



GRP CHIMNEY SCHEDULE (TO BE READ IN CONJUNCTION WITH HTWD'S)

PLOT NUMBER	HOUSETYPE	HANDING
2	Foss	AS
5	New Ashbourne	AS
7	Ashop	OPP
7	New Ashbourne	AS
11	Oakham	OPP
14	Oakham	AS
17	New Ashbourne	AS
20	Foss	AS
24	New Ashbourne	AS
26	Ashop	AS
29	AS	AS
36	New Ashbourne	OPP
42	Ashop	AS
87	Oakham	AS
90	Oakham	OPP
93	Oakham	OPP
98	Oakham	OPP
100	Oakham	OPP
103	Bowmont	OPP

GABLE WINDOWS TO BE OMITTED (TO BE READ IN CONJUNCTION WITH HTWD'S)

PLOT NUMBER	HOUSETYPE	HANDING
11	Oakham	AS
15	Glasson	AS
78	Weaver	OPP
90	Oakham	OPP

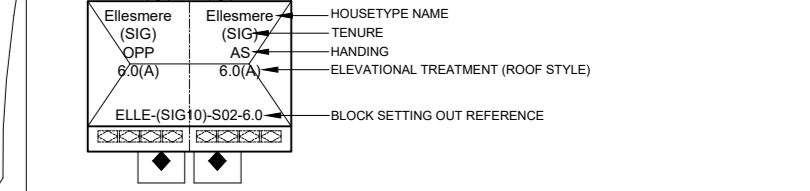
SITE DATA

TERREUR	PTD & SIGMA
PART G BUILDING REGULATIONS	PART G ONLY
PART L BUILDING REGULATIONS	2013
CODE FOR SUSTAINABLE HOMES	NO



- NOTES
- PATHS GENERALLY TO BE 900mm WIDE.
 - PATIOS GENERALLY TO BE 2700 x 1800mm UNLESS INDICATED OTHERWISE.
 - PAVING SLABS TO BE OFFSET MIN. 10mm WHERE A FOOTPATH OR PATIO IS ADJACENT TO A DWELLING.
 - MOWING STRIP TO BE PROVIDED WHERE TURFED AREAS ADJACENT TO HOUSE TO CONSIST OF 150mm WIDE WHITE STONE CHIPPINGS.
 - GROUND LEVEL ADJACENT TO HOUSE TO BE 150mm BELOW S.S.L. UNLESS OTHERWISE NOTED.
 - ALL DWELLING FRONT ENTRANCES TO HAVE LEVEL THRESHOLD.

- MATERIAL REFERENCE
- 0.2 = BRICK
 - 0.1 = BRICK / RENDER
 - 0.2 = BRICK / TILE HANDING
- METER REFERENCES
- G = GAS METER
 - E = ELECTRIC METER
 - W = STOP TAP
- HOUSETYPE REFERENCES



- LEGEND
- Garages - 6M X 3M SINGLE / 6M X 6M DOUBLE
 - INDICATIVE PROPOSED TREES PLEASE REFER TO SPECIALIST CONTRACTORS DRAWING FOR FULL DETAILS
 - INDICATIVE LOCATIONS OF EXISTING TREES
 - FOOTPATH AND PATIOS TO BE MARSHALLS UTILITY 450 x 450mm BUFF CONCRETE FLAGS BUT JOINTED. ON 50mm THICK SAND BED ON 100mm THICK LAYER OF WELL CONSOLIDATED HARDCORE.
 - 1800mm HIGH CLOSE BOARDED GATE. SLAM TO LOCK WITH ACCESS KEY. GATES MARKED WITH AN 'X' TO BE SLAM TO LOCK WITH COMMUNAL ACCESS KEY.
 - FRONT ENTRANCE DOOR. ALL DOORS TO HAVE FLUSH THRESHOLD. UNLESS NOTED OTHERWISE PROVIDE 1200 x 1500mm LEVEL PLATFORM AT ENTRANCE TO DWELLING.
 - PATIO / FRENCH DOORS
 - PARKING BAYS / DRIVEWAYS IN TRAFFICABLE BLACK BITUMEN GRACIOUS WEARING SURFACE TO LOCAL AUTHORITY STANDARDS. REFER TO CIVIL ENGINEERS DRAWINGS.
 - SYMBOL DENOTES GRP CHIMNEY
 - W DENOTES PLOTS WITH GABLE WINDOWS OMITTED
 - BLOCK PAVING TO SHARED DRIVES

- BUILDING REGULATIONS
- NO GLAZING EXCEEDING 1m TO BE INCLUDED TO ELEVATIONS WITHIN 1m OF THE BOUNDARY.
 - NO TWO FACING SOLER FLUES ARE TO DISCHARGE WITHIN 1.2m OF EACH OTHER.
 - ALL DRIVES TO BE 15 TON. TO SUPPORT ACCESS FOR LARGE EMERGENCY/REFUSE VEHICLES.

