

- KEY:**
- Grass (to Landscape Architect's specification)
 - Planting (to Landscape Architect's specification)
 - Hedge (to Landscape Architect's specification)
 - Highway area to be adopted
 - 450 x 450mm Buff Paving
 - Proposed tree (to Landscape Architect's specification)
 - Existing tree to be retained
 - Rotary dryer
 - Water Butt
 - Compost Bin

- F1 1.8m high vertical closeboard privacy screen (2m length from external wall face).
- F2 1.2m high double boundary fence (external post and wire, internal vertical closeboard) with hedge in between.
- F3 1.2m high post and rail fence.
- F4 1.2m high vertical closeboard fence.
- F5 0.5m high trip rail.
- Existing level (italic, underlined)
- Proposed level

SCHEDULE OF ACCOMMODATION:

BLOCK 1 (PLOTS 1+2)	2 x 3BSP
BLOCK 2 (PLOTS 3-5)	2 x 3BSP + 1 x 2B4P
BLOCK 3 (PLOTS 6-8)	3 x 2B4P
BLOCK 4 (PLOTS 9+10)	2 x 2B4P
TOTALS:	4 x 3BSP Houses 6 x 2B4P Houses 10 Houses Total

SITE SPECIFICATION:

Drying Space
Each dwelling will be provided with a rotary dryer in the rear garden which has a minimum 6m of drying line.

White Goods
No White Goods are being provided to the dwellings, however a leaflet explaining the EU Energy-efficiency Labelling Scheme will be provided in each dwelling in Home User Guide/Welcome Pack.

External Lighting
Houses to be provided with external space lighting to front and rear entrance areas, with daylight sensors or timers.

Internal Lighting
Houses to be provided with 100% low energy lighting.

Cycle Storage
Cycle stores to have a lock that achieves Secured by Design 'Gold Secure' Silver Standard.
Cycle fittings within store that achieves Secured by Design 'Gold Secure' Silver Standard.

Microbial Contamination
All hot & cold water systems have been designed to avoid the risk of microbial contamination in line with the principles from the Health & Safety Executive's ACoP and CIBSE TM13.

Water Usage Specification
The dwelling will be provided with the following water-consuming items:
- 4/2.6 Dual-Flush WC
- Shower with a maximum flow-rate of 8 litres/minute - restricted using a flow-restrictor.
- Bath with a volume to the overflow point of 140 litres.
- Taps on Hand-wash Basins to have a maximum flow-rate of 4 litres/minute - restricted using a flow-restrictor.
- Taps on Kitchens to have a maximum flow-rate of 8 litres/minute - restricted using a flow-restrictor.
- Dishwasher - Not Provided or meets Default Value.
- Drip-tray - Not Provided or meets Default Value.
- Bidet - Not Provided.
- Water Softener - Not Provided.

External Water Use
Houses to be provided with a water-butt in the rear garden, which meets the following specification:
- A lid
- A tap
- Automatic overflow into conventional rainwater system (and connection to rainwater overflow)
- Detachable overflow water pipe for cleaning
- Must be stable & adequately supported and container durable and opaque to sunlight
- 1.2 bedroom house to have a min. 150 litres waterbutts and 3+ bedroom house to have a min. 200 litres waterbutts.

Disabled Access
The site in general and all dwellings, including private spaces, to be designed in line with the Code for Sustainable Homes (2010) Inclusive Design Principles (IDP) Checklist.

Internal Recycling Storage
The internal recycling bin, located in a kitchen cupboard, will be an integrated unit of at least 35-litres with three compartments (none being less than 7-litres).

External Waste and Recycling Storage
All houses must have a minimum capacity of waste storage as calculated from BS 5906 (Code of Practice for Storage and On-Site Treatment of Solid Waste from Buildings, 2005), which is at least 100-litres + 70-litres for each additional bedroom, based on a weekly visit.

Composting
A Composting Bin will be provided in the rear garden of each dwelling, in a dedicated position and in line with the Code for Sustainable Homes (2010) Inclusive Design Principles (IDP) Checklist.
A Composting Leaflet will be provided to all dwellings in the Home User Guide/Welcome Pack, detailing the following:
- How composting works and why it is important.
- The materials that can be composted and those that can not.
- Trouble-shooting information e.g. what to do if the compost gets too dry.

Insulations
All thermal & acoustic insulations (including products which contain insulations) used in the dwellings will be specified as having those with a Global Warming Potential (GWP) of less than 5.

Gas Boilers
The dwelling will be provided with a gas boiler that emits a maximum of dry (0% excess oxygen) NOx emissions of 40mg/kWh.

Daylighting
The glazing to the doors and windows will be specified as having a Light Transmission Factor of 0.74 or better. The dwellings are to be designed to have Average Daylighting Factors of:
- 1.25% for the Livingrooms, Diningrooms and the room designated Code for Sustainable Homes Home Office
- 2.00% for the Kitchens.

Secured by Design
Advice will be sought from an Architectural Liaison Officer and all dwellings to be designed in line with all the Secured by Design (SBD) design principles and therefore achieve compliance.

Sound Insulation
The Party Walls are to be built to Robust Detail E-WA-27.



AS BUILT

Rev	Date	Drawn	CHK'd	Description
E	18/07/16	TJT	PC	General update
D	08/03/16	TJT	PC	General update
C	17/12/15	TJT	PC	Changed to 'As Built'
B	13/10/15	TJT	PC	Areas of block paving omitted and replaced with tarmac at contractor's request
A	08/10/15	TJT	PC	Bin turning space, water butts & compost bins added
P2	08/10/15	TJT	PC	Changed to 'Construction Issue'
P1	28/09/15	TJT	PC	Updated following contractor comments
				Issued for comment

bramhall blenkham

RIBA Chartered Practice
The Mallings Malton North Yorkshire YO17 7DP

www.bramble.com

Project
Land off Eskdaleside
Address
Sleights
Client
Strategic Team Group

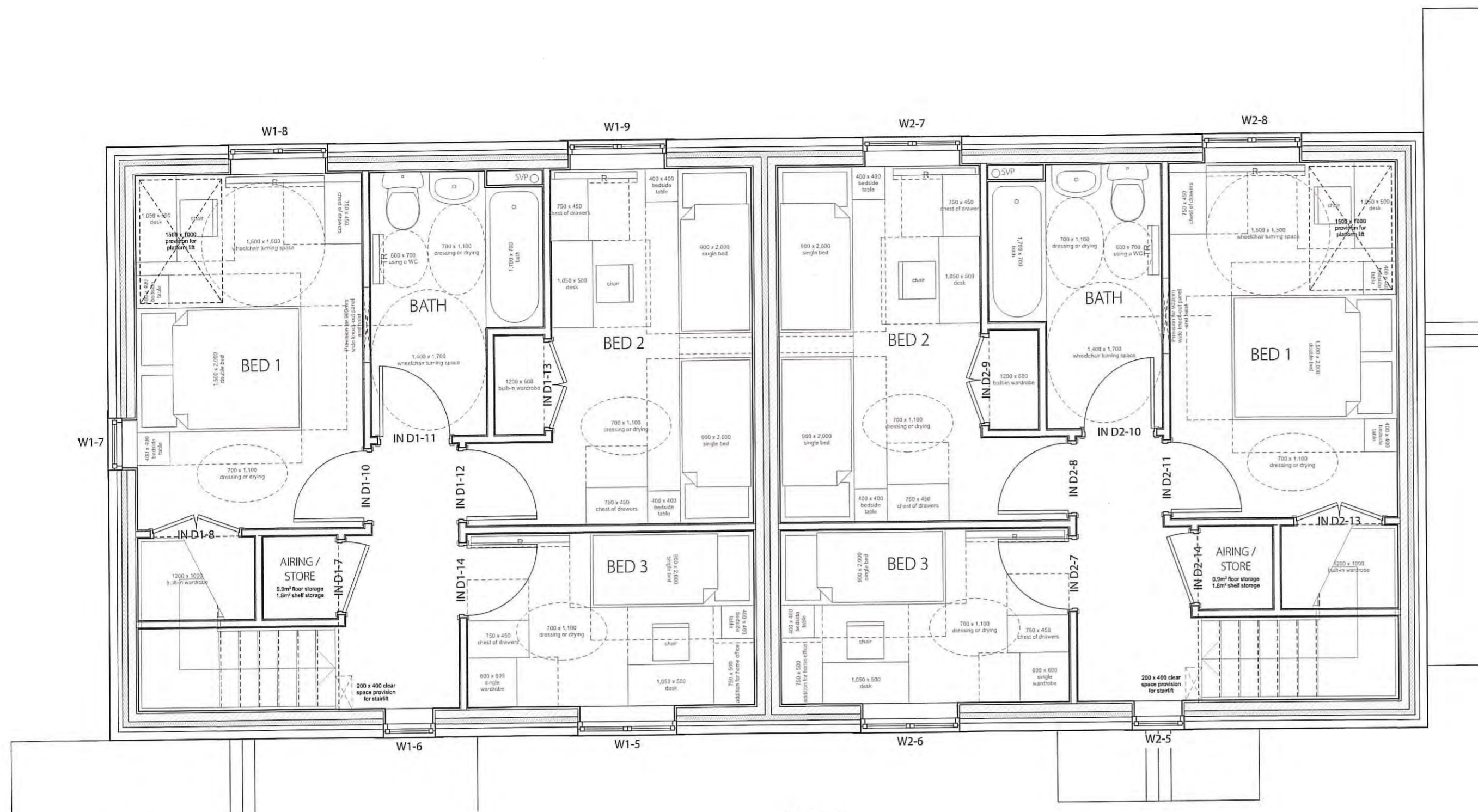
18 JUL 2016

Drawing
SITE PLAN
GENERAL ARRANGEMENT

© Bramhall Blenkham - Do Not Scale From This Drawing - 1031_Prop_Site.pln

Sheet Size	A1	Drawn	TJT	First Issue Date	11/09/2014
Scale	1:200	Checked	PC	Drawing No.	1031_GA10_01_E

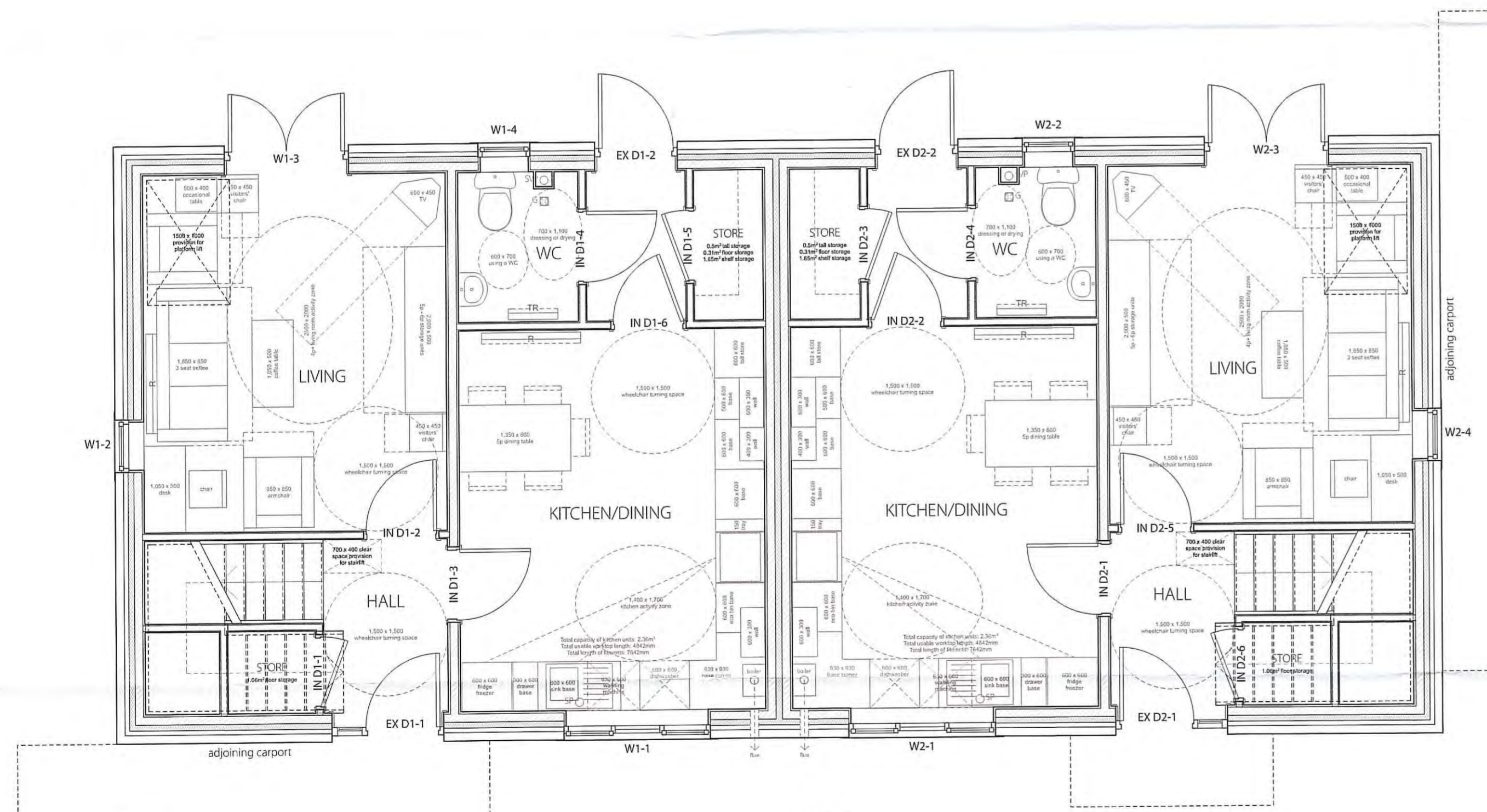
SITE PLAN (1:200)



PLOT 1
TYPE A (3B5P)

PLOT 2
TYPE A (3B5P)

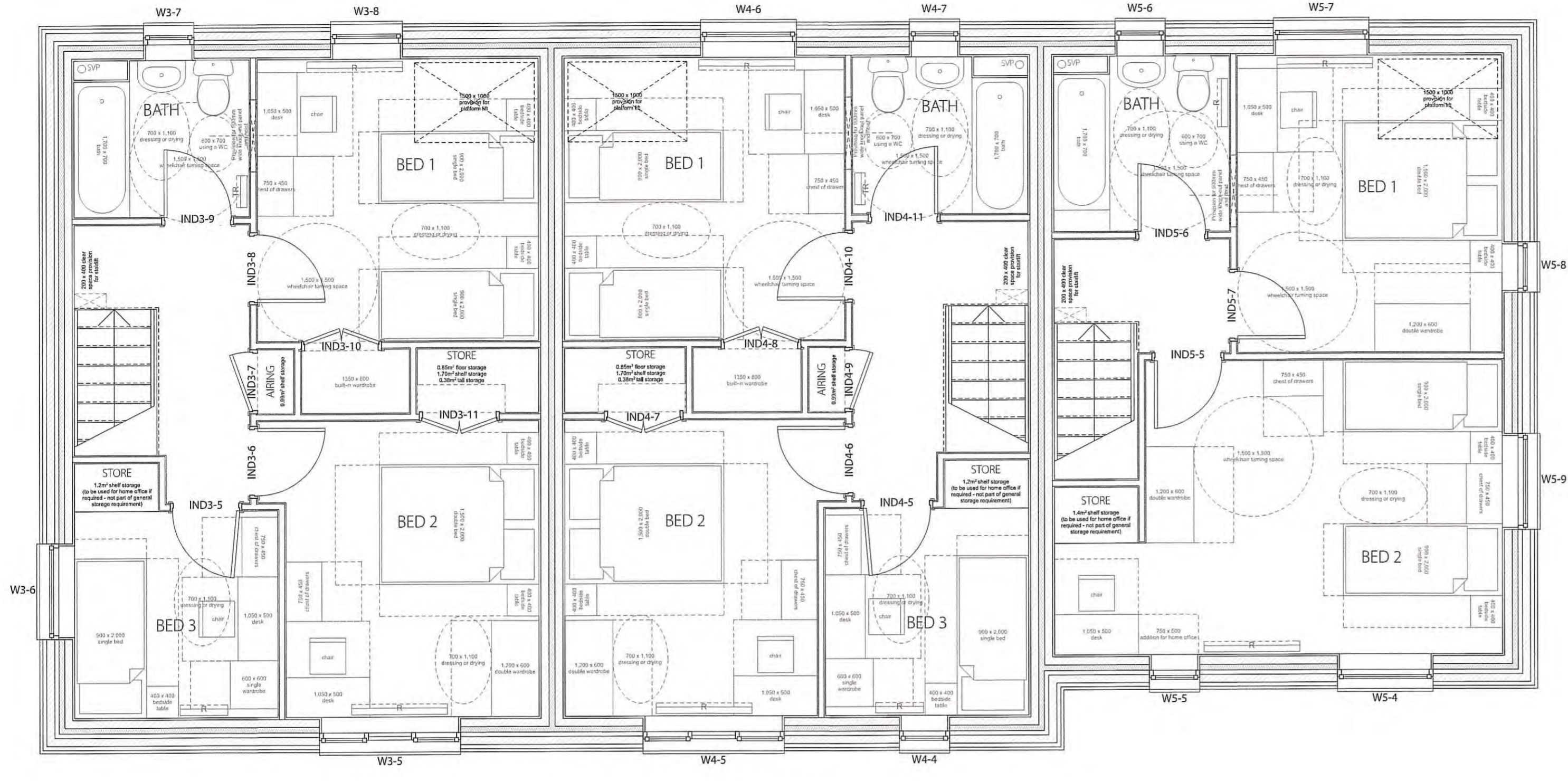
FIRST FLOOR PLAN (1:50)



