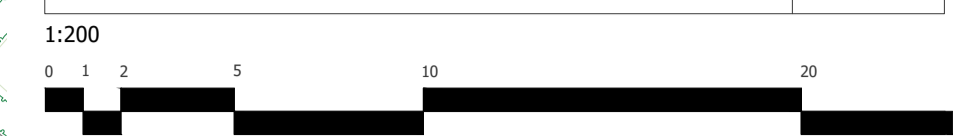


ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO NOTIFY THE DESIGN TEAM OF ANY DISCREPANCY BETWEEN DRAWINGS, SPECIFICATION AND SITE DIMENSIONS. DO NOT SCALE FROM THIS DRAWING.



SITE AREA	41037 m <sup>2</sup> 4.1 ha 10.1 acres
-----------	--

SCHEDULE OF ACCOMMODATION	
HOUSING	
2 Bed 4 Person houses	41 No
3 Bed 5 Person houses	24 No
FLATS	
1 Bed 2 Person flats	17 No
2 Bed 3 Person flats	65 No
<b>TOTAL</b>	<b>147 No</b>

DENSITY	36 units per ha
---------	-----------------

CARPARKING	
1 Bed @ 1:1	
2 Bed @ 1:1	
3 Bed @ 2:1	
176 + 28 Visitor spaces (Total 204 spaces/1:3 spaces per dwelling)	

AMENITY SPACE FOR FLATS	5126m <sup>2</sup> [approx 62m <sup>2</sup> /per unit]
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PUBLIC OPEN SPACE	3788m <sup>2</sup>
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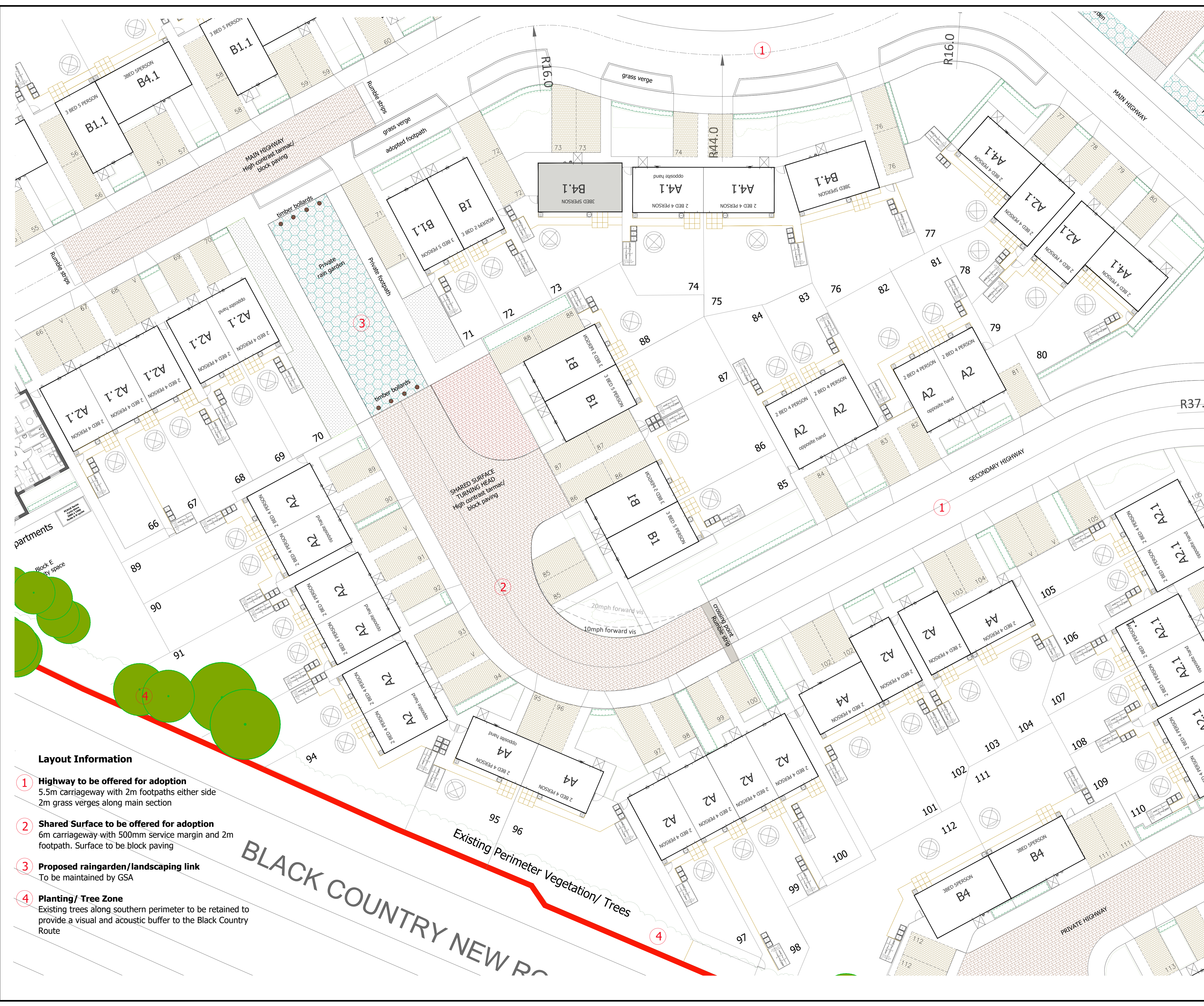
KEY			
	Red line boundary		Hedgerow
	Primary highway Tarmac		Shrub planting
	Secondary highway, shared surfaces & private parking courts Tegula Block Paving		Public open space To be maintained by GSA
	Private parking bays Block Paving		Existing gas holder columns. To be repositioned at new site levels
	Private rain gardens		Apartment bin stores
	Attenuation Basin		Crossover points
	Proposed Trees		High contrast block paving to primary highway
	Existing Trees		Grass verges To be offered for LA adoption

B - Existing trees retained to match tree report . 11.03.22 CJ  
A - House type references changed to match elevation. Existing trees retained to match 07.03.22 CJ tree report .

