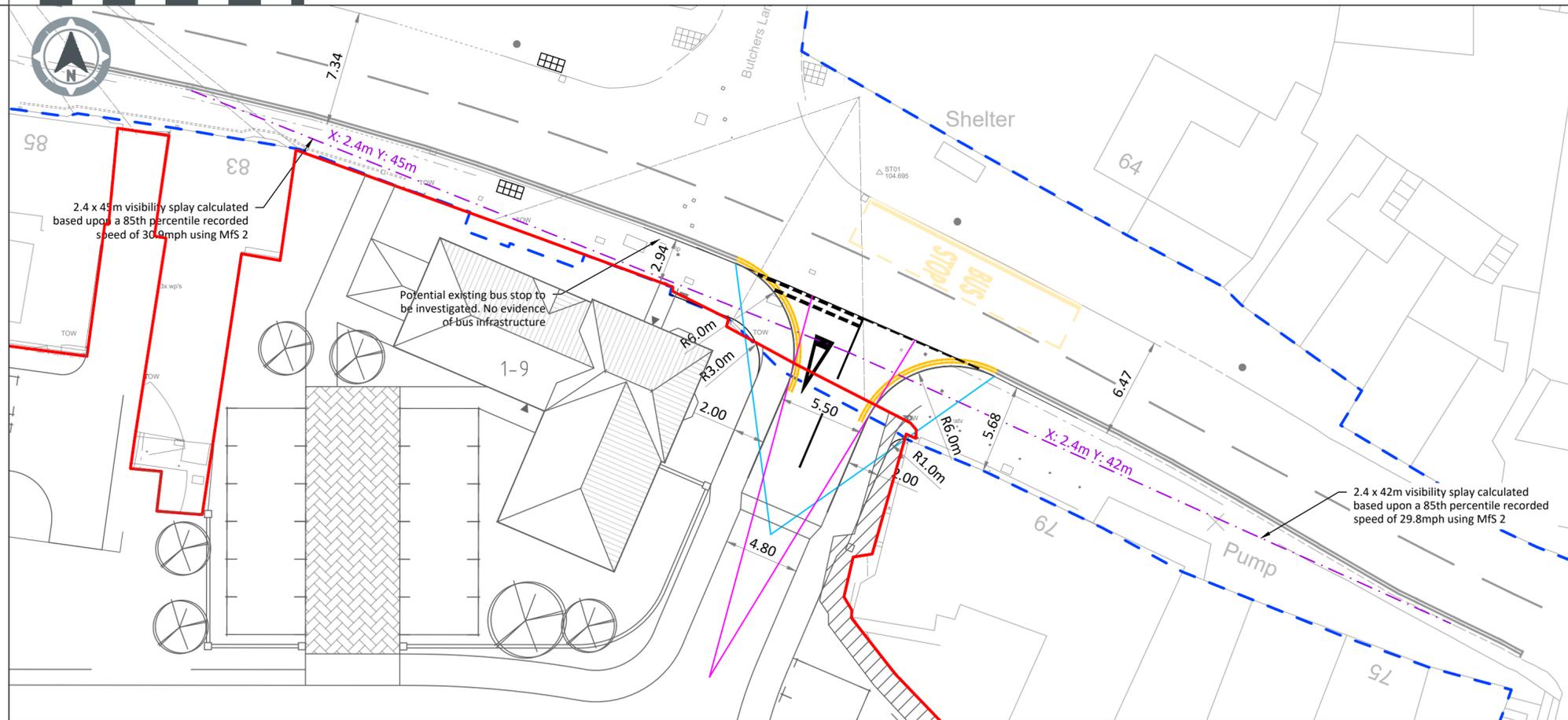
Project
 Allesley, Coventry

Title
 Site Access Junction
 General Arrangement

Drawing Issue Status
 For Planning

PJA Ref 07905/A	Scale @ A2 As Shown	Date April 2024
Drawing No. 07905-CI-A-0001		Revision P02
Primary Contact Andrew.Nixon@pja.co.uk		

A2 1:250 4 6 8 10 12 14 16 18 **General Arrangement**



1:5,000 100 200 300 **Location Plan**



Notes

- Do not scale from this drawing.
- All dimensions in metres unless stated otherwise.
- The layout for the junction and associated notes are presented on the supporting general arrangement plan with drawing reference 07905-CI-A-0001.
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- The purpose of this drawing is to show the location of the proposed access junction design providing access to the proposed residential development on the site of the Allesley Hotel.
- The vertical alignment have not been considered and will be assessed at future stages of design when further information is available.
- The design criteria and philosophy is subject to local authority agreement.

Design Parameters

Minor Road - Site Access

- Design standard applied - Coventry City Council Design Guide - Highway Design, Manual for Streets
- Road classification - Local Residential Road
- Speed limit of road - 20 mph
- Design speed - 32 kph (table 7.1 MfS)
- Visibility - 25m SSD (table 7.1 MfS)
- Visibility setback - 2.4m
- Horizontal alignment at junction - 4.5m desirable minimum (CCC Design Criteria for LRR serving up to 150 dwellings).
- Vertical alignment - to be assessed at future stages of design
- Carriageway width - 5.5m (may be reduced to 4.8m where serves up to 50 dwellings) (CCC Design Criteria for LRR)
- Lane widths - not considered
- Footway - 2m (CCC Design Criteria for LRR)
- Verge - 1m (CCC Design Criteria for LRR)

Major Road - Birmingham Road

- Speed limit of road - 30 mph
- Visibility - westbound 42m, eastbound 45m

Calculation based on 85th percentile speeds (with no adjustment for weather or gradient)

Eastbound - 30.9mph
Westbound - 29.8mph

CDM Note

These drawings have been produced with reference to the CDM Regulations 2015. Please note that these are pre-construction phase drawings and should be subject to further design risk management as required in accordance with Regulation 9.

The residual risks identified on the DRA / drawings are based on the information available at the time of design. Any services information indicated on PJA drawings is obtained from third parties, and is given for guidance purposes only. The exact location of any services will need to be verified by the client / contractor before commencing works on site.

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PRELIMINARY DESIGN

For comment and review only. Design is based upon information available at the time. Design is subject to full review as additional information becomes available. Design is subject to full review upon receipt of comments from;

- Development Control
- LA Planning Authority
- Environment Agency
- LA Highways Department
- Sewerage Undertaker

Key

- Highway Boundary
- Site Boundary
- Junction Visibility
- Approach Visibility (15m offset, DMRB CD 123)
- Approach SSD Visibility (25m)

P02	17.10.24	Updated Masterplan	FA	RH	AS
P01	22.04.24	FIRST ISSUE	AS	AN	JW
Rev	Date	Revision Note	Drw	Chk	App

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Client
Avant Homes

Project
Allesley, Coventry

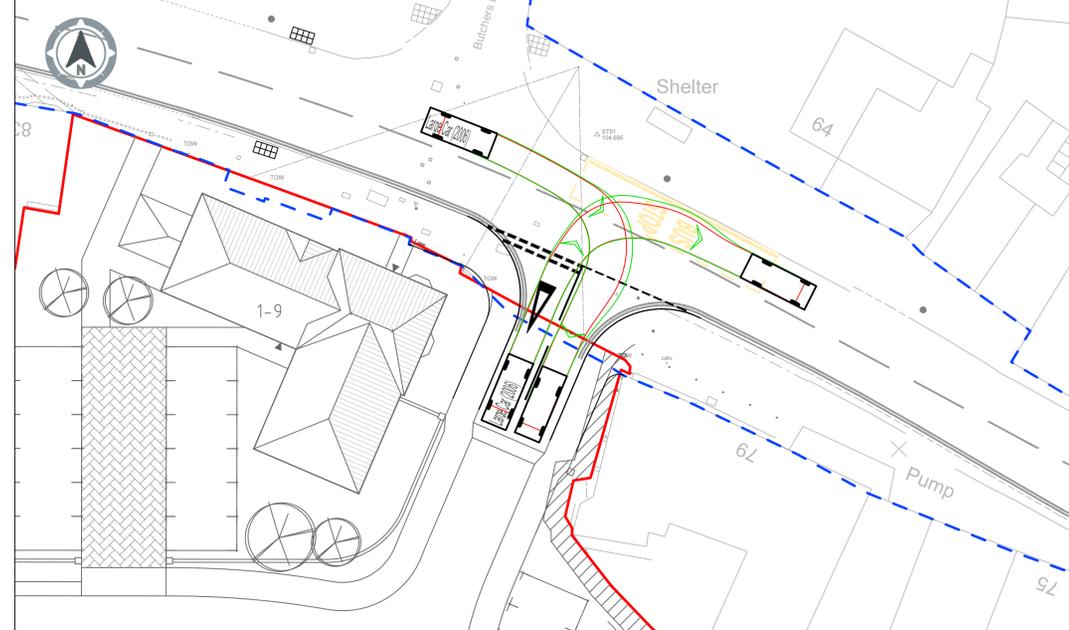
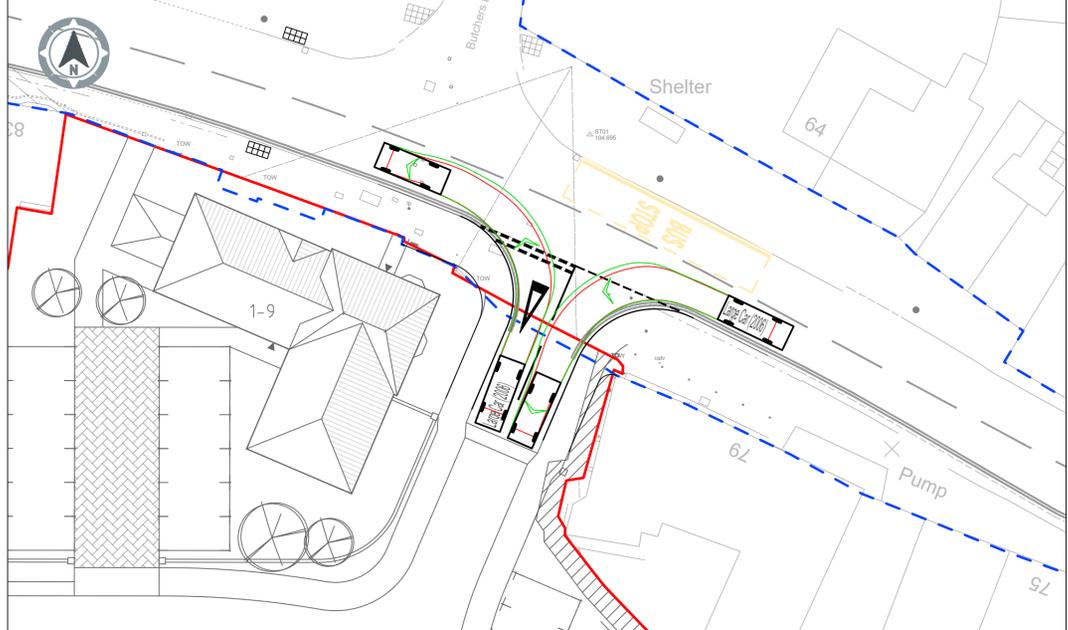
Title
Site Access Junction
Geometry Plan

Drawing Issue Status
For Planning

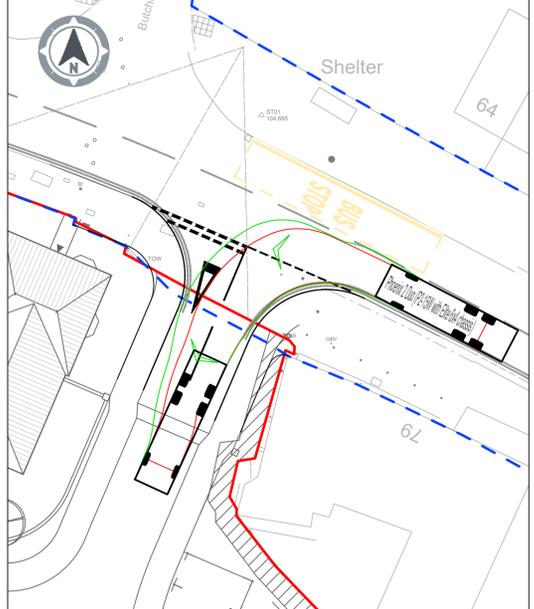
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Drawing No. 07905-CI-A-0002 Revision P02