PLOT 1
TYPE A (3B5P)

PLOT 2
TYPE A (3B5P)

GROUND FLOOR PLAN (1:50)

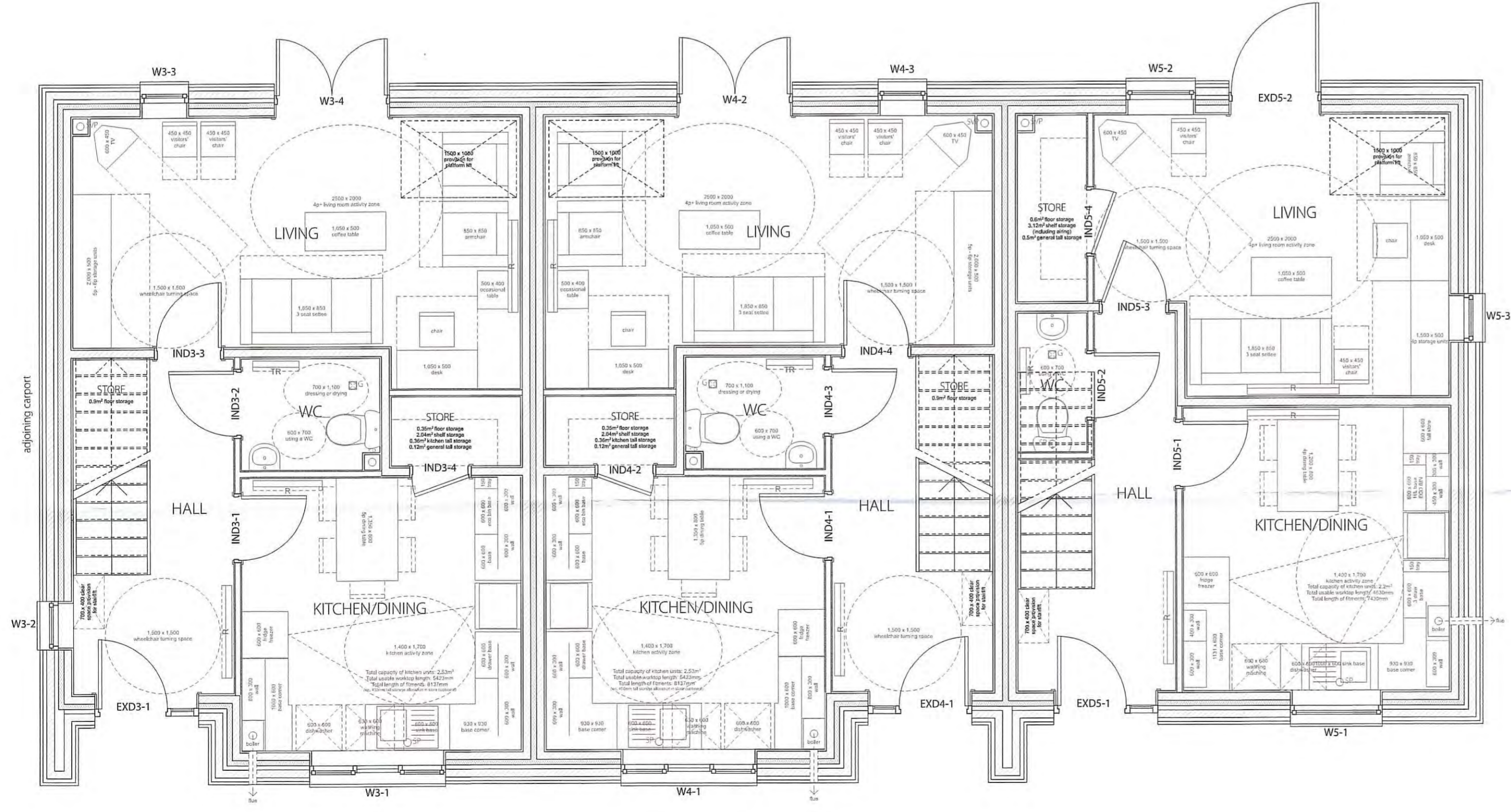


PLOT 3
TYPE B (3B5P)

PLOT 4
TYPE B (3B5P)

PLOT 5
TYPE C1 (2B4P)

FIRST FLOOR PLAN (1:50) =

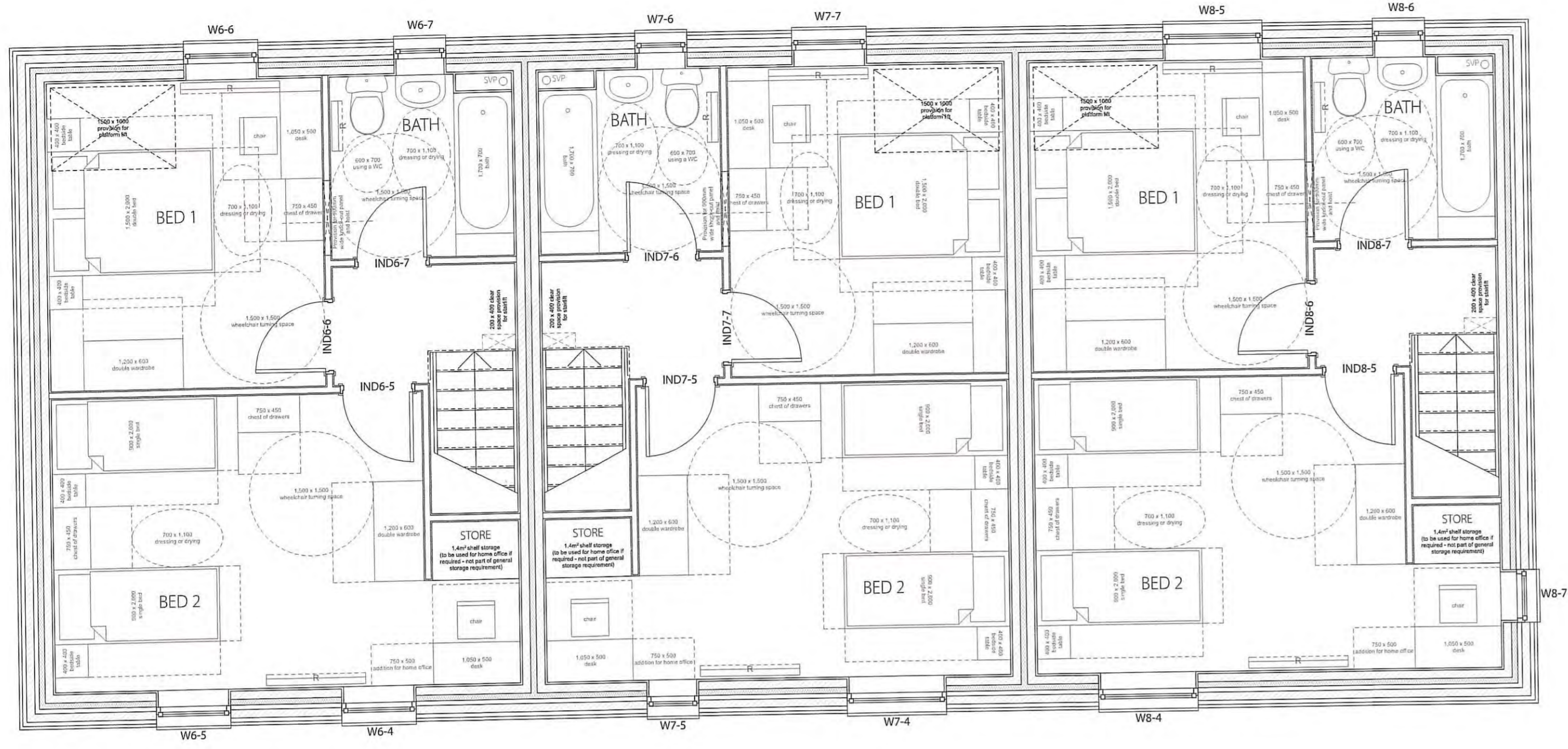


PLOT 3
TYPE B (3B5P)

PLOT 4
TYPE B (3B5P)

PLOT 5
TYPE C1 (2B4P)

GROUND FLOOR PLAN (1:50) =

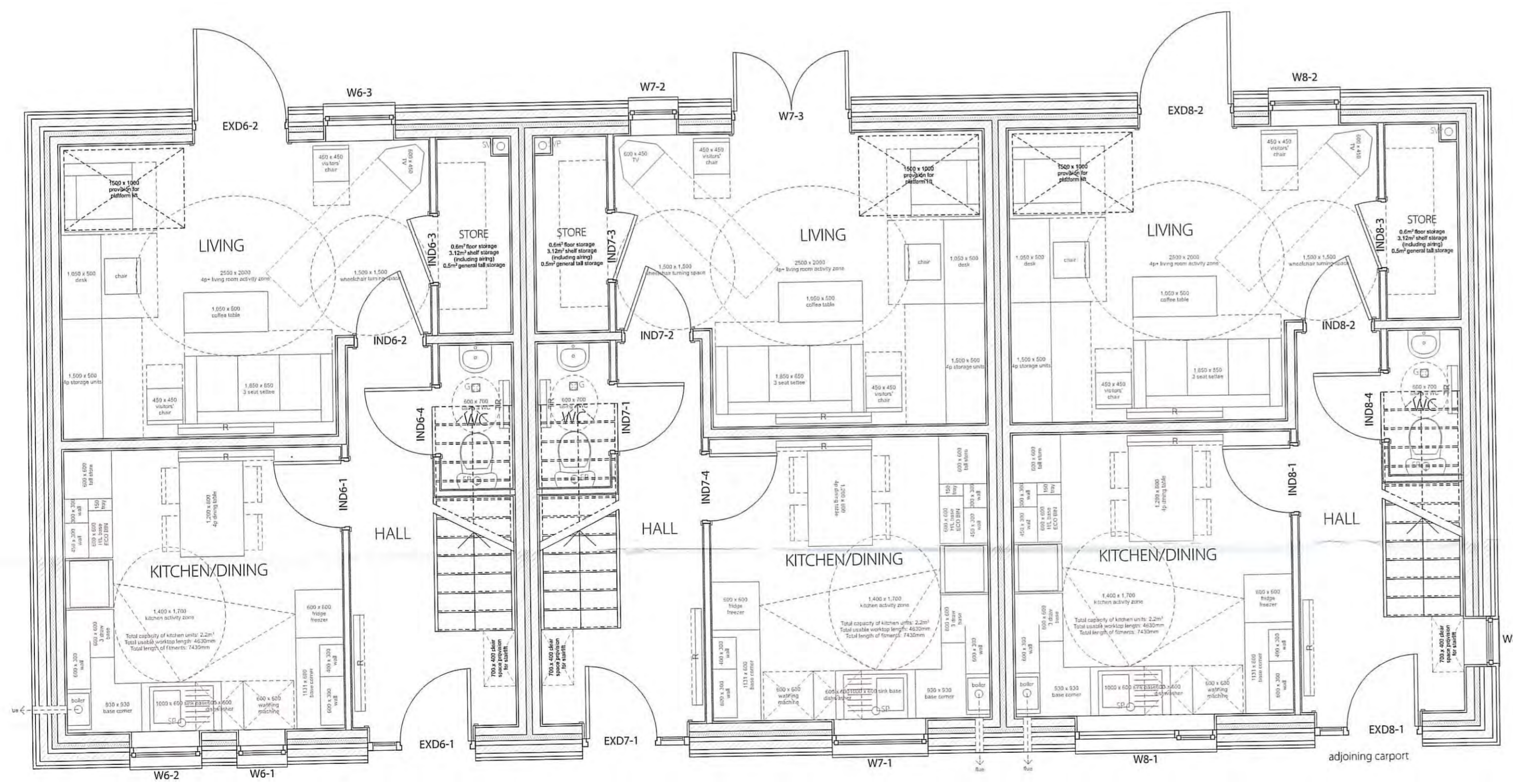


PLOT 6
TYPE C (2B4P)

PLOT 7
TYPE C (2B4P)

PLOT 8
TYPE C (2B4P)

FIRST FLOOR PLAN (1:50)

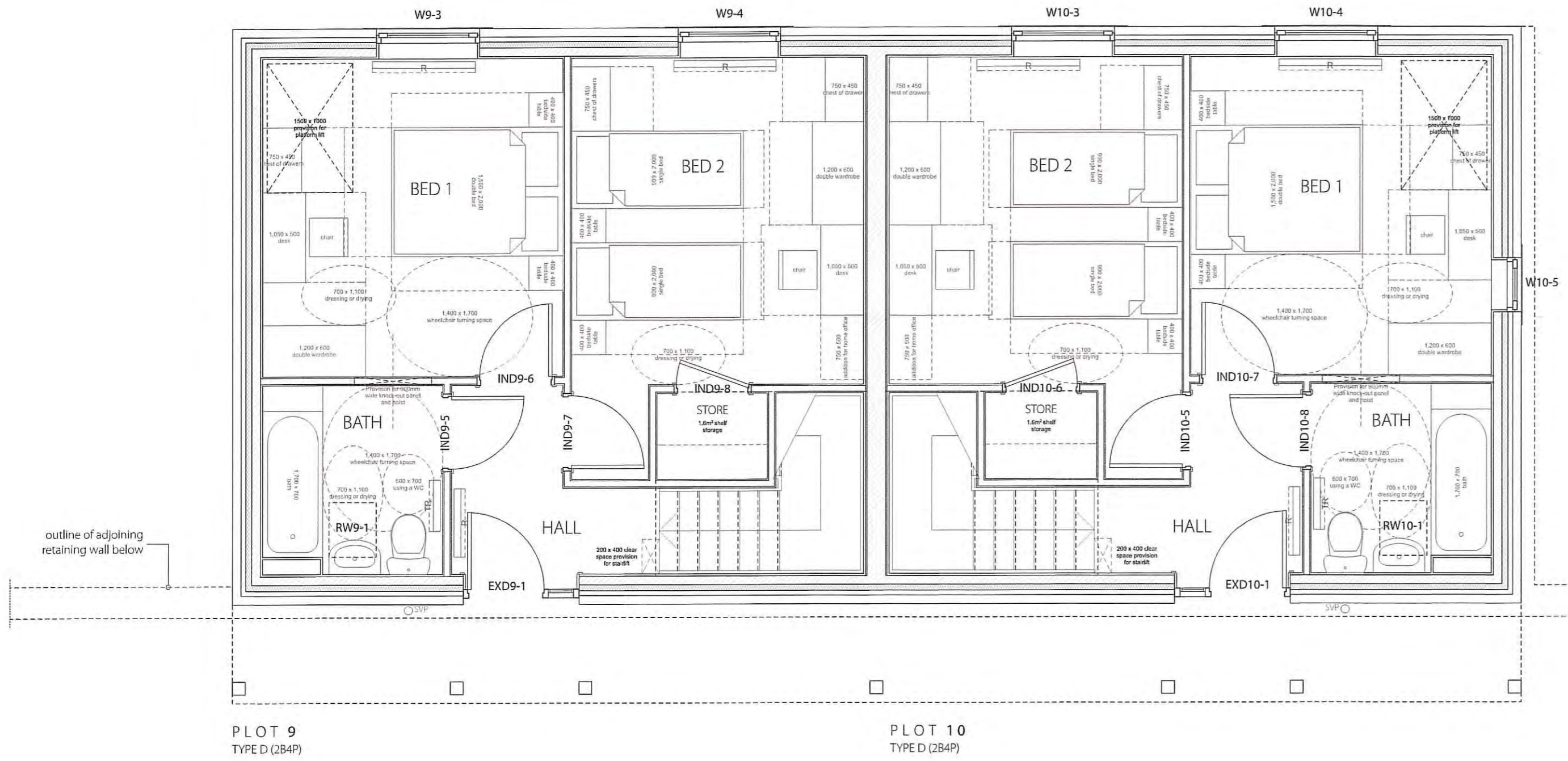


PLOT 6
TYPE C (2B4P)

