

- Notes
1. Drawing to National Grid coordinates and Ordnance Datum survey level; OS mapping provided by Sandwell Council under license.
 2. Topographical survey produced by MK Surveys and August 2015.
 3. CCTV Drainage survey undertaken by Haystoun Group on behalf of Sandwell Council.

Key:
 Site boundary



Rev	Modification	By	Chk	App	Date



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Higham's Close
 Rowley Regis

Existing Site

Drawn by PNN	Checked by DJH	Approved by DES
Date 02/09/21	Date 02/12/21	Date 05.04.22
Status Information	Scale @ A1 1:200	Revision
Drawing Number ECL.8863.D01.002		Revision

Notes
 The Contractor will be responsible for setting out the work.
 All dimensions must be obtained or checked on the site.
 Figured dimensions to be used in preference to scale.

Rev	Date	Revision Note	By	Check



Project
Proposed housing development

Location
**Highams Close
 Rowley Regis
 Location plan**

Status
For Information

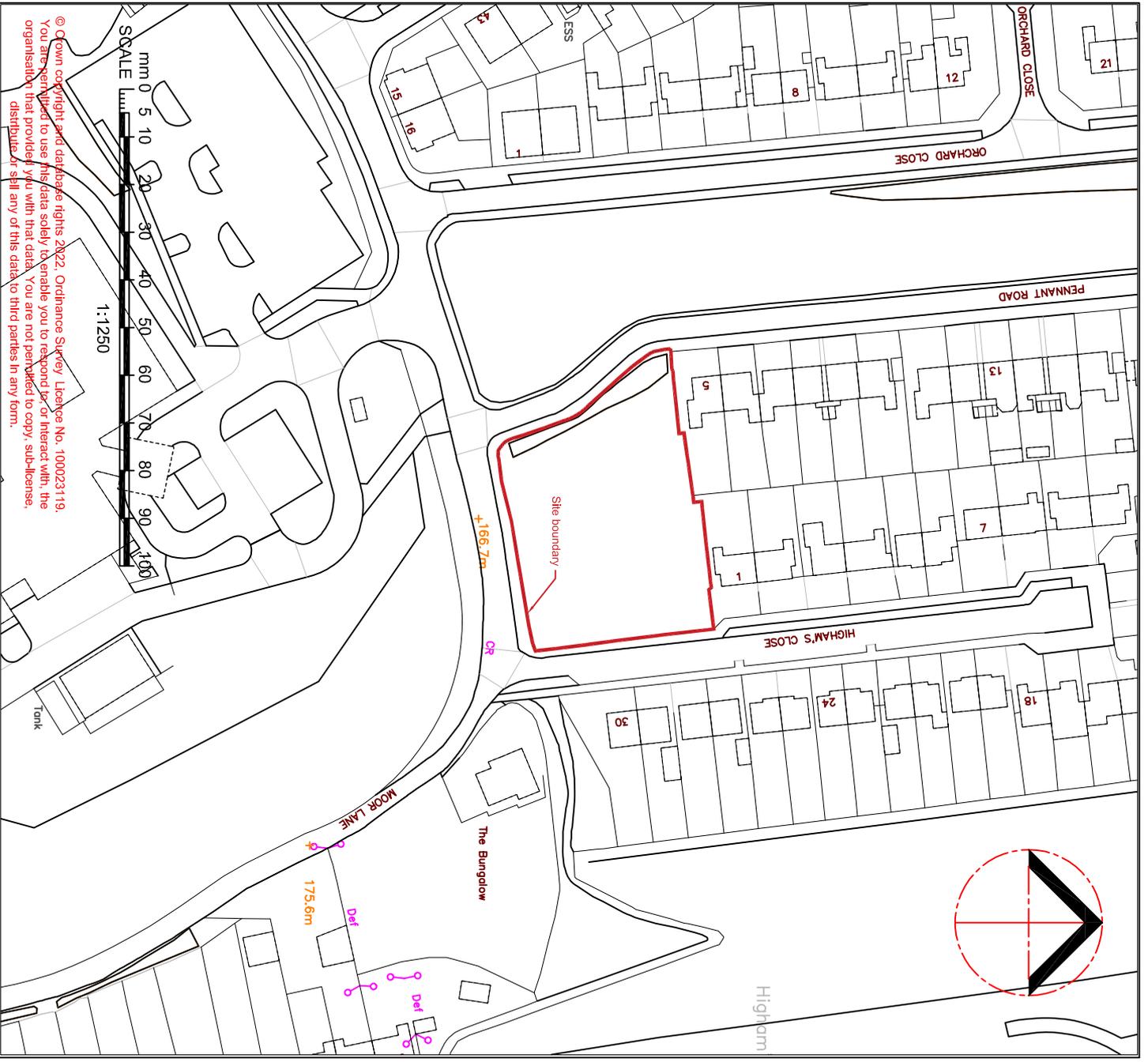
Drawn by	Date	Checked
HH	29-03-22	S.T.Sedgwick PP
Scale at A4	Scale at A6	M.Drake
1:1250	1:1250	Date: 2022/04/06 14:58:25 +01'00'