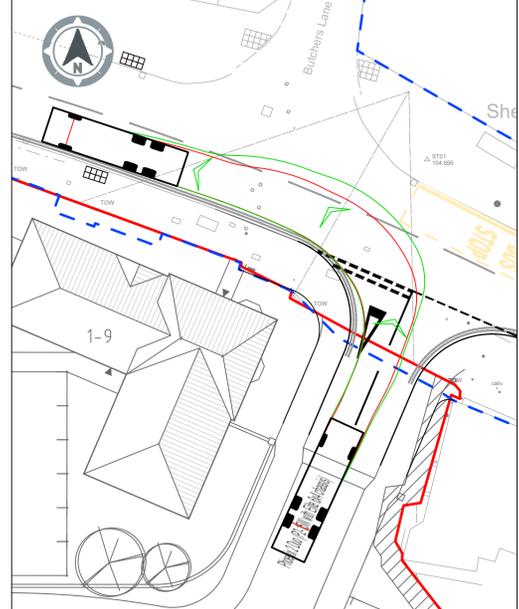
Primary Contact
Andrew.Nixon@pja.co.uk



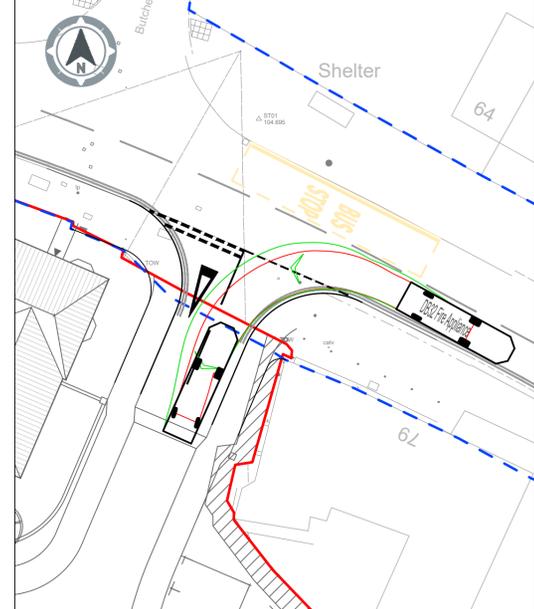
Swept Paths - Refuse Vehicle - Left In



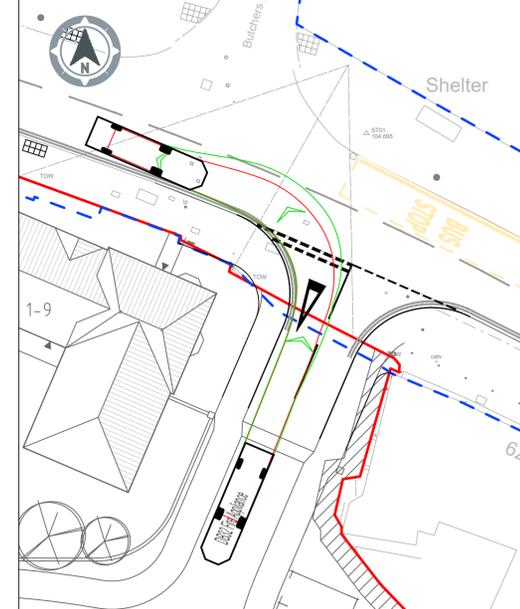
Swept Paths - Refuse Vehicle - Left Out



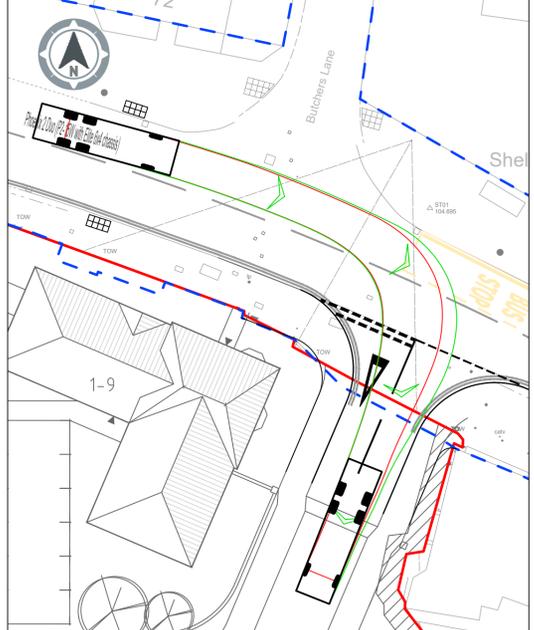
Swept Paths - Fire Tender - Left In



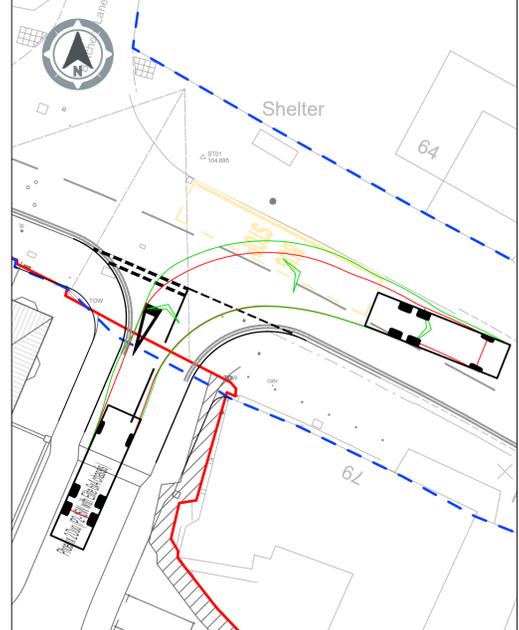
Swept Paths - Fire Tender - Left Out



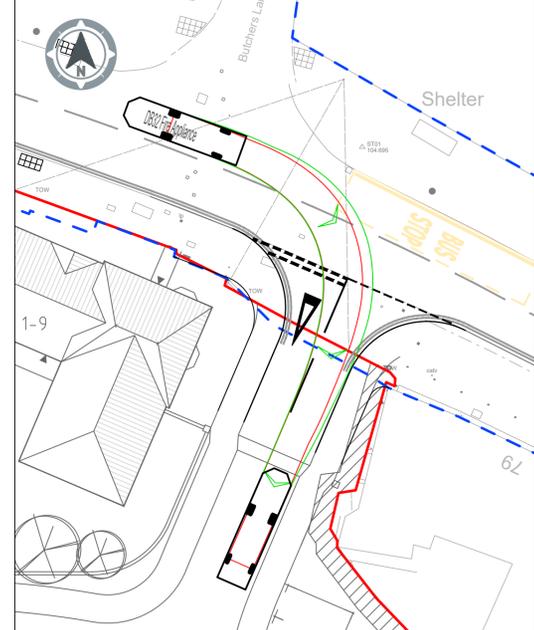
Swept Paths - Refuse Vehicle - Right In



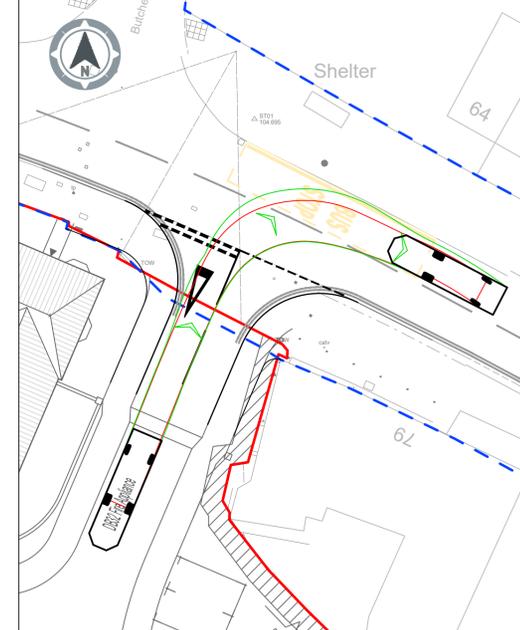
Swept Paths - Refuse Vehicle - Right Out



Swept Paths - Fire Tender - Right In



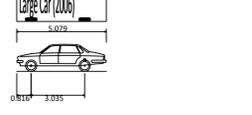
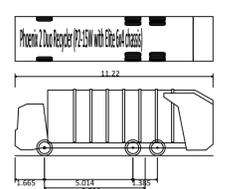
Swept Path - Fire Tender - Right Out



Notes

- Do not scale from this drawing.
- All dimensions in metres unless stated otherwise.
- This drawing is based on topographical survey (10.01.21 Subject: 0247 unknown company) and OS mapping (OS license number 100022432) information.
OS background is shown inductively to cover un-surveyed areas in the topographical survey provided.
- The layout for the junction and associated notes are presented on the supporting general arrangement plan with drawing reference 07905-CI-A-0001.
- This drawing is not to be reproduced in any part or form without consent of PJA Civil Engineering Ltd. All copyright reserved.
The drawing has been produced to support outline planning application.
- Reproduction from the Ordnance Survey map with permission of the controller of His Majesty's Stationary Office.
- The purpose of this drawing is to display the various design vehicle swept paths manoeuvring through the proposed junction.
The drawing has been produced to support outline planning application.
- The vehicle swept paths presented have informed/validated the proposed geometry of the junction.
- The design vehicles that have been considered in the swept path analysis have been listed below (based on Vehicle Tracking software) and the relevant vehicle profiles are included to highlight the vehicle dimensions. The vehicle profiles selected are considered to have the most onerous swept path criteria for both British and European standards. Therefore, the swept paths presented are robust and provide comfort that the junction manoeuvres for the typical vehicles below can be satisfied.
European Design Vehicles
Small Sized Vehicles
• Large Car (2006)
Large Size Vehicles
• Refuse vehicle - Phoenix Duo 2 Recycler (P2-15W with Elite 6x4 chassis) *
British Design Vehicles
Medium Sized Vehicles
• Emergency vehicle - DB32 Fire Appliance *
* design vehicles to be confirmed with the client, local authority, emergency services etc and alternative vehicles may need to be used.
- Vehicles have been assessed at 5mph for turning movements through the junction. The assessment aims to achieve a minimum of 0.25m from kerb / channel lines and 0.25m either side of centre or lane line markings for car manoeuvring.
- Design approach/summary/assumptions:
• The access strategy is based on cars and refuse vehicle assumed as most onerous simultaneous movement required
• Vehicles to wait to give way off major road before intruding on opposing lane on entry and committing to turns
• 100mm offset from channel has been achieved for the refuse vehicle, whereby the large car is able to manoeuvre through the junction with the desired 250mm clearance.
• It is acknowledged that due to the infrequent nature of the refuse vehicle manoeuvring the junction, overhang onto the opposing carriageway is acceptable.
• It is assumed that a combination of most onerous vehicles and likely worst case combination of vehicles requiring access simultaneously is limited.
• Due to the presence of the bus stop directly opposite the junction, it is assumed that reasonable care will be taken by drivers exiting onto Birmingham Road when a bus is stationary at the stop to wait as necessary to undertake the turn.
• The highway authority has not confirmed vehicle profiles to be used
• vehicular flows anticipated to be relatively modest due to the quantum of development
- The design criteria and philosophy is subject to highway authority agreement.

Vehicle Profile



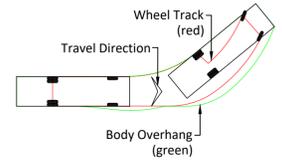
CDM Note

These drawings have been produced with reference to the CDM Regulations 2015. Please note that these are pre-construction phase drawings and should be subject to further design risk management as required in accordance with Regulation 9.

Key

- Highway Boundary
- Site Boundary

Typical Vehicle Track



PO2	17.10.24	Updated Masterplan	FA	RH	AS
PO1	22.04.24	FIRST ISSUE	AS	AN	JW
Rev	Date	Revision Note	Drw	Chk	App



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Melbourne | Perth
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Client
Avant Homes

Project
Allesley, Coventry

Title
**Site Access Junction
Vehicle Swept Paths**

Drawing Issue Status
For Planning

PJA Ref 07905/A Scale @ A1 1:250 Date April 2024

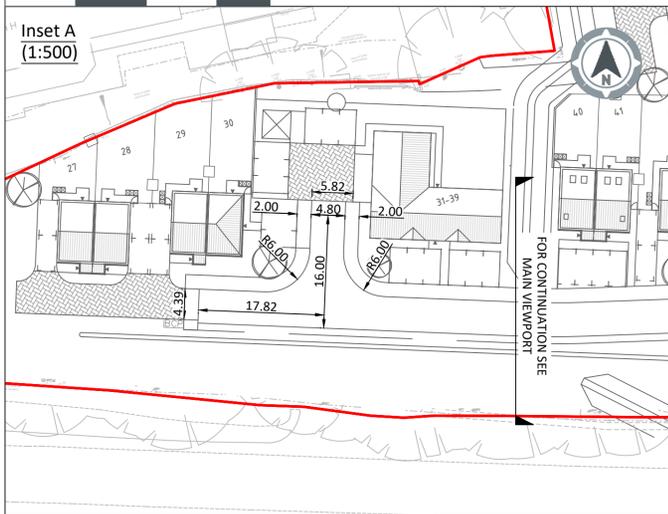
Drawing No. 07905-CI-A-0003 Revision P02

Primary Contact
Andrew.Nixon@pja.co.uk

**Internal Overview Plan
(1:250)**



**Inset A
(1:500)**



Notes

- Do not scale from this drawing.
- All dimensions in metres unless stated otherwise.
- This drawing is based on topographical survey (Dated: Jan 2022, Drawing reference: U0244, provided by Safe Dig Surveys and File Name:U0244 - Sheet 1) and OS mapping (OS license number 100022432) information.
- OS background is shown indicatively to cover un-surveyed areas in the topographical survey provided.
- This drawing is not to be reproduced in any part or form without consent of PJA Civil Engineering Ltd. All copyright reserved.
- The design details presented must be reviewed in conjunction with the wider site information and site constraints.
- No liability will be accepted by PJA for negligence or otherwise in relation to the accuracy of the topographical survey / OS mapping which have been received by third parties and it's contents.
- Reproduction from the Ordnance Survey map with permission of the controller of His Majesty's Stationary Office.
- The purpose of this drawing is to present vehicle visibilities within the internal development layout.
- The drawing has been produced to support outline planning application.
- Site specific detailed surveys need to be carried out to confirm design information, which may impact the outline design proposals. These include, but are not limited to, ground conditions, groundwater levels, utilities, ecology, tree protection etc. Impacts related to other civils features have not been detailed and are subject to detailed design.
- Any existing details which are shown on this drawing are for guidance only and are to be checked on site.
- The design speeds of the proposed internal roads are 20mph on local residential street and 15mph for shared use street based upon a Coventry City Council Design Guide - Highway Design.
- The internal road has been reviewed against Coventry City Council Design Guide - Highway Design and Manual for Streets.
- Reference of source data:
 - Topographical survey (Dated: Jan 2022, Drawing reference: U0244, provided by Safe Dig Surveys and File Name:U0244 - Sheet 1)
 - OS mapping (OS license number 100022432)
 - Masterplan (Dated: 20.09.24, Drawing reference: 1310-24-200-C, provided by Avant Homes and file name: 1310-24-200rev.C - Planning Layout)
 - Highway boundary - produced from pdf plans dated 07.03.24 from Coventry Highways Adoptions. The boundary produced follows features lines on the topographical survey and OS mapping where the survey is limited.
- The design criteria and philosophy are subject to local authority agreement.

CDM Note

These drawings have been produced with reference to the CDM Regulations 2015. Please note that these are pre-construction phase drawings and should be subject to further design risk management as required in accordance with Regulation 9.

The residual risks identified on the DRA / drawings are based on the information available at the time of design. Any services information indicated on PJA drawings is obtained from third parties, and is given for guidance purposes only. The exact location of any services will need to be verified by the client / contractor before commencing works on site.

Until Technical Approval has been obtained from the relevant Local Authorities or Statutory Bodies, it should be understood that all drawings are issued as preliminary and NOT for Construction. Should the Contractor and / or Employer commence work prior to approval being given, it is entirely at their own Risk.

PRELIMINARY DESIGN
For comment and review only.
Design is based upon information available at the time.
Design is subject to full review as additional information becomes available.
Design is subject to full review upon receipt of comments from:

- Development Control
- LA Planning Authority
- Environment Agency
- LA Highways Department
- Sewerage Undertaker

Key

- Site Boundary
- Shared Drive Visibility (2.4 x 25m Coventry City Highway Design Guide)
- Tangential Visibility
- Forward Visibility (25m)

Rev	Date	Revision Note	FA	RH	AS
P01	25.10.2024	FIRST ISSUE			

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Client
Avant Homes

Project
Allesley, Coventry

Title
**Internal Visibility Assessment
For Planning**

Drawing Issue Status
PJA Ref 07905/A Scale @ A1 As Stated Date OCT 2024

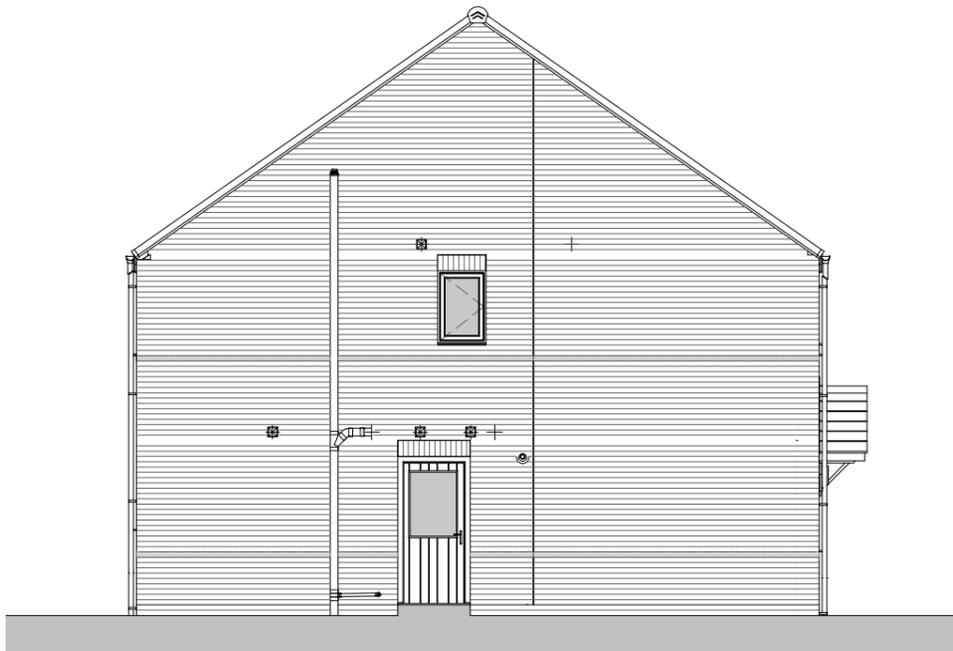
Drawing No. 07905-CI-A-0004 Revision P01

