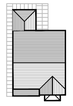
Schedule of Accommodation

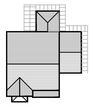
3 Bedroom Semi Detached House
1012qFt
The 'BIRCH'

4 No



4 Bedroom Detached House
1375SqFt
The 'PINE'

5 No



4 Bedroom Detached House
1405 SqFt
The 'HAZEL'

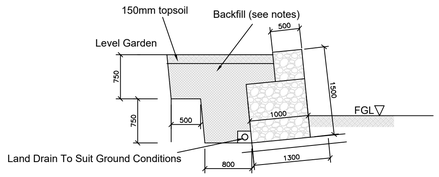
1 No

4 Bedroom Detached House
1335SqFt
The 'HAWTHORN'

5 No

Total 15 No

Gabion Details



Foundation Solis

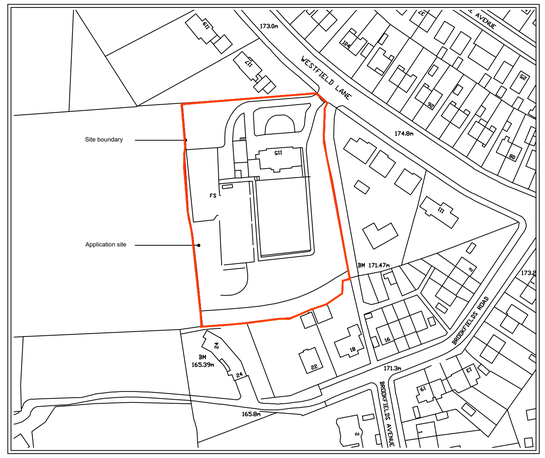
Cohesionless ie. sand, gravels - instu state
not less than loose ie cannont be excavated with a spade, 50mm Peg Easily Driven

Cohesive soils ie clay - plasity index (Ip)
not greater than 30%

Maximum Imposed Foundation Pressures
SLS - 36 KN/M^2
ULS - 48 KN/M^2

Wall Height - 1.5M

(See Typical Construction Details)



LOCATION PLAN 1:1250

Key

- Bin Storage Area
- Rain Water Butt
- Proposed Tree (see schedule)
- TPO Tree - Root Protection Area
- TPO Tree - Canopy
- Existing Tree
- Rotary Dryer
- Bike Store (See details)
- 1.8/1.5m high meter high fence (see fencing plan)
- 0.45m Post and Rail Fence(see fencing plan)
- Log Retaining Wall
- Grassed area
- 900mm x 600mm Paved Path
- Shrub Planting
- Block Paving (permeable)
- Tarmac Drive/Parking Space (permeable)
- Public Footpath
- Right of Way
- Solar Panel (Position to be determined Energy Assessment)
- Electric Charging Point - Fitted to New Fence
- Gabion Baskets Retaining Wall
- Affordable Housing

Rev.	Date	Remarks
Rev N	11/07/23	Layout amended to Plots 1-6
Rev M	28/06/23	Visitor parking added. street lighting added
Rev L	01/06/23	Gabion Basket extended
Rev K	12/05/23	Annotation for HA removed from plot 4
Rev J	10/05/23	Amended for planning HA 1,2,3
Rev H	05/05/23	HA Units amended to only plots 1 & 2
Rev G	19/04/23	Hawthorn and Beech Footprints amended
Rev F	11/04/23	PV added Plots 11-15 Repositioned
Rev E	24/03/23	Gabion Details Added
Rev D	07/03/23	Layout amended to accommodate client comments
Rev C	01/03/23	Public Footpath & Right of Way Added
Rev B	21/02/23	New Survey Added and Root Protection Areas added
Rev A	14/02/23	Block Sizes Amended - Handings Amended to Pine House Type

NOTES

ALL DIMENSIONS TO BE CHECKED ON SITE

ALL SUBJECT TO STRUCTURAL ENGINEERS CHECKS AND CALCULATIONS

TO BE READ IN CONJUNCTION WITH CONSTRUCTION SPECIFICATION

DO NOT SCALE FROM THIS DRAWING EXCEPT FOR THE PURPOSES OF LOCAL AUTHORITY PLANNING

IF ANY VARIATIONS ARE MADE TO SPECIFICATION/DRAWINGS WITHOUT DK DESIGNS KNOWLEDGE, DK DESIGNS WILL NOT BE HELD ACCOUNTABLE FOR NON COMPLIANCE OF PLANNING AND BUILDING REGULATIONS

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Yorkshire Choice Homes Limited

Westfield Lane, Wyke
SITE PLAN AND LOCATION PLAN

Scales.		Date.
1:1250 1:200 @ A1		Feb 23
Drawing Number. 2023-018-001	Revision. N	Drawn by. DCK/KLU