Zone	Level	Classification	Sheet No.	Suitability	Ver/Rev
00	XX	LE(0-)	01	S2	/

Job No.	Contractors Drawing No. (if required)
Q20014	

Urban Design & Building Services

Sandwell Council House
 Freeth Street, Oldbury,
 B69 3DE
 Tel: 0121 569 4541



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Notes

- Topographical survey provided by SMBC and produced by MK Surveys, dated August 2015.
- Drawing located to Ordnance Survey National Grid and all levels to Ordnance Survey datum (metres above sea level).
- OS mapping data provided under licence from SMBC under the PSGA Member Licence rights.
- Drawing based on Sandwell MBC Masterplan Q20014-L-G(9)01 Landscp_GA02_S0_P5.

Key:

- Site boundary
- Gardens and similar landscaping
- Grassed landscaped areas
- Other areas of planting, shrubs
- Tanked permeable paving buff colour
- 400x400mm Tobermore paving slabs, silver colour
- Access to dwelling
- Bin store location
- Proposed retaining wall
- 1.8m high timber fencing demarcating rear garden
- 1m high steel vertical pale fence to front garden

Housing Key:

- Single storey
- Double storey
- Three storey

GIA details:

Plots 1-4
House type HSA (H12)
GF = 21.02m²
FF = 43.62m²
SF = 40.62m²
Total = 105.26 m²

Plots 5 and 6
House type H8X
GF = 57.7m² (excl. bays at 1.12m² each)
FF = 57.7m²
Total = 115.4m² (excluding bays)

Rev	Modification	By	Chk	App	Date
B	GIA details added	VV	DH	DES	07.04.22
A	Revised to planning	VV	DH	DES	31.03.22

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Sandwell
Metropolitan Borough Council