Primary Contact
andrew.nixon@pja.co.uk abbie.smart@pja.co.uk

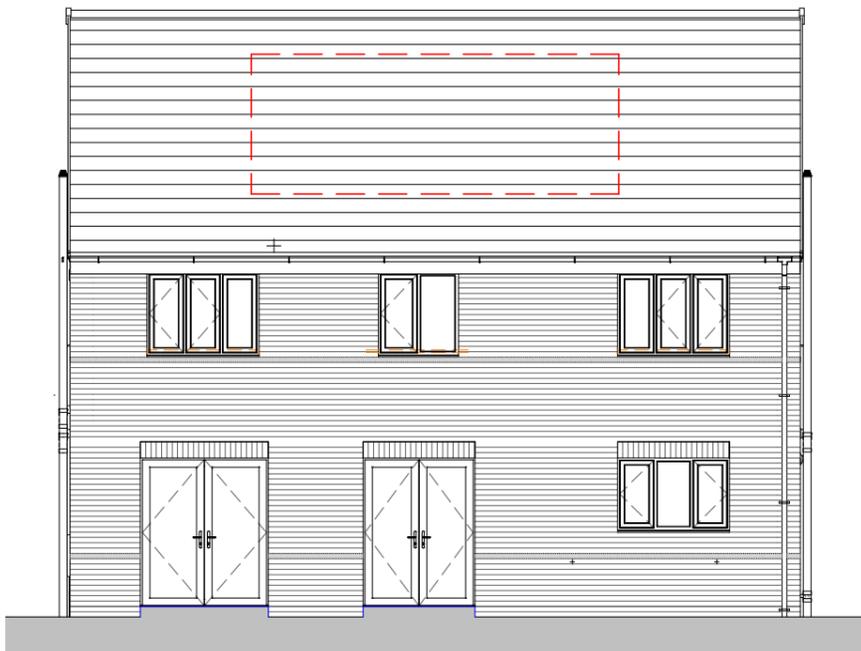
**NOTE: Dashed lines on roof denote PV panel location.
Size and amount dependant on site location/orientation**



Front Elevation
1 : 100



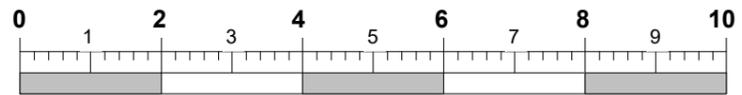
Left Side Elevation
1 : 100



Rear Elevation
1 : 100



Right Side Elevation
1 : 100



Scale Bar @ 1:100 (m)

This Housetype is compliant with NDSS

This Housetype is compliant with Part M4 Category 2.

REV	DATE	BY	AMENDMENTS
B	10/09/2024	BLK	"Standard" elevation style renamed "Traditional Brick".
A	17/07/2023	BLK	First Issue



AV23 SPECIFICATION
PLANNING

DATE: 12/07/2023 SCALE @ A3: 1 : 100 DRAWN BY: GROUP

DWG TITLE:
Planning Sheet - Elevations - Traditional Brick

HOUSE TYPE:
Appleton - Det

COINS REFERENCE:

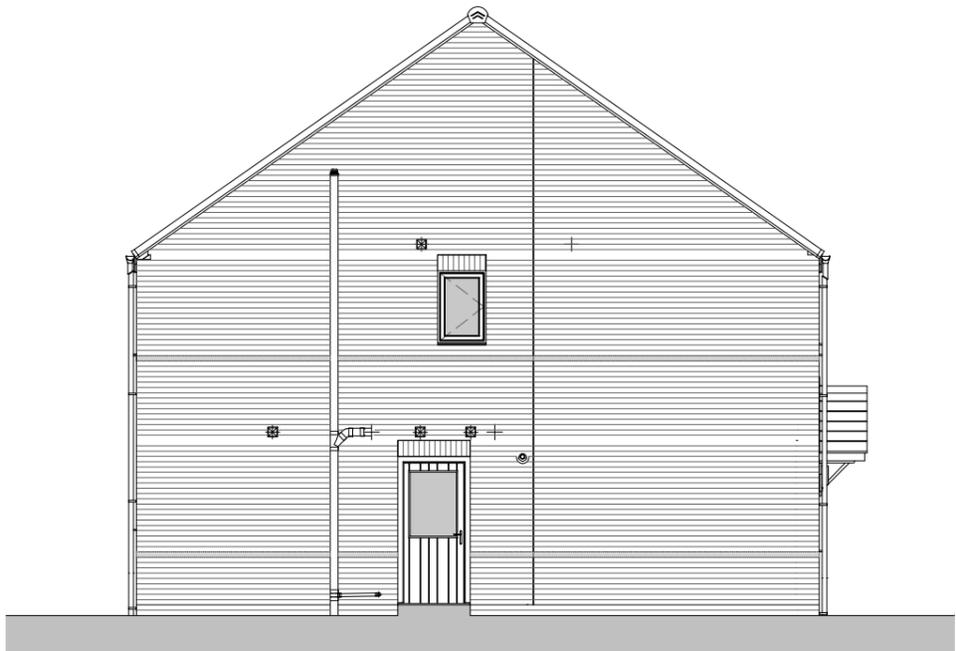
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18/10/2024 13:44:03

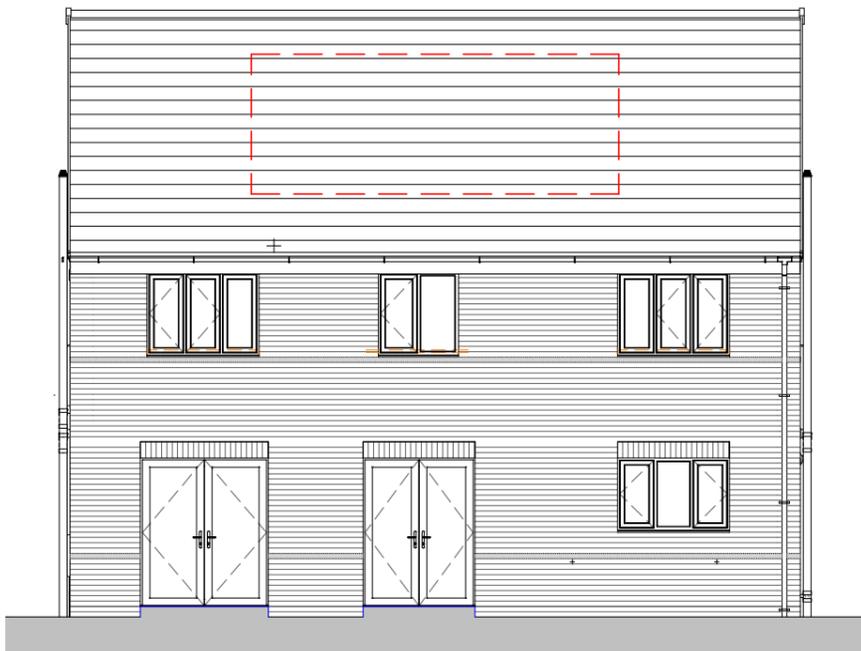
**NOTE: Dashed lines on roof denote PV panel location.
Size and amount dependant on site location/orientation**



Front Elevation
1 : 100



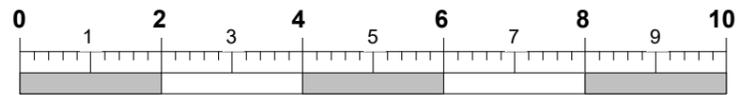
Left Side Elevation
1 : 100



Rear Elevation
1 : 100



Right Side Elevation
1 : 100



Scale Bar @ 1:100 (m)

This Housetype is compliant with NDSS

This Housetype is compliant with Part M4 Category 2.

REV	DATE	BY	AMENDMENTS
B	10/09/2024	BLK	"Standard" elevation style renamed "Traditional Brick".
A	17/07/2023	BLK	First Issue



AV23 SPECIFICATION
PLANNING

DATE: 12/07/2023 SCALE @ A3: 1 : 100 DRAWN BY: GROUP

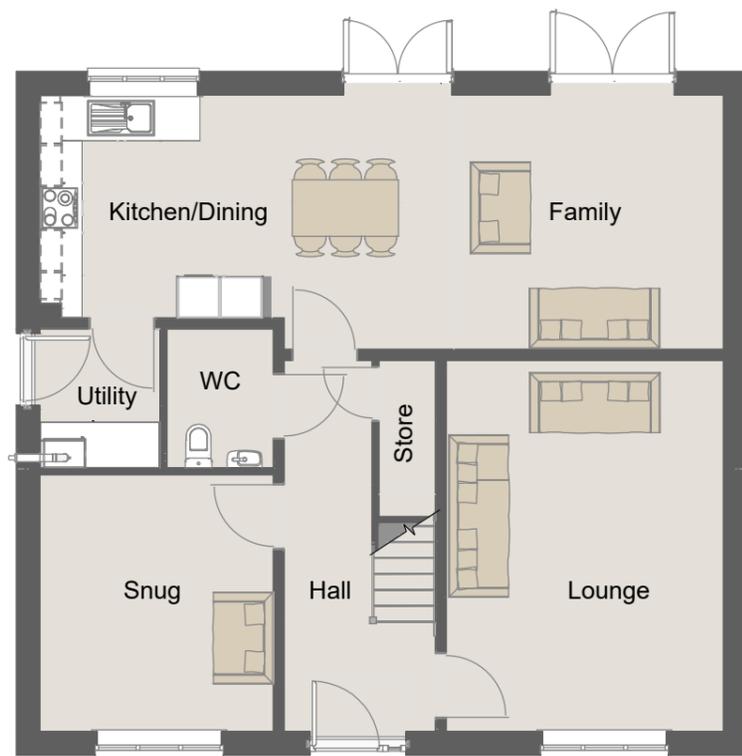
DWG TITLE:
Planning Sheet - Elevations - Traditional Brick

HOUSE TYPE:
Appleton - Det

COINS REFERENCE:

DRWG No: **APP/0-002** REV: **B**

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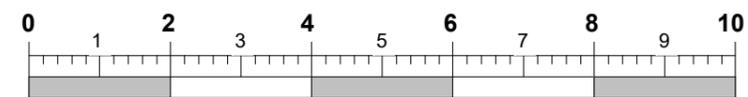


Ground Floor.
1 : 100



First Floor.
1 : 100

Fitted wardrobes required
for NDSS storage
compliance ONLY



This Housetype is compliant with
NDSS

This Housetype is compliant with
Part M4 Category 2.

REV	DATE	BY	AMENDMENTS
B	10/09/2024	BLK	WWHR relocated from GF WC to kitchen. Kitchen amended to allow WWHR boxing. SVP boxing removed from cylinder store. Bed 1 ensuite shower tray increased from 1000x800mm to 1100x800mm.
A	17/07/2023	BLK	First Issue

AV23 SPECIFICATION

PLANNING

DATE: 12/07/2023 SCALE @ A3: 1 : 100 DRAWN BY: GROUP

DWG TITLE:
Planning Sheet - Floor Plans -
Traditional Brick

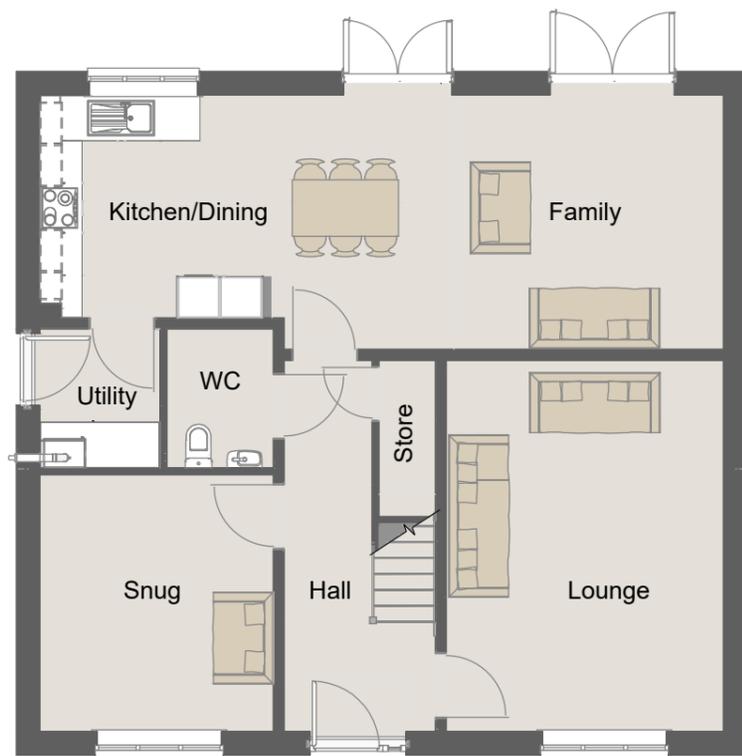
HOUSE TYPE:
Appleton - Det

COINS REFERENCE:

DRWG No:
APP/0-001

REV:
B

18/10/2024 13:43:52



Ground Floor.
1 : 100



First Floor.
1 : 100

Fitted wardrobes required
for NDSS storage
compliance ONLY

This Housetype is compliant with
NDSS

This Housetype is compliant with
Part M4 Category 2.

REV	DATE	BY	AMENDMENTS
B	10/09/2024	BLK	WWHR relocated from GF WC to kitchen. Kitchen amended to allow WWHR boxing. SVP boxing removed from cylinder store. Bed 1 ensuite shower tray increased from 1000x800mm to 1100x800mm.
A	17/07/2023	BLK	First Issue

AV23 SPECIFICATION

PLANNING

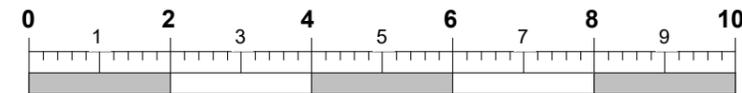
DATE: 12/07/2023 SCALE @ A3: 1 : 100 DRAWN BY: GROUP

DWG TITLE:
Planning Sheet - Floor Plans -
Traditional Brick

HOUSE TYPE:
Appleton - Det

COINS REFERENCE:

