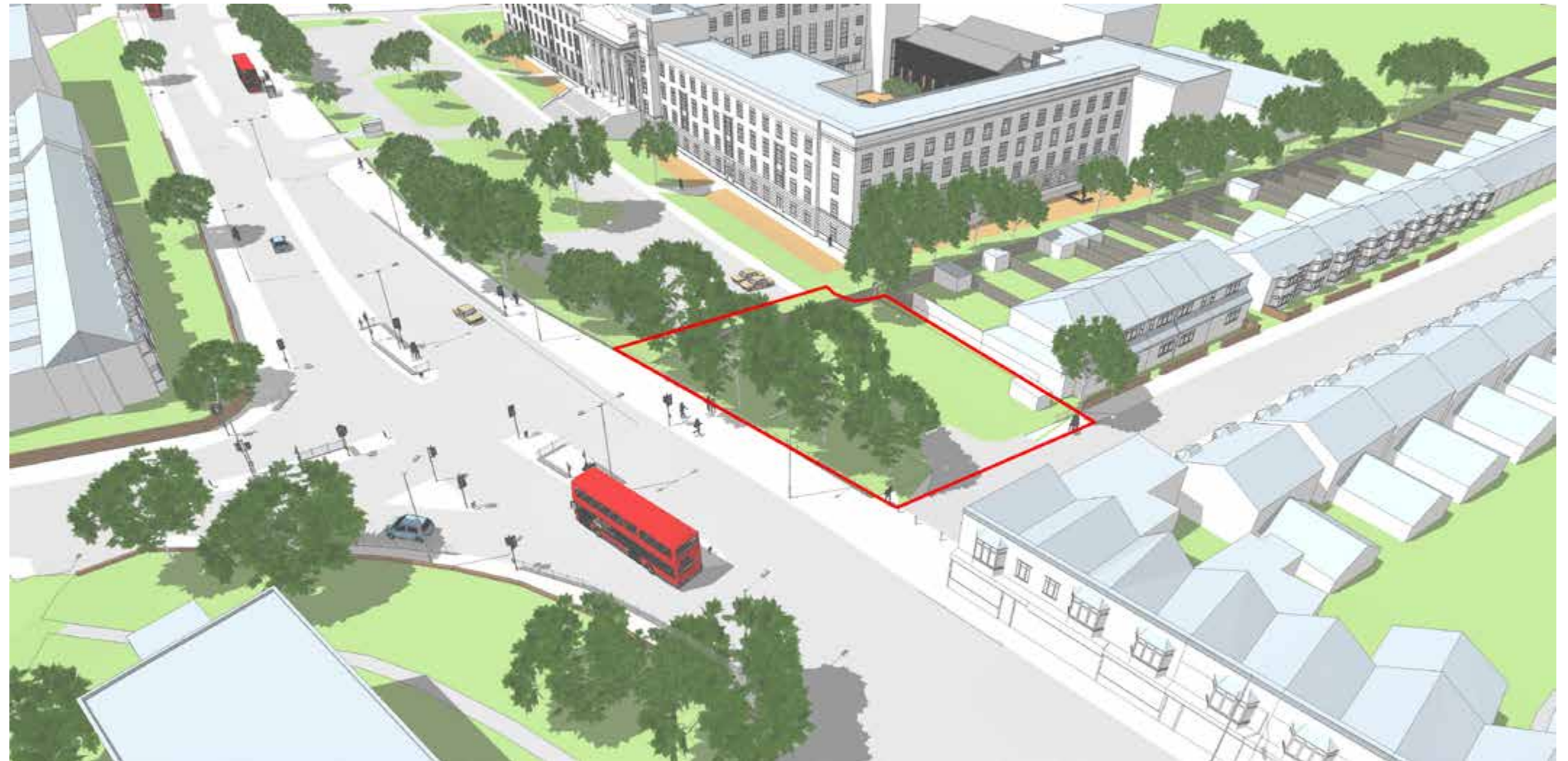


Spruce Hills Road Residential Proposal

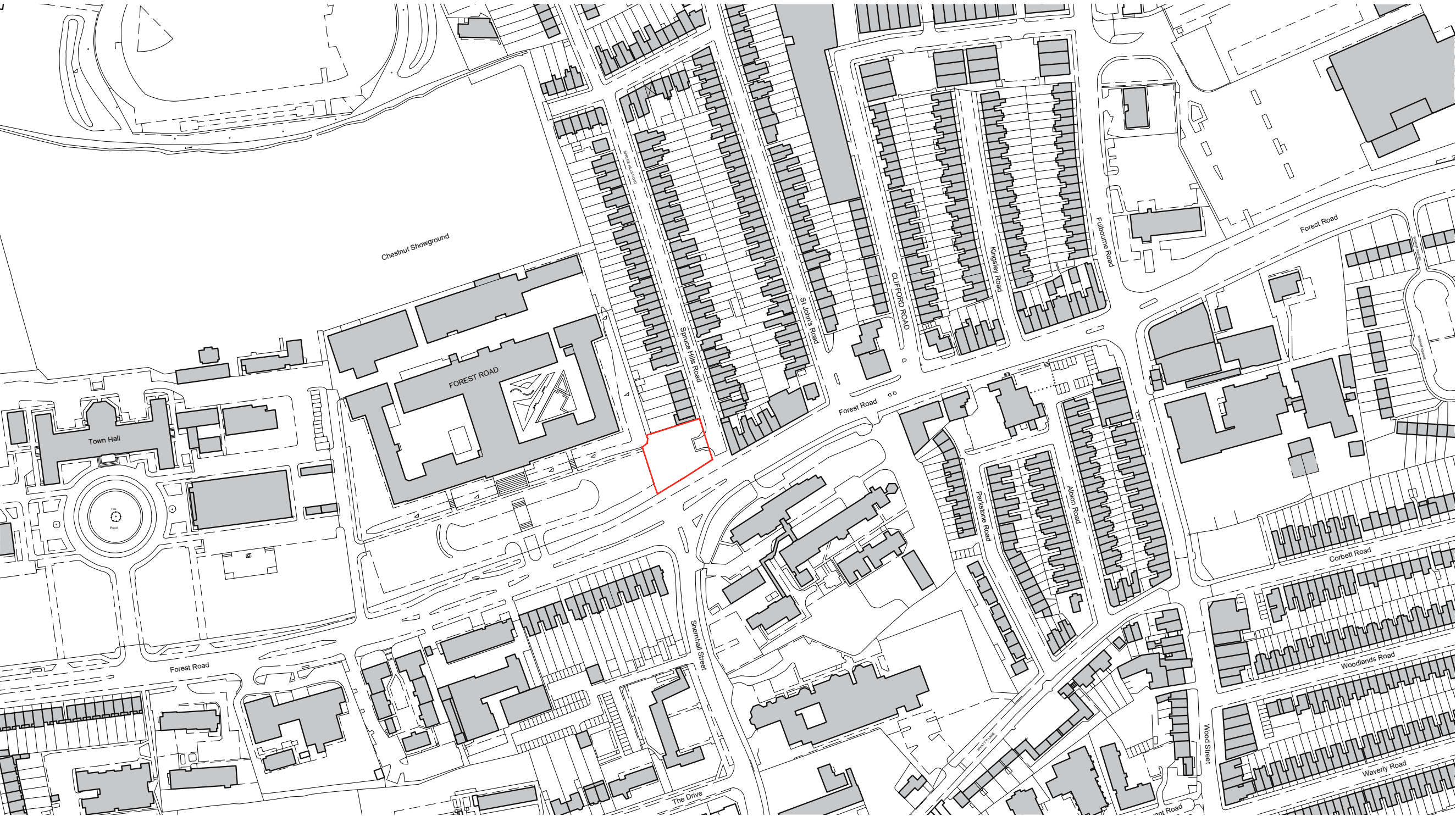
Revised 14 Unit Proposal