PLOT 7
TYPE C (2B4P)

PLOT 8
TYPE C (2B4P)

GROUND FLOOR PLAN (1:50)

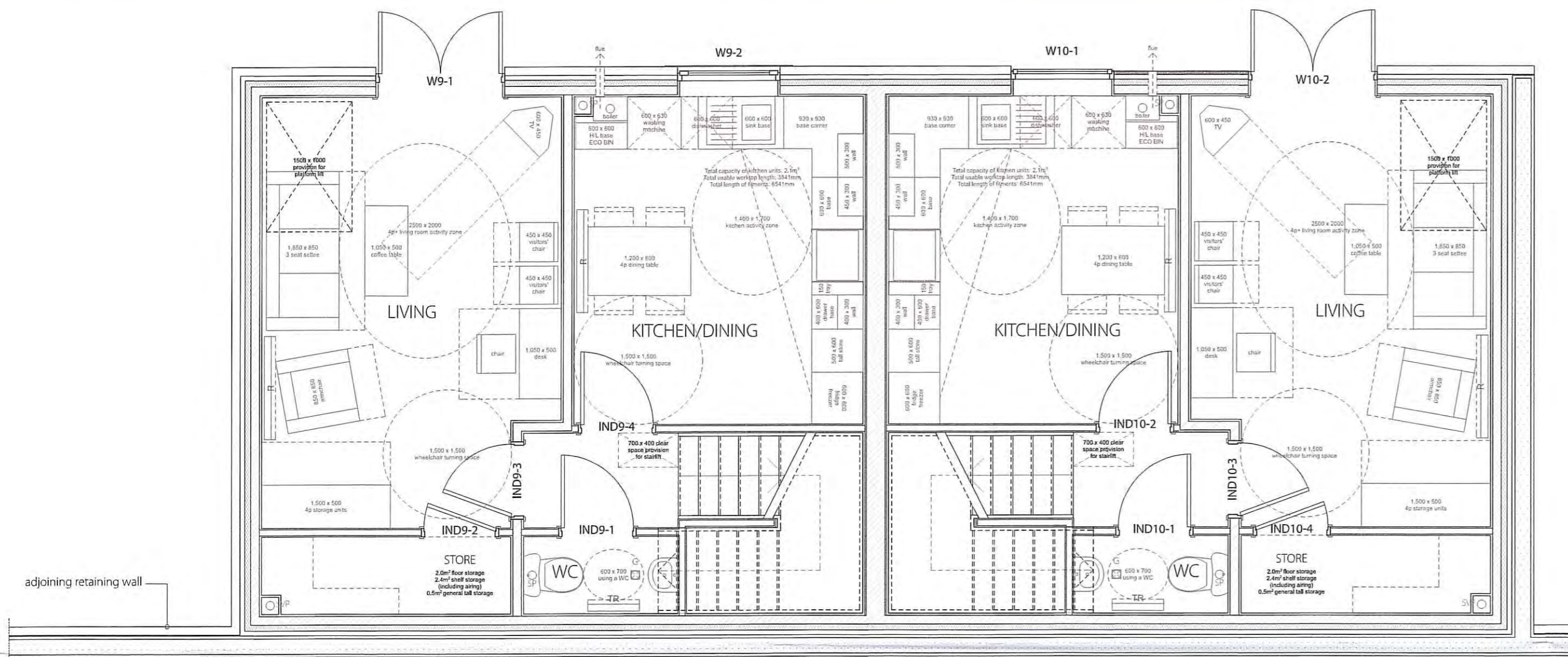


PLOT 9
TYPE D (2B4P)

PLOT 10
TYPE D (2B4P)

FIRST FLOOR PLAN (1:50) 

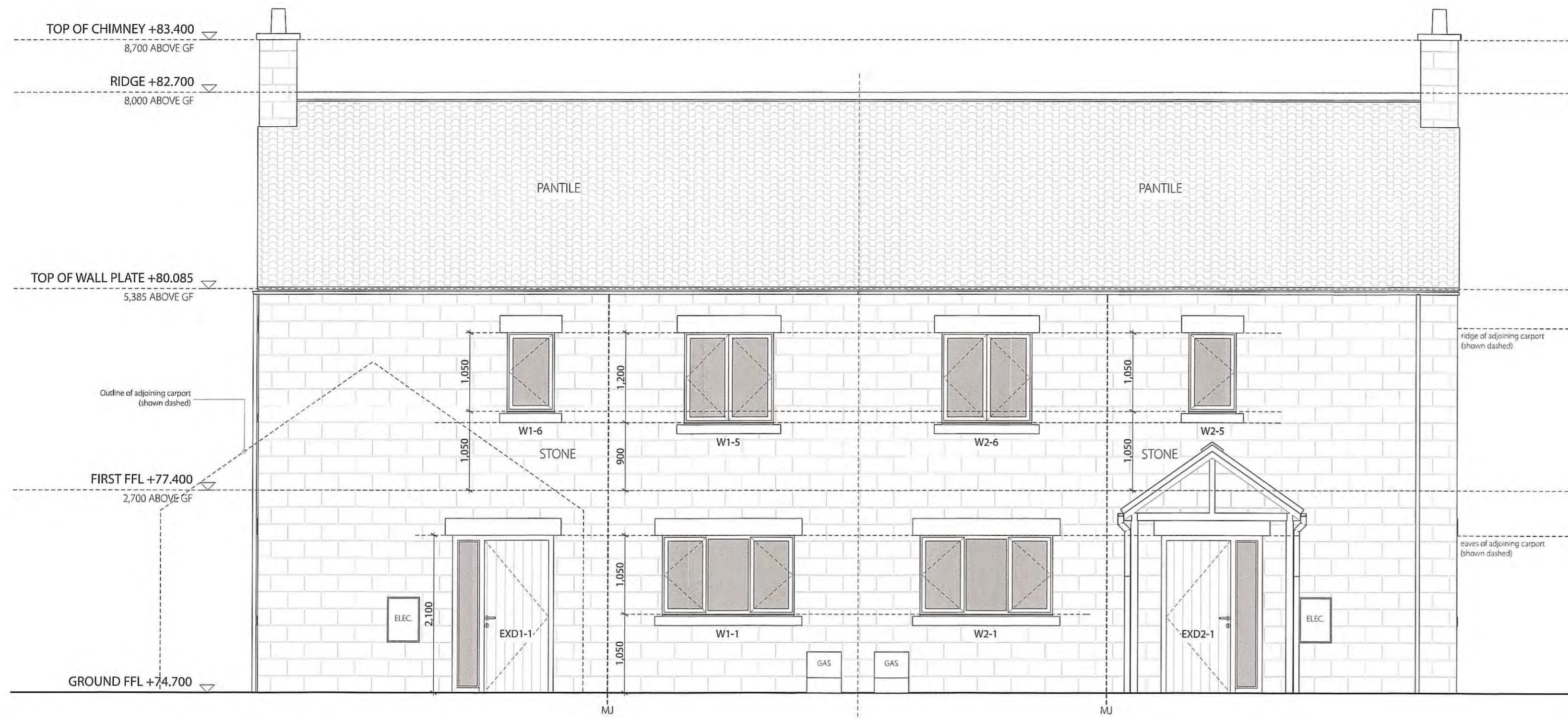
(ENTRANCE LEVEL)



PLOT 9
TYPE D (2B4P)

PLOT 10
TYPE D (2B4P)

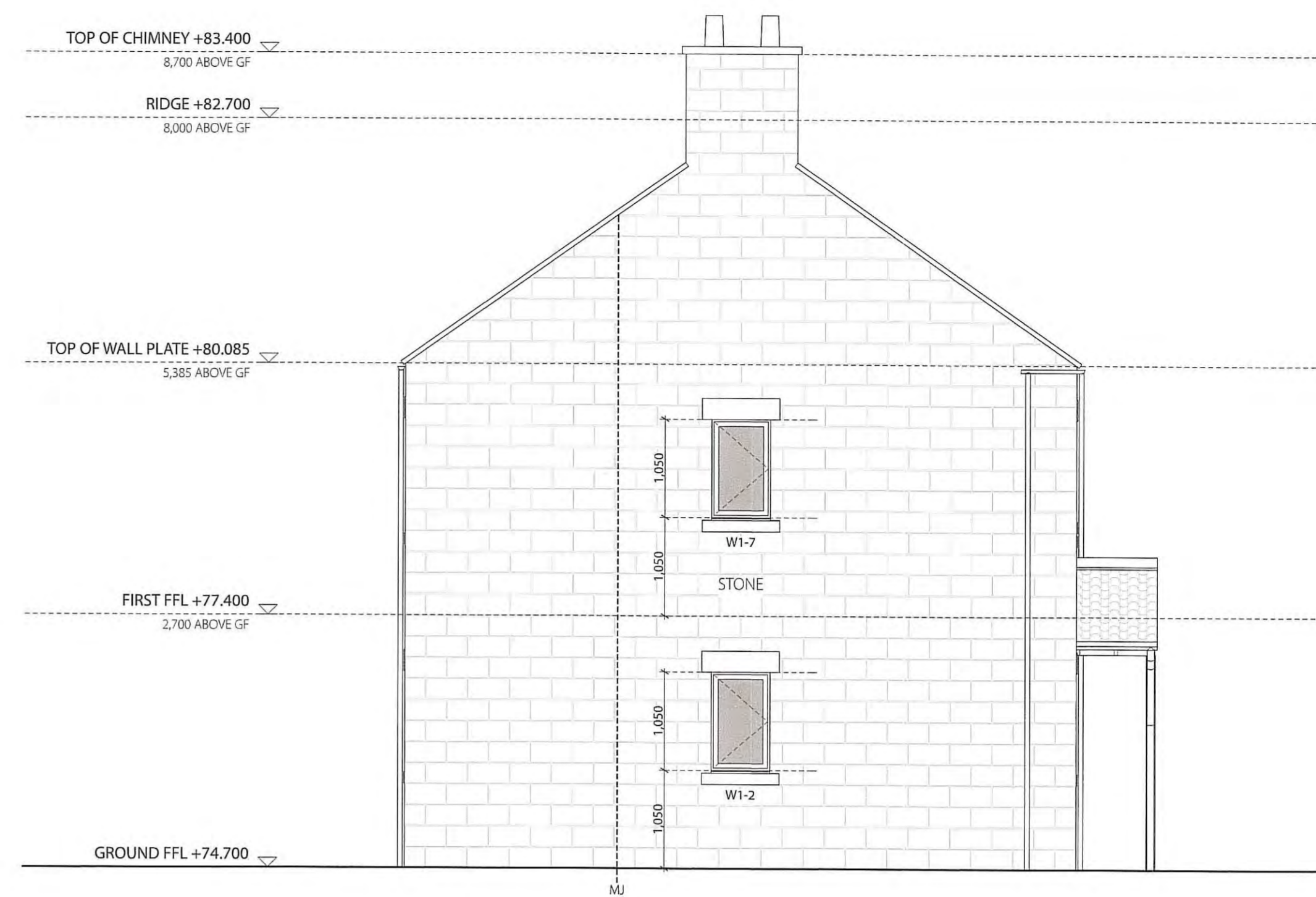
GROUND FLOOR PLAN (1:50) 



PLOT 1
TYPE A (385P)

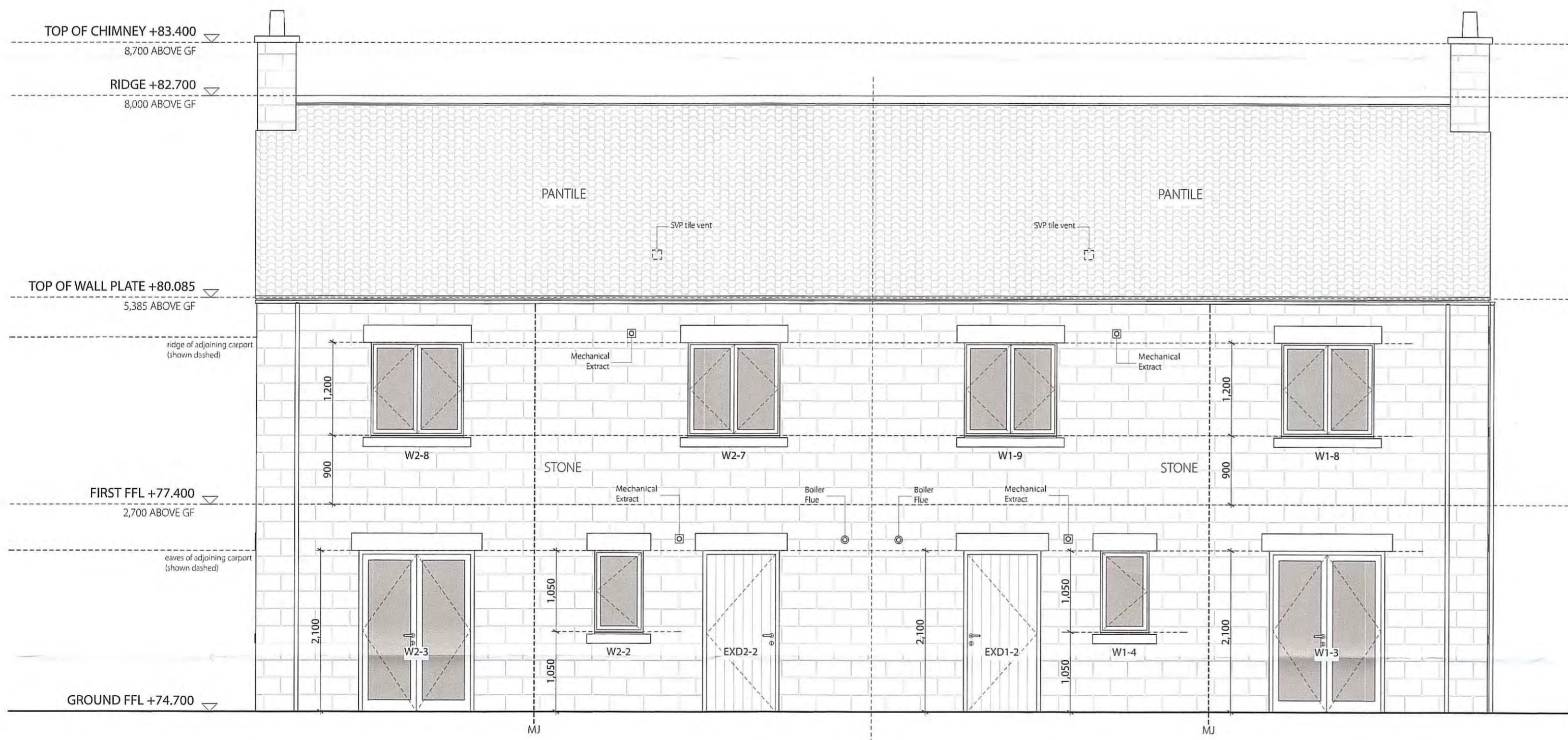
PLOT 2
TYPE A (385P)

WEST ELEVATION (1:50)



PLOT 1
TYPE A (385P)