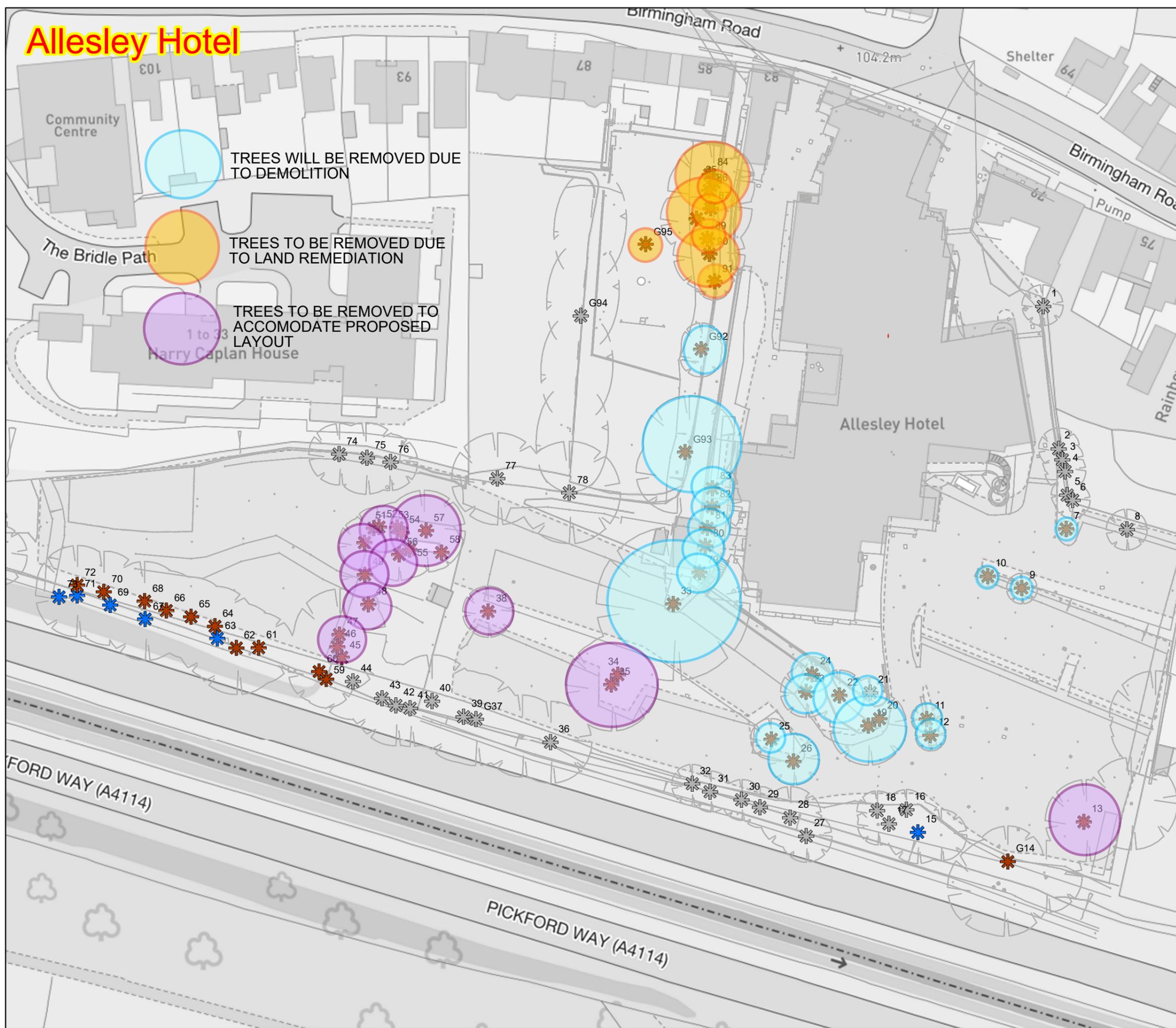
DRWG No: APP/0-001 REV: B



Scale Bar @ 1:100
(m)

18/10/2024 13:43:52

Allesley Hotel



Trees & Groups

BS5837_Cat

- B1
- C1
- U



Contains OS data © Crown Copyright and database right 2020

Scale: 1:695 @ A3 Scale



DEMOLITION / LAND REMEDIATION TREE LOSS PLAN

Contains Ordnance Survey Open Data © Crown Copyright and Database Right 2022.

Tree Survey

Allesley Hotel

Drawing No	Allesley Hotel_Rev1
Date	

NOTE: Dashed lines on roof denote PV panel location.
 Size and amount dependant on site location/orientation



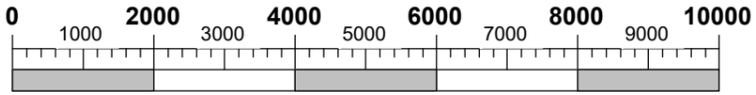
Front Elevation
 1 : 100



Left Side Elevation
 1 : 100



Rear Elevation
 1 : 100



Scale Bar @ 1:100
 (mm)

A		17/07/2023	BLK	First Issue
REV	DATE	BY	AMENDMENTS	
AVANT homes				
AV23 SPECIFICATION				
PLANNING				
DATE:	19/05/2023	SCALE @ A3:	1 : 100	DRAWN BY:
DWG TITLE:	Planning Sheet - Elevations - Standard			
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COINS REFERENCE:				
DRWG No:	FER/END/0-002			REV:
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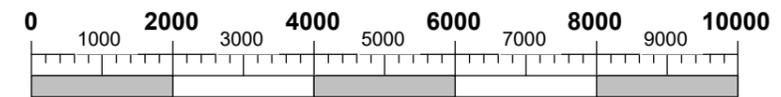
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Ground Floor
1 : 100



First Floor
1 : 100



Scale Bar @ 1:100
(mm)

This Housetype is compliant with NDSS

REV	DATE	BY	AMENDMENTS
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AVANT homes			
AV23 SPECIFICATION			
PLANNING			
DATE:	SCALE @ A3:	DRAWN BY:	
12/07/2023	1 : 100	GROUP	
DWG TITLE:			
Planning Layout - Floor Plans			
HOUSE TYPE:			
Ferndale - End			
COINS REFERENCE:			
DRWG No:			REV:
FER/END/0-001.5			A

18/07/2023 11:19:05



Front Elevation
1 : 100



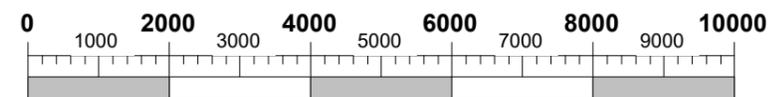
Left Side Elevation
1 : 100



Rear Elevation
1 : 100



Right Side Elevation
1 : 100



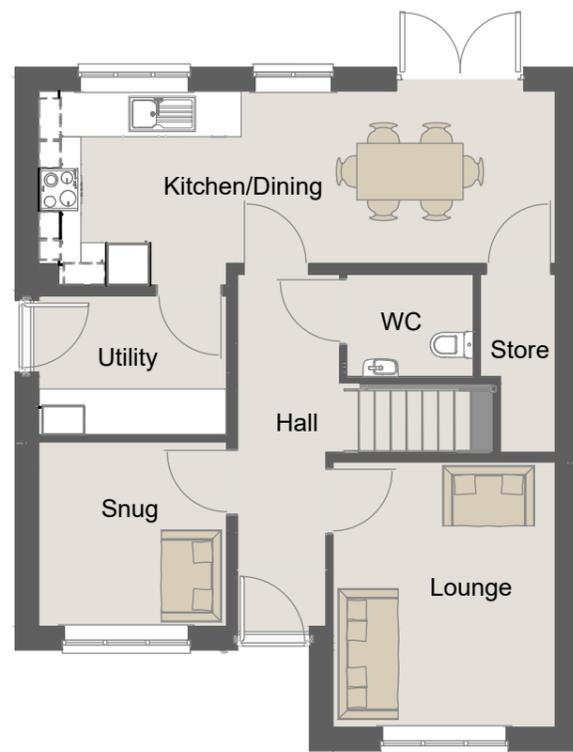
Scale Bar @ 1:100
(mm)

This Housetype is compliant with NDSS

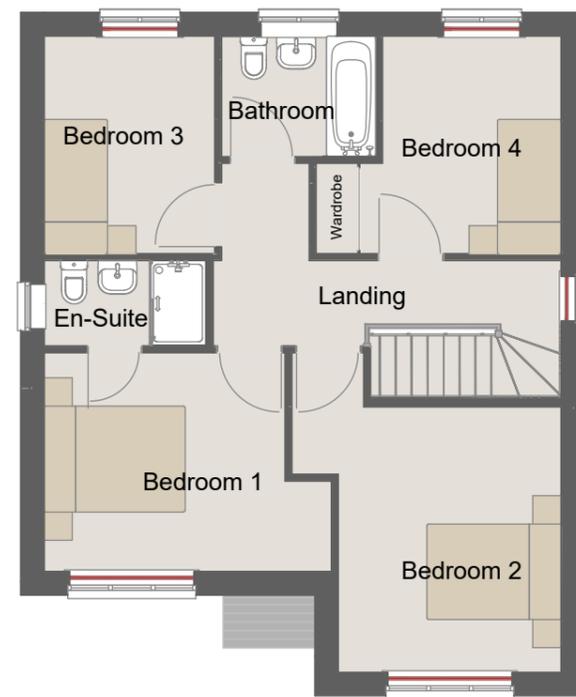
This Housetype is compliant with Part M4 Category 2.

REV	DATE	BY	AMENDMENTS
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DATE:		SCALE @ A3:	DRAWN BY:
19/05/2023		1 : 100	GROUP
DWG TITLE:			
Planning Sheet - Elevations - Standard			
HOUSE TYPE:			
Horbury - Coventry plots 12, 47			
COINS REFERENCE:			
DRWG No:		REV:	
HOR/0-002		A	

18/07/2023 11:28:50



Ground Floor.
1 : 100

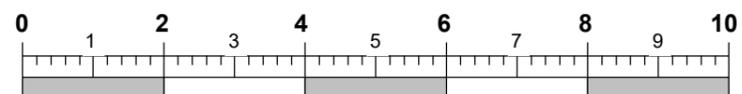


First Floor.
1 : 100

Fitted wardrobes required
for NDSS storage
compliance ONLY

This Housetype is compliant with
NDSS

This Housetype is compliant with
Part M4 Category 2.



Scale Bar @ 1:100
(m)

REV	DATE	BY	AMENDMENTS
B	10/09/2024	BLK	Stair opening width amended. Lounge increased 34mm in length. WWHR boxing relocated from utility to kitchen.
A	17/07/2023	BLK	First Issue

AVANT
homes

AV23 SPECIFICATION

PLANNING

DATE: 19/05/2023 SCALE @ A3: 1 : 100 DRAWN BY: GROUP

DWG TITLE:
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Traditional Brick

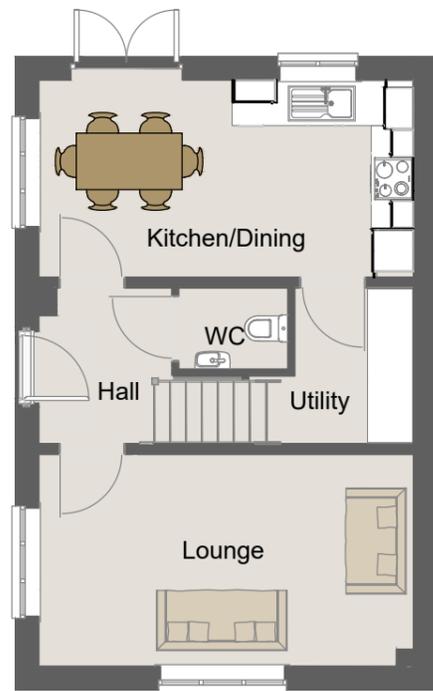
HOUSE TYPE:
Horbury - Det

COINS REFERENCE:

DRWG No:
HOR/0-001

REV:
B

11/09/2024 09:40:39

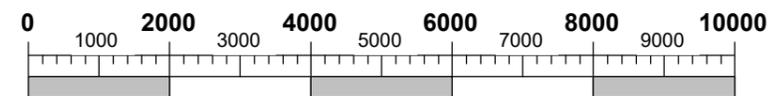


Ground Floor.
1 : 100



First Floor.
1 : 100

This Housetype is compliant with NDSS



Scale Bar @ 1:100
(mm)

REV	DATE	BY	AMENDMENTS
A	17/07/2023	BLK	First Issue
AVANT homes			
AV23 SPECIFICATION			
PLANNING			
DATE:	SCALE @ A3:	DRAWN BY:	
18/05/2023	1 : 100	GROUP	
DWG TITLE:			
Planning Sheet - Floor Plans			
HOUSE TYPE:			
Leyburn - Det			
COINS REFERENCE:			
DRWG No:	REV:		
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18/07/2023 11:31:23

NOTE: Dashed lines on roof denote PV panel location.
Size and amount dependant on site location/orientation



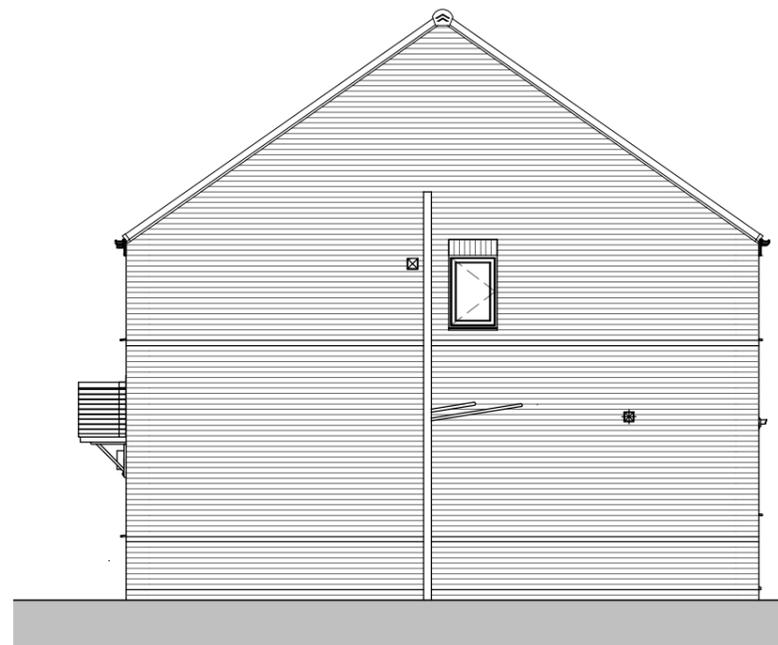
Front Elevation
1 : 100



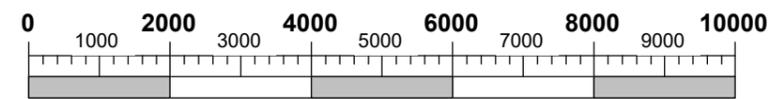
Left Elevation
1 : 100



Rear Elevation
1 : 100



Right Elevation
1 : 100

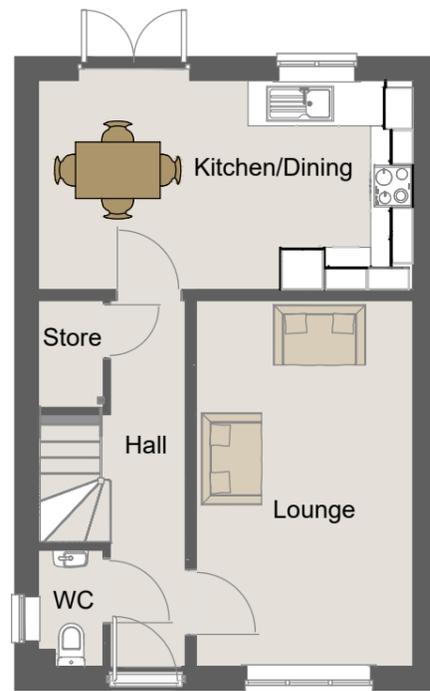


Scale Bar @ 1:100
(mm)

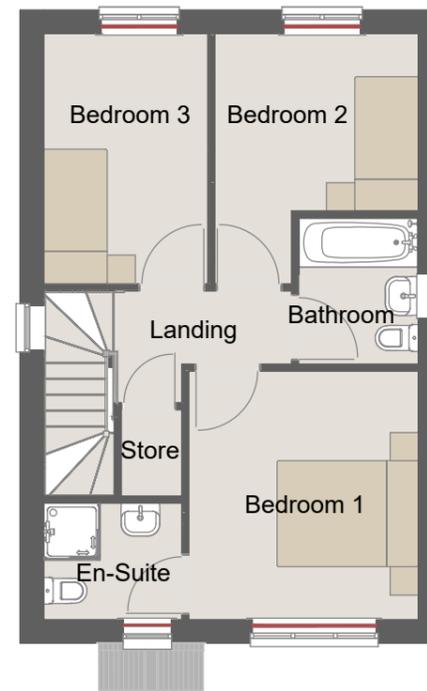
This Housetype is compliant with NDSS

REV	DATE	BY	AMENDMENTS
A	17/07/2023	BLK	First Issue
AVANT homes			
AV23 SPECIFICATION			
PLANNING			
DATE:	SCALE @ A3:	DRAWN BY:	
18/05/2023	1 : 100	GROUP	
DWG TITLE:			
Planning Sheet - Elevations - Standard			
HOUSE TYPE:			
Maltby - Det			
COINS REFERENCE:			
DRWG No:	REV:		
MAL/0-002	A		