September 8th 2015 - REV D

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Site Location Plan

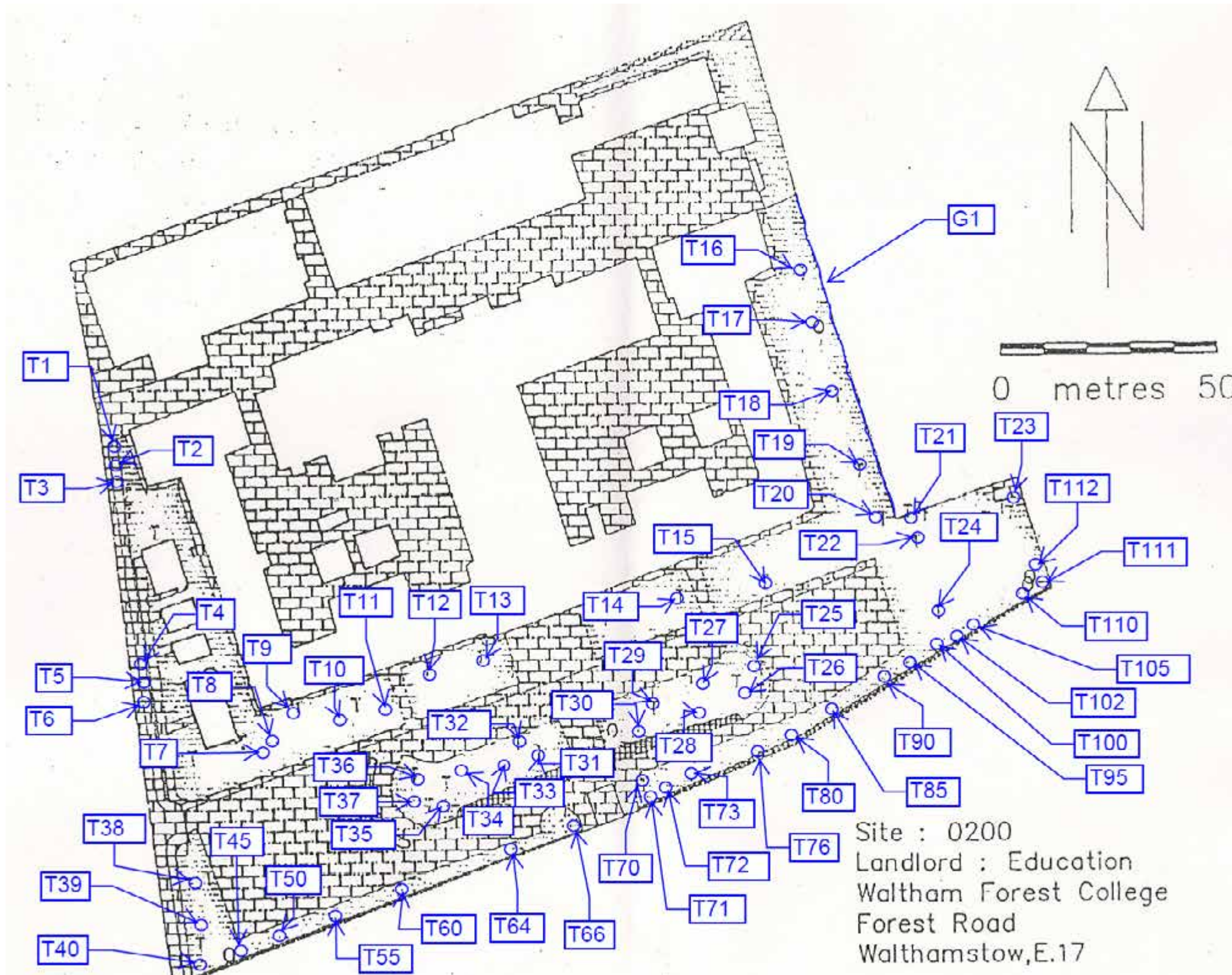
— Site Area 0.113 Hectares/ 1130m²



Survey Plan

-  Topographical Survey Trees
-  Trees to be retained
-  Trees to be removed
-  Tree Survey Trees

