

CARRS LANE, CUDWORTH

NAME	STOREYS	BED	FLOOR AREA	% MIX	UNITS	TOTAL
Private						
Wasl Washington - End	2		615	5.4	15	9225
Wasl Washington - Mid	2		615	5.4	15	9225
Mail Halton	2		1268	4.7	13	16484
Mail Maidstone - End	2		830	7.9	22	18260
Mail Maidstone - Mid	2		830	2.9	8	6640
Foil Folkstone - End	2		830	15.8	44	36520
Foil Folkstone - Mid	2		830	5.8	15	12150
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 Kingley	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 Radleigh	2		1316	8.6	24	31584
Ald Alderney	2		1225	8.3	23	28175
					Private Total	263790
Bungalows						
Ait Alton	1		800	3.2	9	7200
Bea Beadle - End	1		594	2.2	8	5554
					Bungalow Total	15
					Overall Total	278
					274554	

Overall Density	
Gross Area	28.7 Acres
Net Area	13.5 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 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

- D 18/01/18 Junction and access to Road 405E (corner) revised and surrounding plot positions amended accordingly. Stoned access track and gate for attenuation basin added to SE corner. Signage and gates along Road 3 smoothed out.
- C 11/12/17 Highways amended to match S38 drawing. Adopted verge areas hatched. Grit bins and bin collection points amended. Retaining walls above 600mm shown. Fence added around perimeter of Attenuation Basin. Private drive serving 63/64 & 65 amended to drive or less. Plot 142/143 garage added forward. Plot 22 handed and related.
- B 06/11/17 Private drive serving plots 83/84 & 85 split and service margin removed. Service margin removed from private drive serving 49-51. P11 codes added. Foliage landscaping amended. Attenuation area revised. Master loop positions added to Block 3 landscape. Burgenes 'Alford' re-introduced to 200'. Ramps removed other than entrance to block paved tracks. Sub Station shown in P12. Cable easements shown. Bin storage and Grit Bin locations indicated. Rear access provided to Plot 184.
- A 03/08/17

DK DESIGNS
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Client: **Barratt Homes**

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

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

NOTES

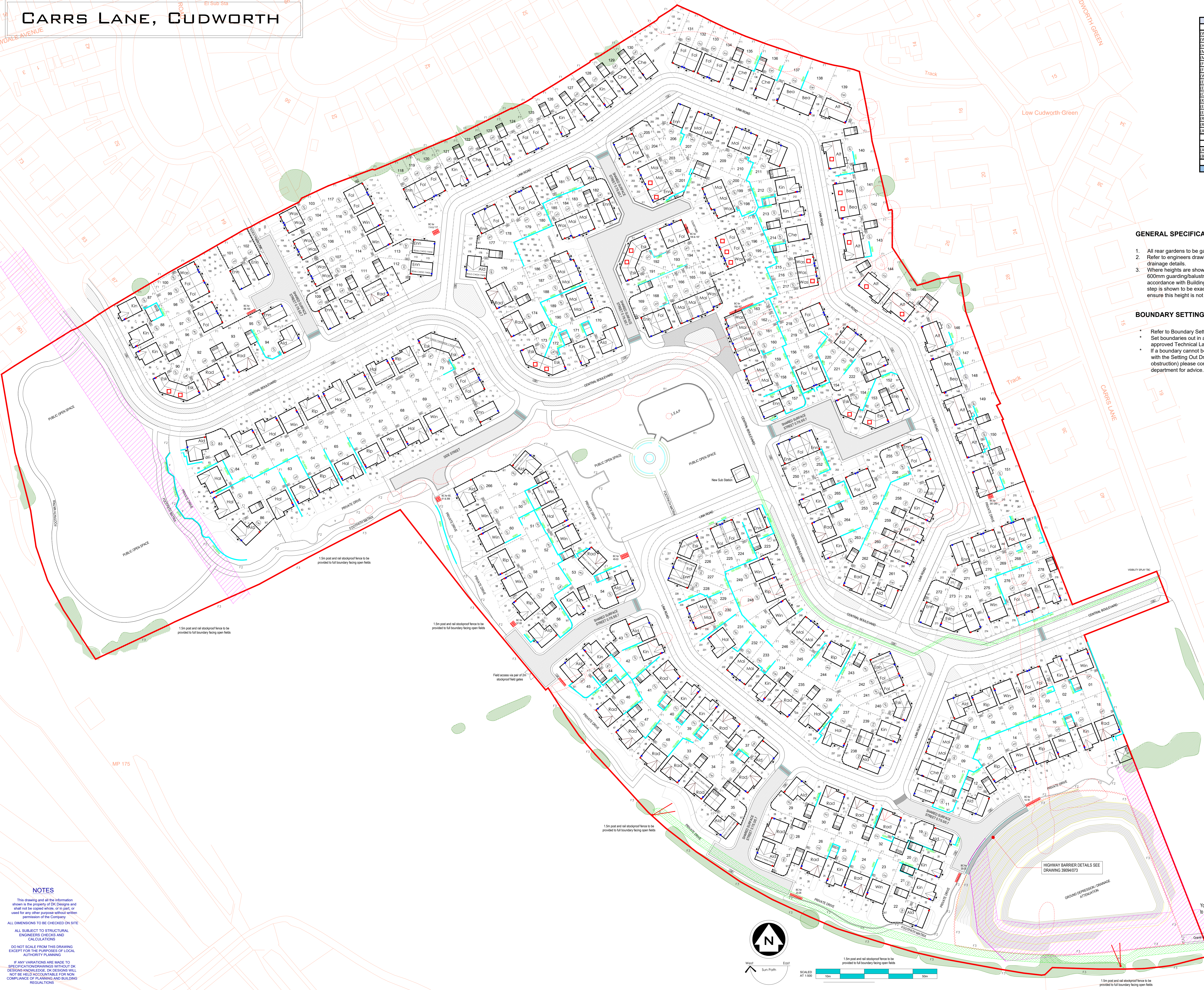
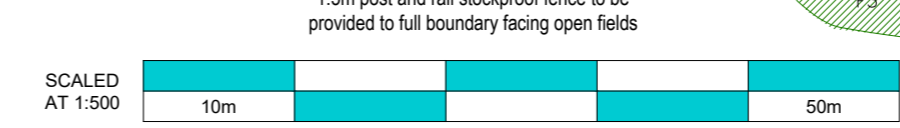
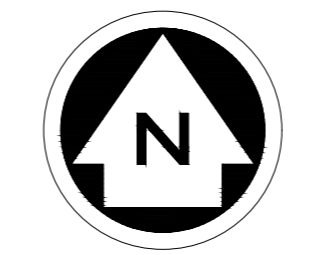
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ALL DIMENSIONS TO BE CHECKED ON SITE

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 SPECIFICATIONS/DRAWINGS WITHOUT DK DESIGNS KNOWLEDGE, DK DESIGNS WILL NOT BE HELD ACCOUNTABLE FOR NON COMPLIANCE OF PLANNING AND BUILDING REGULATIONS



Yorkshire Water access road to flow control chamber.

HIGHWAY BARRIER DETAILS SEE DRAWING 39084/073

GROUND DEPRESSION (DRAINAGE ATTENUATION)

1.5m post and rail stockproof fence to be provided to full boundary facing open fields

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Field access via pair of 2m stockproof post gates

1.5m post and rail stockproof fence to be provided to full boundary facing open fields

1.5m post and rail stockproof fence to be provided to full boundary facing open fields