**Higham's Close
Rowley Regis**

General Arrangement

Drawn by	Checked by	Approved by
PNN	DJH	DES

Date	Date	Date
02/09/21	02/09/21	31.03.22

Status: **Planning** Scale @ A1 1:125

Drawing Number	Revision
ECL.8863.D01.003	B

SCALE 1:125

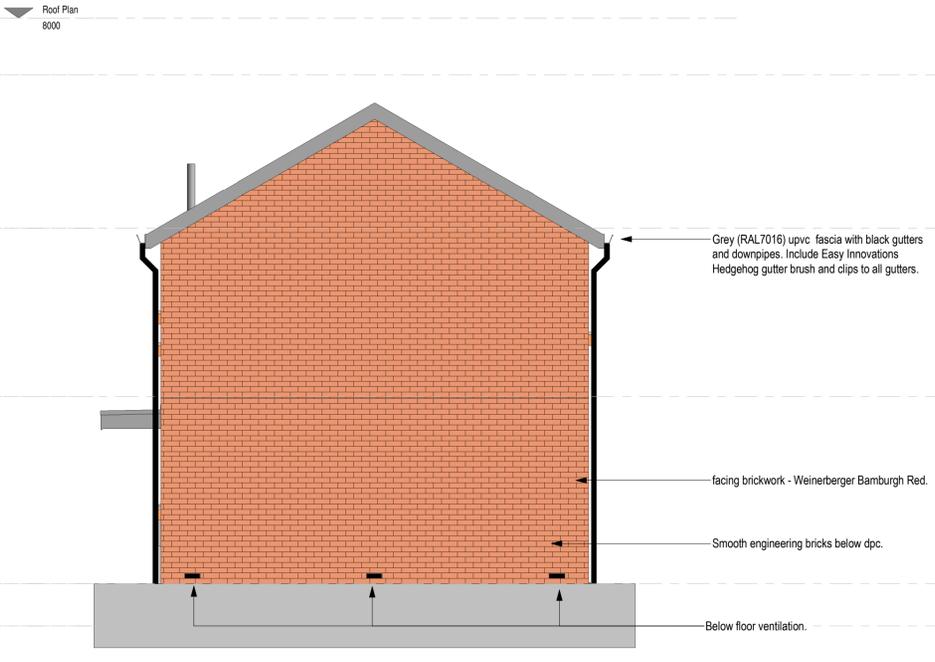
0 5 10 20 m

CAD File Ref: M:\CAD Projects\8863 Highams Close Drawings\Current Working\ECL.8863.D01.003 GA_planning.dwg © Egniol Consulting Limited

Notes
 The Contractor will be responsible for setting out the work. All Dimensions must be obtained or checked on the site. Figured dimensions to be used in preference to scale.



Front Elevation
 1 : 50



Side Elevation
 1 : 50

- roofing tiles - Russel Grampian Slate Grey.
- s&vp to project min. 900mm above any opening into the building and terminate with wire cage.
- Grey (RAL7016) upvc fascia with black gutters and downpipes. Include Easy Innovations Hedgehog gutter brush and clips to all gutters.
- Double glazed Upvc windows, side hung with easy clean hinges. External elevation to be coloured grey, RAL7016. White internally. Window openings to provide emergency escape to all bedrooms.
- Smooth engineering brick cill detail. Type: Smooth Red
- facing brickwork - Weinerberger Bamburgh Red.
- gpc cantilever canopy to main entrance door & bay window.
- Double glazed Upvc windows, side hung with easy clean hinges. External elevation to be coloured grey, RAL 7016. White internally. Window openings to provide emergency escape to all bedrooms.
- Smooth engineering brick cill detail. Type: Smooth Red
- meter cupboards to be painted to match brickwork colour.
- Smooth engineering bricks below dpc.
- level DDA threshold to main entrance
- gpc 'secured by design' front door as shown or similar. Obscure glazing to front door. Pilkington Cotswold (level 5) with level threshold. Color finish to be confirmed by client. Frame to be Grey RAL 7016
- NOTE: Refer to Landscape GA drawing & Drainage Engineers details for exact number & position of rain water down pipes.

- Grey (RAL7016) upvc fascia with black gutters and downpipes. Include Easy Innovations Hedgehog gutter brush and clips to all gutters.
- facing brickwork - Weinerberger Bamburgh Red.
- Smooth engineering bricks below dpc.
- Below floor ventilation.

NOTE: Refer to Landscape GA drawing & Drainage Engineers details for exact number & position of rain water down pipes.

Plot 6 M4(2)



Issue	Date	Issue Note	By	Check
P1	11.04.22	Roof pitch amended & rwp positions. FF window added to Plot 6. For Planning.		pd



Project Title
Standard Housing - ASH TREE House Type
 Location
Higham's Close, Rowley Regis.