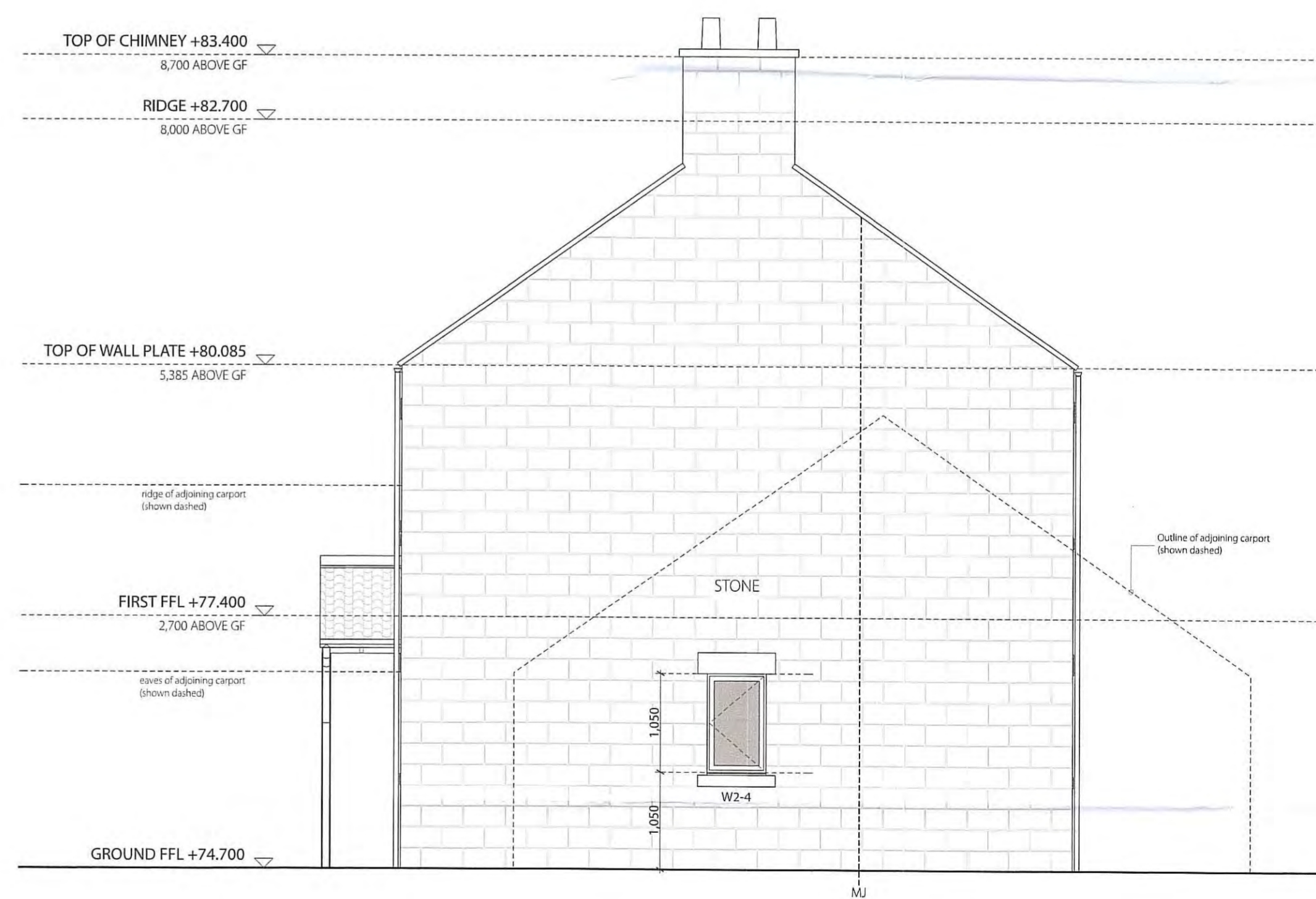
NORTH ELEVATION (1:50)



PLOT 2
TYPE A (385P)

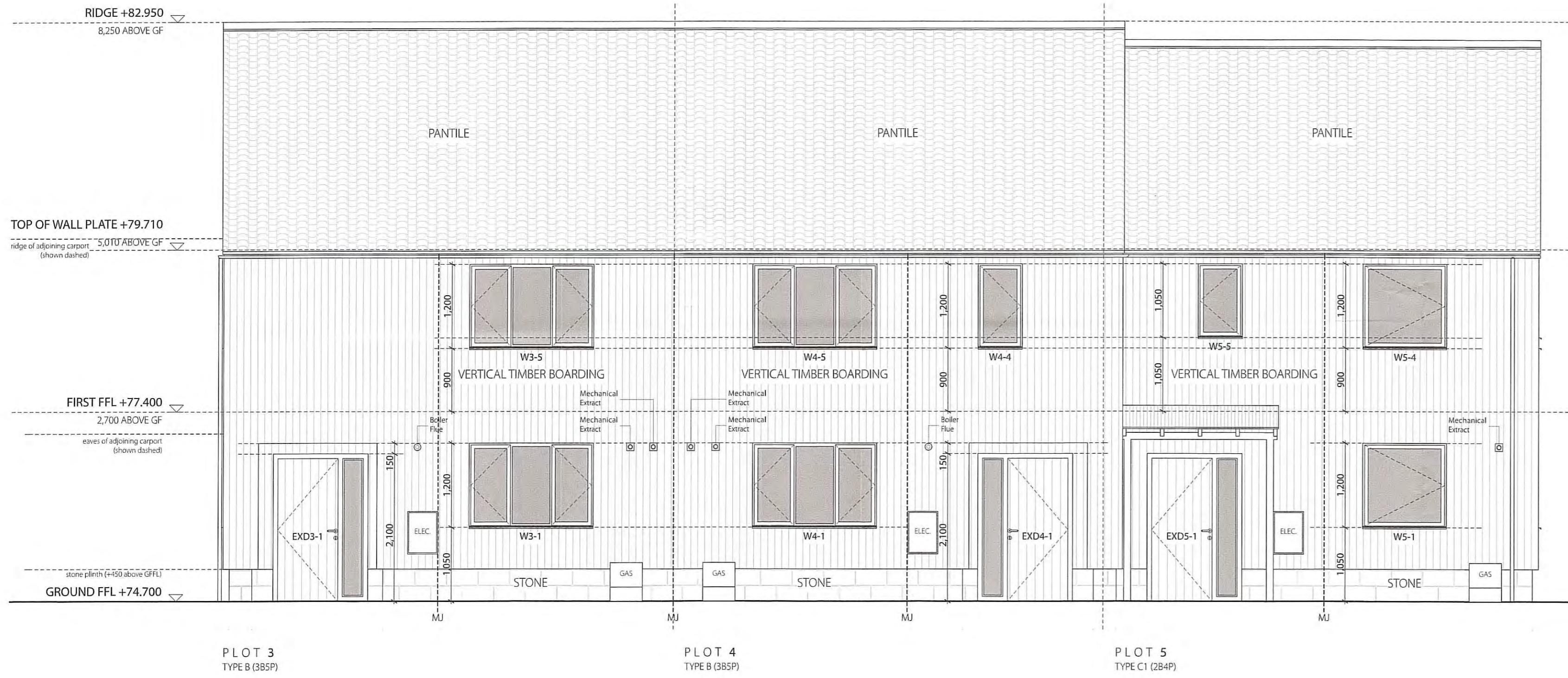
PLOT 1
TYPE A (385P)

EAST ELEVATION (1:50)

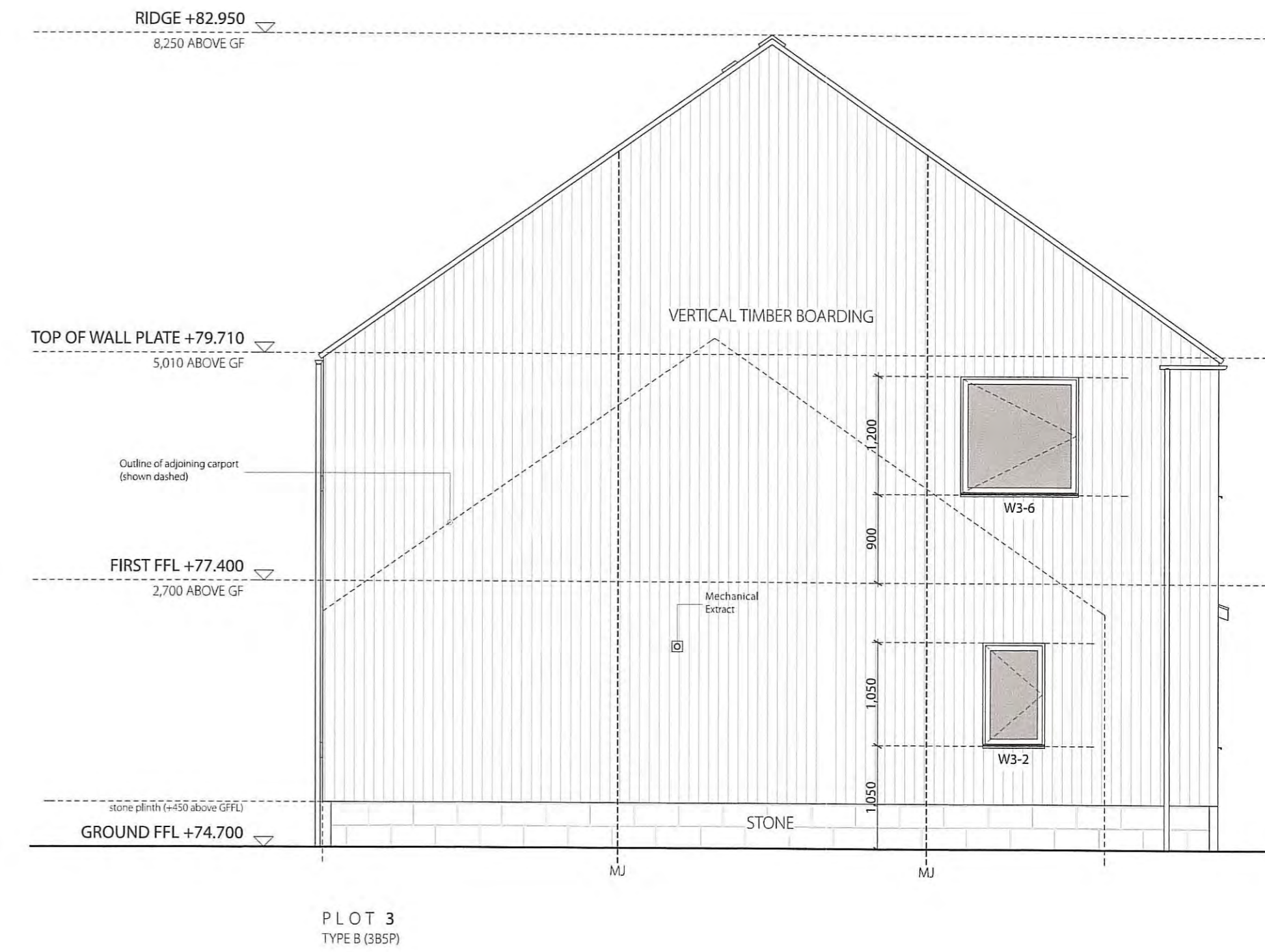


PLOT 2
TYPE A (385P)

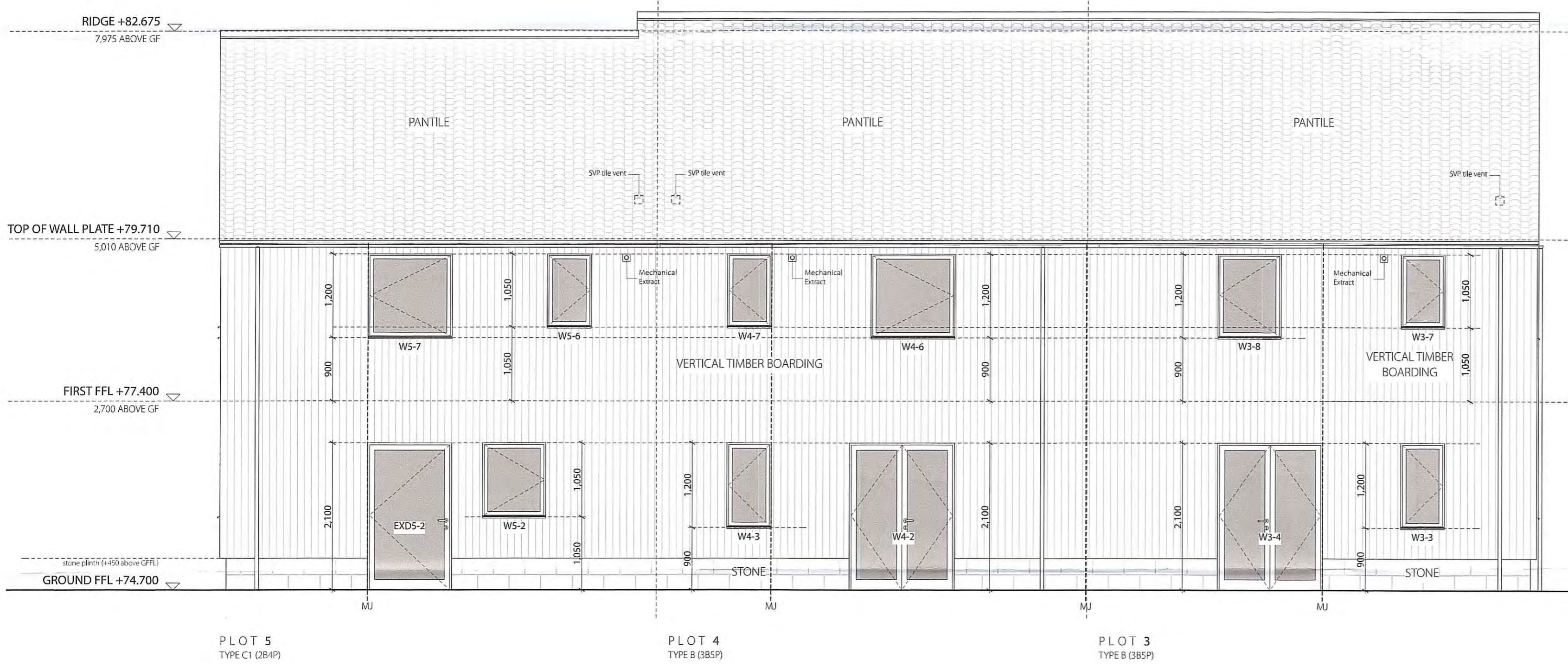
SOUTH ELEVATION (1:50)



