

PLANNING CONDITION 26 (2021/91871)



Plot No.	Type	Area (sqft)	Area (sqm)
1-3	ATKINS - 2 BED 3 PERSON	763	70.9
4-5	GOODRIDGE - 4 BED 6 PERSON	1111	103.2
6	BECKET - 3 BED 5 PERSON	1025	95.2
7	ELMSLIE - 3 BED 5 PERSON	933	86.8
8-9	WYATT - 2 BED (plus study) 4 PERSON	872	81.0
10	ELMSLIE - 3 BED 5 PERSON	933	86.8
11	BECKET - 3 BED 5 PERSON	1025	95.2
12	BECKET - 3 BED 5 PERSON	1025	95.2
13	ELMSLIE - 3 BED 5 PERSON	933	86.8
14-15	MYLNE - 4 BED 5 PERSON	1136	105.5
16,17,18	BECKET - 3 BED 5 PERSON	1025	95.2
19-20	ELMSLIE - 3 BED 5 PERSON	933	86.8
21-22	WYATT - 2 BED (plus study) 4 PERSON	872	81.0
23-24	ELMSLIE - 3 BED 5 PERSON	933	86.8
25-26	WYATT - 2 BED (plus study) 4 PERSON	872	81.0
27	BECKET - 3 BED 5 PERSON	1025	95.2
28-29	ELMSLIE - 3 BED 5 PERSON	933	86.8
30-31,32-33	WYATT - 2 BED (plus study) 4 PERSON	872	81.0
34	ELMSLIE - 3 BED 5 PERSON	933	86.8
35	CARTWRIGHT - 2 BED 3 PERSON	769	71.4
36	BECKET - 3 BED 5 PERSON	1025	95.2
37	ELMSLIE - 3 BED 5 PERSON	933	86.8
38-40	CARTWRIGHT - 2 BED 3 PERSON	769	71.4
41,44	WORSLEY - 1 BED (GF) 2 PERSON	538	50.0
42-43	WORSLEY - 1 BED (FF) 2 PERSON	667	61.9
45-46	CARTWRIGHT - 2 BED 3 PERSON	769	71.4
47-48	ELMSLIE - 3 BED 5 PERSON	933	86.8
49-51	ELMSLIE - 3 BED 5 PERSON	933	86.8
52-53	ATKINS - 2 BED 3 PERSON	763	70.9
54	CARTWRIGHT - 2 BED 3 PERSON	769	71.4
55	BECKET - 3 BED 5 PERSON	1025	95.2

PLOT 41-44 CYCLE STORE
Placed on a 150mm thick slab / foundations as per S.E.Details

FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION

PLAN

SINGLE DOOR WITH PAS 24 CERTIFICATION & SECURED BY DESIGN (SBD) APPROVAL.
ES01 - BLACK DOOR TO FIT MO 1010mm W x 2110mm H;
HANDLES: LEVER/LEVER BRIGHT CHROME
HINGE: FLAG HINGE BRIGHT CHROME
LOCK TYPE: COBRA STANDARD 45mm
CYLINDER: 3" CYLINDER
DRIPBAR: WEATHER DEFLECTOR SILVER
THRESHOLD: STORMGUARD AM3-70 NO RAMP SILVER

EXTERNAL MATERIALS
Grey Interlocking Concrete Roof Tile
Redland - Richmond 10 Slate Grey Smooth
Brickwork - Ibstock Grampian Red Mixture
Fascias, soffits, gutters, etc to match Plots 41-44

TYPICAL SHED
Albany Sheds - Cottage 1800(l) x 1200(w) x 1900(h)
Traditional weatherboard style overlap cladding - no windows, with cycling anchorage point - certified to Sold Secure Silver Standard or LPS 1175 issue 8 (2019) SR1 & securely fixed to concrete foundation.
LOCK TYPE: padlocks to be certified to Sold Secure Silver or LPS 1654 issue 1.1 2014 SR1.
HINGES (HASP AND STAPLE TYPE): hinges should be coach-bolted through the shed structure.

INTEGRAL GARAGE (PLOTS 4 & 5)
PRE-FINISHED STEEL RETRACTABLE OR FRAMED DOOR
FIXED TO STEEL FRAME OR CANOPY OPERATION.
SECURE BY DESIGN PART Q: 3 POINT SOLID BAR
LOCKING SYSTEM ACROSS WIDTH OF DOOR.

NOTES

- CONTRACTORS AND SUB-CONTRACTORS MUST CHECK AND AGREE ALL DIMENSIONS BEFORE PREPARING DRAWINGS OR COMMENCING WORK ON SITE
- CONTRACTORS ARE TO BE RESPONSIBLE FOR INFORMING THE ARCHITECT OF ANY DISCREPANCY ON THIS DRAWING OR BETWEEN THIS DRAWING AND ANY OTHER RELATED DOCUMENT ISSUED UNDER THE STANDARD FORM OF CONTRACT
- WRITTEN DIMENSIONS ONLY ARE TO BE USED FROM THIS DRAWING - IF ANY ANY DOUBTS EXIST-ASK FOR CLARIFICATION

--- Sewer Easement

--- Water Mains Easement

Easements shown are subject to the approval of the statutory undertaker

This layout is based on a Topographical Survey provided by Vistry Partnerships (Yorkshire)

Refer to landscape architect's details for details of soft landscaping and defensible planting

Public Open Space

Amenity Green Space

802sqm

Public Open Space

Semi-Natural Green Space

2,278sqm

Refer to Landscape Architect's drawings for proposed tree positions and planting

Cycle Storage - Proposed storage in garages where applicable and lockable timber shed with cycling anchorage point to rear garden of each property without a garage

Precast Concrete Paving (Refer to diagram above)
450x450x50mm thick precast concrete paving flags
Paths shall be generally by 900mm wide to BS368 with anti-slip finish. The flags shall be laid on mortar dabs on minimum 75mm sand blinded hardcore.
Excessive cuts to achieve mobility standards shall be avoided.
1200x1200mm (min.) level access adjacent the main entrance/ front door

30.01.23

C

PLANNING AMENDMENTS:
SHED OMITTED TO FIT FALL WITHIN VV EASEMENT

AC

21.12.22

B

VV POLICE AMENDMENTS:
SHED PADLOCKS, BRIGES / GARAGE DOOR SPEC ADDED

AC

01.12.22

A

HHV POLICE AMENDMENTS:
SSA AMENDMENTS: TACTILE PAVING UPDATED
VISIBILITY SPLAYS UPDATED, VISION SPACE (PLOT 37)

AC

0 10m 20m 30m 40m

1:500 SCALE IN METRES

DATE

LET

REVISION

DWN

CHK

W&P
Waller & Partners

ARCHITECTS
INTERIOR DESIGNERS

PROJECT MANAGERS
PRINCIPAL DESIGNERS

CONTRACT

**RESIDENTIAL DEVELOPMENT
HANGING HEATON
DEWSBURY
VISTRY PARTNERSHIPS**

DRAWING

**SITE PLAN
PROPOSED CYCLE STORAGE
PLANNING CONDITION 26**

SCALE 1:500

DRAWN ADC

DATE 02.11.22

DRAWING NUMBER **4807/13**

REVISION **C**

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