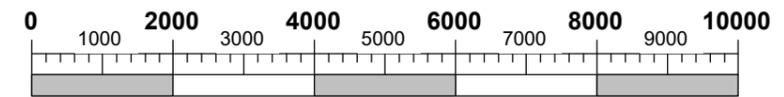
18/07/2023 11:40:25



Ground Floor.
1 : 100



First Floor.
1 : 100



Scale Bar @ 1:100
(mm)

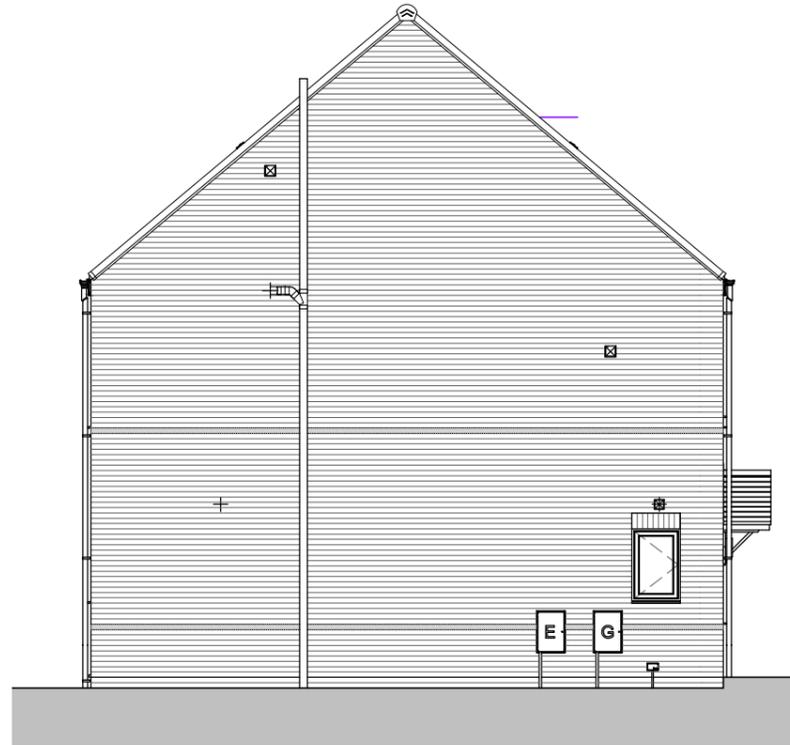
This Housetype is compliant with
NDSS

REV	DATE	BY	AMENDMENTS
A	17/07/2023	BLK	First Issue
AVANT homes			
AV23 SPECIFICATION			
PLANNING			
DATE:	SCALE @ A3:	DRAWN BY:	
18/05/2023	1 : 100	GROUP	
DWG TITLE: Planning Sheet - Floor Plans			
HOUSE TYPE: Maltby - Det			
COINS REFERENCE:			
DRWG No: MAL/0-001			REV: A

NOTE: Dashed lines on roof denote PV panel location.
Size and amount dependant on site location/orientation



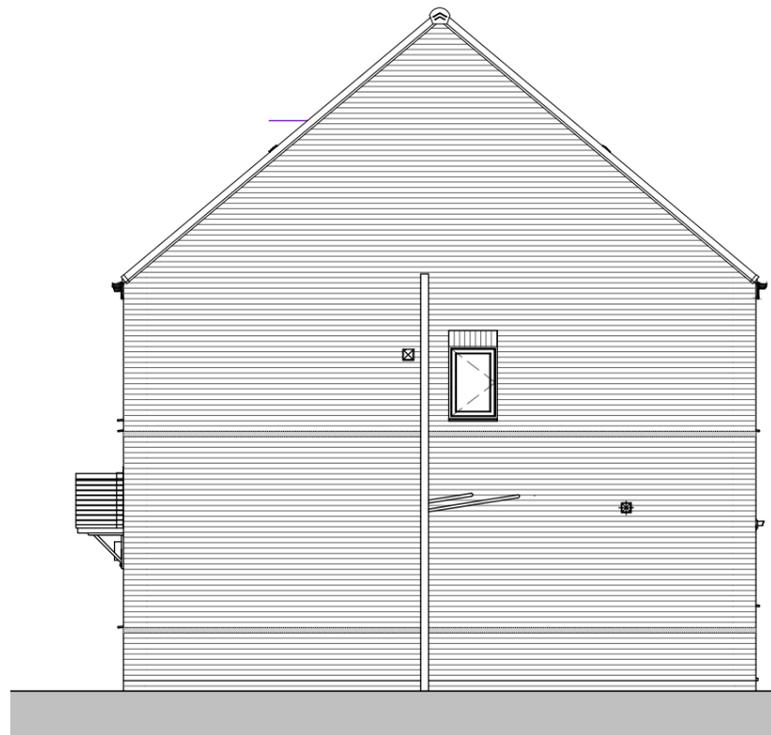
Front Elevation
1 : 100



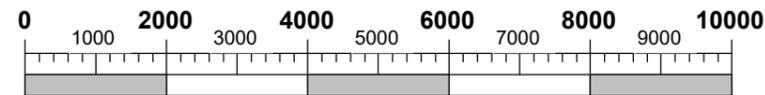
Left Elevation
1 : 100



Rear Elevation
1 : 100



Right Elevation
1 : 100

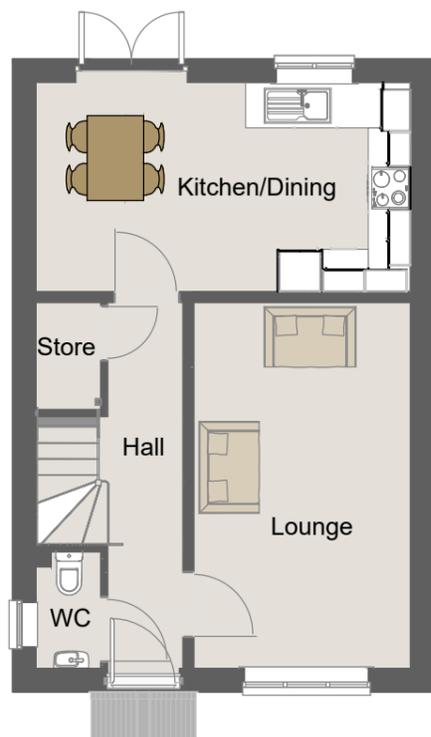


Scale Bar @ 1:100
(mm)

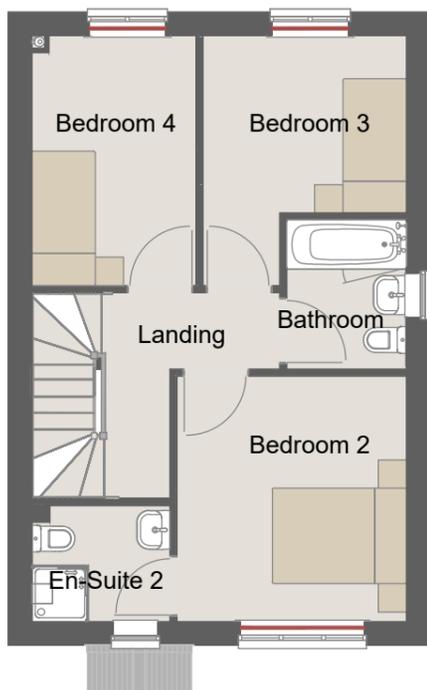
This Housetype is compliant with NDSS

REV	DATE	BY	AMENDMENTS
A	17/07/2023	BLK	First Issue
AVANT homes			
AV23 SPECIFICATION			
PLANNING			
DATE:	SCALE @ A3:	DRAWN BY:	
15/06/2023	1 : 100	GROUP	
DWG TITLE:			
Planning Sheet - Elevations - Standard			
HOUSE TYPE:			
Netherton - Det			
COINS REFERENCE:			
DRWG No:	REV:		
NET/DET/0-002	A		

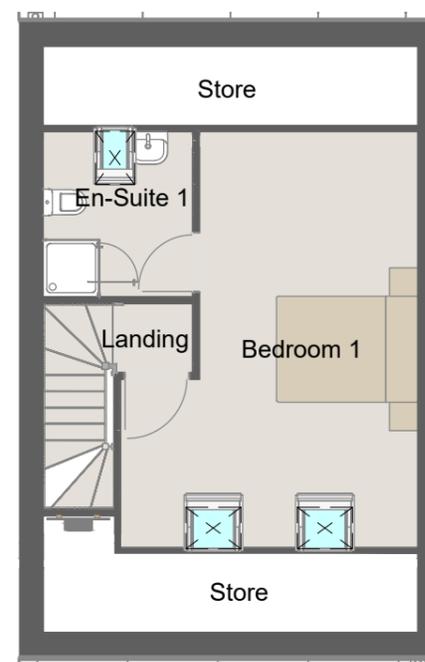
18/07/2023 11:45:17



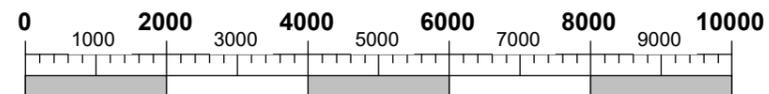
Ground Floor.
1 : 100



First Floor.
1 : 100



Second Floor.
1 : 100

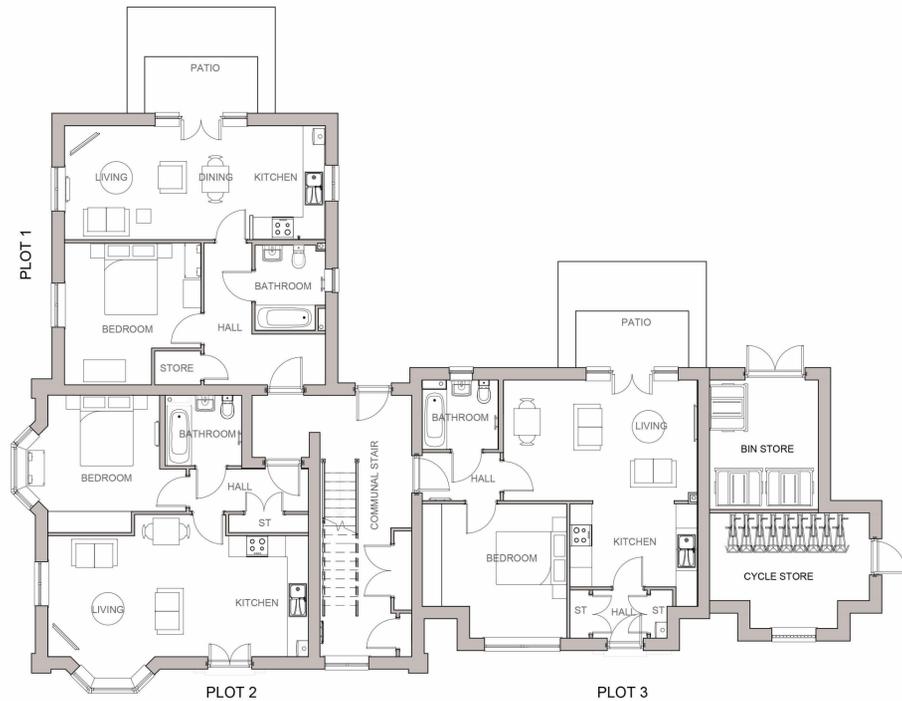


Scale Bar @ 1:100
(mm)

This Housetype is compliant with NDSS

REV	DATE	BY	AMENDMENTS
A	17/07/2023	BLK	First Issue
AVANT homes			
AV23 SPECIFICATION			
PLANNING			
DATE:	SCALE @ A3:	DRAWN BY:	
15/06/2023	1 : 100	GROUP	
DWG TITLE:			
Planning Sheet - Floor Plans			
HOUSE TYPE:			
Netherton - Det			
COINS REFERENCE:			
DRWG No:	REV:		
NET/DET/0-001	A		

18/07/2023 11:44:17



Ground Floor Plan



First Floor Plan



Second Floor Plan



Front Elevation



Left Side Elevation



Rear Elevation



Right Side Elevation

MATERIALS KEY - Plots 1,2,4,5,7,8 and Communal Area

- ① Facing Brickwork - Colour Orange
- ② Main Roof - Ibscock Gemini - Mixed Russett
- ③ Windows - Georgian Style Sash windows painted white
- ④ Window Cills - Reconstituted Stone
- ⑤ Window Head - Reconstituted Stone Key and Orange Brick Voussoirs
- ⑥ Plot 2 Entrance Surround - Reconstituted Stone
- ⑦ Fascia and soffit - Profiled and painted white
- ⑧ Gutters and Downpipes - Brett Martin Cast Iron effect - Classic Black
- ⑨ Chimney Pots - Forterra Roll Top Pot - Colour Buff
- ⑩ Entrance Door to Communal Area - Colour White
- ⑪ Balconies - Stone clad base with decorative railings

MATERIALS KEY - Plots 3,6,9

- A Facing Brickwork - Red Multi
- B Main Roof - Ibscock Gemini - Mixed Russett
- C Vertical Tile Hanging - Concrete Plain tiles - Colour Farmhouse Red
- D Windows - Tudor Style windows painted White with leaded lights
- E Window Cill and Surrounds to Front and Right Side Elevations - Reconstituted Stone
- F Window Heads to Rear Elevation - Red Brick Voussoirs
- G Plot 3 Entrance Surround - Reconstituted Stone
- H Fascia and soffit - painted Brown
- J Tudor Boarding - Painted Brown
- K Gutters and Downpipes - Brett Martin Cast Iron effect - Classic Black
- L Chimney Pots - Forterra Roll Top Pot - Colour Red
- M Entrance Door to Plot 3 - Colour Blue
- N Balconies - Stone clad base with decorative railings

Note. Samples of all materials to be presented to LA for approval prior to construction

Apartment Floor Area Schedule	
Plot No.	Area sq.ft
Plot 1, 4 & 7	583
Plot 2	567
Plot 3, 6 & 9	590
Plot 5 & 8	545

Rev	Description	Date	By	Chk
Rev D	Amended to Heritage consultant comments	26.06.25	DW	Chk
Rev C	Amended to Heritage consultant comments	18.03.25	DW	Chk
Rev B	Amended following Design Team review	17.03.25	DW	Chk
Rev A	Amended to client comments	25.02.25	DW	Chk
Rev	Amendment			

Revisions:

AVANT HOMES

Site:
DEVELOPMENT AT BIRMINGHAM ROAD, ALLESLEY, COVENTRY

Title:
PLOTS 1 - 9 FLOOR PLANS AND ELEVATIONS - OPTION A

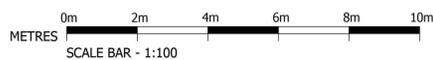
Scale: 1:100 @ A1 Date: FEBRUARY 2025
 Dwg No.: 1694-33 Rev: D
 DWG File Ref: K:\Avant Homes\1694\Planning\Current\1694-33.dwg
 DRAWN: DJW

MINOR INACCURACIES MAY OCCUR DUE TO PRINTING PROCESSES, SCALED DIMENSIONS SHOULD NOT BE TAKEN FROM THIS DRAWING UNLESS FOR THE PURPOSES OF VERIFYING OR DETERMINING ANY PLANNING APPLICATION. ALL WRITTEN / SCALED DIMENSIONS & FLOOR AREAS ARE SUBJECT TO VERIFICATION BY CONTRACTOR(S) ON SITE.