**indesign.** 178 Birmingham Road  
West Bromwich  
West Midlands  
B70 6QG  
Tel. 0300 111 7000  
www.accordha.org.uk

client: GREENSQUAREACCORD  
project: PROPOSED DEVELOPMENT OFF SWAN LANE WEST BROMWICH B70 0NY  
title: SITE LAYOUT 3 out of 5

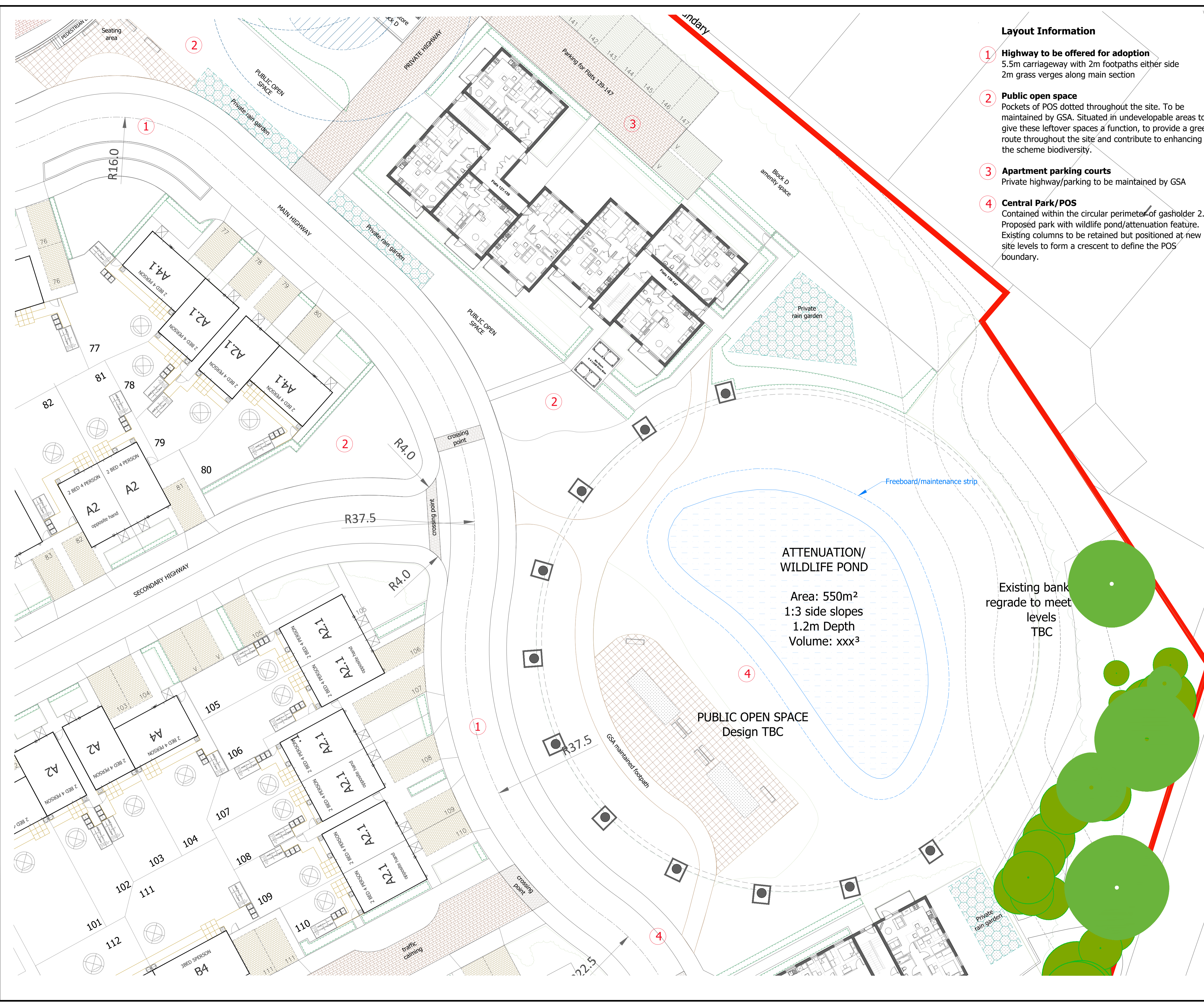
job	18-1529	dwg no	108	rev	B	date	07-12-21
scale	1:200	drawn	KH				



**Layout Information**

- ① **Highway to be offered for adoption**  
5.5m carriageway with 2m footpaths either side  
2m grass verges along main section
- ② **Shared Surface to be offered for adoption**  
6m carriageway with 500mm service margin and 2m footpath. Surface to be block paving
- ③ **Proposed raingarden/landscaping link**  
To be maintained by GSA
- ④ **Planting/ Tree Zone**  
Existing trees along southern perimeter to be retained to provide a visual and acoustic buffer to the Black Country Route

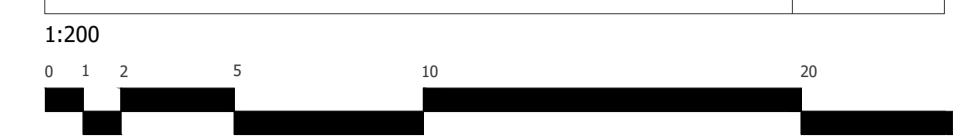
**BLACK COUNTRY NEW ROUTE**  
Existing Perimeter Vegetation/ Trees



**Layout Information**

- ① **Highway to be offered for adoption**  
5.5m carriageway with 2m footpaths either side  
2m grass verges along main section
- ② **Public open space**  
Pockets of POS dotted throughout the site. To be maintained by GSA. Situated in undevelopable areas to give these leftover spaces a function, to provide a green route throughout the site and contribute to enhancing the scheme biodiversity.
- ③ **Apartment parking courts**  
Private highway/parking to be maintained by GSA
- ④ **Central Park/POS**  
Contained within the circular perimeter of gasholder 2. Proposed park with wildlife pond/attenuation feature. Existing columns to be retained but positioned at new site levels to form a crescent to define the POS boundary.

ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO NOTIFY THE DESIGN TEAM OF ANY DISCREPANCY BETWEEN DRAWINGS, SPECIFICATION AND SITE DIMENSIONS. DO NOT SCALE FROM THIS DRAWING.



SITE AREA	41037 m <sup>2</sup> 4.1 ha 10.1 acres
-----------	--

SCHEDULE OF ACCOMMODATION	
HOUSING	
2 Bed 4 Person houses	41 No
3 Bed 5 Person houses	24 No
FLATS	
1 Bed 2 Person flats	17 No
2 Bed 3 Person flats	65 No
TOTAL	147 No

DENSITY	36 units per ha
---------	-----------------

CARPARKING	
1 Bed @ 1:1	
2 Bed @ 1:1	
3 Bed @ 2:1	
176 + 28 Visitor spaces (Total 204 spaces/1:3 spaces per dwelling)	

AMENITY SPACE FOR FLATS	5126m <sup>2</sup> [approx 62m <sup>2</sup> /per unit]
-------------------------	---

PUBLIC OPEN SPACE	3788m <sup>2</sup>
-------------------	--------------------

KEY	
	Red line boundary
	Hedgerow
	Primary highway Tarmac
	Public open space To be maintained by GSA
	Secondary highway, shared surfaces & private parking courts Tegula Block Paving
	Private parking bays Block Paving
	Private rain gardens
	Attenuation Basin
	Proposed Trees
	Existing Trees
	Shrub planting
	Existing gas holder columns. To be repositioned at new site levels
	Apartment bin stores
	Crossover points
	High contrast block paving to primary highway
	Grass verges To be offered for LA adoption

**ATTENUATION/WILDLIFE POND**

Area: 550m<sup>2</sup>  
1:3 side slopes  
1.2m Depth  
Volume: xxx<sup>3</sup>

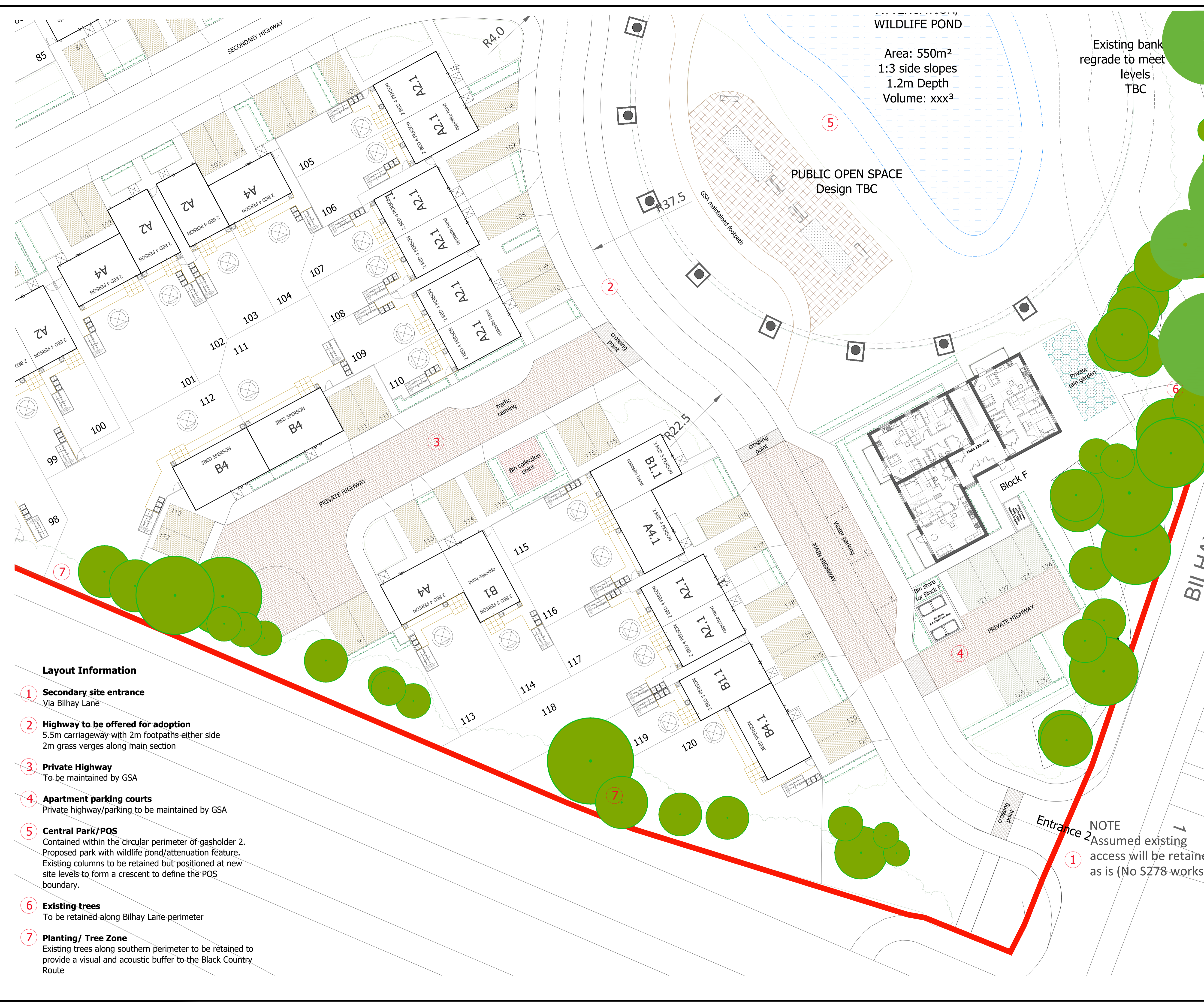
**PUBLIC OPEN SPACE**  
Design TBC

Existing bank regrade to meet levels TBC

B - Existing trees retained to match tree report.	11.03.22	CU
A - House type references changed to match elevation. Existing trees retained to match tree report.	07.03.22	CU
rev	note	date
		by