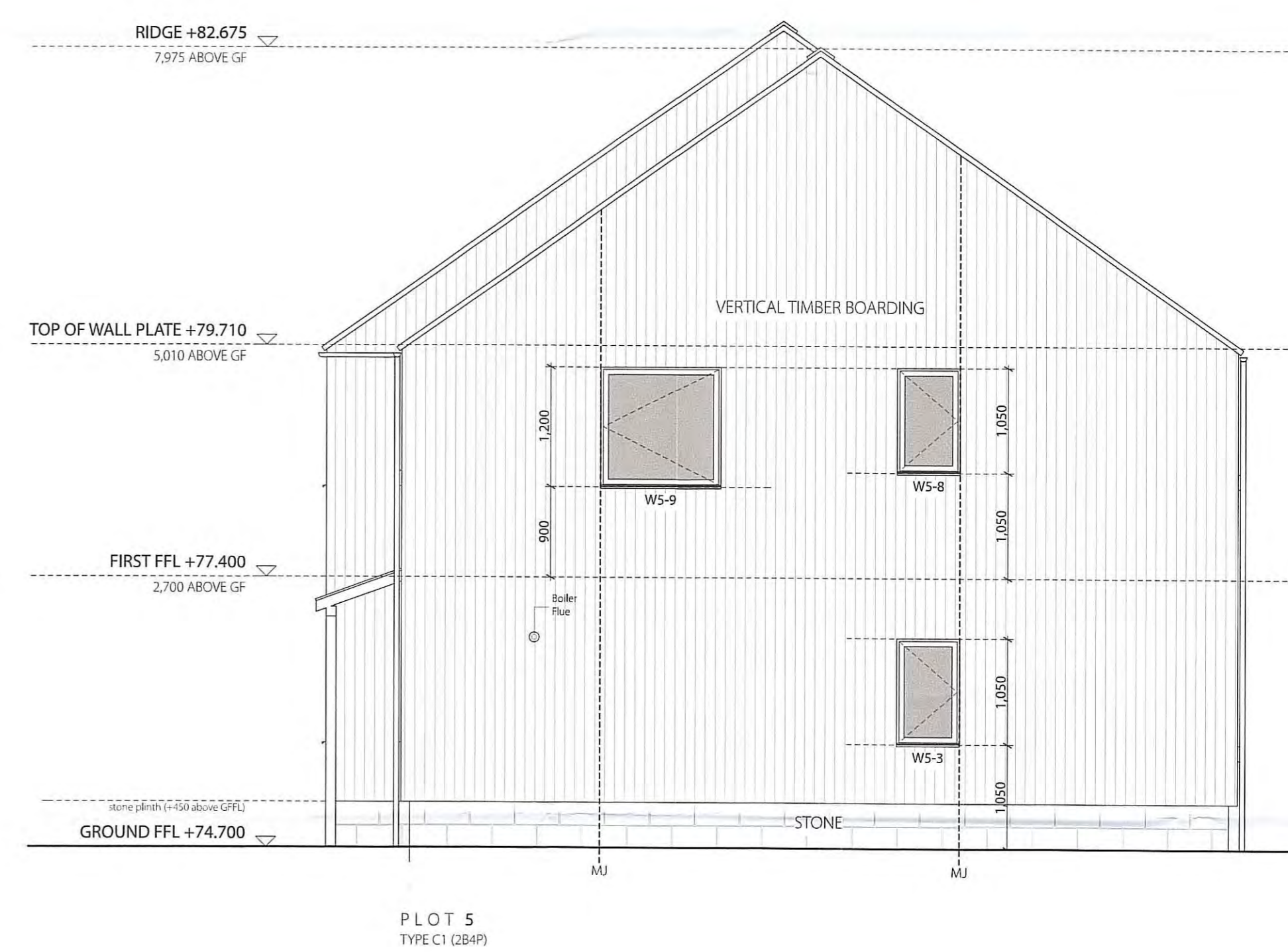
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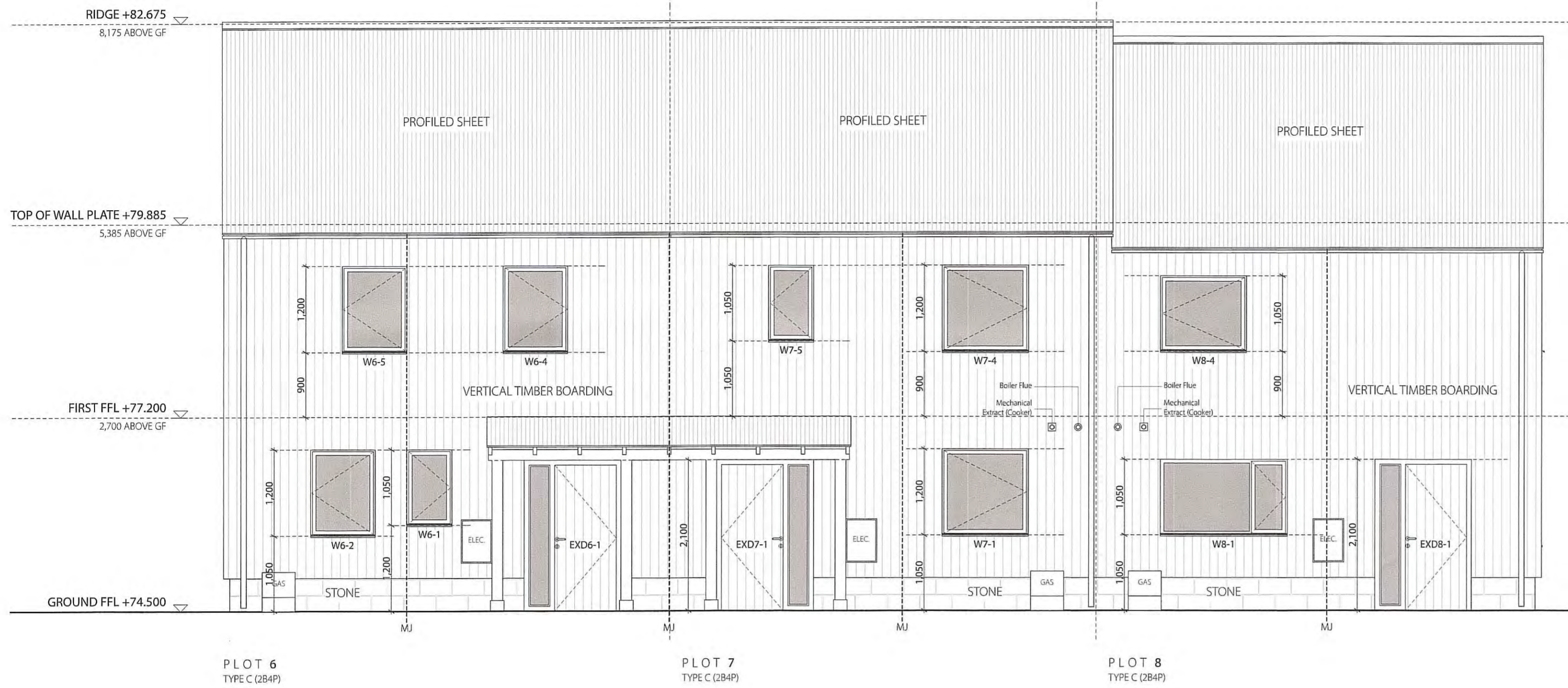
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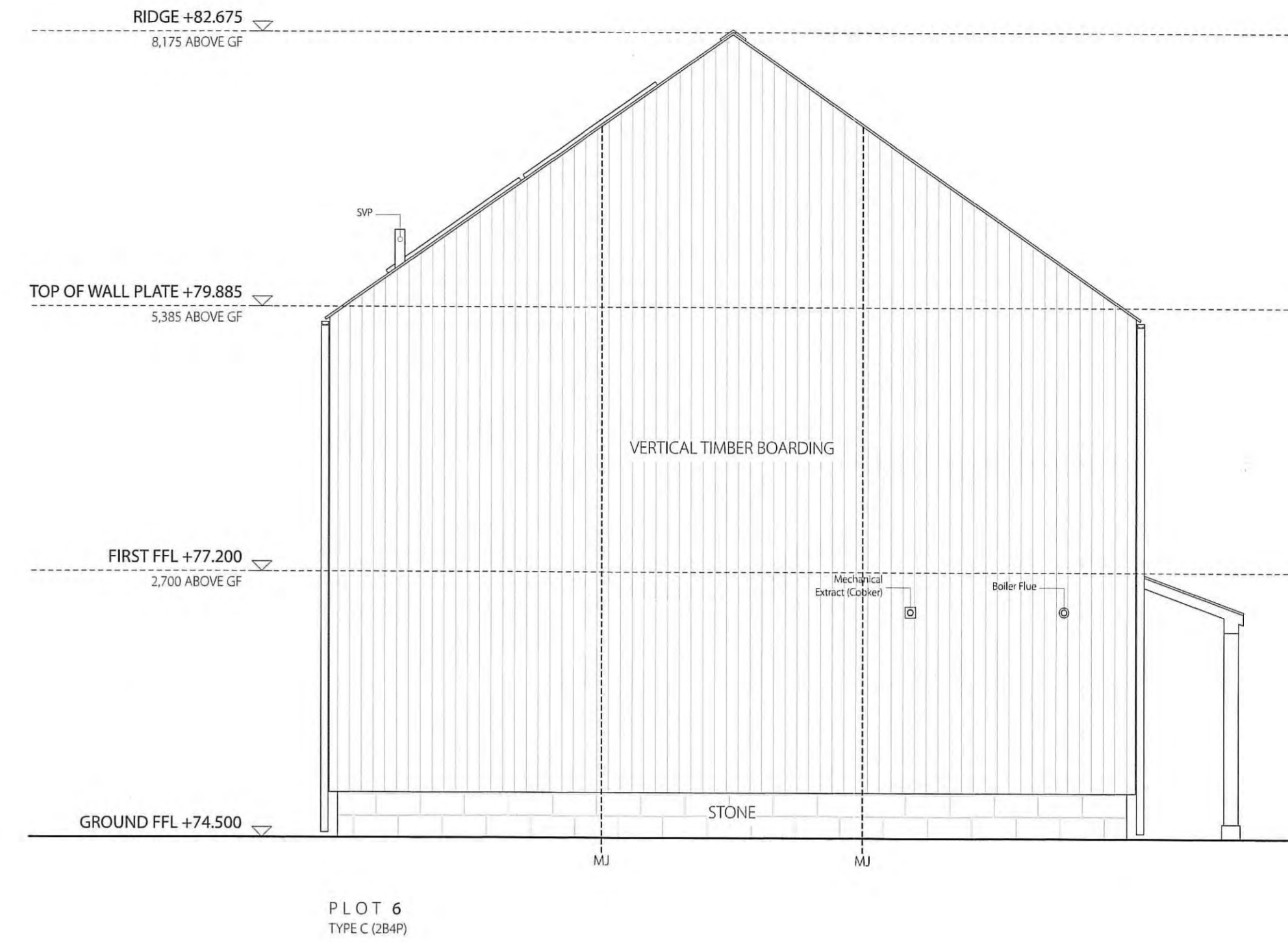
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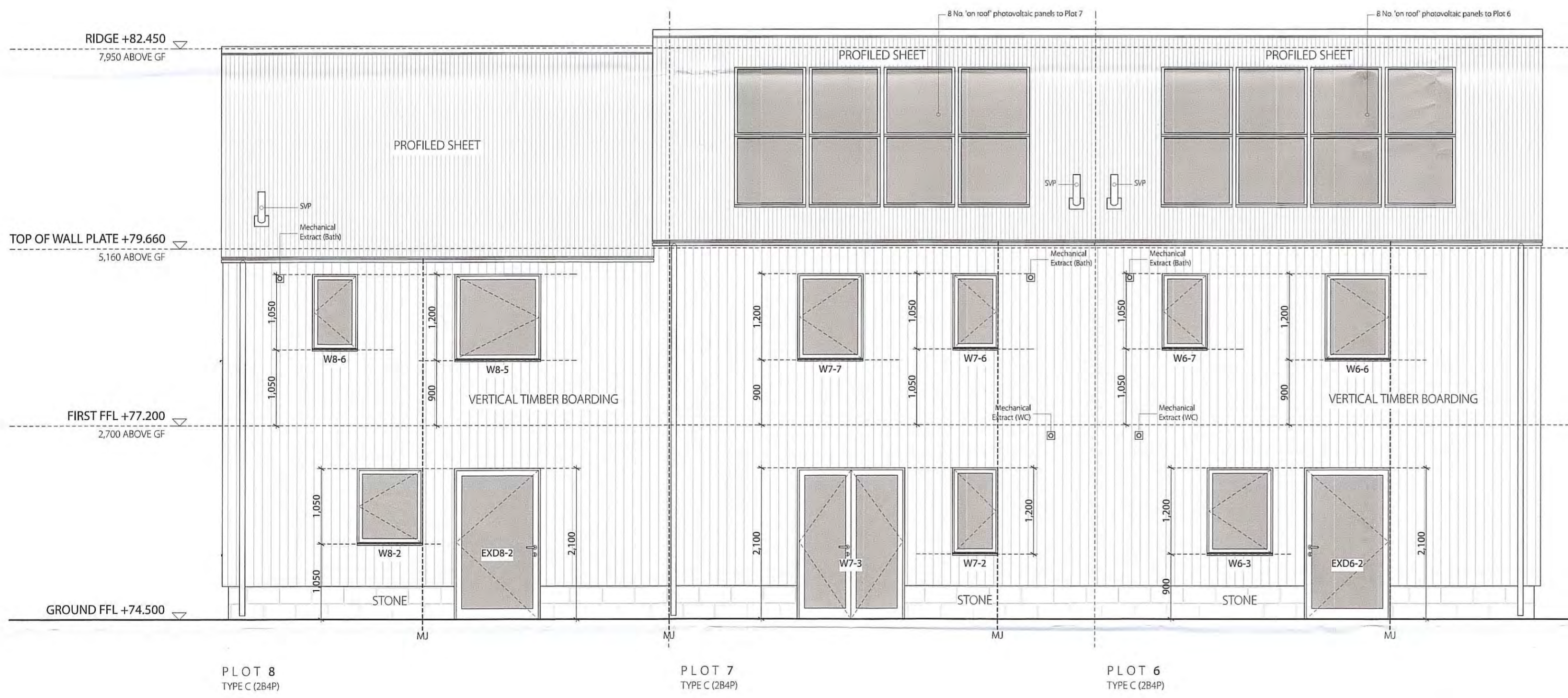
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NORTH ELEVATION (1:50)



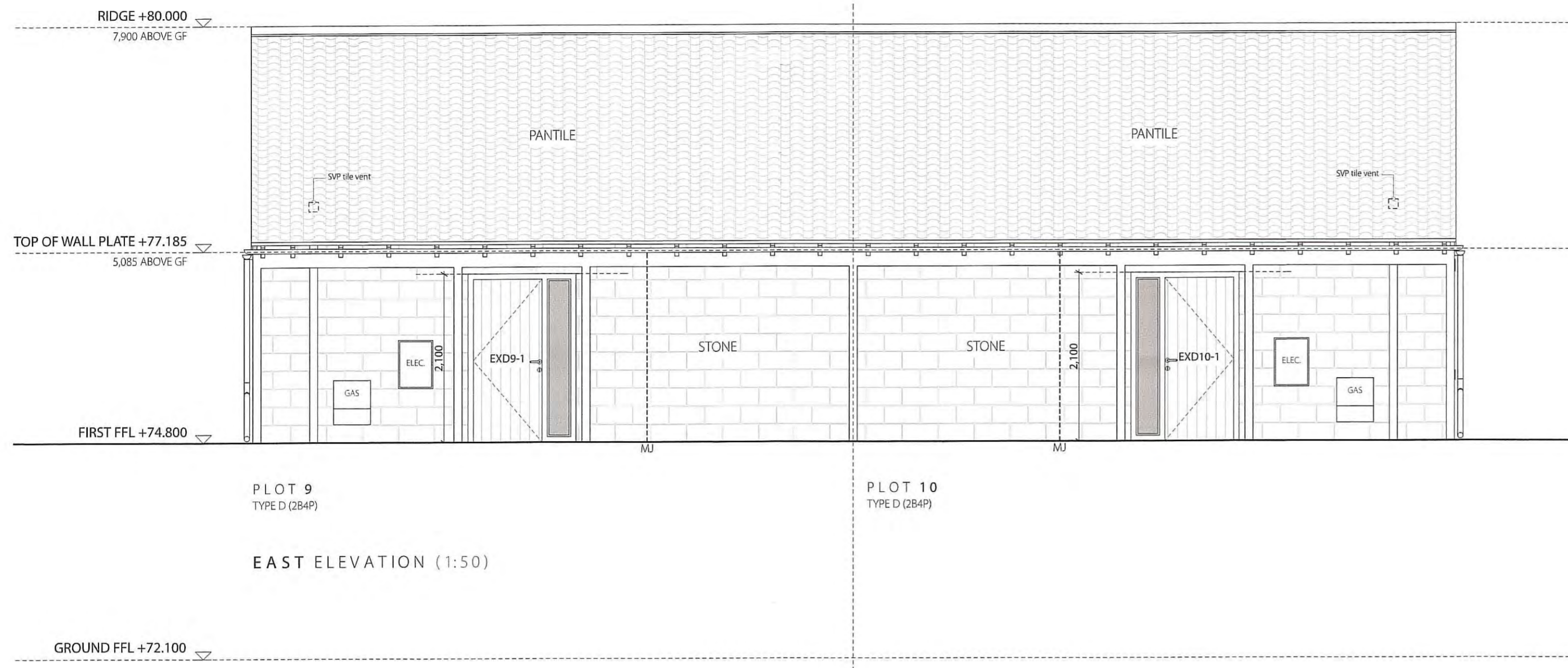
EAST ELEVATION (1:50)



SOUTH ELEVATION (1:50)



