1:500 DRAWING SCALE BAR (m)

0 5 10 20 30 40 50

N

PUBLIC OPEN SPACE

3m offset drainage easement
EXISTING ADOPTED SEWER RETAINED
3m offset drainage easement

(FUTURE PUBLIC OPEN SPACE)

ROAD 1
ROAD 2
ROAD 3
ROAD 4
ROAD 5

Private shared drive to plots 29-33
Private shared drive to plots 74-78
Private shared drive to plots 98-99 & 104-107
Private shared drive to plots 56-59
Private shared drive to plots 11-13
Private shared drive to plots 66-68

3m easement margin

Maintain existing kerb line due to services below.

EXISTING SUB-STATION

Extent of 30m exclusion zone.

INCIDENTAL PLAY AREA

PUBLIC OPEN SPACE

SACRIFICIAL SALES GARAGE (SHOWN DASHED)

SCHOOL STREET

SPRINGBROOK CLOSE

THORNWOOD COURT

STOTFOLD DRIVE

47 to 67

Legend

- Existing dwelling
- 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
- 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
- Bin collection point

PHASE 2 - APPRAISAL ACCOMMODATION SCHEDULE

PRIVATE SALES UNITS			GIA		total GIA of type			
House Type			sq.ft.	sq.m.	sq.ft.	sq.m.	No.	%
621	Detached	2 bed. 3 person	621	57.7	8073	750.0	13	12
651	Semi-detached and terrace	2 bed. 4 person	651	60.5	23436	2177.3	36	33
832	Semi-detached	3 bed. 5 person	832	77.3	3328	309.2	4	4
857	Detached	3 bed. 5 person	857	79.6	5142	477.7	6	6
867	Detached	3 bed. 5 person	867	80.5	13872	1288.8	16	15
	Semi-detached	3 bed. 5 person	867	80.5	2601	241.6	3	3
955	Detached	3 bed. 6 person	955	88.7	16235	1508.3	17	16
1054	Semi-detached	3 bed. 5 person	1054	97.9	14756	1370.9	14	13
			SUB-TOTAL		87443	8123.7	109	100

AFFORDABLE UNITS			GIA		total GIA of type			
House Type			sq.ft.	sq.m.	sq.ft.	sq.m.	No.	%
740	Semi-detached	2 bed. 4 person	740	68.7	8880	825.0	12	60
953	Semi-detached	3 bed. 5 person	953	88.5	7624	708.3	8	40
			SUB-TOTAL		16504	1533.3	20	100
			TOTAL		103947	9656.99	129	

Unit Density:	14 Units/acres
	34 Units/hectares

Area Density:	11017 sq.ft./acre
	2528 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.

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

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R	MB	03.01.18	Plots 1-13 amended in line with Engineer's requirements. Kerb fronting 116 realigned.
Q	MB	18.12.17	Knee rail to plots 29-33 & 73-79 added.
P	MB	12.12.17	Plots 29,30,88,89,109,110,119,120 changed to 651's. Plots 83,84,102,103 changed to 832's.
N	MB	09.11.17	740v1 changed to 740v2.
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. Site redline added. Accommodation Schedule updated to show site areas and densities.
C	MB	20.02.17	Road fronting 49-52 changed to private drive. Brick boundary walls removed. Scheme redesigned to relocate POS and reduce number of units.
B	MB	12.10.16	
A	MB	11.10.16	

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	R

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