



- 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

J	MB	01.08.17	Knee rail replaced with railings fronting 56-60 & 66-68. Bin collection areas added. Small sections of railings (less than 900mm in length) removed. Railings omitted from plots 72,74,94,97,108. Fence relocated 65-68. Boundary treatment updated.
H	MB	24.07.17	
G	MB	17.07.17	
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	
B	MB	12.10.16	Road fronting 49-52 changed to private drive. Brick boundary walls removed. Scheme redesigned to relocate POS and reduce number of units.
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	J



Chris Gothard
Architectural Ltd.

queens tower lodge
77-79 east bank road
sheffield S2 3PX
T: 0114 2750263
M: 07443 596098
E: info.cga@btconnect.com

Company No. 9118738



Keepmoat

Keepmoat, The Waterfront, Lakeside Boulevard,
Doncaster, DN4 5PL.
Tel: 01302 347605 www.keepmoat.com

© COPYRIGHT EXISTS ON THE DESIGNS AND INFORMATION SHOWN ON THIS DRAWING. • DO NOT SCALE FROM DRAWING. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO COMMENCING ANY WORK.

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	13872	1288.8	16	16
	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	18
1054	Semi-detached	3 bed. 5 person	1054	97.9	14756	1370.9	14	14
			SUB-TOTAL		78907	7330.7	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		105143	9768.1	129	

Unit Density:	14 Units/acre	Site Area (gross)	12.10	Acres	4.90
	34 Units/hectare	POS	1.95	Hectares	0.79
Area Density:	11143 sq.ft./acre	Undeveloped	0.72		0.29
	2557 sq.m./hectare	Site Area (net)	9.44		3.82

GENERAL NOTES:

- This drawing is based on Haycock & Todd Topographical Survey, dated April 2013, job number 57847.
- This drawing is 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.