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Site Plan - 1:500



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 Rushall House, School Road, Brewood, Staffs, ST19 9DS
 t| 01902 851 641 e| admin@krtassociates.co.uk
 w| www.krtassociates.co.uk

ARCHITECTURAL • CIVIL ENGINEERING
 LAND SURVEYORS • LANDSCAPE DESIGN

**NOTE: Dashed lines on roof denote PV panel location.
Size and amount dependant on site location/orientation**



Front Elevation
1 : 100



Left Side Elevation
1 : 100



Rear Elevation
1 : 100

This Housetype is compliant with NDSS

REV	DATE	BY	AMENDMENTS
D	17/01/2025	GK	Bedroom 1 and kitchen window on rear elevation relocated. Brick band course now shown porch. HWB waste now shown to left side elevation.
C	01/11/2024	GK	W05 (Bed 2) on front elevation and W08 (Bed 01) window on rear elevation amended to floating mullion and fixed dummy sash. Scale bar amended from millimeters to meters. "Standard" elevation style renamed "Traditional Brick".



AV23 SPECIFICATION

PLANNING

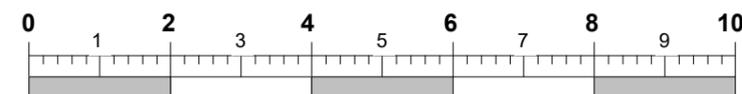
DATE: 23/06/2023 SCALE @ A3: 1 : 100 DRAWN BY: GROUP

DWG TITLE:
Planning Sheet - Elevations - Traditional Brick

HOUSE TYPE:
Ripley - End

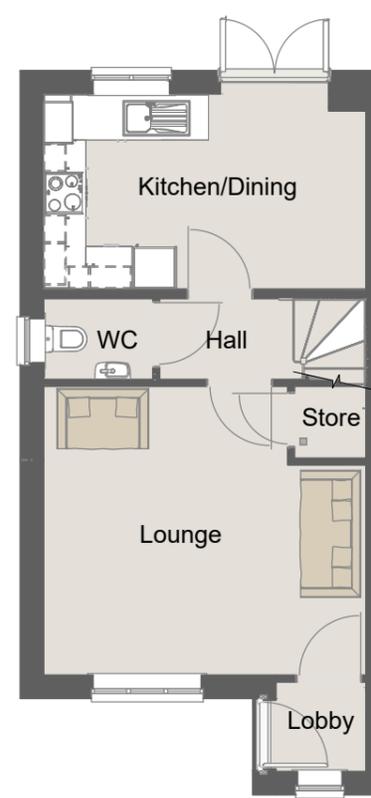
COINS REFERENCE:

DRWG No: **RIP/END/0-002.5** REV: **D**



Scale Bar @ 1:100 (m)

17/01/2025 10:51:17



Ground Floor
1 : 100



First Floor
1 : 100

Fitted wardrobes required
for NDSS storage
compliance ONLY

This Housetype is compliant with
NDSS

REV	DATE	BY	AMENDMENTS
D	17/01/2025	GK	Lobby now partitioned. Kitchen and bedroom 1 window moved 113mm East. Ensuite WC and HWB position relocated. Wardrobe updated to correctly show size.
C	01/11/2024	GK	Scale bar amended from millimeters to meters.
B	22/09/2023	BLK	Ensuite SVP relocated to top right corner, Shower increased from 800x800 to 800 x1000
A	17/07/2023	BLK	First Issue

AVANT
homes

AV23 SPECIFICATION

PLANNING

DATE: 23/06/2023 SCALE @ A3: 1 : 100 DRAWN BY: GROUP

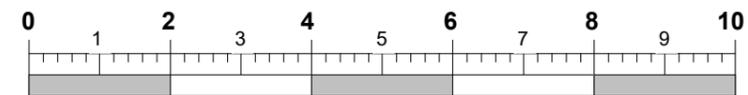
DWG TITLE:
Planning Sheet - Floor Plans

HOUSE TYPE:
Ripley - End

COINS REFERENCE:

DRWG No:
RIP/END/0-001.5

REV:
D



Scale Bar @ 1:100
(m)

17/01/2025 10:51:04

**NOTE: Dashed lines on roof denote PV panel location.
Size and amount dependant on site location/orientation**



This Housetype is compliant with NDSS

REV	DATE	BY	AMENDMENTS
C	17/01/2025	GK	Bedroom 1 and kitchen window on rear elevation relocated. Brick band course now shown porch. HWB waste now shown to left side elevation.
B	01/11/2024	GK	Windows W05 (Bed 2) on front elevation and W06 (Bed 01) window on rear elevation amended to floating mullion and fixed dummy sash. Scale bar amended from millimeters to meters. "Standard" elevation style renamed "Traditional Brick".



AV23 SPECIFICATION

PLANNING

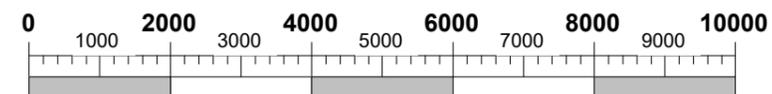
DATE: 06/09/2023 SCALE @ A3: 1 : 100 DRAWN BY: GROUP

DWG TITLE:
NDSS Planning Sheet - Elevations - Traditional Brick

HOUSE TYPE:
Ripley - Mid

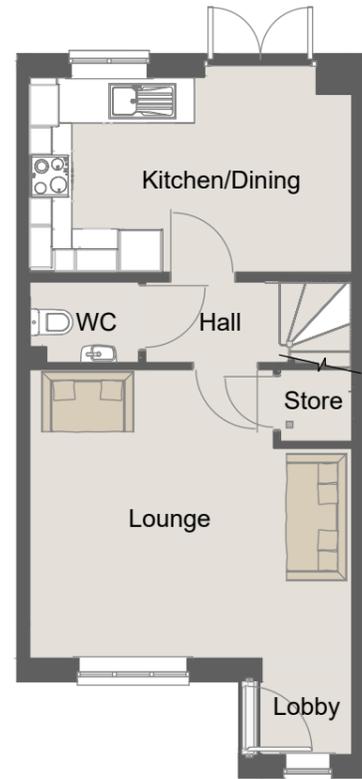
COINS REFERENCE:

DRWG No: **RIP/MID/0-002.5** REV: **C**



Scale Bar @ 1:100 (mm)

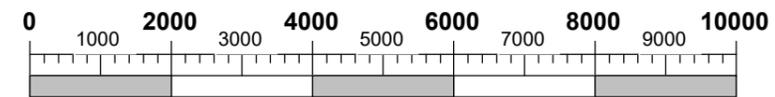
17/01/2025 10:31:54



Ground Floor
1 : 100



First Floor
1 : 100



Scale Bar @ 1:100
(mm)

This Housetype is compliant with NDSS

REV	DATE	BY	AMENDMENTS
A	06/09/2023	BLK	First Issue
AVANT homes			
AV23 SPECIFICATION			
PLANNING			
DATE:	SCALE @ A3:	DRAWN BY:	
06/09/2023	1 : 100	GROUP	
DWG TITLE:			
NDSS Planning Sheet - Floor Plans			
HOUSE TYPE:			
Ripley - Mid			
COINS REFERENCE:			
DRWG No:	REV:		
RIP/MID/0-001.5	A		

08/09/2023 17:14:30

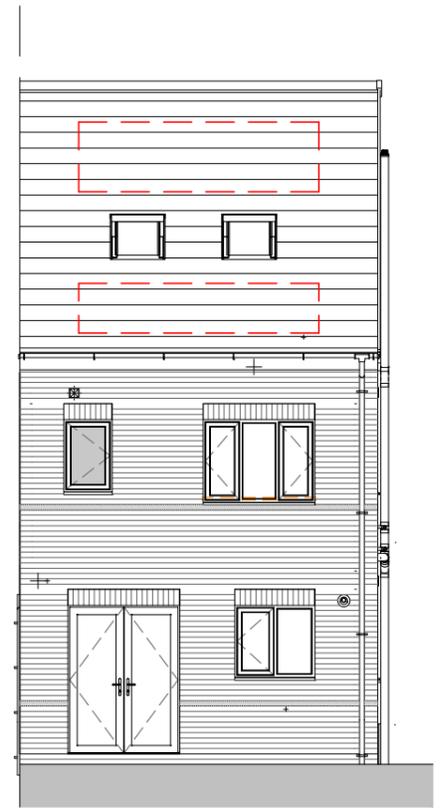
**NOTE: Dashed lines on roof denote PV panel location.
Size and amount dependant on site location/orientation**



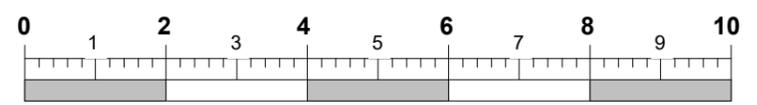
Front Elevation
1 : 100



Left Side Elevation
1 : 100



Rear Elevation
1 : 100



**Scale Bar @ 1:100
(m)**

This Housetype is compliant with NDSS

REV	DATE	BY	AMENDMENTS
C	28/02/2025	GK	WC mechanical extract added to left elevation
B	14/02/2025	GK	"Standard" elevation style renamed "Traditional Brick". Scale bar amended to show meters.
A	17/07/2023	BLK	First Issue



AV23 SPECIFICATION
PLANNING

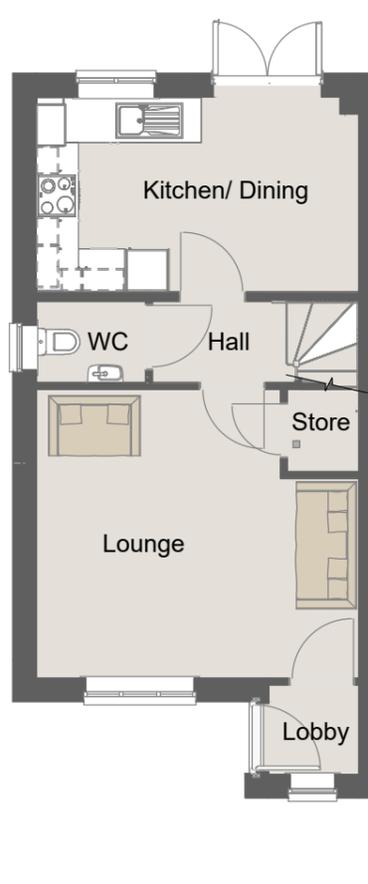
DATE: 23/06/2023 SCALE @ A3: 1 : 100 DRAWN BY: GROUP

DWG TITLE:
Planning Sheet - Elevations - Traditional Brick

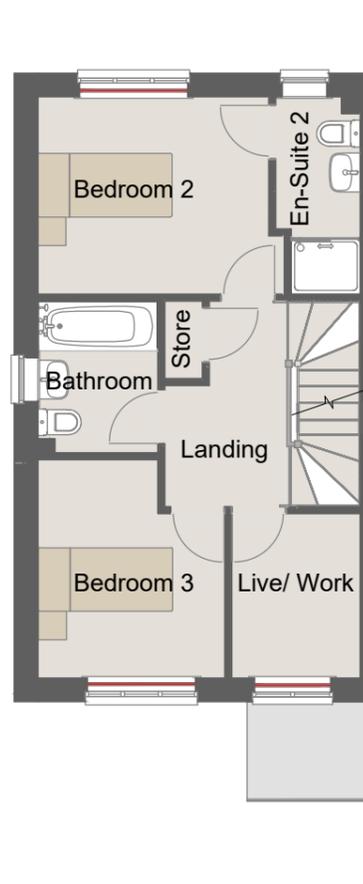
HOUSE TYPE:
Salbury - End

COINS REFERENCE:

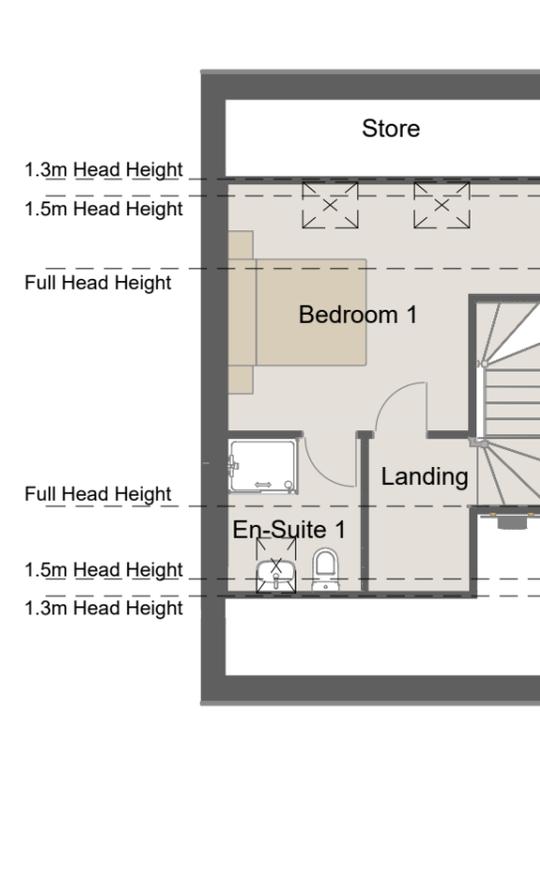
DRWG No: SAL/END/0-002.5 REV: C



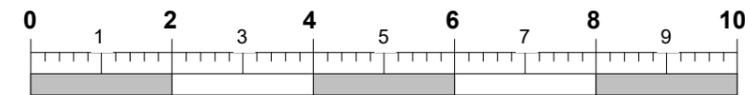
Ground Floor
1 : 100



First Floor
1 : 100



Second Floor
1 : 100



Scale Bar @ 1:100
(m)

This Housetype is compliant with NDSS

REV	DATE	BY	AMENDMENTS
B	14/02/2025	GK	Scale bar amended to show meters. Head height added to second floor plan.
A	17/07/2023	BLK	First Issue

AVANT
homes

AV23 SPECIFICATION

PLANNING

DATE: 23/06/2023 SCALE @ A3: 1 : 100 DRAWN BY: GROUP

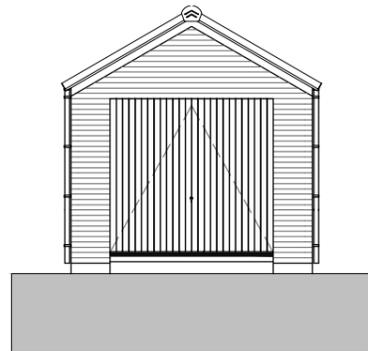
DWG TITLE:
Planning Sheet - Floor Plans

HOUSE TYPE:
Salbury - End

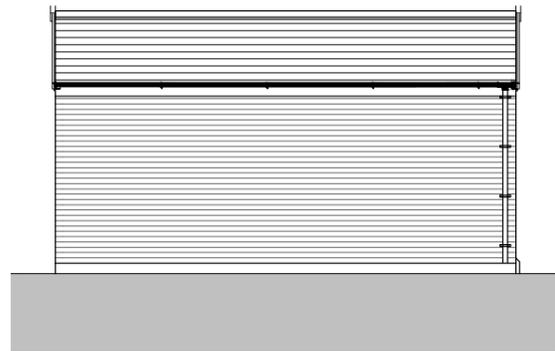
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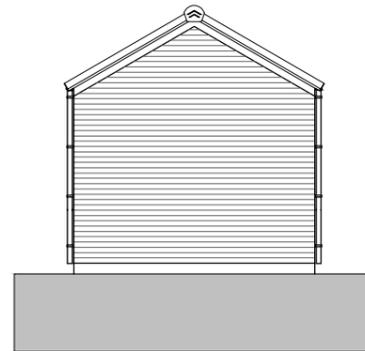
REV:
B