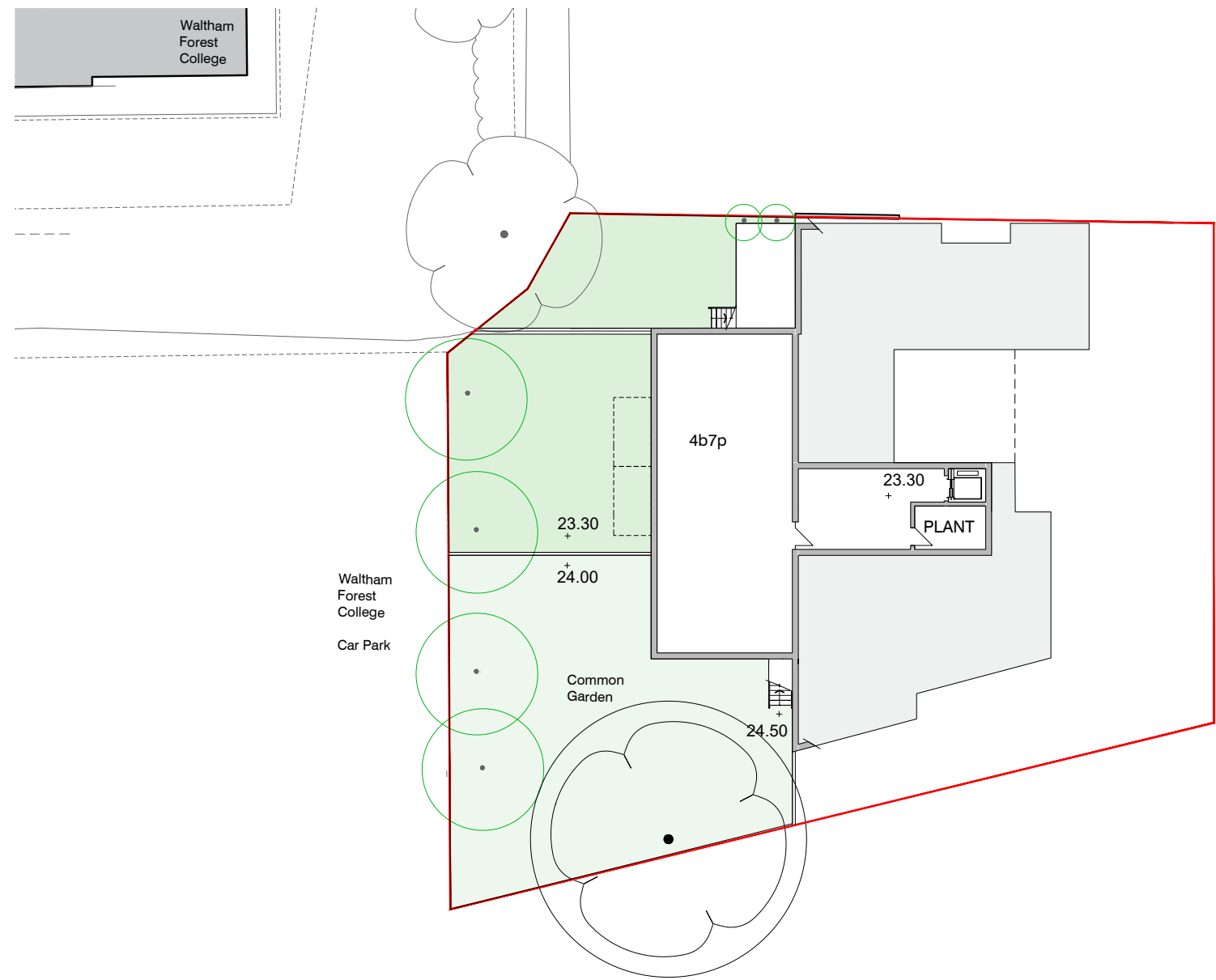
Drawing based on
Maltby Land Surveys
LTD. drawing no.
08/235 RevA



