

# CARRS LANE, CUDWORTH

NAME	STOREYS	BED	FLOOR AREA	% MIX	UNITS	TOTAL	
<b>Private</b>							
Was) Washington - End	2		615	5.4	15	9225	
Was) Washington - Mid	2		615	5.4	15	9225	
Hall Halton	2		1268	4.7	13	16484	
Mai) Maidstone - End	2		830	7.9	22	18260	
Mai) Maidstone - Mid	2		830	2.9	8	6540	
Fol) Folkstone - End	2		830	15.8	44	36520	
Fol) Folkstone - Mid	2		830	5.9	17	14502	
Win) Windermere	2		1074	6.8	19	20406	
Enn) Ennerdale - Det	2		916	5.4	15	13740	
Enn) Ennerdale - End	2		916	3.6	10	9160	
Che) Chester	2		1032	3.2	9	9288	
Kin) Kingsley	2		1079	10.4	29	32291	
Esk) Eskdale - Det	2		1058	2.2	6	6348	
Esk) Eskdale - End	2		1058	2.9	8	8464	
Rip) Ripon	2		1120	4.3	12	13440	
Rad) Radwigh	2		1316	8.6	24	31584	
Ald) Alderney	2		1225	8.3	23	28175	
					<b>Private Total</b>	<b>263</b>	<b>263790</b>
<b>Bungalows</b>							
Alt) Alton	1		800	3.2	9	7200	
Bea) Beadale - End	1		594	2.2	6	3564	
					<b>Bungalow Total</b>	<b>15</b>	<b>10764</b>
					<b>Overall Total</b>	<b>278</b>	<b>274554</b>

Overall Density	
Gross Area	28.7 Acres
Net Area	13.6 Acres
Density	14008 Per Acre
Units Per Ha	35.02
Units Per Acre	14.18

### GENERAL SPECIFICATION NOTES:-

- All rear gardens to be gated with lockable gate.
- Refer to engineers drawings for retaining wall / drainage details.
- Where heights are shown to step by more than 600mm guarding/balustrading to be provided in accordance with Building Regulations Part K. Where step is shown to be exactly 600mm contractors must ensure this height is not exceeded.

### BOUNDARY SETTING OUT NOTES:-

- Refer to Boundary Setting Out drawings.
- Set boundaries out in accordance with the approved Technical Layout.
- If a boundary cannot be constructed in accordance with the Setting Out Drawings (e.g. if there is an obstruction) please contact the technical department for advice.

### Technical Layout Legend

- Existing dwellings
- Front entrance door
- Secondary entrance
- Denotes handing of plot
- 1800mm high screen wall + fence
- 1800mm high close board timber fence
- 450mm high timber knee rail fence
- 1.5m post and rail slooproof fence with 4 rails
- 2.4m high timber close boarded fence
- Ball Top metal railings
- Lockable personnel gate
- Denotes additional windows to habitable rooms
- Bin collection points
- Landscaping Retained
- Landscaping Removed
- Permitted Development rights removed.
- Private Dwelling Bin Storage
- Grid Bin Locations (2m x 1m hard-standing area)
- Sewer Easements
- Cable Easements
- Block Paving
- Grass/Low landscaping highway verges

- J 04/06/18 Singles amended to hip roofs Plots 140, 143, 149, double garages amended to hip roof, boundary amended to the rear of plots 207
- H 10/04/18 Garages Stays Amended
- F 05/03/18 Plot 103 Plot 275-288 amended
- E 02/02/18 Shared Parking Area Amended: Drainage easement added
- D 18/01/18 Junction and access to Road A25 (corner) revised and surrounding plot positions amended accordingly. Shared access track and gate for allocation being added to BS corner. 1500mm kerbs along Road 3 smoothed out
- C 11/12/17 Highways amended to match S38 drawing. Adopted verge areas hatched. Grid line and Bin collection points amended. Retaining walls above 600mm shown. Fence added around perimeter of Abolition Basin. Private drives amended to BS and A25 (corner) to BS and A25 split and service margin removed. Plot 22 handed and rotated.
- B 06/11/17 Private drive serving plots 83A & 83B split and service margin removed. Service margin removed from private drive serving 49-51. Plot codes added. Full driveway handover amended. Abolition area revised. Master loop positions added to BS and A25 (corner). Access to BS re-referenced to A25. Ramps removed other than entrance to block paved roads. Sub Station shown in BS corner. Cable easements shown.
- A 03/08/17 Bin storage and Grid Bin locations indicated. Rear access provided to Plot 184.

## DK DESIGNS

FUTURE PROJECTS TODAY

7A HEYWOOD HOUSE, HYDRA BUSINESS PARK  
NETHER LANE  
SHEFFIELD  
S35 1ZX

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Client: **Barratt Homes**

Project Title: **Carrs Lane, CUDWORTH  
Technical Layout**

Scale: <b>1:500 @ A0</b>	Date: <b>June 17</b>
Drawing Number: <b>2017-083-01</b>	Revision: <b>J</b> Drawn by: <b>MTS</b>

### NOTES

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ALL DIMENSIONS TO BE CHECKED ON SITE

ALL SUBJECT TO STRUCTURAL ENGINEERS CHECKS AND CALCULATIONS

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