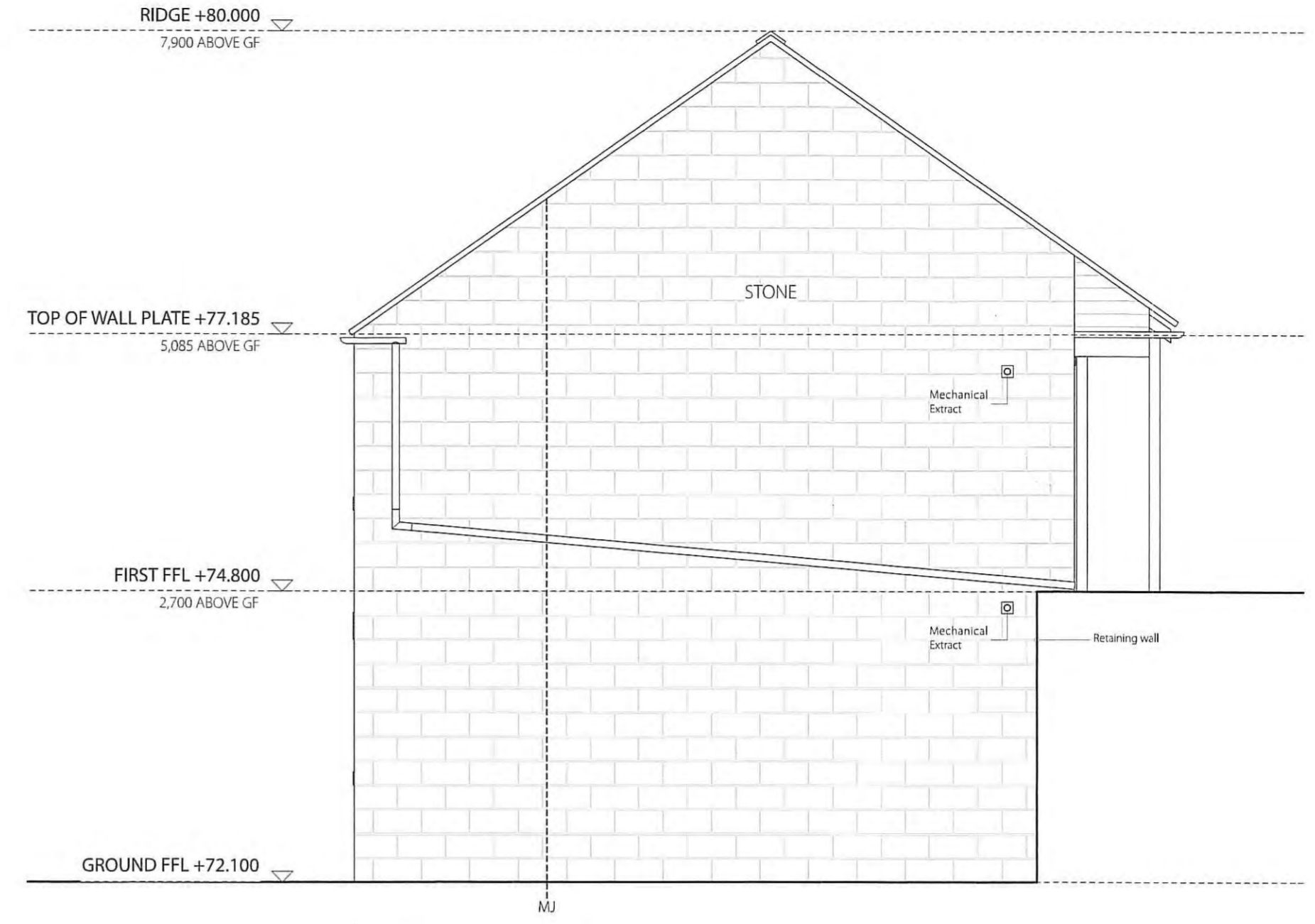
WEST ELEVATION (1:50)



PLOT 9
TYPE D (2B4P)

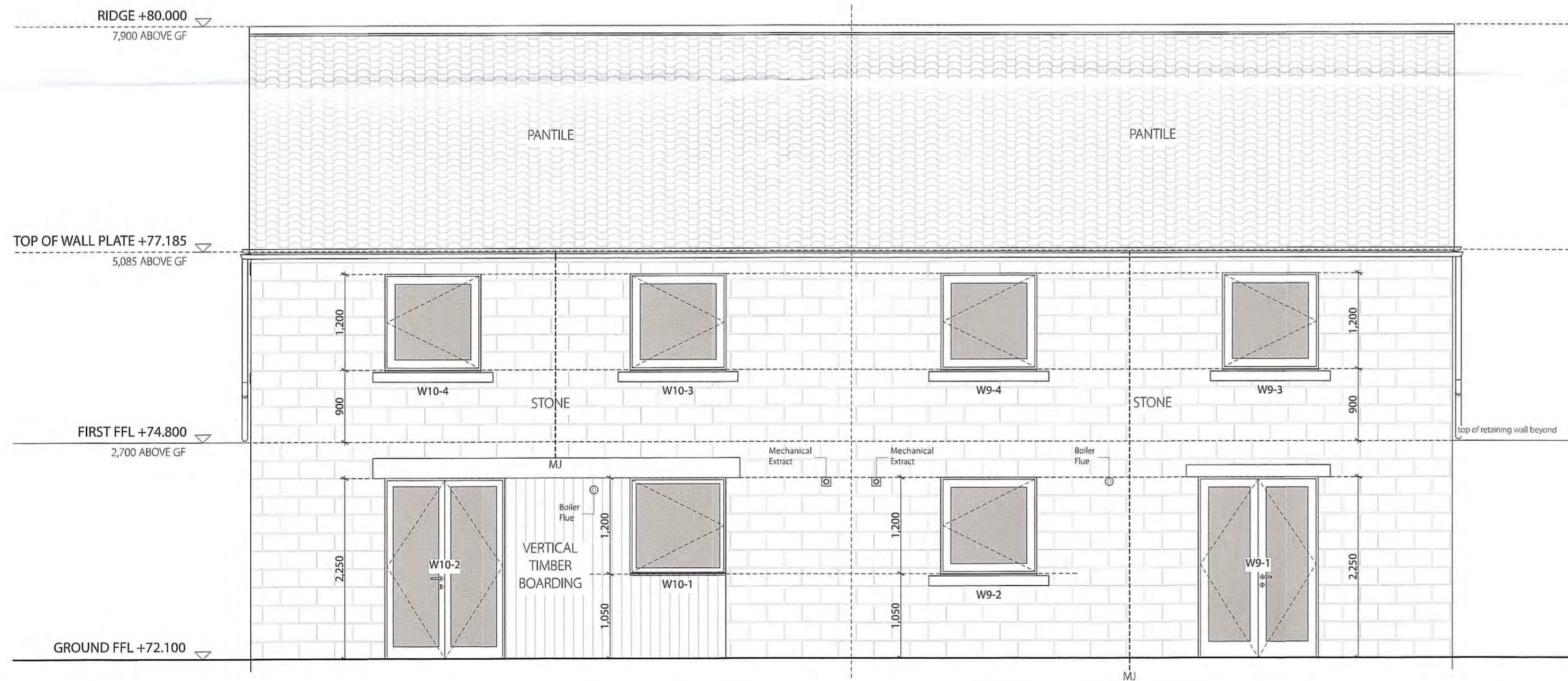
PLOT 10
TYPE D (2B4P)

EAST ELEVATION (1:50)



PLOT 9
TYPE D (2B4P)

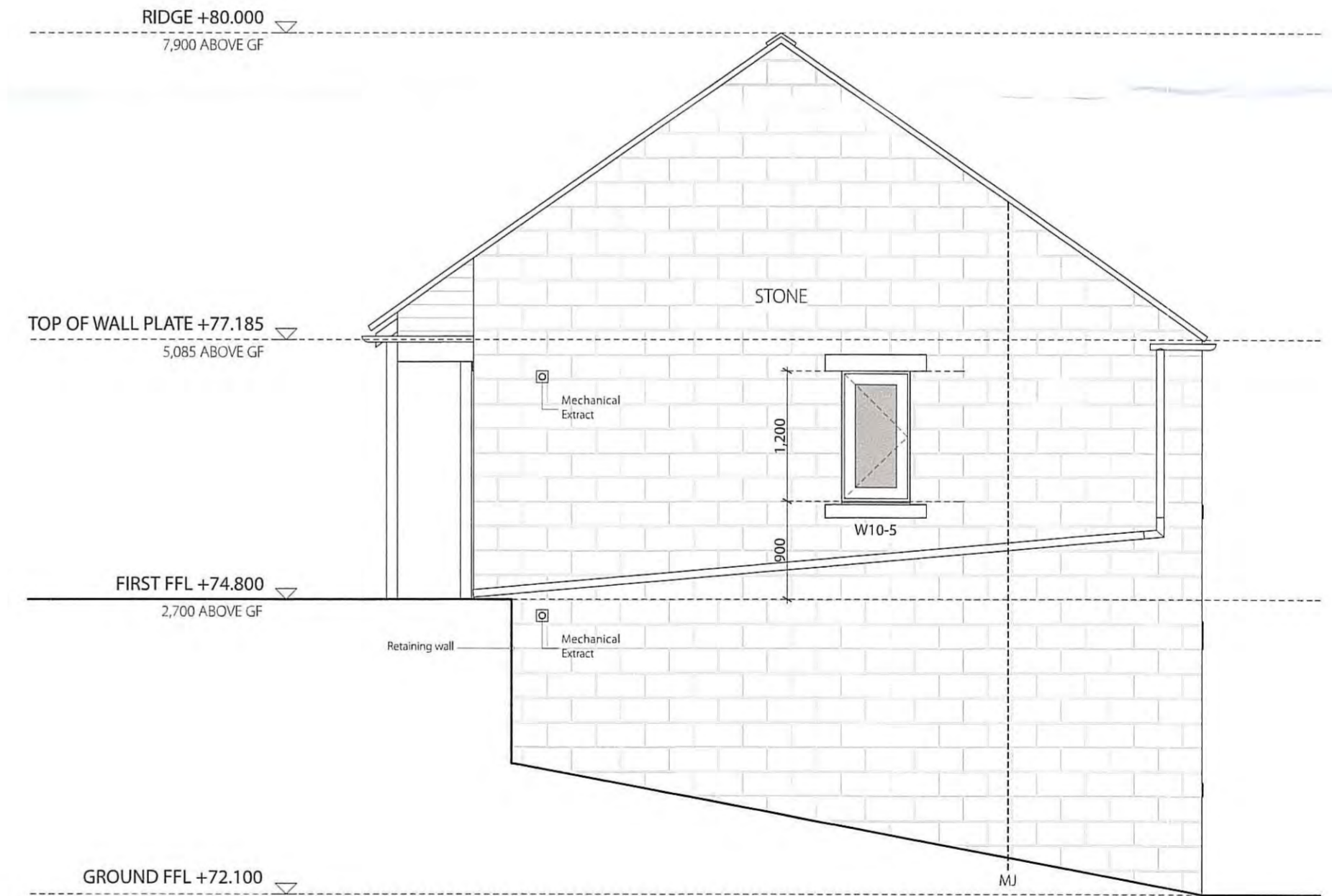
SOUTH ELEVATION (1:50)



PLOT 10
TYPE D (2B4P)