Sheet Title
Elevations - Plot 6

Drawn by	Date	Checked by
CF	12/09/19	S.T.Sedgwick PP
Scale at A1	Scale at A3	M.Drake
1:50		

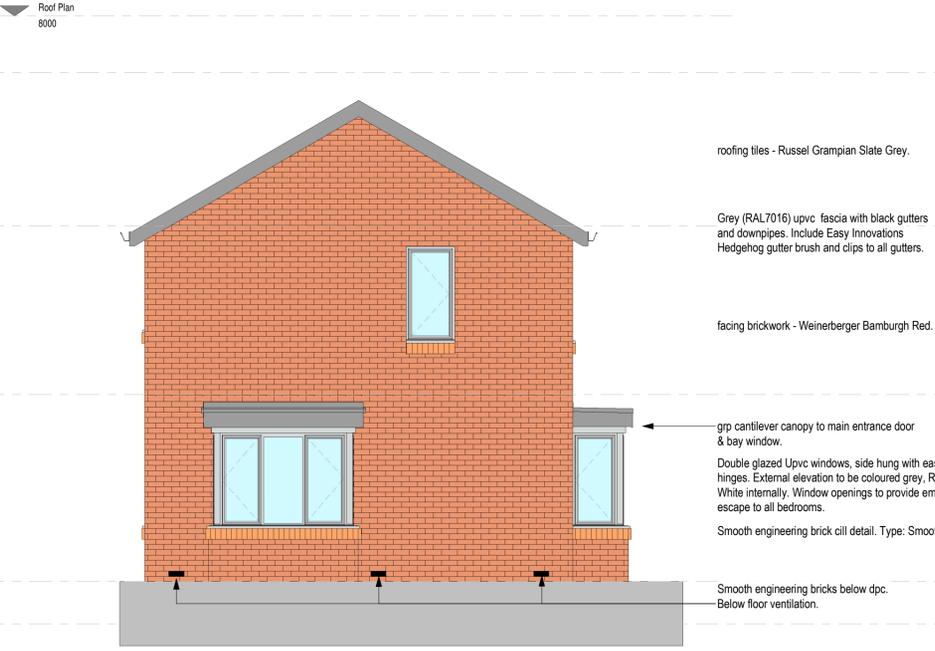
Zone	Level	Classification	Sheet No.	Suitability	Ver/Rev
H8x	ZZ	AG(05)	08	S2	P1

Job No.
Q20014

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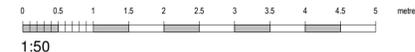
Rear Elevation
 1 : 50