**indesign.**  
178 Birmingham Road  
West Bromwich  
West Midlands  
B70 6QG  
Tel. 0300 111 7000  
www.accordha.org.uk

client	GREENSQUAREACCORD
project	PROPOSED DEVELOPMENT OFF SWAN LANE WEST BROMWICH B70 0NY
title	SITE LAYOUT 4 out of 5
job	18-1529
dwg no	109
rev	B
date	07-12-21
scale	1:200
drawn	KH

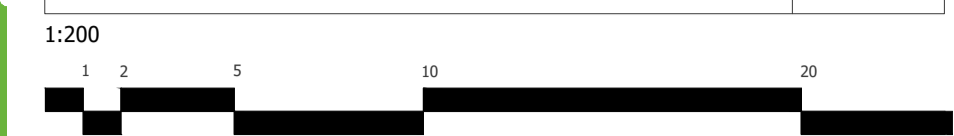


WILDLIFE POND  
 Area: 550m<sup>2</sup>  
 1:3 side slopes  
 1.2m Depth  
 Volume: xxx<sup>3</sup>

Existing bank  
 regrade to meet  
 levels  
 TBC

PUBLIC OPEN SPACE  
 Design TBC

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SITE AREA	41037 m <sup>2</sup> 4.1 ha 10.1 acres
-----------	--

SCHEDULE OF ACCOMMODATION	
HOUSING	
2 Bed 4 Person houses	41 No
3 Bed 5 Person houses	24 No
FLATS	
1 Bed 2 Person flats	17 No
2 Bed 3 Person flats	65 No
TOTAL	147 No

DENSITY  
 36 units per ha

CARPARKING	
1 Bed @ 1:1	
2 Bed @ 1:1	
3 Bed @ 2:1	
176 + 28 Visitor spaces (Total 204 spaces/1:3 spaces per dwelling)	

AMENITY SPACE FOR FLATS  
 5126m<sup>2</sup>  
 [approx 62m<sup>2</sup>/per unit]

PUBLIC OPEN SPACE  
 3788m<sup>2</sup>

KEY			
	Red line boundary		Hedgerow
	Primary highway Tarmac		Shrub planting
	Secondary highway, shared surfaces & private parking courts Tegula Block Paving		Public open space To be maintained by GSA
	Private parking bays Block Paving		Existing gas holder columns. To be repositioned at new site levels
	Private rain gardens		Apartment bin stores
	Attenuation Basin		Crossover points
	Proposed Trees		High contrast block paving to primary highway
	Existing Trees		Grass verges To be offered for LA adoption

**Layout Information**

- 1 Secondary site entrance Via Bilhay Lane
- 2 Highway to be offered for adoption 5.5m carriageway with 2m footpaths either side 2m grass verges along main section
- 3 Private Highway To be maintained by GSA
- 4 Apartment parking courts Private highway/parking to be maintained by GSA
- 5 Central Park/POS Contained within the circular perimeter of gasholder 2. Proposed park with wildlife pond/attenuation feature. Existing columns to be retained but positioned at new site levels to form a crescent to define the POS boundary.
- 6 Existing trees To be retained along Bilhay Lane perimeter
- 7 Planting/ Tree Zone Existing trees along southern perimeter to be retained to provide a visual and acoustic buffer to the Black Country Route

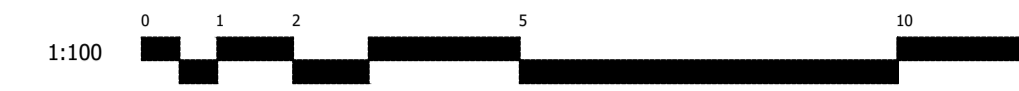
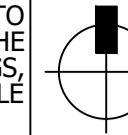
NOTE  
 Assumed existing access will be retained as is (No S278 works)

B - Existing trees retained to match tree report ..	11.03.22	CJ
A - House type references changed to match elevation. Existing trees retained to match tree report ..	07.03.22	CJ
rev	note	date

