

Key:

- 1.8m High close boarded timber fence + posts with lockable timber gates as subcontractor design.
- 1.5m high timber fence to contractor design.
- 1.1m high timber post and rail edge protection, where level changes of 600mm height or greater occur.
- 2.4m high timber acoustic fence to specialist design.
- Proposed ASHP unit locations.
- Precast concrete paving flags. 600x900x50mm
- Existing trees to be removed subject to review and approval.
- Existing trees retained
- Proposed trees subject to landscaping proposal
- Driveways - Tarmacadam surface with pin kerbs
- Attenuation
- Open Space
- Existing drain easement
- Block paving
- Car charging point
- Retaining structure to engineer's detail
- Retaining structure with edge protection where change in level >600mm. Stepped access provided to lower gardens. Retainment shown indicatively, see engineers proposals.
- Levels shown indicatively, subject to engineers review and agreed highway gradients.
- Timber knee rail fence. Birdsmouth profile.

Notes

Layout based on topographical survey and subject to visitors parking requirements. Layout dependant upon confirmation of legal site boundary, Arboricultural survey, Statutory Services Information & subject to Highway approval

Drainage strategy subject to further detailed design, subject to Phase I & II Geo-technical Survey and Drainage Assessment.

Boundary Treatments & Finish floor levels subject to further detailed design.

Aspect distances subject to agreement with local authority.

Schedule of Accommodation (Housing)		End	Mid-terrace	Detached	Total	Total (%)
	2B3P Ellerdale (HT2AF) @70.7m²	M4(1)	-10no.	-01no.	-	-11no. -52%
	2B4P Dovedale (HT2C) @84.3m²	M4(1)	-02no.	-	-01no.	-03no. -14%
	3B4P Loxley (HT3B) @87.7m²	M4(1)	-06no.	-	-	-06no. -29%
	3B5P Dentdale @98.3m²	M4(1)	-	-01no.	-	-01no. -5%
Total	Net - 17815.3 ft² Net - 1655.1 m²		-18no.	-02no.	-01no.	-21no. -100%

Gross site area		Net site area	
Hectares	0.84 ha	Hectares	0.46 ha
Acres	2.07 acres	Acres	1.13 acres
Density (Gross)		Density (Net)	
Dwellings/ ha	25	Dwellings/ ha	45.65
Dwellings/ acre	10.14	Dwellings/ acre	18.58