- N 12.12.19 DW Plots 98 & 99 omitted (Bowmont FCT & Stratford)
- M 04.12.19 DW Block paving added to shared private drives as requested by A.D.
- L 29.11.19 DW Plot 87 omitted as FCT on house type block - see separate HTWD for details. See also non-issued existing acoustic requirements.
- K 18.11.19 DW Footpath rearranged outside plot 98. Balancing ponds A & B updated to suit engineering layout. Finalised 5275 & 5276. Finalised 5275 & 5276. Finalised 5275 & 5276.
- J 12.11.19 DW 500mm planting buffer zone added between Calve house and plot 91. Plot 91 to be removed from 500mm to create shared side lane. Plot 92 parking swapped to opposite side. Buffer and retaining zone to be back to plot 90. Plot 90 to be removed from 500mm to create shared side lane. Plot 97, 91 & 92 moved forward to junction with plot 98. Plot 98 to be removed from 500mm to create shared side lane. Plot 98 to be removed from 500mm to create shared side lane. Plot 98 to be removed from 500mm to create shared side lane.
- H 22.10.19 DW New Cam house type removed from Bowmont. Plots 99 & 100 gable ended. SCF positions revised in line with highway comments. EC Unit repositioned 400mm closer to Dawley road. Repairs to eastern section, moving plot 98 up onto the consent to allow a further standard by Calve house (Stratford & Bowmont to replace Coniston & New Ashbourne FCT). Plots 91 & 92 garden increased by 5.0m. Plot 91 moved 100m by 2m. Hoop roof removed from Plots 91 & 92. Plot 91 & 92 garden increased by 5.0m. Plot 91 moved 100m by 2m. Hoop roof removed from Plots 91 & 92. Plot 91 & 92 garden increased by 5.0m. Plot 91 moved 100m by 2m. Hoop roof removed from Plots 91 & 92. Plot 91 & 92 garden increased by 5.0m.
- G 23.09.19 DW Plots 91 & 92 moved forward 2m to allow a 20m separation distance from Calve house (Vegetation removed). Chimneys added to plot 91. Landscaping updated to comply with comments received on 12.09.19. Layout amended to accommodate parking and existing analysis by Travis Baker received 10.01.20. Layout amended to accommodate parking and existing analysis by Travis Baker received 10.01.20. Layout amended to accommodate parking and existing analysis by Travis Baker received 10.01.20.
- F 17.09.19 DW Plot 91 handed. Plots 91-91 moved 100m 2m. Plots 91 & 92 boundary fence moved. Plots 91 & 92 boundary fence moved. Plots 91 & 92 boundary fence moved.
- E 16.09.19 PT Layout amended in accordance with comments received from BIC and AC on 15.09.19.
- D 13.09.19 PT Garden sizes and separation distance between plots amended in accordance with the LPA comments received on 12.09.19. Layout amended to accommodate parking and existing analysis by Travis Baker received 10.01.20. Layout amended to accommodate parking and existing analysis by Travis Baker received 10.01.20.
- C 12.09.19 PT

ACCOMMODATION SCHEDULE

HOUSE TYPE	NUMBER	SOFT	BED	TOTAL SOFT	Mid	End	Det	Total
Longford	4	993	3	3572		4		4
Lea	10	932	3	9320		10		10
Ashbourne	6	991	3	5946			5	5
Ashbourne FCT	2	991	3	1982			3	3
Byth	7	1002	3	7014			7	7
Foss FCT	4	1052	3	4208			4	4
Ashop	8	1075	3	8600			8	8
Coniston	4	1183	4	4732			4	4
Bowmont (New Cam)	1	1282	4	1282				
Bowmont FCT (New Cam FCT)	3	1282	4	3786				5
Oakham	11	1317	4	14487				11
Stratford	2	1344	4	2688				3
Stratford FCT	2	1357	4	2714				2
Glasson	8	1396	4	11168				8
TOTAL OM	72			81479				74
Nett OM Area	6.28	Acres						
Coverage	13,016	SQFT/Acre						
Density	11.5	UPA						
Inwell	17	862	2	11254	5	12		17
Weaver	10	850	3	8500	2	8		10
Grantham	2	850	3	1700			2	2
Ellesmere	2	855	3	1710		2		2
TOTAL SIGMA	31			23164				31
Nett Sigma Area	1.48	Acres						
Coverage	15,651	SQFT/Acre						
Density	20.9	UPA						
TOTAL =	103			104643				105
Nett Area	7.74	Acres						
Coverage	13,520	SQFT/Acre						



DAWLEY ROAD TELFORD

PLANNING LAYOUT

floor area: Sq M Sq Ft
Excluding Garage and Conservatory

scale: 1:500
date: AUG 19

drawing no: SKM108-PL-01
sheet no: 1 of 1

client: N