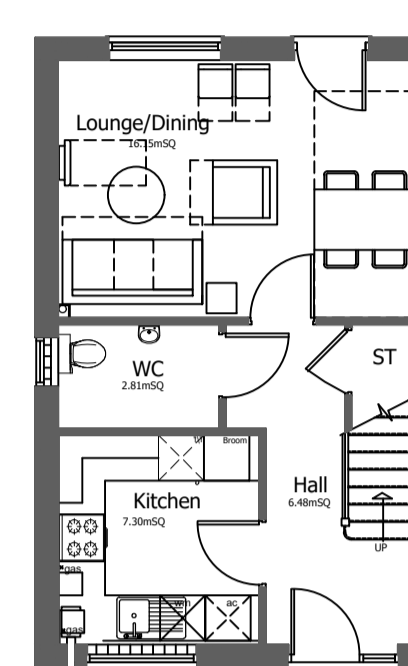
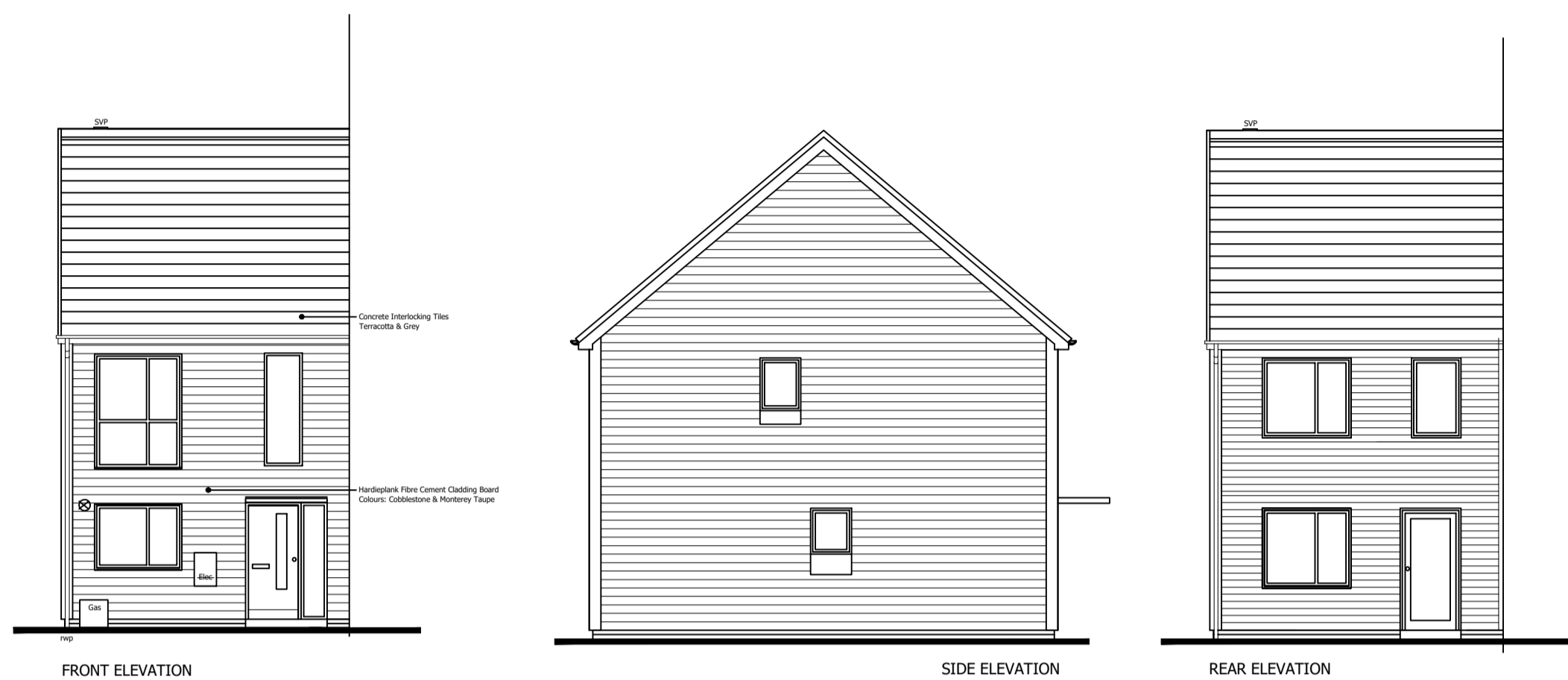
**indesign.**  
 178 Birmingham Road  
 West Bromwich  
 West Midlands  
 B70 6QG  
 Tel. 0300 111 7000  
 www.accordha.org.uk

client	GREENSQUAREACCORD
project	PROPOSED DEVELOPMENT OFF SWAN LANE WEST BROMWICH B70 0NY
title	SITE LAYOUT 5 out of 5
job	18-1529
dwg no	110
rev	B
date	07-12-21
scale	1:200
drawn	KH

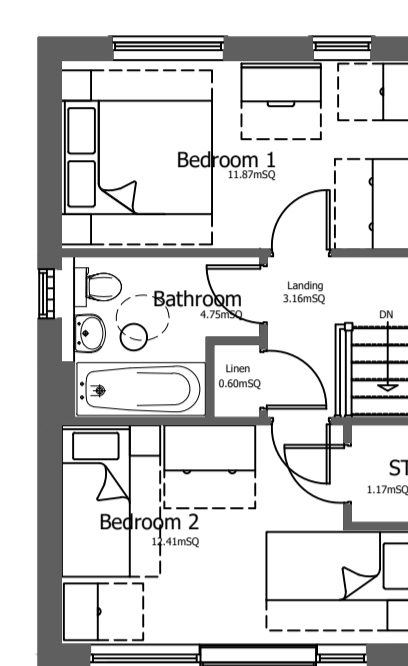
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**TYPE A2  
(Hardie Plank Option)  
HOUSETYPE PLANS & ELEVATIONS  
1:100 SCALE**



GROUND FLOOR PLAN  
2 BED 4 PERSON  
AREA 73.24m<sup>2</sup> (Finished)  
AREA 75.04m<sup>2</sup> (Structural)