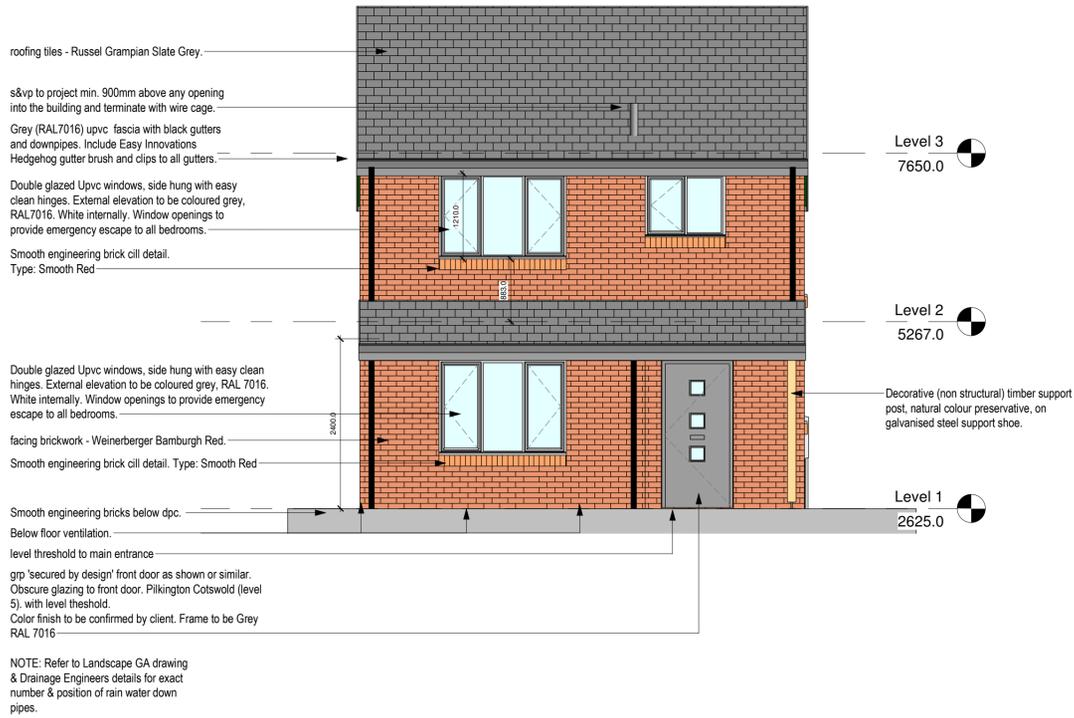
Side Elevation
 1 : 50

- roofing tiles - Russel Grampian Slate Grey.
- Grey (RAL7016) upvc fascia with black gutters and downpipes. Include Easy Innovations Hedgehog gutter brush and clips to all gutters.
- facing brickwork - Weinerberger Bamburgh Red.
- gpc cantilever canopy to main entrance door & bay window.
- Double glazed Upvc windows, side hung with easy clean hinges. External elevation to be coloured grey, RAL 7016. White internally. Window openings to provide emergency escape to all bedrooms.
- Smooth engineering brick cill detail. Type: Smooth Red
- Smooth engineering bricks below dpc.
- Below floor ventilation.

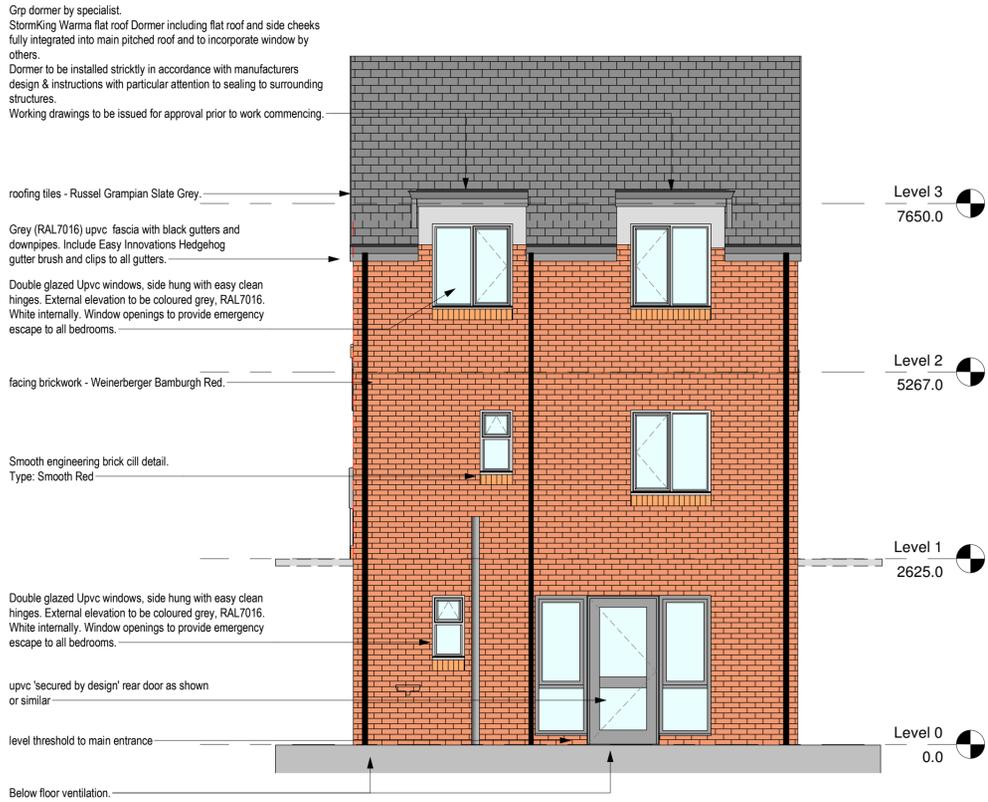
NOTE: Refer to Landscape GA drawing & Drainage Engineers details for exact number & position of rain water down pipes.