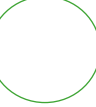


- T20 - Downy Birch - Fair Condition
- T21 - Rowan - Fair Condition
- T22 - Downy Birch - Fair Condition
- T23 - Sycamore - Fair Condition
- T24 - London Plane - Fair Condition
- T90 - Common Beech - Fair Condition
- T100 - Downy Birch - Fair Condition
- T102 - Sycamore - Fair condition
- T105 - Wild Cherry - Poor Condition
- T110 - Sycamore - Fair Condition
- T111 - Sycamore - Fair Condition
- T112 - Sycamore - Fair Condition

Drawing extracted from Arboricultural Solutions tree survey.

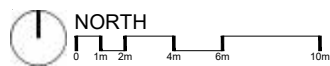
Inspected: 5th June 2014



-  Topographical Survey Trees
-  Tree Survey Trees
-  New Trees

Lower Ground Floor Plan

- 1 x 4b7p



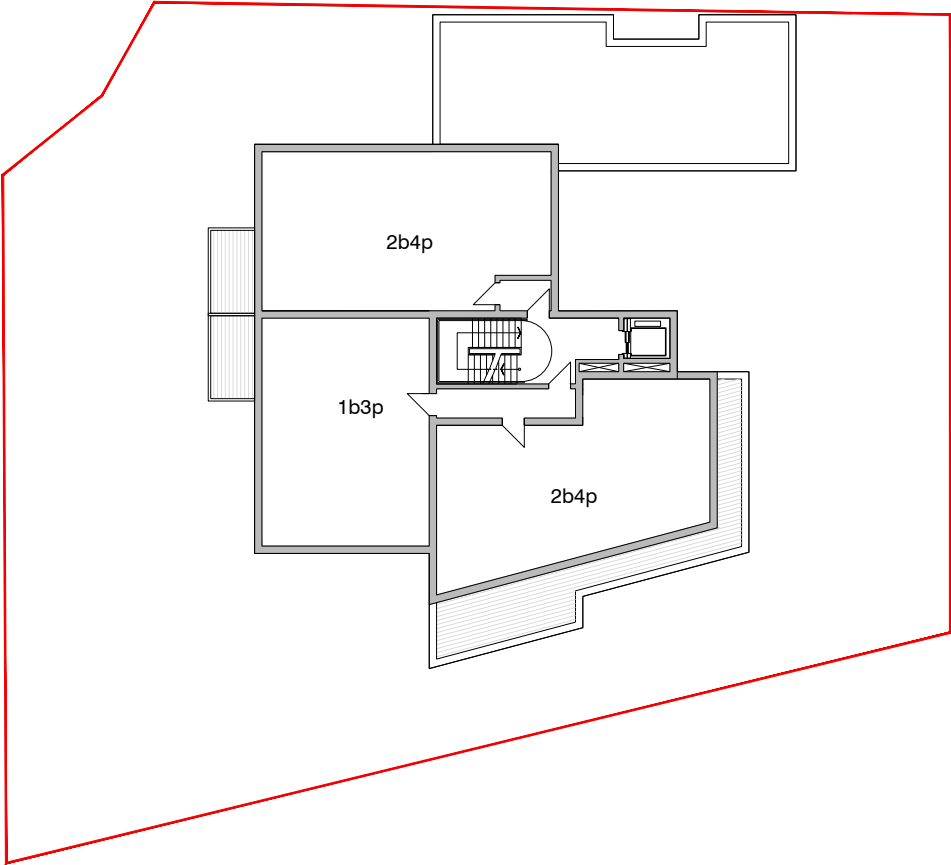
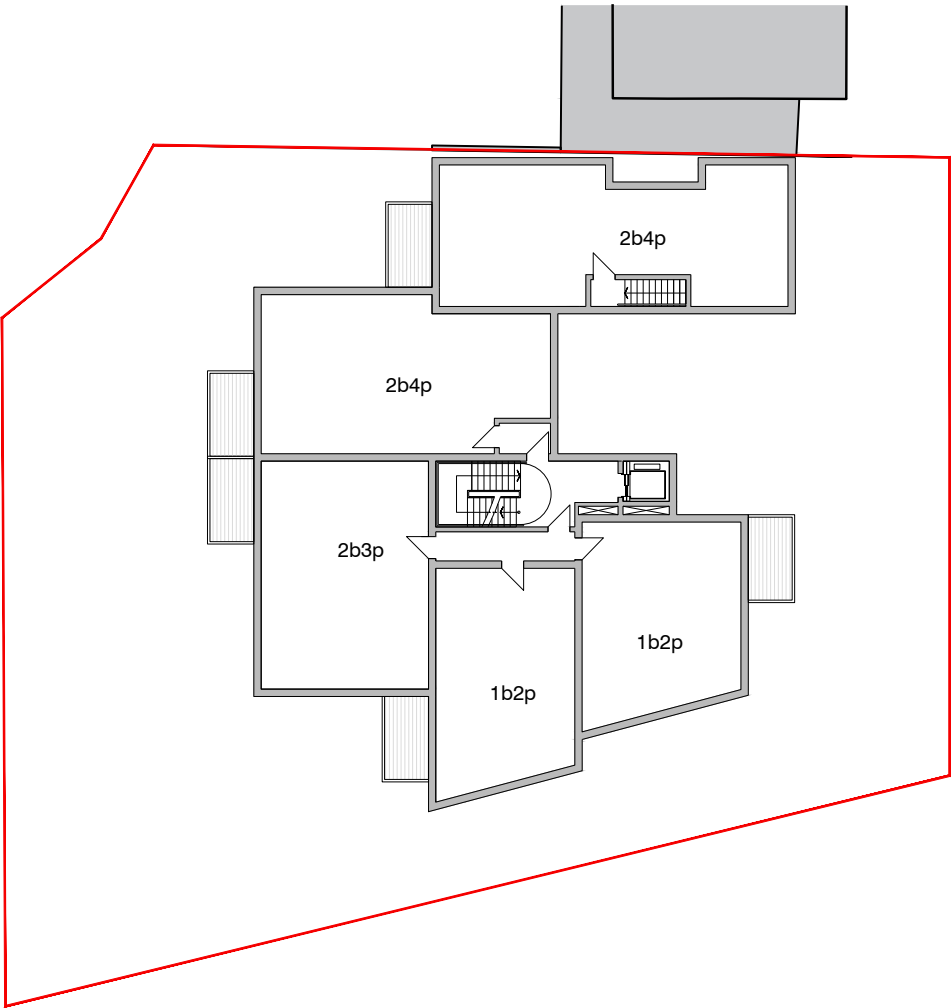


Upper Ground Floor Plan

- 4 x 1b2p
- 1 x 2b4p

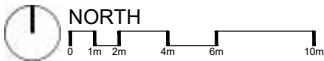
Revised 14 Unit Proposal - Key points

- All trees along forest road retained
- Slope exploited to maximise site potential whilst minimising street scale impact
- Building steps down towards 5 Spruce Hills Road
- Turning head is relocated to improve flats to the south
- 2 car parking spaces
- Communal garden, private gardens and balconies
- Access to the communal garden from ground floor level.
- Bike store and bin store by turning head
- Wheelchair access to flats