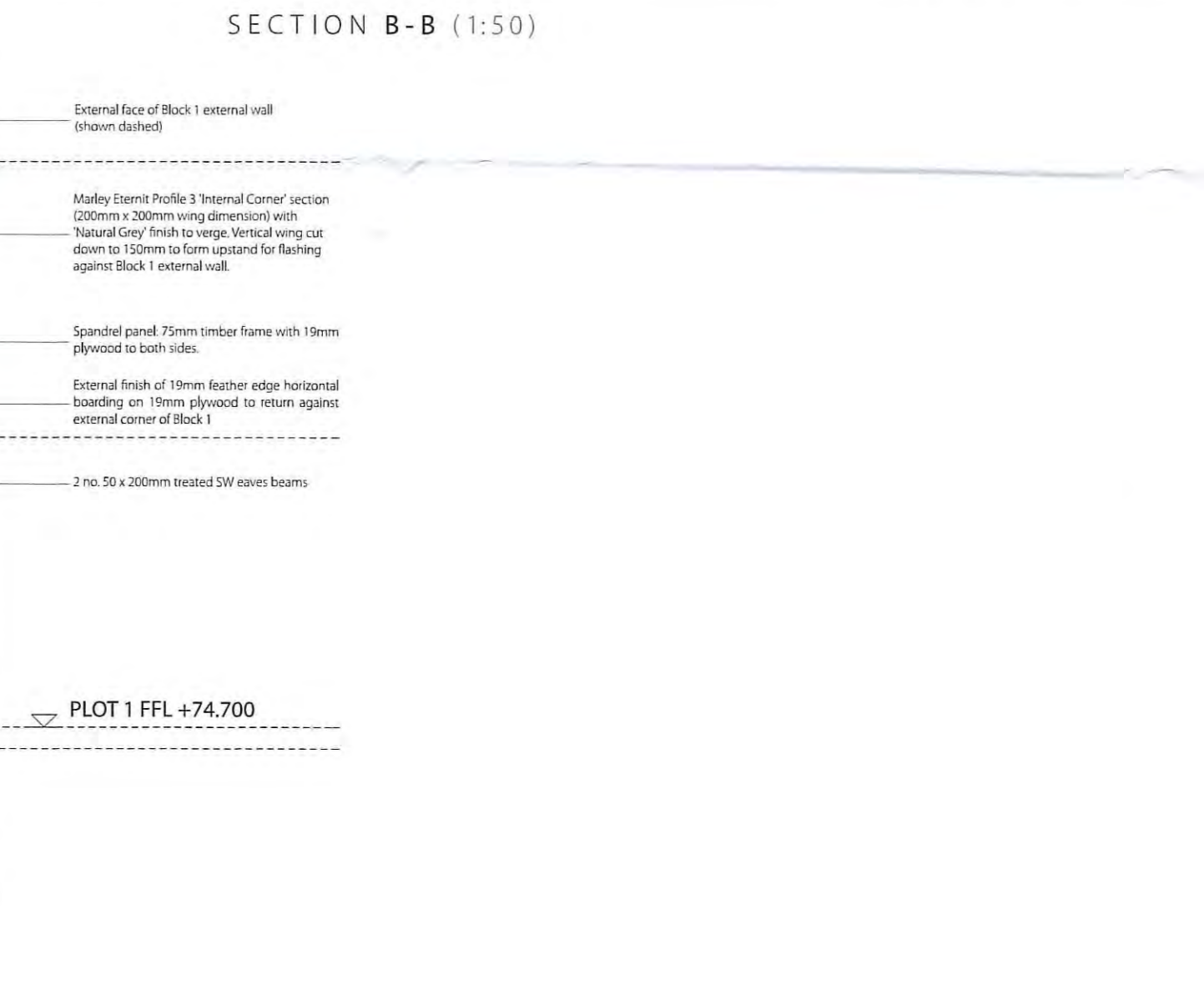
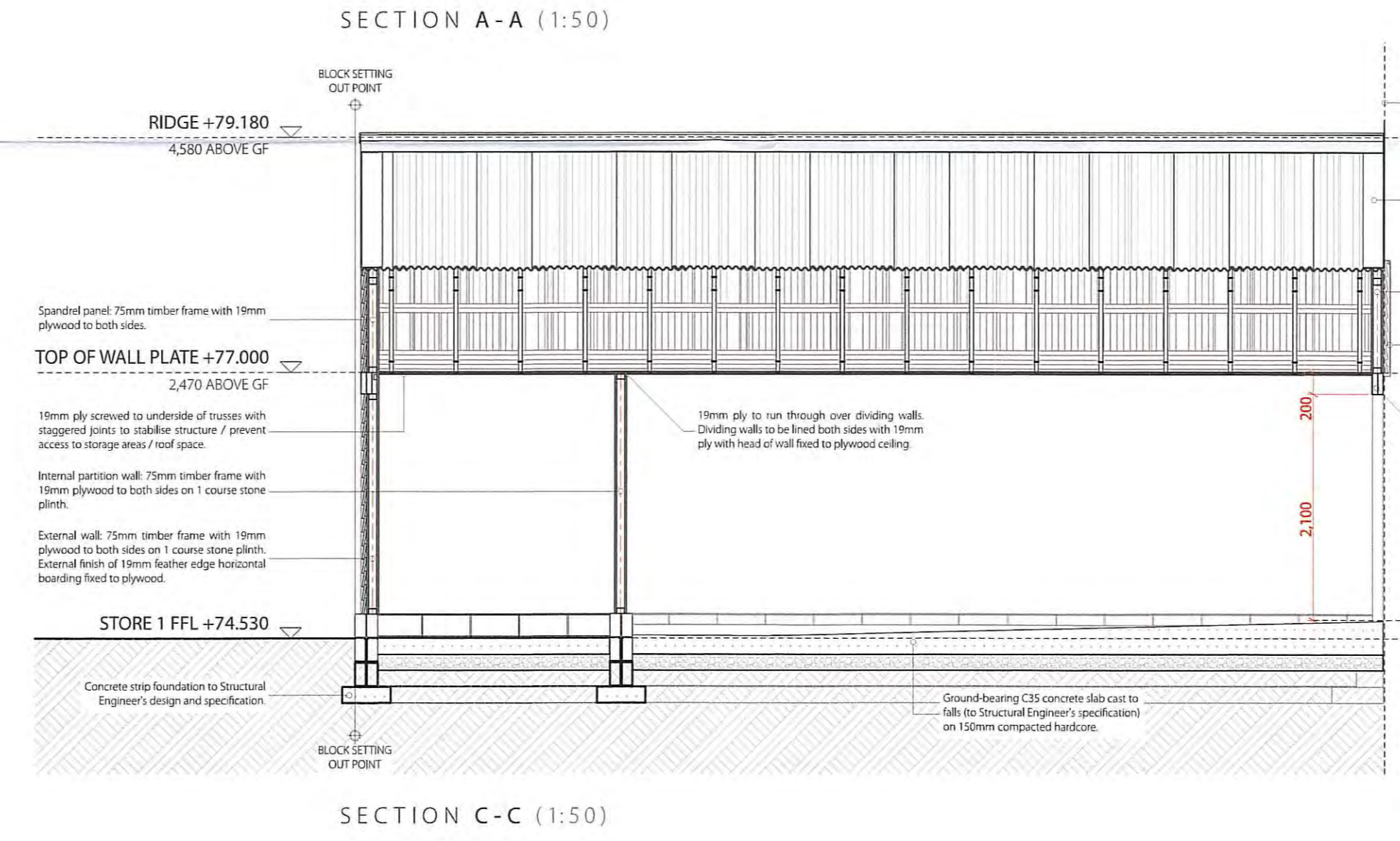
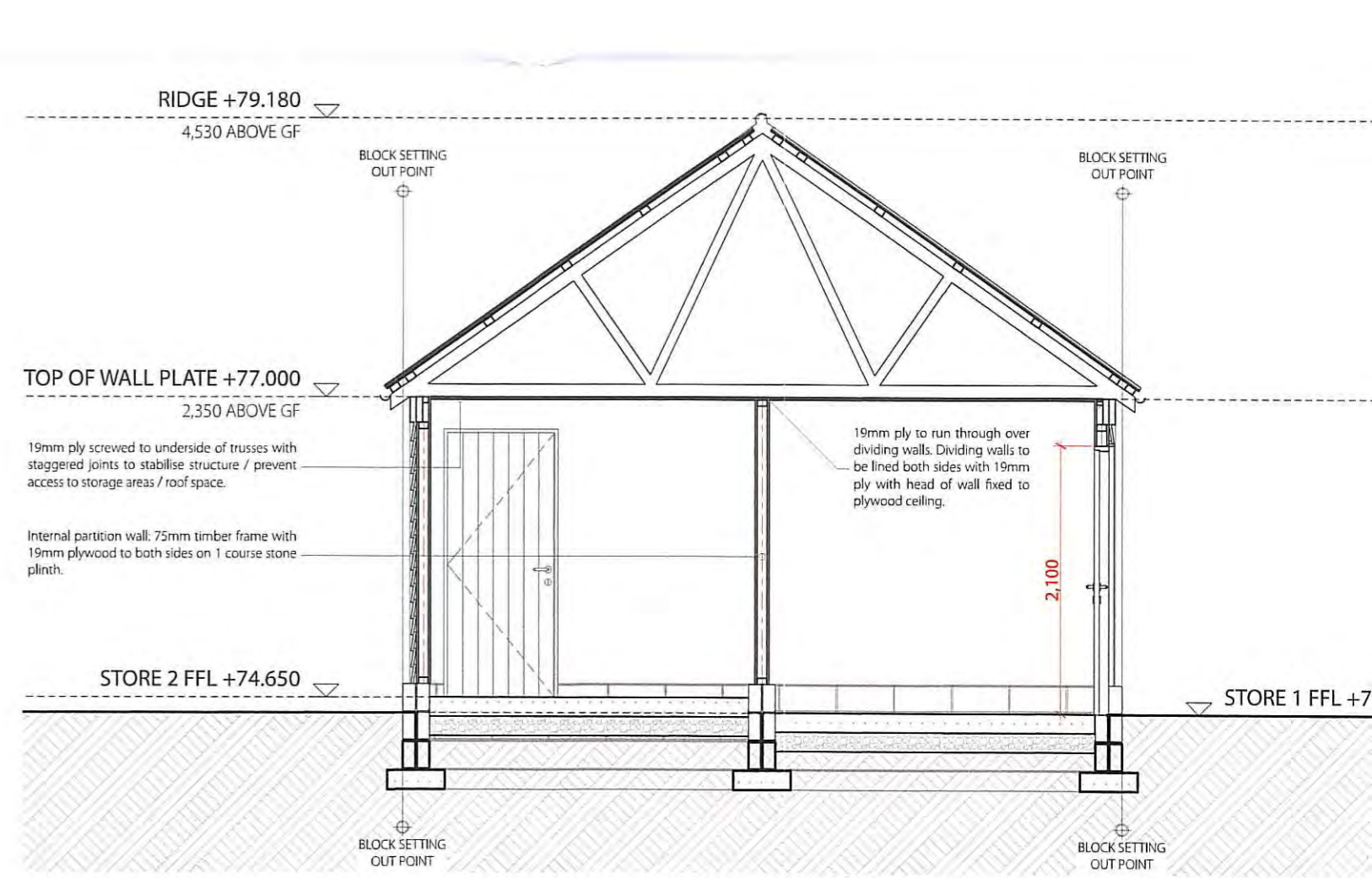
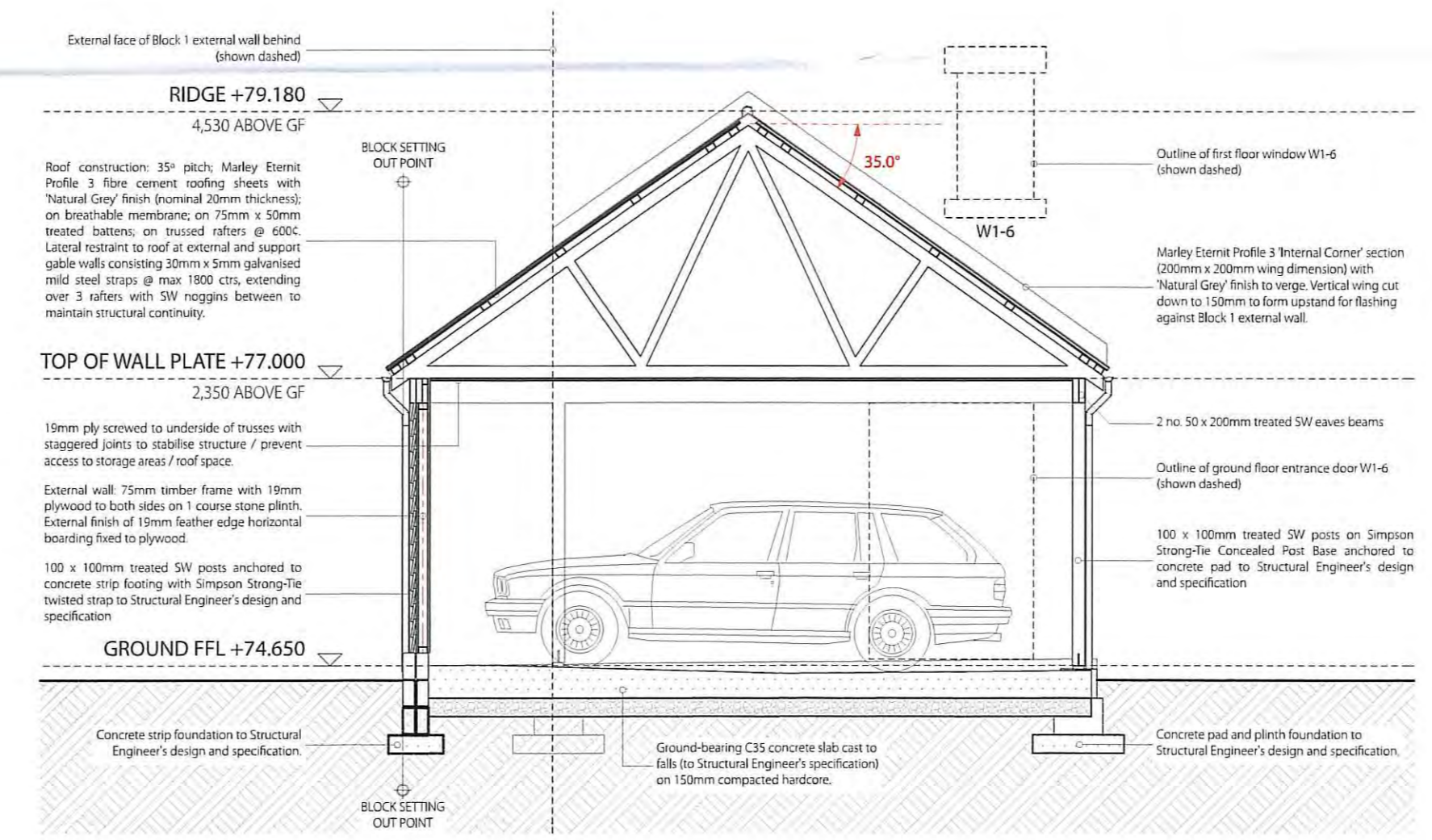
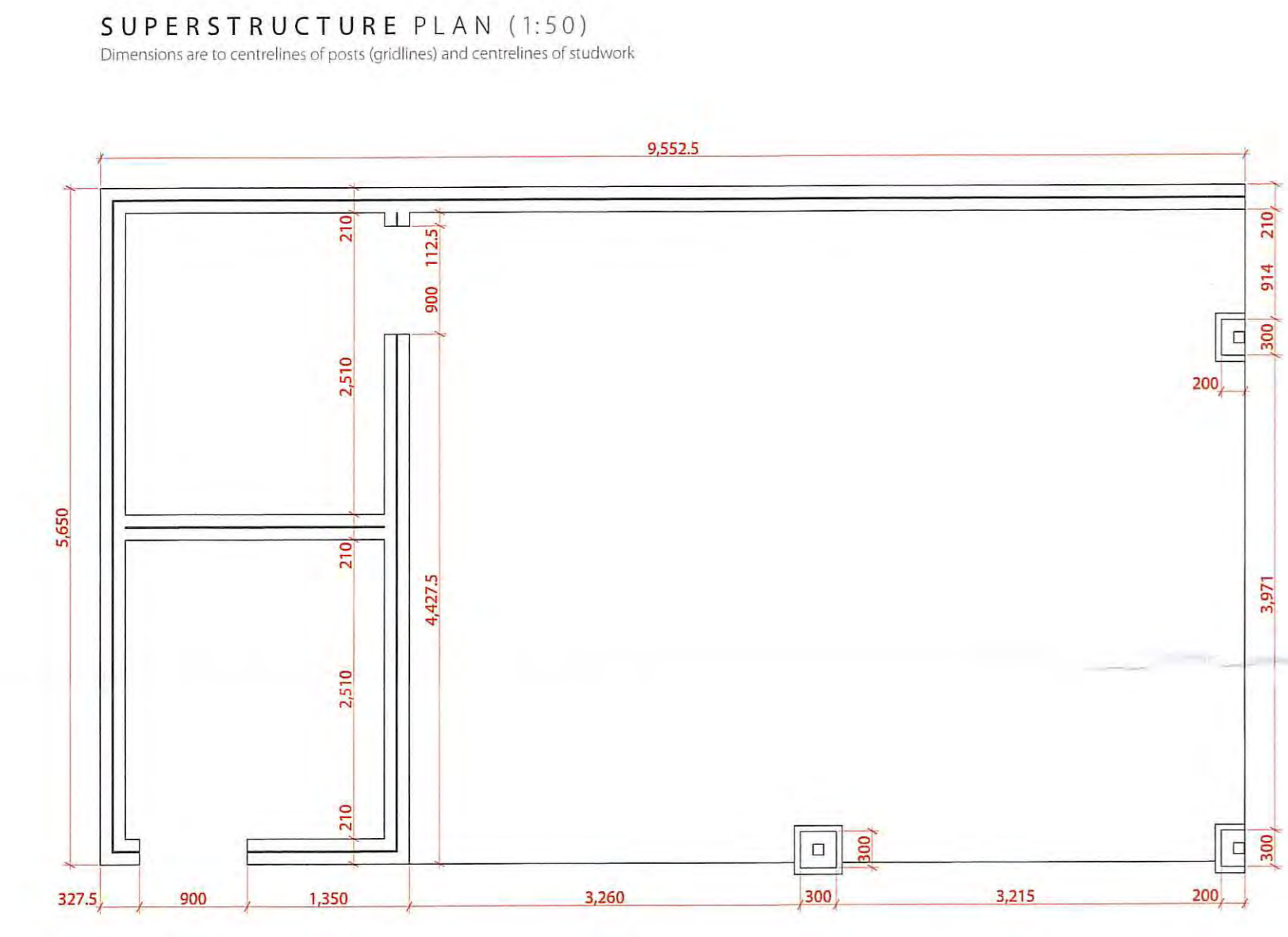
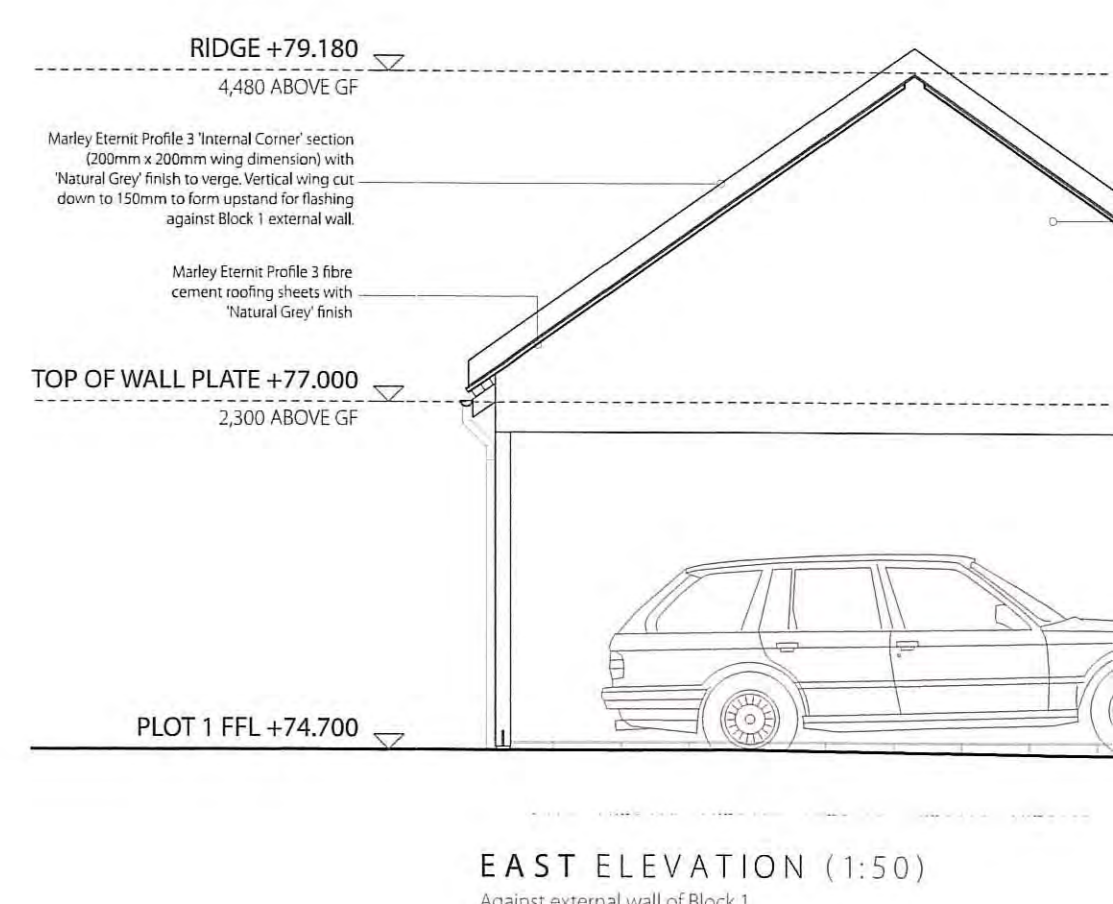
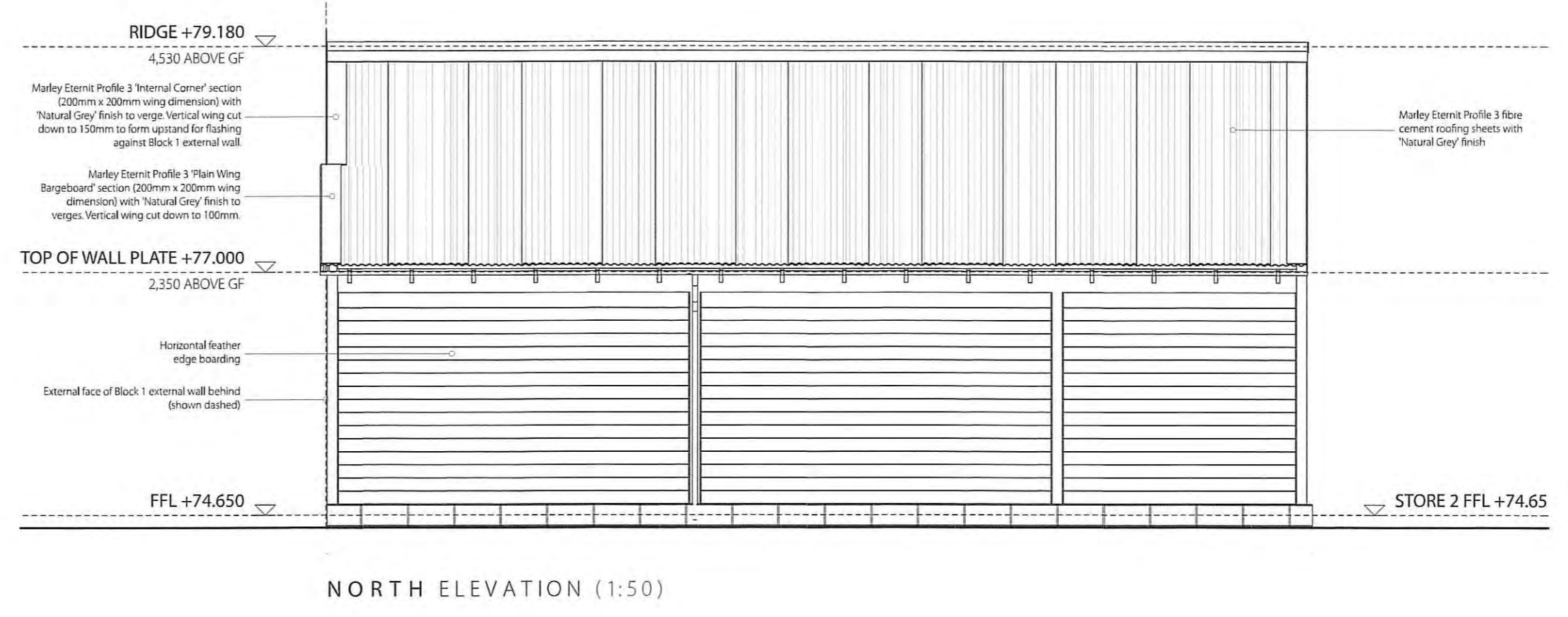
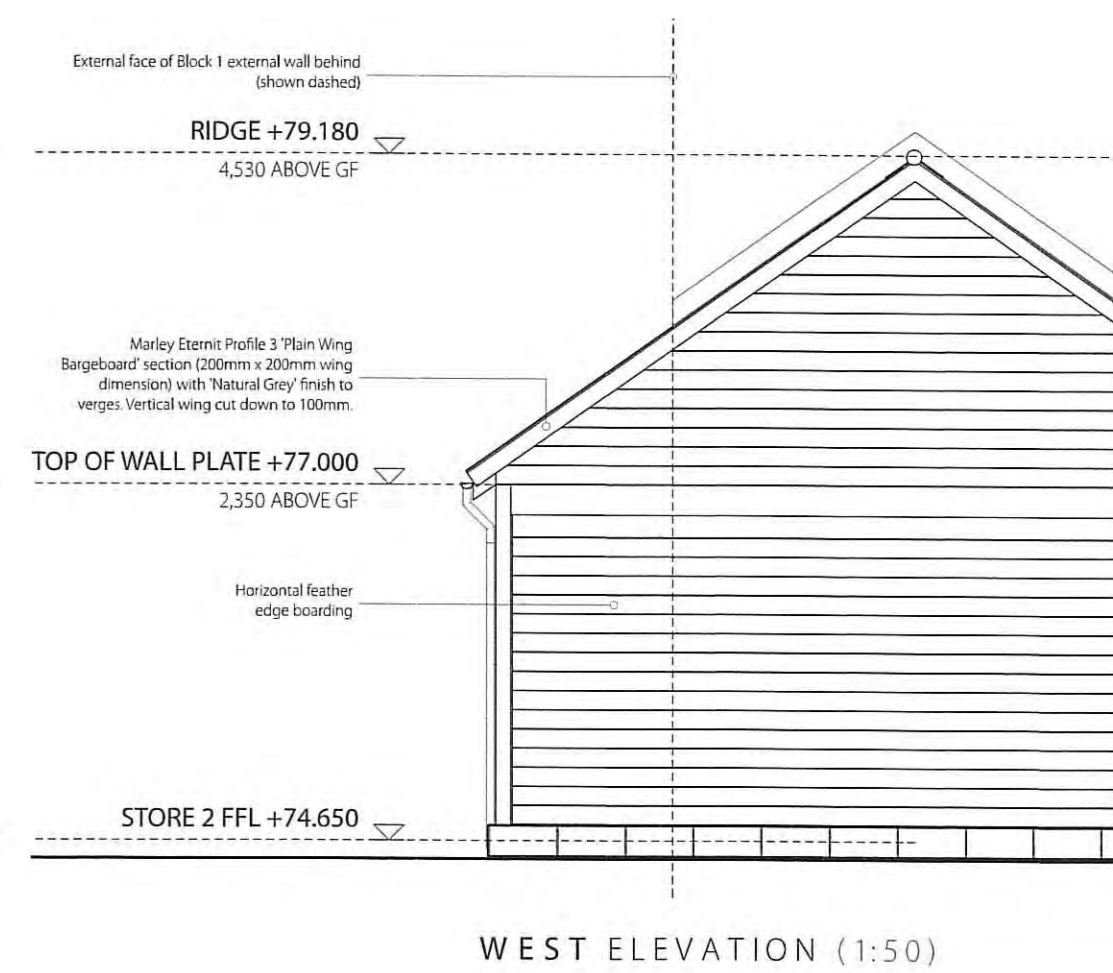
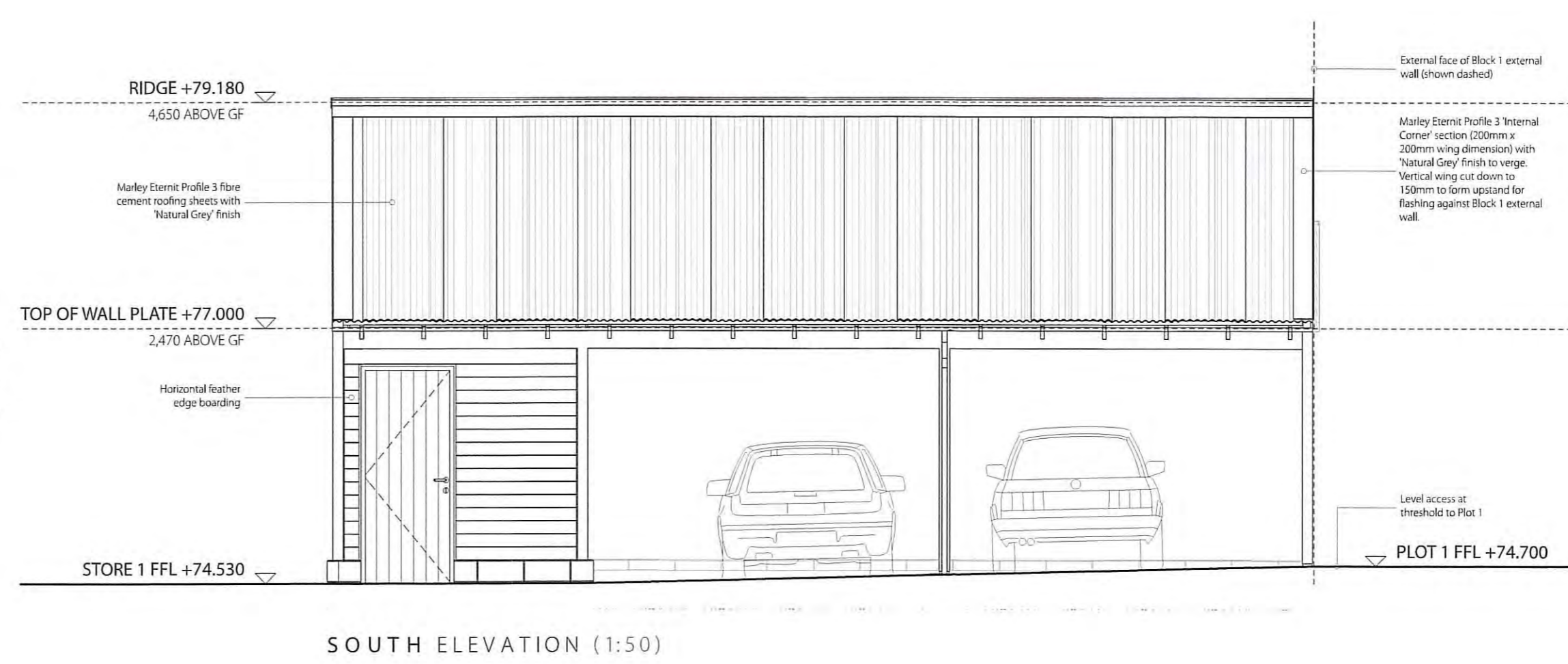
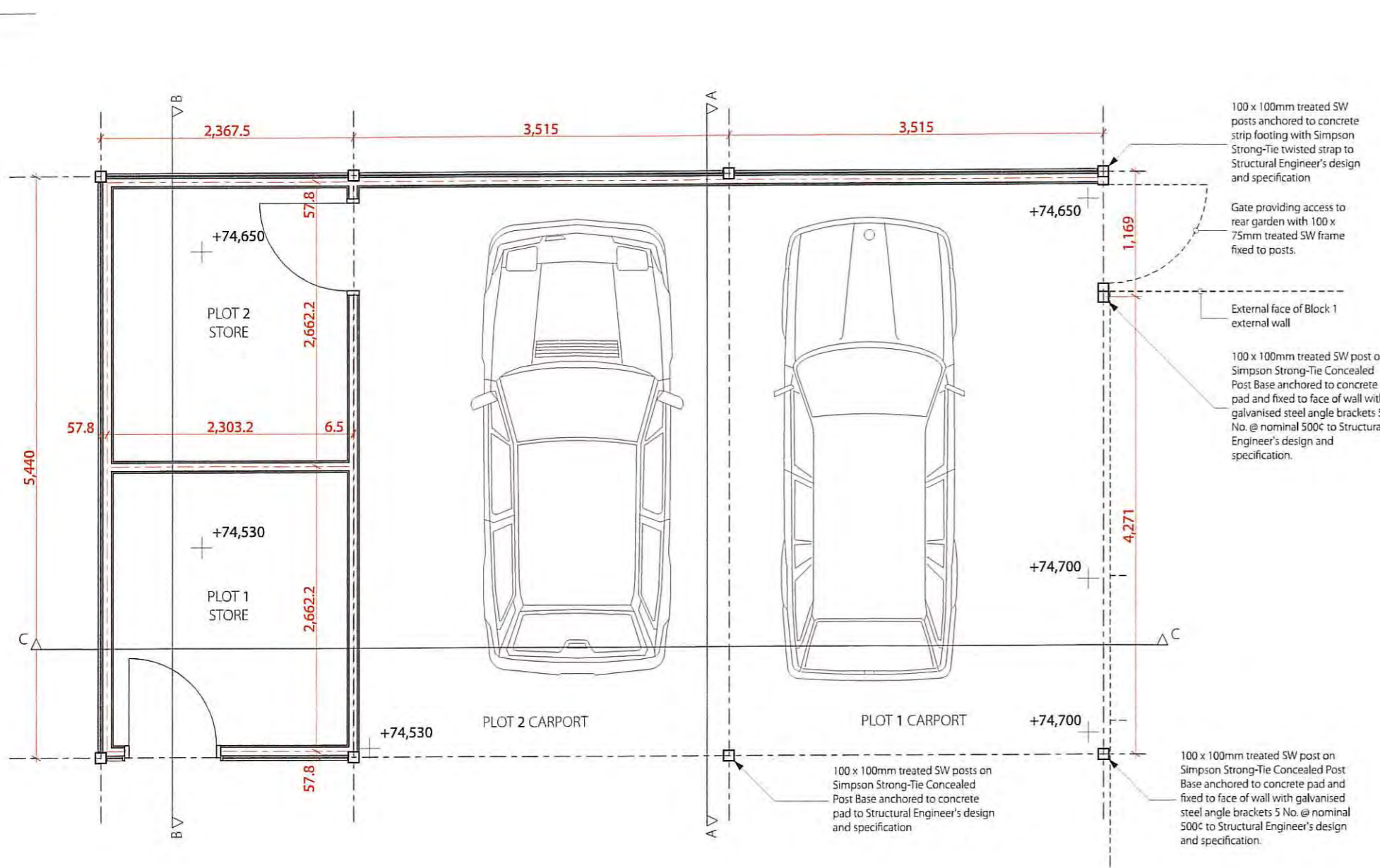
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TYPE D (2B4P)