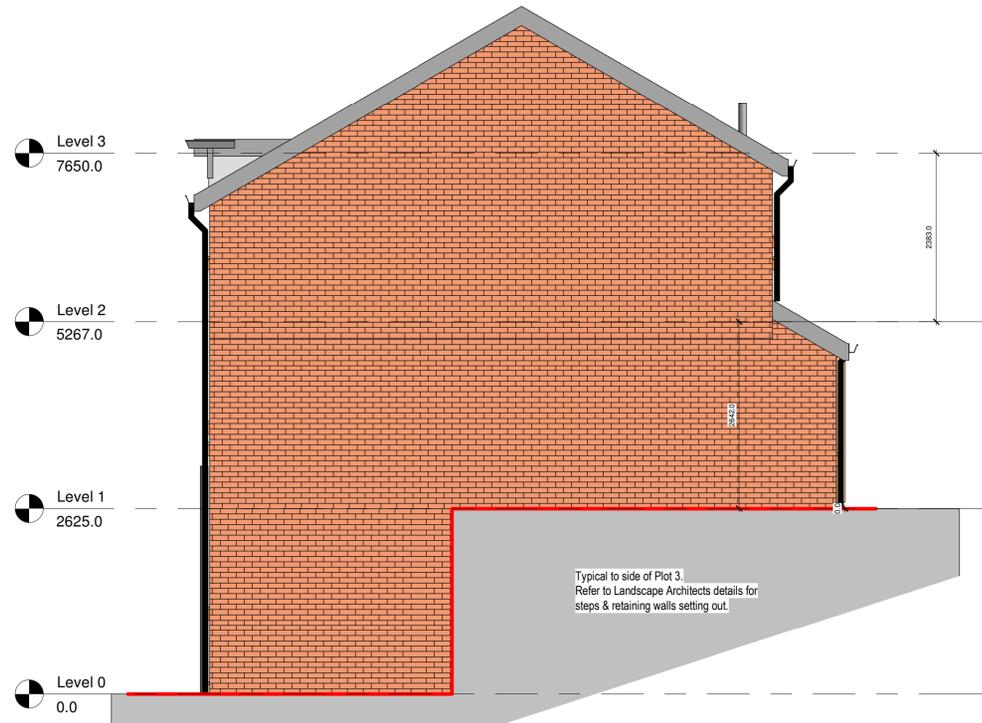
PLOT 6



Front Elevation
1 : 50



Rear Elevation
1 : 50



Side Elevation
1 : 50

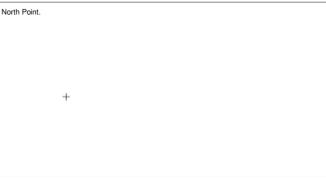


Side Elevation
1 : 50



Plots 1 & 3
Plots 2 & 4 handed.

Plots 1 & 2 semi-detached.
(See Z1 setting out dwgs)



Issue	Date	Issue Note	By	Check
P1	14-01-22	Front living room wall and main side wall moved out 112.5mm (including adjacent windows).	pd	



Project Title
Housing Project
Location
Highams Close, Rowley Regis.

Sheet Title
Proposed Elevations.
Status
Fit for Information
Drawn by: MSJpd Date: 12/07/21 Checked by: S.T.Sedgwick PP M.Drake Date: 2022.04.06 14:50:42 +01'00'

Zone	Level	Classification	Sheet No.	Suitability	Ver/Rev
H12	ZZ	AG(05)	12	S2	P1

Job No: **Q20014** Contractors Drawing No. (if required)

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