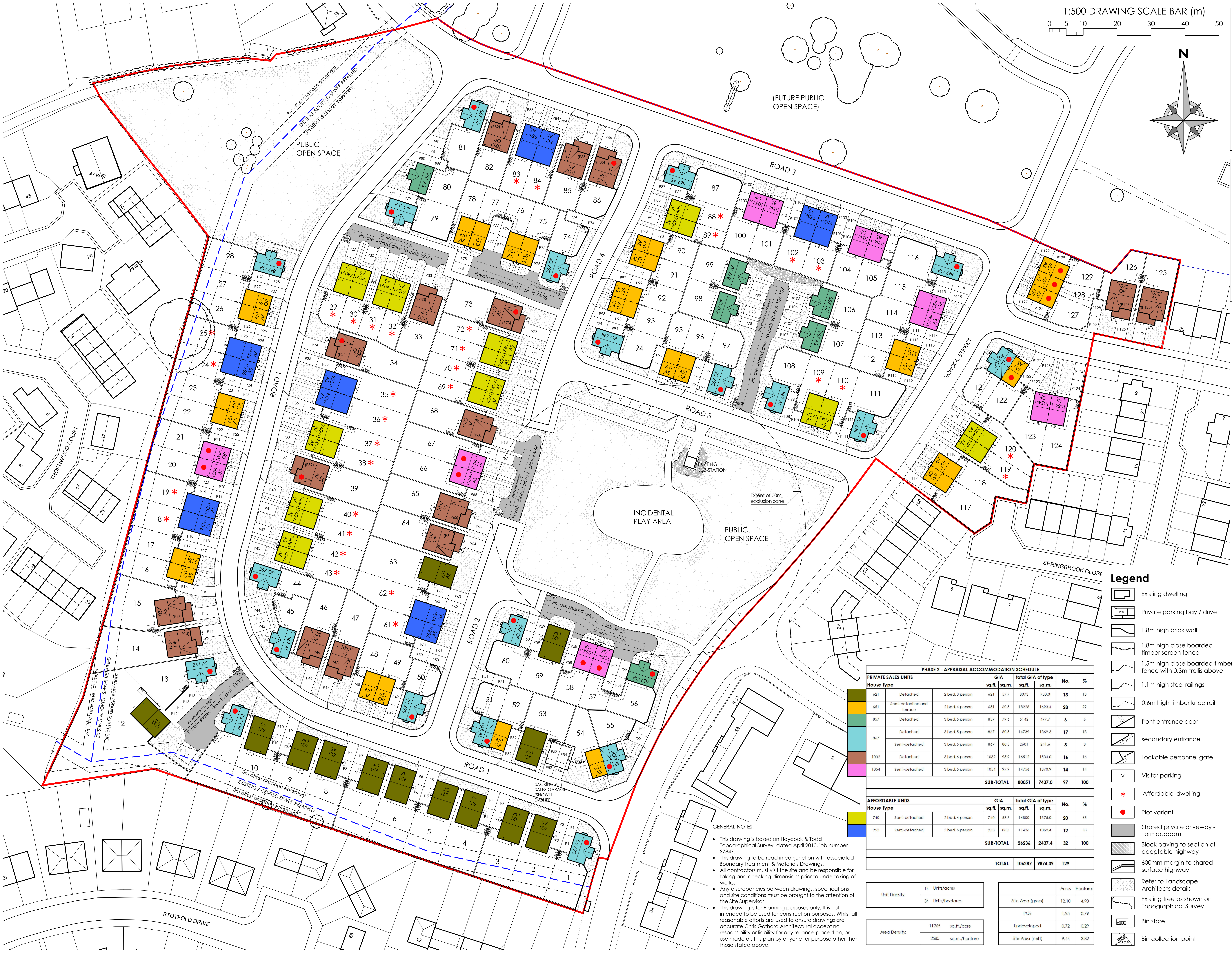
1:500 DRAWING SCALE BAR (m)
0
5
10
20
30
40
50
N
(FUTURE PUBLIC OPEN SPACE)
PUBLIC OPEN SPACE
3m offset drainage easement
EXISTING ADOPTED SEWER RETAINED
3m offset drainage easement
ROAD 1
ROAD 2
ROAD 3
ROAD 4
ROAD 5
SCHOOL STREET
SPRINGBROOK CLOSE
STOTFOLD DRIVE
THORNWOOD COURT
Private shared drive to plots 29-33
Private shared drive to plots 74-78
Private shared drive to plots 98-99 & 106-107
Private shared drive to plots 66-68
Private shared drive to plots 56-59
Private shared drive to plots 11-13
2m easement margin
EXISTING SUB-STATION
Extent of 30m exclusion zone.
INCIDENTAL PLAY AREA
PUBLIC OPEN SPACE
SACRIFICIAL SALES GARAGE (SHOWN DASHED)
47 to 57