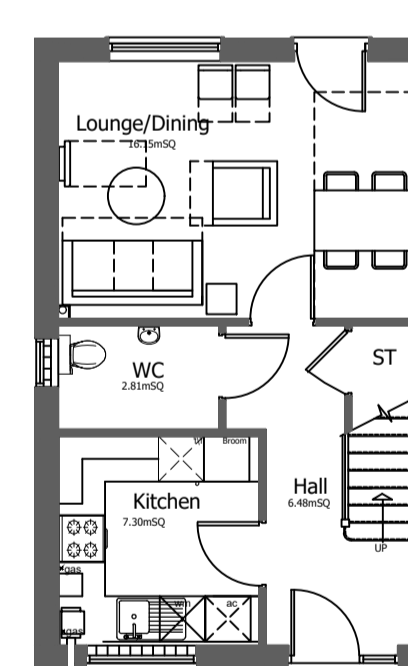
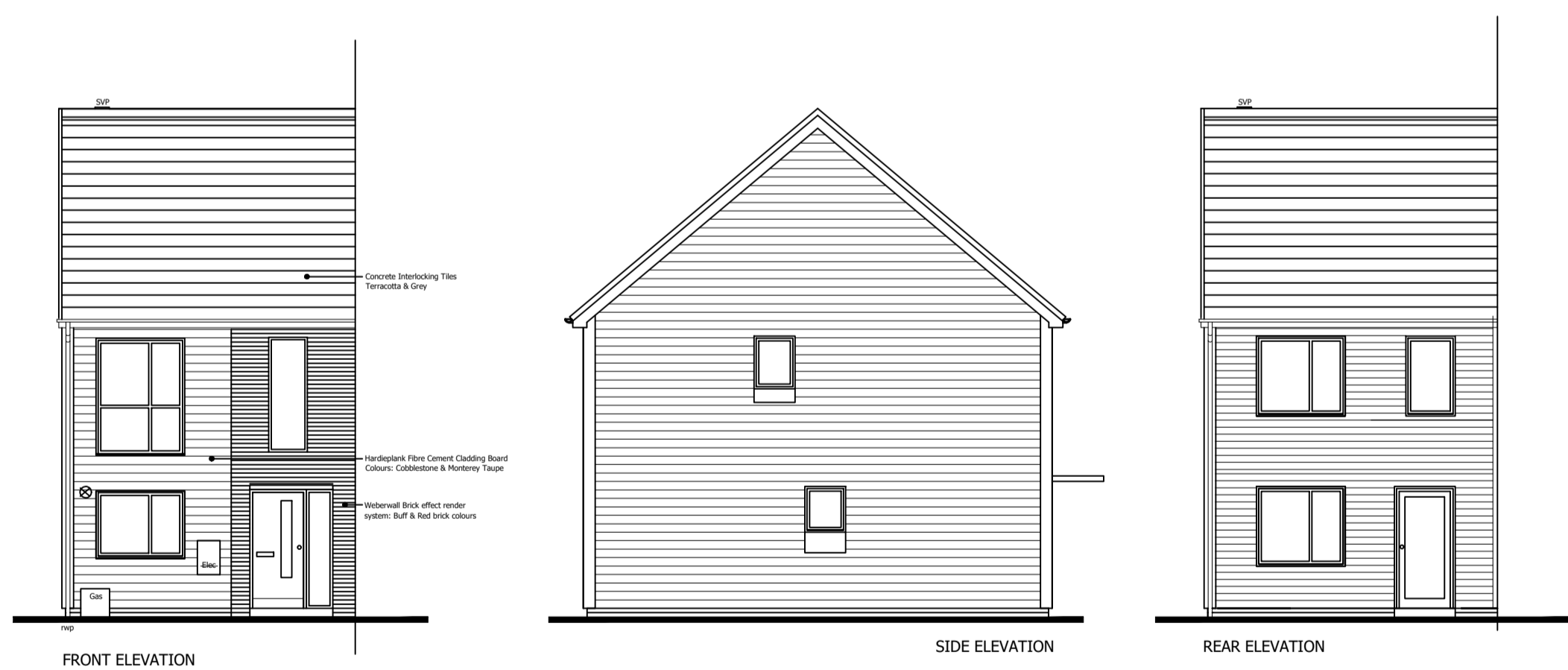


FIRST FLOOR PLAN

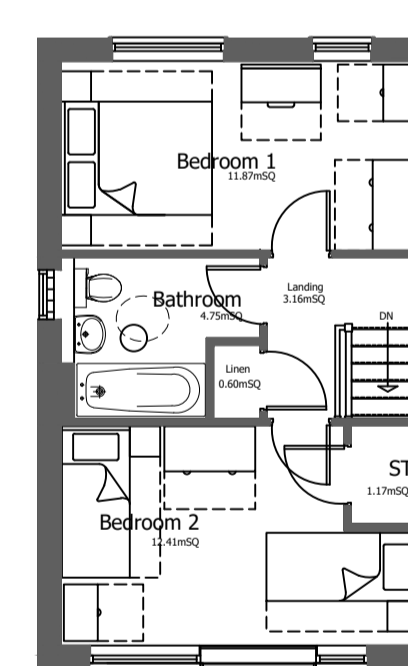
**KEY**

- Hardieplank Fibre Cement Cladding Board  
Colours: Cobblestone & Monterey Taupe
- Weberwall Brick effect render system: Buff & Red brick colours
- Concrete Interlocking Roof Tiles: Terracotta & Grey

**TYPE A2.1  
(Hardie Plank Option with Weber wall brick effect render)  
HOUSETYPE PLANS & ELEVATIONS  
1:100 SCALE**



GROUND FLOOR PLAN  
2 BED 4 PERSON  
AREA 73.24m<sup>2</sup> (Finished)  
AREA 75.04m<sup>2</sup> (Structural)



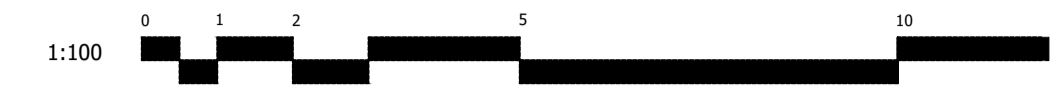
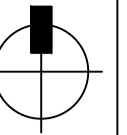
FIRST FLOOR PLAN

A	House types given new reference to match site plan	04.03.22	CJ
rev	note	date	by