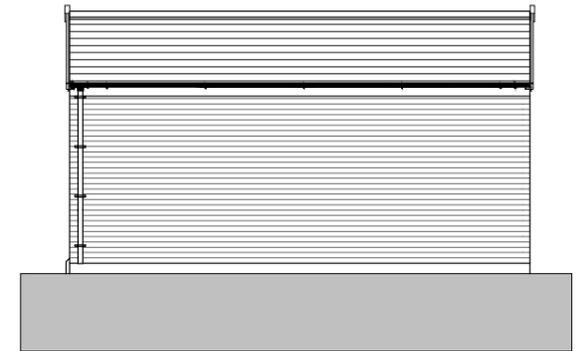
Front Elevation.
1 : 100



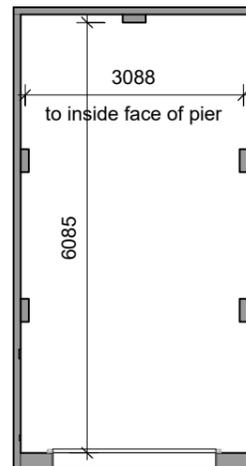
Left Elevation.
1 : 100



Rear Elevation.
1 : 100



Right Elevation.
1 : 100

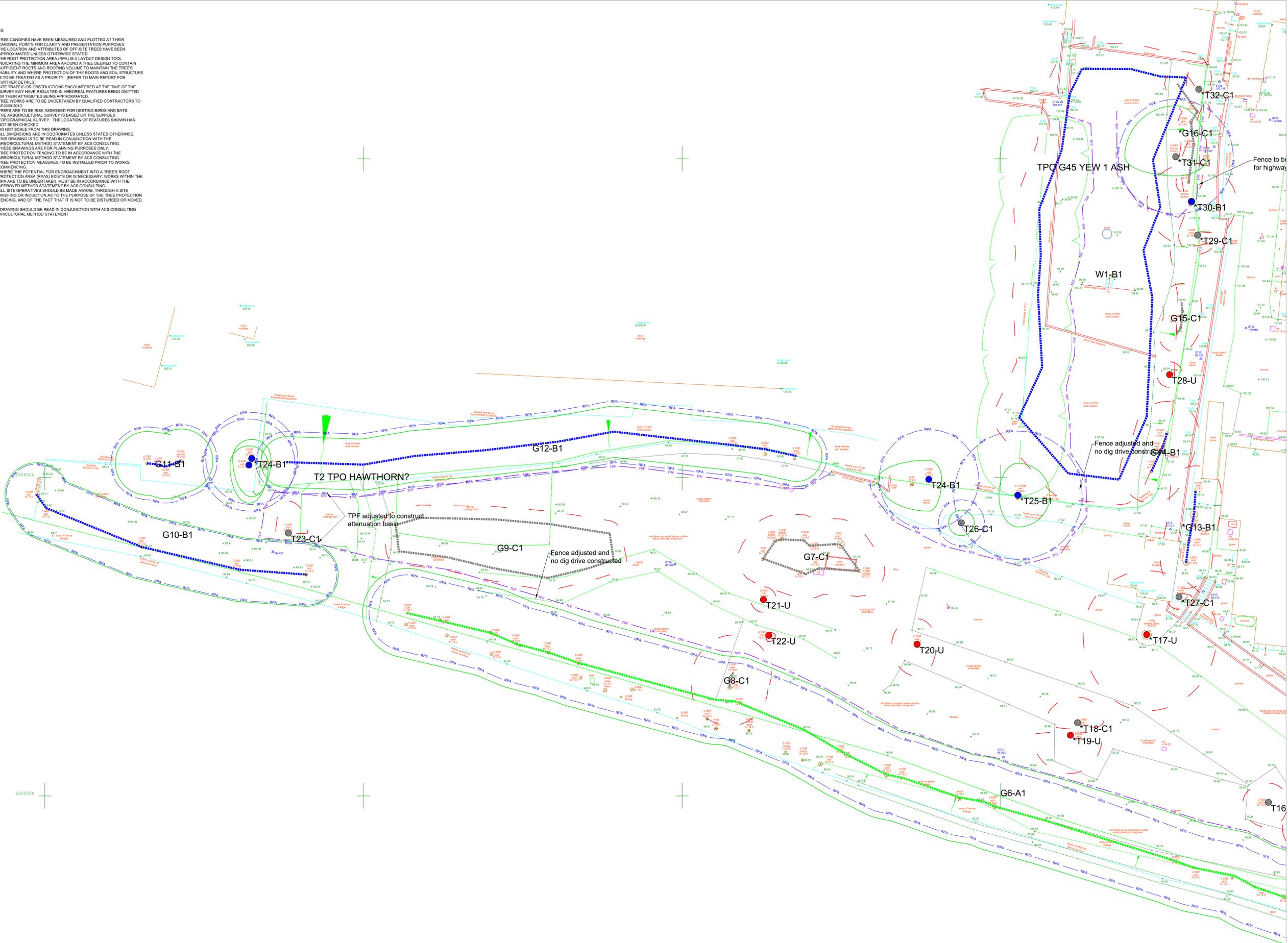


Floor Plan
1 : 100

REV	DATE	BY	AMENDMENTS
A	29/06/2021	EA	First Issue
AVANT homes			
AV22 SPECIFICATION			
Planning			
Area:		0 m ² / 0 sq.ft.	
DATE:	SCALE @ A3:	DRAWN BY:	
10/10/22	1 : 100	TS	
DWG TITLE: Planning Drawings			
HOUSE TYPE: Garage - Single - Gable Front			
COINS REFERENCE: GgeSD			
DRWG No: 500/005			REV: A

06/06/2023 15:26:55

- NOTES:
- TREE CANOPIES HAVE BEEN MEASURED AND PLOTTED AT THEIR CARDINAL POINTS FOR CLARITY AND PRESENTATION PURPOSES. THE LOCATION AND ATTRIBUTES OF OFF-SITE TREES HAVE BEEN APPROXIMATED UNLESS OTHERWISE STATED.
 - THE ROOT PROTECTION AREA (RPA) IS A LAYOUT DESIGN TOOL INDICATING THE MINIMUM AREA AROUND A TREE DEEMED TO CONTAIN SUFFICIENT ROOTS AND ROOTING VOLUME TO MAINTAIN THE TREE'S VIABILITY AND WHERE PROTECTION OF THE ROOTS AND SOIL STRUCTURE IS TO BE TREATED AS A PRIORITY. (REFER TO MAIN REPORT FOR FURTHER DETAILS)
 - SITE TRAFFIC OR OBSTRUCTIONS ENCOUNTERED AT THE TIME OF THE SURVEY MAY HAVE RESULTED IN ARBORIAL FEATURES BEING OMITTED OR THEIR ATTRIBUTES BEING APPROXIMATED.
 - TREE WORKS ARE TO BE UNDERTAKEN BY QUALIFIED CONTRACTORS TO BS5866:2010.
 - TREES ARE TO BE RISK ASSESSED FOR NESTING BIRDS AND BATS. THE ARBORICULTURAL SURVEY IS BASED ON THE SUPPLIED TOPOGRAPHICAL SURVEY. THE LOCATION OF FEATURES SHOWN HAS NOT BEEN CHECKED.
 - DO NOT SCALE FROM THIS DRAWING.
 - ALL DIMENSIONS ARE IN COORDINATES UNLESS STATED OTHERWISE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARBORICULTURAL METHOD STATEMENT BY ACS CONSULTING.
 - THESE DRAWINGS ARE FOR PLANNING PURPOSES ONLY.
 - TREE PROTECTION FENCING TO BE IN ACCORDANCE WITH THE ARBORICULTURAL METHOD STATEMENT BY ACS CONSULTING.
 - TREE PROTECTION MEASURES TO BE INSTALLED PRIOR TO WORKS COMMENCING.
 - WHERE THE POTENTIAL FOR ENCROACHMENT INTO A TREE'S ROOT PROTECTION AREA (RPA) EXISTS OR IS NECESSARY, WORKS WITHIN THE RPA ARE TO BE UNDERTAKEN MUST BE IN ACCORDANCE WITH THE APPROVED METHOD STATEMENT BY ACS CONSULTING.
 - ALL SITE OPERATIVES SHOULD BE MADE AWARE, THROUGH A SITE BRIEFING OR INDUCTION AS TO THE PURPOSES OF THE TREE PROTECTION FENCING, AND OF THE FACT THAT IT IS NOT TO BE DISTURBED OR MOVED.
- THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ACS CONSULTING ARBORICULTURAL METHOD STATEMENT



Arboricultural Legend (where applicable)

- INDIVIDUAL TREE RETAINED
- INDICATIVE EXTENT OF GROUPED FEATURE RETAINED
- TREES, GROUPS OR HEDGES TO BE REMOVED
- CATEGORY GRADE A
Trees of high quality
- CATEGORY GRADE B
Trees of moderate quality
- CATEGORY GRADE C
Trees of low quality
- CATEGORY GRADE U
Trees unsuitable for retention
- CATEGORY GRADE A
Group/Hedge of high quality
- CATEGORY GRADE B
Group/Hedge of moderate quality
- CATEGORY GRADE C
Group/Hedge of low quality
- CATEGORY GRADE U
Group/Hedge unsuitable for retention
- ROOT PROTECTION AREAS (RPA)
- TREE PROTECTION FENCING
- Tree subject to TPO
- Ancient Woodland
- Shade arc (BS0837)
- SITE BOUNDARY
- OFF-SITE TREES AS RECORDED ON TOPOGRAPHICAL SURVEY

TREE CANOPIES
Tree canopies have been measured and plotted at their cardinal points for clarity and presentation purposes.

ROOT PROTECTION AREA (RPA)
Root Protection Areas are calculated in accordance with BS5866:2010. The Root Protection Area (RPA) is a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability and where protection of the roots and soil structure is to be treated as a priority. (Refer to main report for further details).

- General Notes**
- The arboricultural survey is based on the supplied OS/MH topographical survey. This may contain inaccurate information.
 - The accuracy of the tree/feature location cannot be guaranteed.
 - All arrows on steps / ramps etc indicate an UP direction unless otherwise stated.
 - Contours are shown on soft detail areas only (where applicable) and annotated at the interval identified above. Hard detail areas may be contoured if specifically requested.
 - Site traffic or obstructions encountered at the time of the survey may have resulted in tree/feature features being omitted.

Rev	Date	Description	CAD

ACS Consulting
Booths Park
Crested Road
Kilburn
London NW9 6LH
01992 754422
info@acsconsulting.co.uk

ACS Consulting
272 Bath Street
Glasgow
G2 4LR
0141 554 1033
glasgow@acsconsulting.co.uk

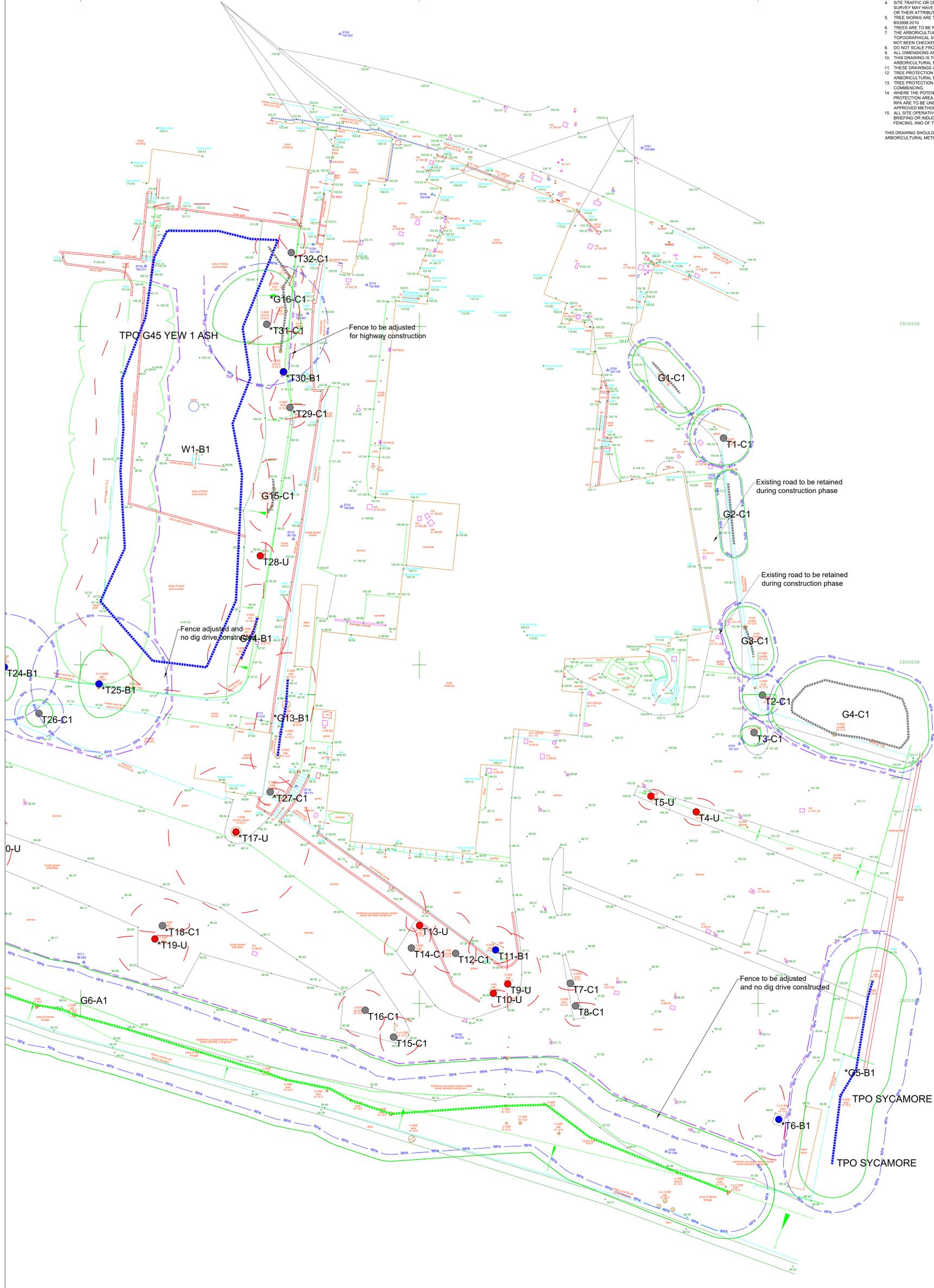
Tree Protection Plan

Allesley Hotel
Allesley

Plotted Scale: A0@1:200
M: Survey Date: 1/2024

Surveyor: IRM CAD: SPT Checker: IRM Rev:
Date of Issue: Oct 2024 ACS Ref No: TPP/5180/Y/300