DESIGN CRITERIA - PRIVATE PLOTS

- Traditional Construction
- Building Regulations Part A 2013, Part B1 2013, Part C 2013, Part D 2015, Part E 2015, Part F 2015, Part G 2016, Part H 2015, Part J 2013, Part L 2016, Part M 2016, Part P 2013
- Code for Sustainable Homes Level 3 (November 2009 Technical Guidance) NOT APPLICABLE
- Lifetime Homes (July 2010) NOT APPLICABLE
- Design Quality Standards (Edition 2) NOT APPLICABLE
- Housing Quality Indicators (HQI) NOT APPLICABLE
- Secured By Design (section 2 part compliance) NOT APPLICABLE
- Secured By Design (full accreditation) NOT APPLICABLE
- Building for Life (12 point assessment) NOT APPLICABLE
- English Partnerships Standards NOT APPLICABLE
- Mobility Standards NOT APPLICABLE
- Wheelchair Design Guide Standards NOT APPLICABLE
- NHF Standards NOT APPLICABLE

DESIGN CRITERIA - AFFORDABLE PLOTS

- Traditional Construction
- Building Regulations Part A 2013, Part B1 2013, Part C 2013, Part D 2015, Part E 2015, Part F 2015, Part G 2016, Part H 2015, Part J 2013, Part L 2016, Part M 2016, Part P 2013
- Code for Sustainable Homes Level 3 (November 2009 Technical Guidance) NOT APPLICABLE
- Lifetime Homes (July 2010) NOT APPLICABLE
- Design Quality Standards (Edition 2) NOT APPLICABLE
- Housing Quality Indicators (HQI) NOT APPLICABLE
- Secured By Design (section 2 part compliance) NOT APPLICABLE
- Secured By Design (full accreditation) NOT APPLICABLE
- Building for Life (12 point assessment) NOT APPLICABLE
- English Partnerships Standards NOT APPLICABLE
- Mobility Standards NOT APPLICABLE
- Wheelchair Design Guide Standards NOT APPLICABLE
- NHF Standards NOT APPLICABLE

PHASE 2 - APPRAISAL ACCOMMODATION SCHEDULE

	PRIVATE SALES UNITS			**GIA**		**total GIA of type**		**No.**	**%**
	House Type			**sq.ft.**	**sq.m.**	**sq.ft.**	**sq.m.**		
🟫	621	Detached	2 bed. 3 person	621	57.7	8073	750.0	**13**	13
🟧	651	Semi-detached and terrace	2 bed. 4 person	651	60.5	18228	1693.4	**28**	29
🟩	857	Detached	3 bed. 5 person	857	79.6	5142	477.7	**6**	6
🟦	867	Detached	3 bed. 5 person	867	80.5	14739	1369.3	**17**	18
		Semi-detached	3 bed. 5 person	867	80.5	2601	241.6	**3**	3
🟫	1032	Detached	3 bed. 6 person	1032	95.9	16512	1534.0	**16**	16
🟪	1054	Semi-detached	3 bed. 5 person	1054	97.9	14756	1370.9	**14**	14
					SUB-TOTAL	**80051**	**7437.0**	**97**	**100**