First Floor Plan

- 2 x 1b2p
- 1 x 2b3p
- 2 x 2b4p



Second Floor Plan

- 1 x 1b3p
- 2 x 2b4p



West View

----- Previous 18 Unit Proposal 16.6.15

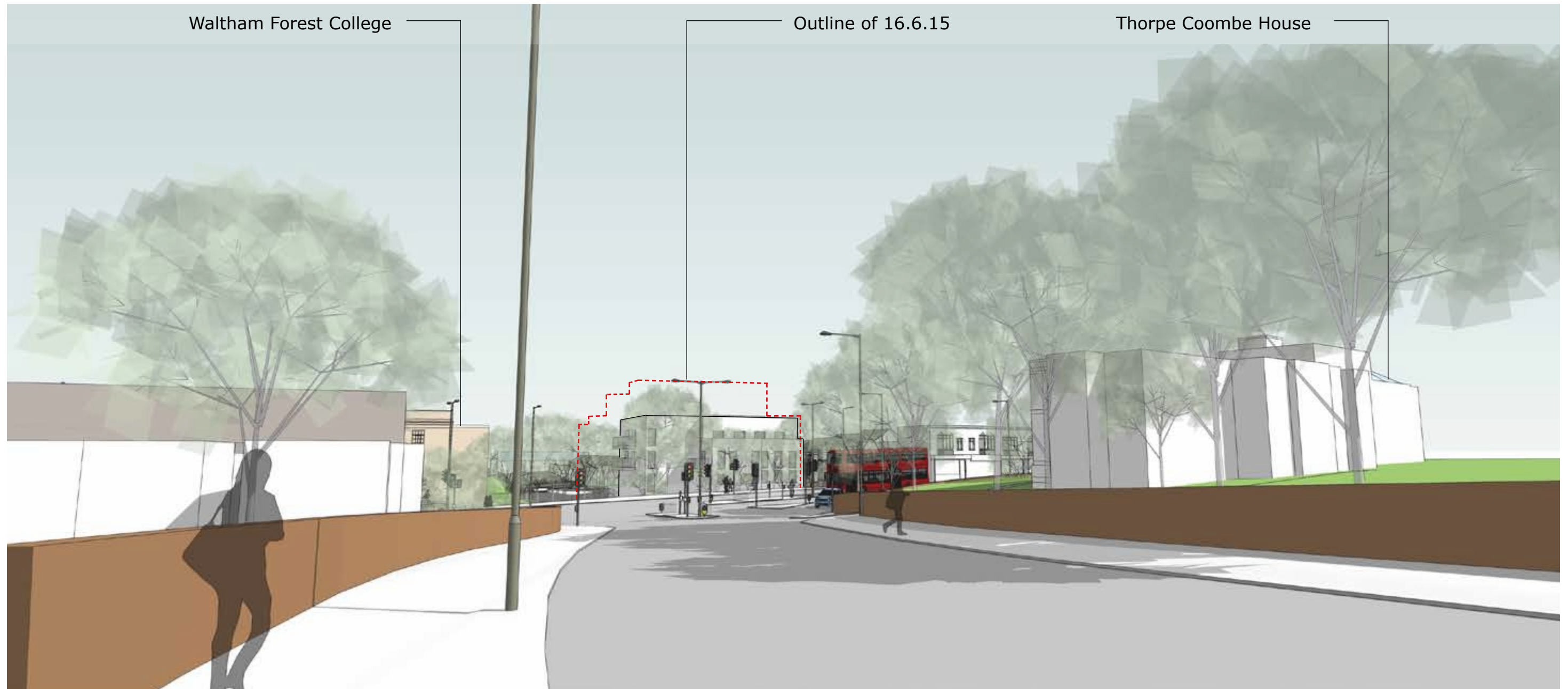




East View

----- Previous 18 Unit Proposal 16.6.15





Shernhall Street View

----- Previous 18 Unit Proposal 16.6.15