- NOTES:
- TREE CANOPIES HAVE BEEN MEASURED AND PLOTTED AT THEIR CARDINAL POINTS FOR CLARITY AND PRESENTATION PURPOSES.
 - THE LOCATION AND ATTRIBUTES OF OFF-SITE TREES HAVE BEEN APPROXIMATED UNLESS OTHERWISE STATED.
 - THE ROOT PROTECTION AREA (RPA) IS A LAYOUT DESIGN TOOL INDICATING THE MINIMUM AREA AROUND A TREE DEEMED TO CONTAIN SUFFICIENT ROOTS AND ROOTING VOLUME TO MAINTAIN THE TREE'S VIABILITY AND WHERE PROTECTION OF THE ROOTS AND SOIL STRUCTURE IS TO BE TREATED AS A PRIORITY. REFER TO MAIN REPORT FOR FURTHER DETAILS.
 - SITE TRAFFIC OR OBSTRUCTIONS ENCOUNTERED AT THE TIME OF THE SURVEY MAY HAVE RESULTED IN ARBOREAL FEATURES BEING OMITTED OR THEIR ATTRIBUTES BEING APPROXIMATED.
 - TREE WORKS ARE TO BE UNDERTAKEN BY QUALIFIED CONTRACTORS TO BS3998:2010.
 - TREES ARE TO BE RISK ASSESSED FOR NESTING BIRDS AND BATS.
 - THE ARBORETOLOGICAL SURVEY IS BASED ON THE SUPPLIED TOPOGRAPHICAL SURVEY. THE LOCATION OF FEATURES SHOWN HAS NOT BEEN CHECKED.
 - DO NOT SCALE FROM THIS DRAWING.
 - ALL DIMENSIONS ARE IN COORDINATES UNLESS STATED OTHERWISE.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARBORETOLOGICAL METHOD STATEMENT BY ACS CONSULTING.
 - THESE DRAWINGS ARE FOR PLANNING PURPOSES ONLY.
 - TREE PROTECTION FENCING TO BE IN ACCORDANCE WITH THE ARBORETOLOGICAL METHOD STATEMENT BY ACS CONSULTING.
 - TREE PROTECTION MEASURES TO BE INSTALLED PRIOR TO WORKS COMMENCING.
 - WHERE THE POTENTIAL FOR ENCROACHMENT INTO A TREE'S ROOT PROTECTION AREA (RPA) EXISTS OR IS NECESSARY, WORKS WITHIN THE RPA ARE TO BE UNDERTAKEN, MUST BE IN ACCORDANCE WITH THE APPROVED METHOD STATEMENT BY ACS CONSULTING.
 - ALL SITE OPERATIVES SHOULD BE MADE AWARE, THROUGH A SITE BRIEFING OR INDUCTION AS TO THE PURPOSE OF THE TREE PROTECTION FENCING, AND OF THE FACT THAT IT IS NOT TO BE DISTURBED OR MOVED.
- THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ACS CONSULTING ARBORETOLOGICAL METHOD STATEMENT



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Arboricultural Legend

- INDIVIDUAL TREE RETAINED
- INDICATIVE EXTENT OF GROUPED FEATURE RETAINED
- TREES, GROUPS OR HEDGES TO BE REMOVED
- CATEGORY GRADE A Trees of high quality
- CATEGORY GRADE B Trees of moderate quality
- CATEGORY GRADE C Trees of low quality
- CATEGORY GRADE U Trees unsuitable for retention
- CATEGORY GRADE A Group/Hedge of high quality
- CATEGORY GRADE B Group/Hedge of moderate quality
- CATEGORY GRADE C Group/Hedge of low quality
- CATEGORY GRADE U Group/Hedge unsuitable for retention
- ROOT PROTECTION AREAS (RPA)
- TREE PROTECTION FENCING
- Tree subject to TPO
- Ancient Woodland
- Shade arc (BS5837)
- SITE BOUNDARY
- OFF-SITE TREES AS RECORDED ON TOPOGRAPHICAL SURVEY

TREE CANOPIES
Tree canopies have been measured and plotted at their cardinal points for clarity and presentation purposes.

ROOT PROTECTION AREA (RPA)
Root Protection Areas are calculated in accordance with BS5837:2012. The Root Protection Area (RPA) is a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability and where protection of the roots and soil structure is to be treated as a priority. (Refer to main report for further details).

General Notes

- The arboricultural survey is based on the supplied OS/Topographical survey. This may contain inaccurate information.
- The accuracy of the tree/feature location cannot be guaranteed.
- All arrows on steps / ramps etc indicate an UP direction unless otherwise stated.
- Contours are shown on soft detail areas only (where applicable) and annotated at the interval identified above. Hard detail areas may be contoured if specifically requested.
- Site traffic or obstructions encountered at the time of the survey may have resulted in arborescent features being omitted.

Rev	Date	Description	CAD

Tree Protection Plan

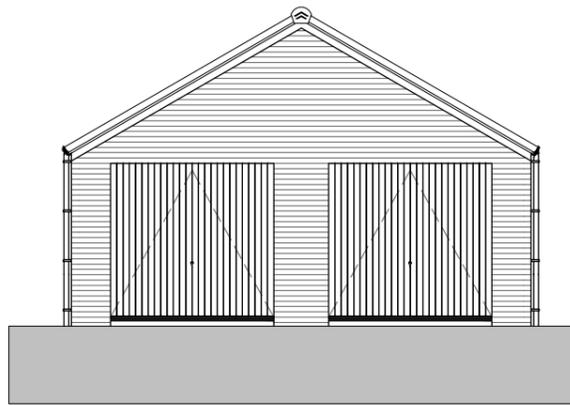
Allesley Hotel
Allesley

Plotted Scale: A0@1:200
1st Survey Date: 7/2024

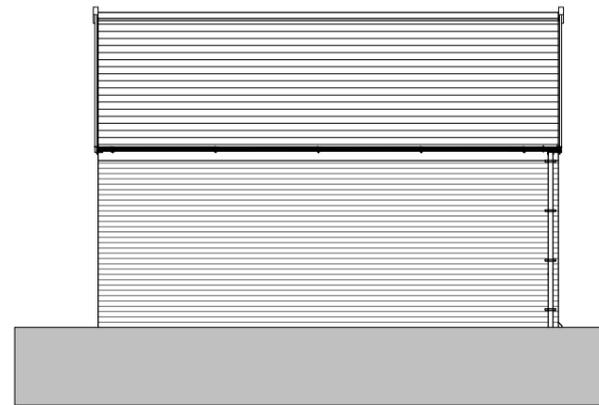
Surveyor: IRM	CAD: SPT	Checker: IRM	Rev:
Date of Issue: Oct 2024	ACS Ref No: TPI/5180/1300		

ACS Consulting
Buxton Park
Cheshire Road
Walsley
01455 755422
enquiries@acsconsulting.co.uk

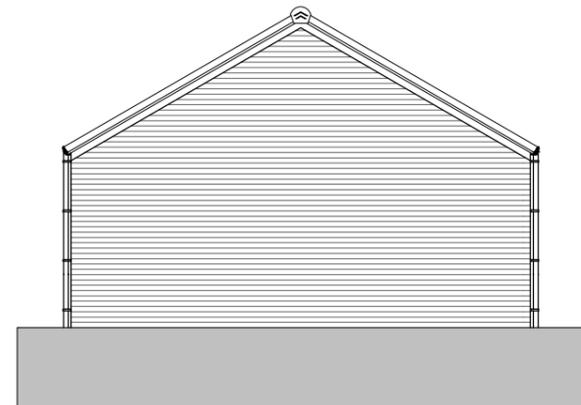
ACS Consulting
212 Main Street
Glossop
01455 44333
enquiries@acsconsulting.co.uk



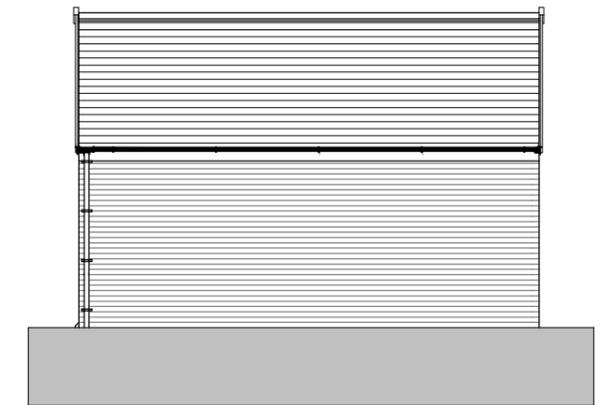
Front Elevation.
1 : 100



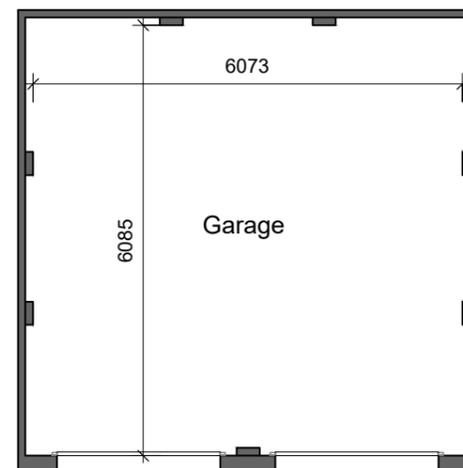
Left Elevation.
1 : 100



Rear Elevation.
1 : 100



Right Elevation.
1 : 100



Ground Floor Plan
1 : 100

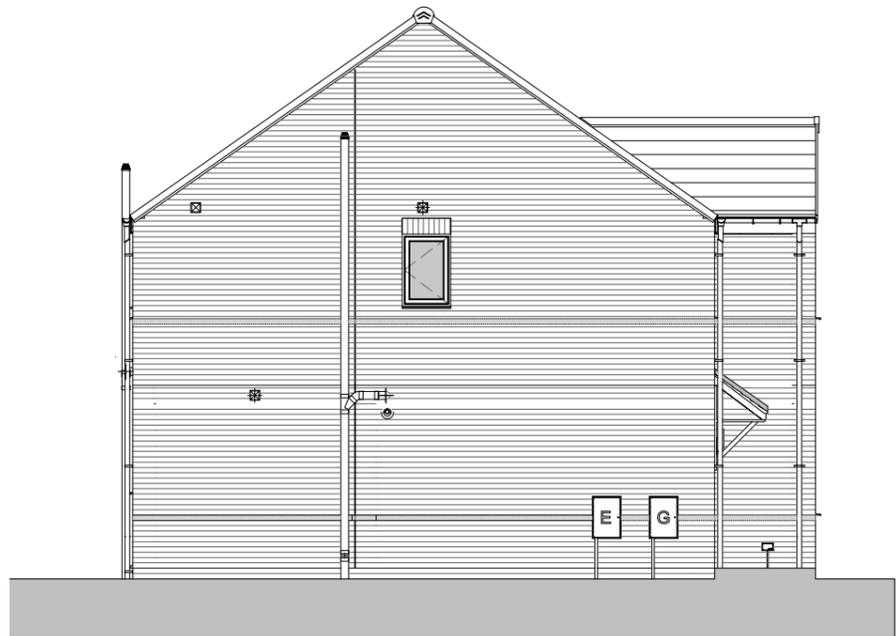
REV	DATE	BY	AMENDMENTS
A	10/10/2022	TS	First Issue
AVANT homes			
AV22 SPECIFICATION			
PLANNING			
Area:		0 m ² / 0 sq.ft.	
DATE:	SCALE @ A3:	DRAWN BY:	
10/10/2022	1 : 100	TS	
DWG TITLE: Planning Drawings			
HOUSE TYPE: Garage - Double - Gable Front			
COINS REFERENCE: GgeDD			
DRWG No: 501/006			REV: A

06/06/2023 15:29:57

**NOTE: Dashed lines on roof denote PV panel location.
Size and amount dependant on site location/orientation**



Front Elevation
1 : 100



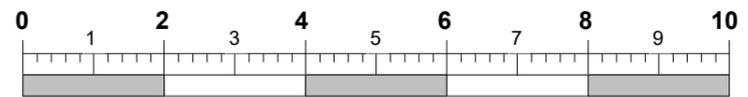
Left Side Elevation
1 : 100



Rear Elevation
1 : 100



Right Side Elevation
1 : 100



**Scale Bar @ 1:100
(m)**

This Housetype is compliant with NDSS

This Housetype is compliant with Part M4 Category 2.

REV	DATE	BY	AMENDMENTS
B	22/07/2024	BLK	Eaves and ridge height now shown correctly
A	17/07/2023	BLK	First Issue

AV23 SPECIFICATION

PLANNING

DATE: 19/05/2023 SCALE @ A3: 1 : 100 DRAWN BY: GROUP

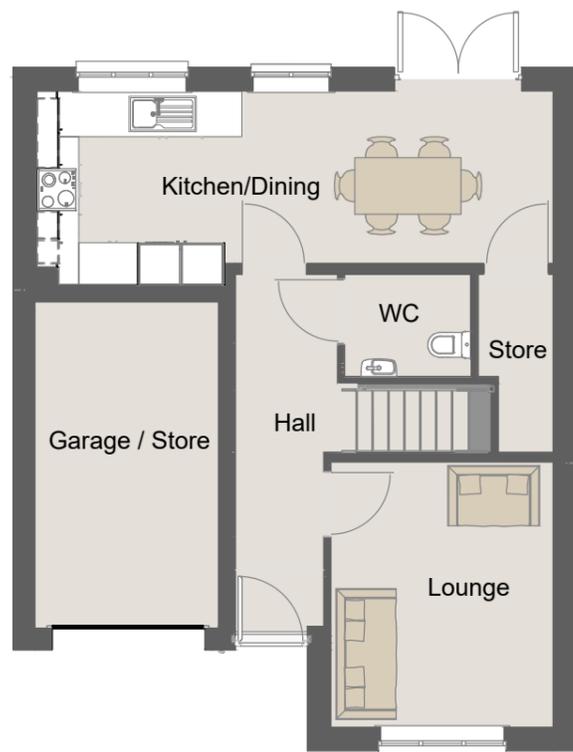
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HOUSE TYPE: **Wentbridge - Det**

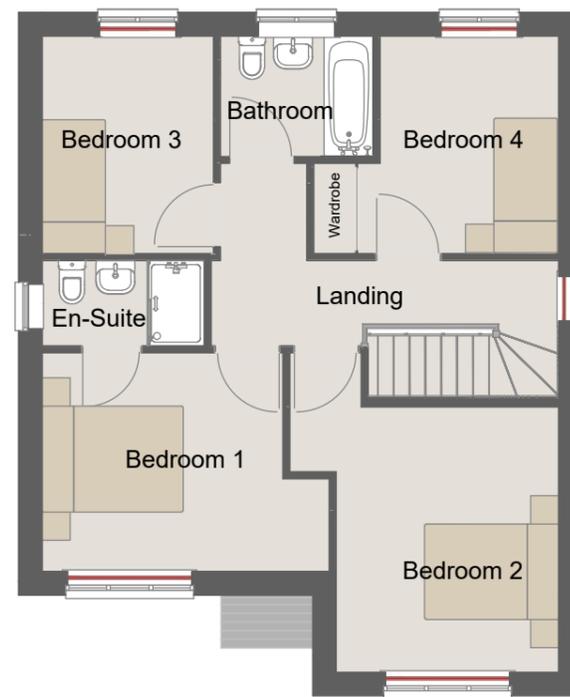
COINS REFERENCE:

DRWG No: **WEN/0-002** REV: **B**

25/07/2024 10:24:23



Ground Floor.
1 : 100



First Floor.
1 : 100

Fitted wardrobes required
for NDSS storage
compliance ONLY

This Housetype is compliant with
NDSS

This Housetype is compliant with
Part M4 Category 2.

REV	DATE	BY	AMENDMENTS
B	22/07/2024	BLK	Stairwell offset 3900 from front elevation & width amended to 1045mm. Lounge increased 34mm in length. Bedroom 2 increased 34mm in length. Bath SVP relocated to allow improved connection to WC.
A	17/07/2023	BLK	First Issue

AV23 SPECIFICATION

PLANNING

DATE: 19/05/2023 SCALE @ A3: 1 : 100 DRAWN BY: GROUP

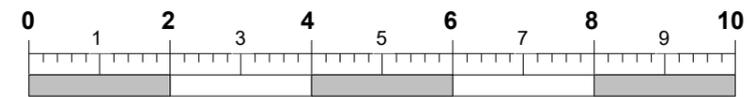
DWG TITLE: Planning Sheet - Floor Plans

HOUSE TYPE: Wentbridge - Det

COINS REFERENCE:

DRWG No: WEN/0-001

REV: B



Scale Bar @ 1:100
(m)