

PROPOSED SITE LAYOUT

LAND AT LONGSTONE FARM, LETTERSTON - PHASE 2



Notes

- all boundaries to be enclosed with 1800mm high timber close boarded fence
- fenceline between dwellings to be 1200mm high close boarded fence
- houses to have a rotary line, bin stores, external store, 40sq m of useable garden, 9 sq m patio area
- bungalows to have a rotary line, bin stores, external store, 30sq m of useable garden, 9 sq m patio area
- flats to have a rotary line, bin stores, external store, 9 sq m patio area
- all driveways to be tarmac
- all paths to be concrete - 900mm around houses, 1200mm around bungalows
- sheds to be timber construction and to be sized to suit Code for Sustainable Homes (CSH) requirements
- rear garden areas to be finished in turf
- every dwelling is have water butt connected to the surface disposal system
- every dwelling is to have a designated composting area
- any services indicated are approximate only and need to be verified by a suitable investigation

All finished floor levels to be agreed following receipt of an up to date topographical survey and input from structural engineer / road / drainage designer

- timber storage shed - 1.5 x 2.7 useable sq m required per dwelling
- 9 sq m paved patio
- area for refuse and recycling bins on hardstanding with turning circle for a wheelchair
- car parking space
- PV panels to south facing roofs
- rotary line
- Roosting Potions Bat/Bird Boxes

Housing Mix - 26 units

- 8 no. 4 person 2 bedroom houses - plots 1,2,3,4,9,10,13,14
- 2 no. 4 person 3 bedroom houses - plots 11,12
- 6 no. 3 person 2 bedroom bungalows - plots 21-26 inc.
- 2 no. 3 person 2 bedroom disabled bungalows - plots 19,20
- 4 no. 2 person 1 bedroom flats - plots 5,6,7,8
- 6 no. 2 person 1 bedroom bungalows - plots 15-18

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| | | | g Site Layout adjusted at clients request 02/04/19 pjl h Minor amendments following SE design 30/04/19 pjl c Minor amendments to site setting out 03/07/18 pjl | | d Amendments to site layout 29/10/18 pjl e Bat / Bird Boxes added 07/01/19 pjl f Site Layout amended to suit 14/03/19 rwa | | | Project Number Drawing Number Rev. Scale Status |
| | | | Project Number Drawing Number Rev. Scale Status | | | | Status FEASIBILITY | |