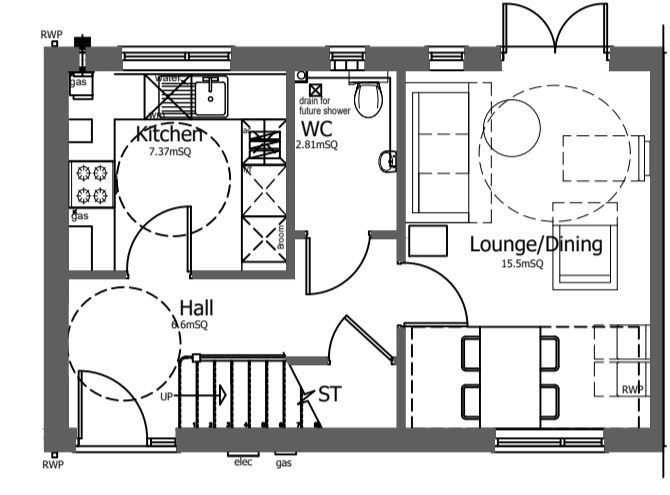
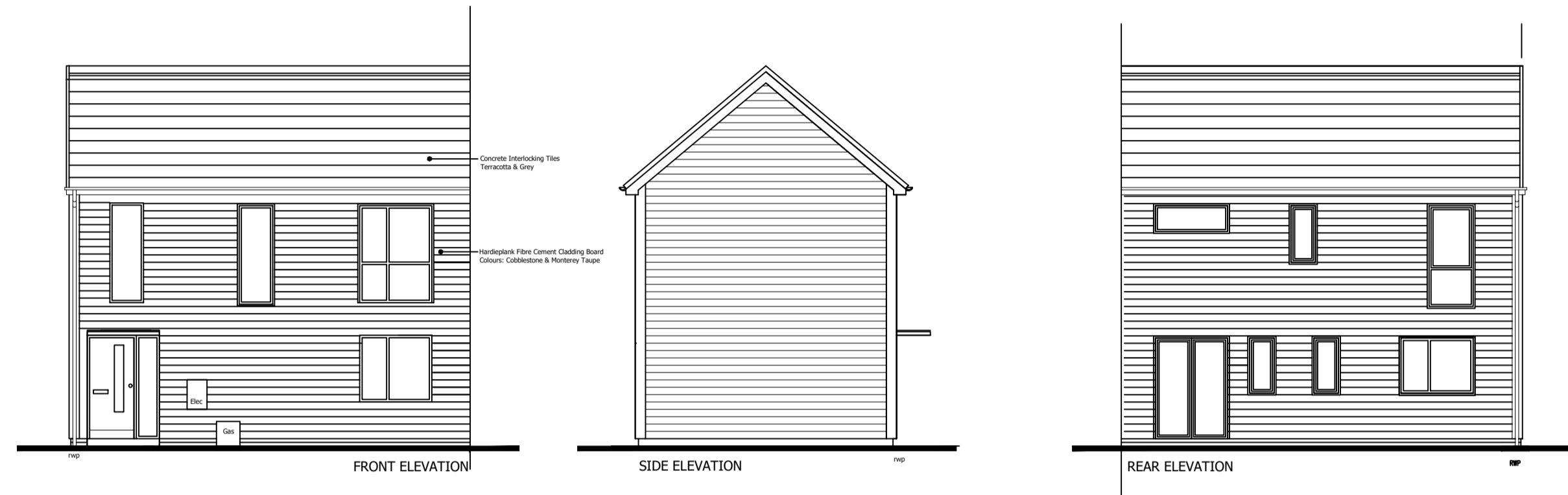
**indesign.** 178 Birmingham Road  
West Bromwich  
West Midlands  
B70 6QG  
Tel. 0300 111 7000  
www.accordha.org.uk

client	GREENSQUAREACCORD		
project	PROPOSED DEVELOPMENT OFF SWAN LANE WEST BROMWICH B70 0NY		
title	Block Plans & Elevations- Type A2 & A2.1		
job	18-1529	dwg no	112
rev	A	date	October 2021
scale	1:100 @ A1	drawn	KLH

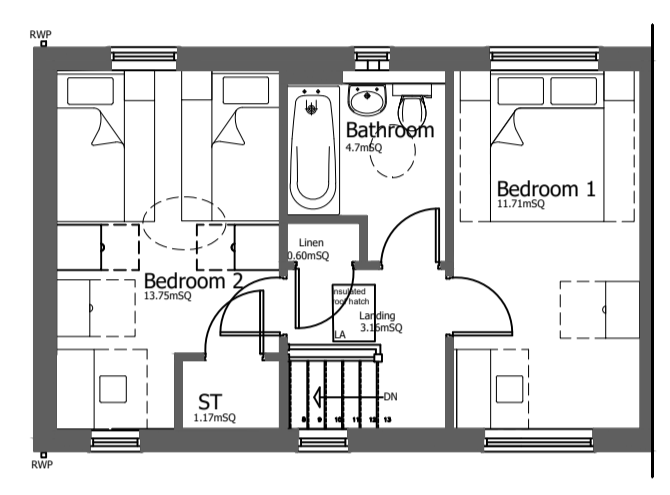
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**TYPE A4  
(Hardie Plank Option )  
HOUSETYPE PLANS & ELEVATIONS  
1:100 SCALE**



GROUND FLOOR PLAN  
2 BED 4 PERSON  
AREA 74.28m<sup>2</sup> (Finished)  
AREA 76.04m<sup>2</sup> (Structural)