	AFFORDABLE UNITS			**GIA**		**total GIA of type**		**No.**	**%**
	House Type			**sq.ft.**	**sq.m.**	**sq.ft.**	**sq.m.**		
🟨	740	Semi-detached	2 bed. 4 person	740	68.7	14800	1375.0	**20**	63
🟦	953	Semi-detached	3 bed. 5 person	953	88.5	11436	1062.4	**12**	38
					SUB-TOTAL	**26236**	**2437.4**	**32**	**100**
					TOTAL	**106287**	**9874.39**	**129**	

Unit Density:	14	Units/acres
	34	Units/hectares
Area Density:	11265	sq.ft./acre
	2585	sq.m./hectare

	Acres	Hectares
Site Area (gross)	12.10	4.90
POS	1.95	0.79
Undeveloped	0.72	0.29
Site Area (nett)	9.44	3.82

GENERAL NOTES:

- This drawing is based on Haycock & Todd Topographical Survey, dated April 2013, job number S7847.
- This drawing to be read in conjunction with associated Boundary Treatment & Materials Drawings.
- All contractors must visit the site and be responsible for taking and checking dimensions prior to undertaking of works.
- Any discrepancies between drawings, specifications and site conditions must be brought to the attention of the Site Supervisor.
- This drawing is for Planning purposes only. It is not intended to be used for construction purposes. Whilst all reasonable efforts are used to ensure drawings are accurate Chris Gothard Architectural accept no responsibility or liability for any reliance placed on, or use made of, this plan by anyone for purpose other than those stated above.

Legend

▭	Existing dwelling
P50	Private parking bay / drive
	1.8m high brick wall
	1.8m high close boarded timber screen fence
	1.5m high close boarded timber fence with 0.3m trellis above
	1.1m high steel railings
	0.6m high timber knee rail
	front entrance door
	secondary entrance
	Lockable personnel gate
V	Visitor parking
*	'Affordable' dwelling
●	Plot variant
▩	Shared private driveway - Tarmacadam
▨	Block paving to section of adoptable highway
	600mm margin to shared surface highway
	Refer to Landscape Architects details
	Existing tree as shown on Topographical Survey
	Bin store
BCP	Bin collection point

M	MB	30.10.17	Plot 81 changed to 867.
L	MB	20.10.17	Variants noted.
K	MB	05.10.17	955 replaced with 1032 type.
J	MB	01.08.17	Knee rail replaced with railings fronting 56-60 & 66-68. Bin collection areas added.
H	MB	24.07.17	Small sections of railings (less than 900mm in length) removed. Railings omitted from plots 72,74,94,97,108. Fence relocated 65-68.
G	MB	17.07.17	Boundary treatment updated.
F	MB	29.06.17	Road 1 geometry changed to match existing.
E	MB	26.06.17	Plots 30-34 redesigned. Footpath added linking Road 1 and Road 4. Turning head added to Road 2. Parking for 100 & 107 amended.
D	MB	13.06.17	Layout updated to match Sketch Appraisal 8. Mix amended accordingly.
C	MB	20.02.17	Site redline added. Accommodation Schedule updated to show site areas and densities.
B	MB	12.10.16	Road fronting 49-52 changed to private drive. Brick boundary walls removed.
A	MB	11.10.16	Scheme redesigned to relocate POS and reduce number of units.

REVISION

DRAWING TITLE:

PLANNING LAYOUT PHASE 2

PROJECT:
Residential Development

PROJECT ADDRESS:
School Street,
Thurnscoe

CLIENT:
KEEPMOAT HOMES

DRAWN	SCALE	DATE
MB	1:500 @ A1	23rd SEP. 2016

JOB NO.	DWG. NO.	REVISION
2238	**02**	**M**

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