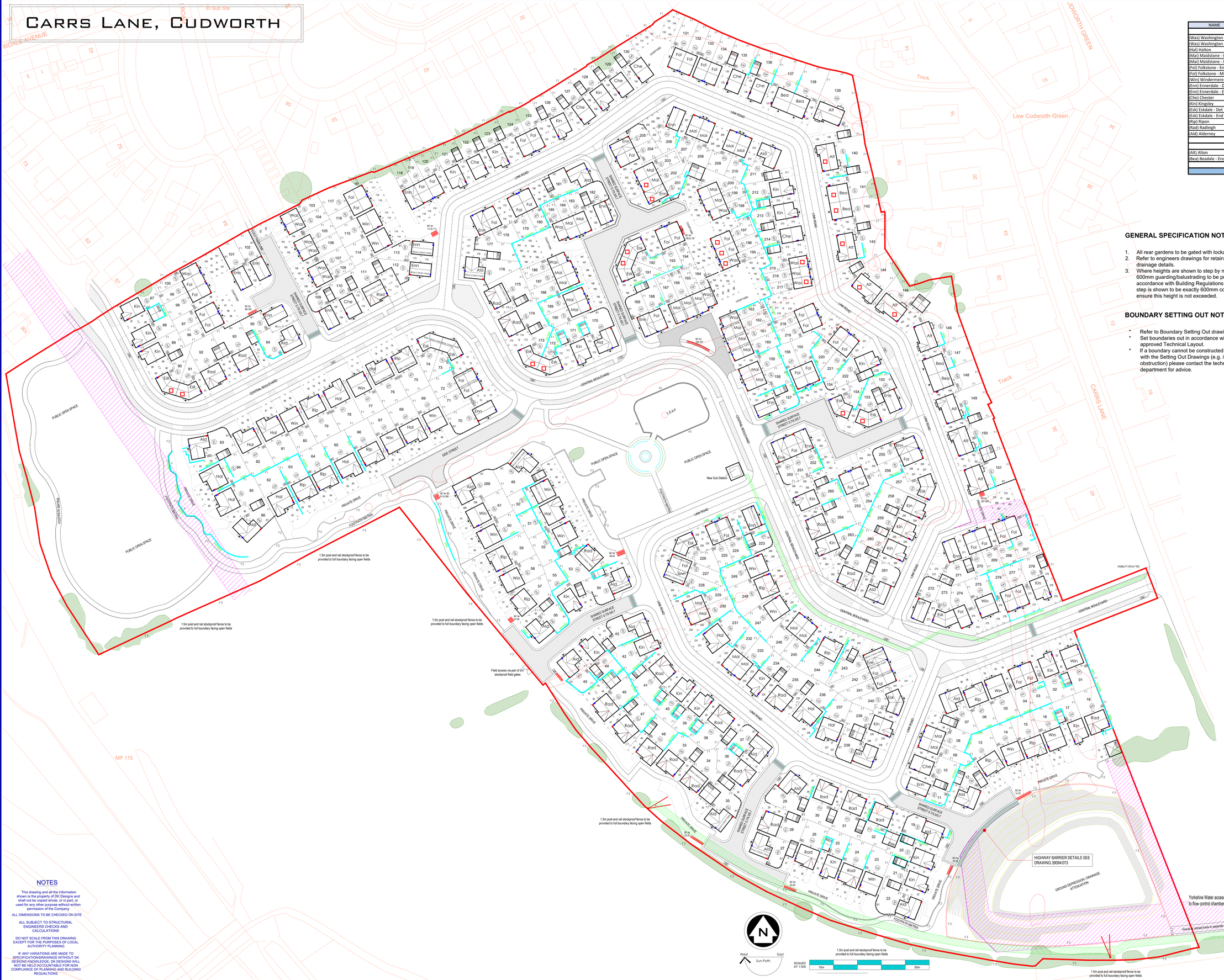
Carrs Lane, Cudworth



NAME	STOREYS	BED	FLOOR AREA	% MIX	UNITS	TOTAL
			Private			
(Was) Washington - End	2		615	5.4	15	9225
(Was) Washington - Mid	2		615	0.4	1	615
(Hal) Halton	2		1268	4.7	13	16484
(Mai) Maidstone - End	2		830	7.9	22	18260
(Mai) Maidstone - Mid	2		830	2.9	8	6640
(Fol) Folkstone - End	2		830	15.8	44	36520
(Fol) Folkstone - Mid	2		830	1.8	5	4150
(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	31291
(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) Radleigh	2		1316	8.6	24	31584
(Ald) Alderney	2		1225	8.3	23	28175
			Private Total	**263**		**263790**
			Bungalows			
(Alt) Alton	1		800	3.2	9	7200
(Bea) Beadale - End	1		594	2.2	6	3564
			Bungalow Total	**15**		**10764**
			Overall Total	**278**		**274554**

Overall Density		
Gross Area	28.7	Acres
Net Area	19.6	Acres
Density	14008	Per Acre
Units Per Ha	35.02	
Units Per Acre	14.18	

GENERAL SPECIFICATION NOTES:-

1. All rear gardens to be gated with lockable gate.
2. Refer to engineers drawings for retaining wall / drainage details.
3. 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 stockproof fence with 4 rails.
- 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
- Grit Bin Locations (2m x 1m hard-standing area)
- Sewer Easements
- Cable Easements
- Block Paving
- Grass/Low landscaping highway verges

Rev.	Date.	
E	27/02/18	Minor amendments further to LA comments
D	18/01/18	Junction and access to Road 4(SE corner) revised and surrounding plot positions amended accordingly. Stoned access track and gate for attenuation basin added in SE corner. Various radiuses along Road 3 smoothed out. Visibility splay indicated at Road 4 junction.
C	11/12/17	Highways amended to match S38 drawing. Adopted verge areas hatched. Grit bin and Bin collection points amended. Retaining walls above 600mm shown. Fence added around perimeter of Attenuation Basin. Private drives serving 83-86 & 62-65 shortened to 45m or less. Plots 145/146 garage adjusted forward. Plot 22 handed and rotated.
B	06/11/17	Private drive serving plots 83-86 & 62-65 split and service margin removed. Plots 145/146 garage adjusted forward. Plot 22 handed. Plot 1 changed to Folkestone handings amended.# Attenuation area revised. Meter box positions added to Beadle housetype. Bungalow 'Alford' re re-refferenced as 'Alton'. Ramps removed other than entrance to block paved roads. Sub Station shown in in SE corner. Cable easements shown.
A	03/08/17	Bin storage and Grit Bin locations indicated. Rear access provided to Plot 184.

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Client.

Barratt Homes

Project/Title.

Carrs Lane, CUDWORTH
Technical Layout

Scales.		Date.
1:500 @ A0		June 17
Drawing Number.	Revision.	Drawn by.
2017-083-01	E	MTS

NOTES

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ALL DIMENSIONS TO BE CHECKED ON SITE

ALL SUBJECT TO STRUCTURAL ENGINEERS CHECKS AND CALCULATIONS

DO NOT SCALE FROM THIS DRAWING EXCEPT FOR THE PURPOSES OF LOCAL AUTHORITY PLANNING

IF ANY VARIATIONS ARE MADE TO SPECIFICATION/DRAWINGS WITHOUT DK DESIGNS KNOWLEDGE, DK DESIGNS WILL NOT BE HELD ACCOUNTABLE FOR NON COMPLIANCE OF PLANNING AND BUILDING REGULATIONS

N
West
East
Sun Path

SCALED AT 1:500
10m
50m