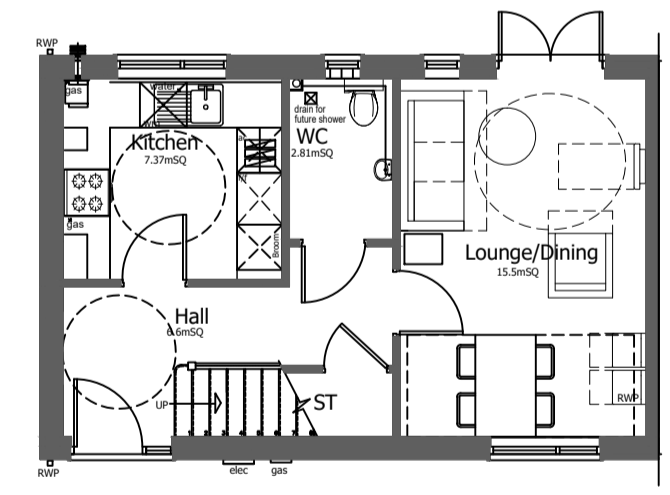
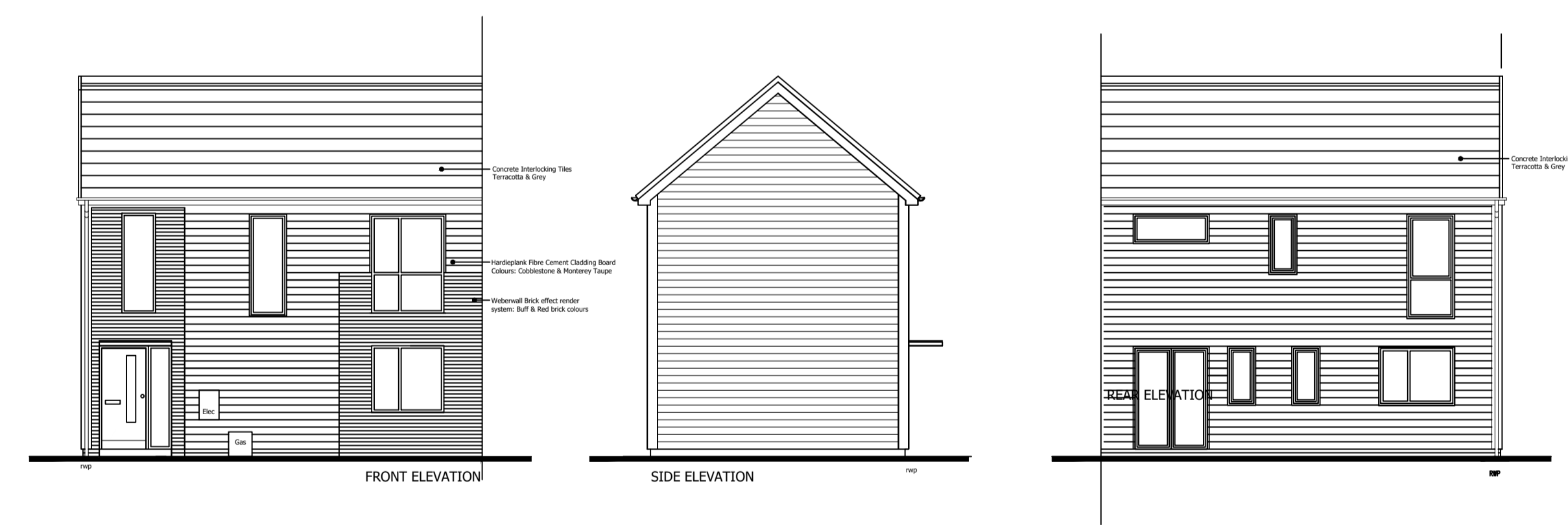


FIRST FLOOR PLAN

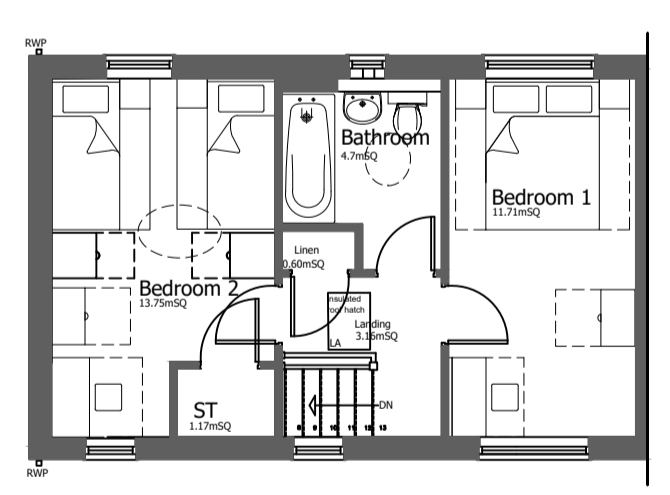
**KEY**

- Hardieplank Fibre Cement Cladding Board  
Colours: Cobblestone & Monterey Taupe
- Weberwall Brick effect render system: Buff & Red brick colours
- Concrete Interlocking Roof Tiles: Terracotta & Grey

**TYPE A4.1  
(Hardie Plank Option with Weber wall brick effect render )  
HOUSETYPE PLANS & ELEVATIONS  
1:100 SCALE**



GROUND FLOOR PLAN  
2 BED 4 PERSON  
AREA 74.28m<sup>2</sup> (Finished)  
AREA 76.04m<sup>2</sup> (Structural)



FIRST FLOOR PLAN

A	House types given new reference to match site plan	04.03.22	CJ
rev	note	date	by

**indesign.** 178 Birmingham Road  
West Bromwich  
West Midlands  
B70 6QG  
Tel. 0300 111 7000  
www.accordha.org.uk

client	GREENSQUAREACCORD		
project	PROPOSED DEVELOPMENT OFF SWAN LANE WEST BROMWICH B70 0NY		
title	Block Plans & Elevations- Type A4 & A4.1		
job	18-1529	dwg no	114
rev	A	date	October 2021
scale	1:100 @ A1	drawn	KLH