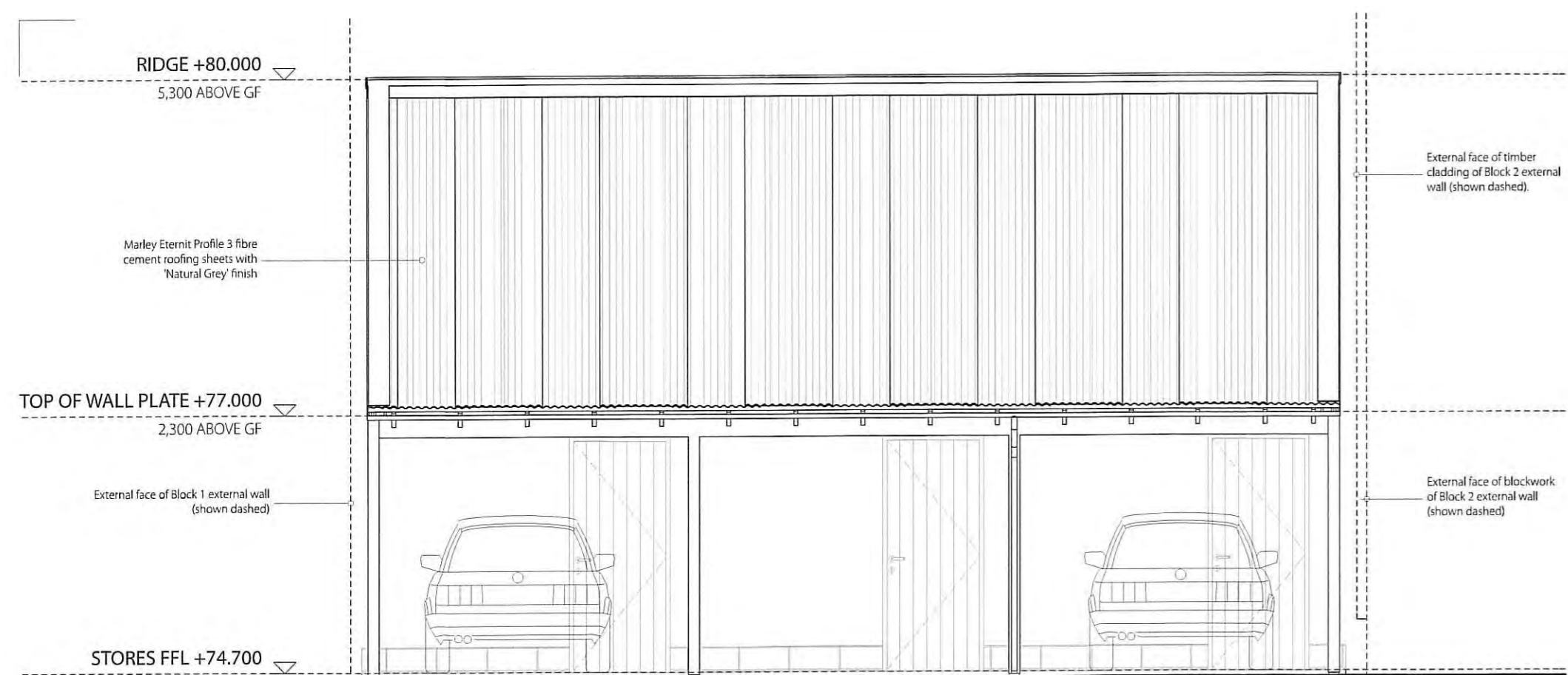
WEST ELEVATION (1:50)



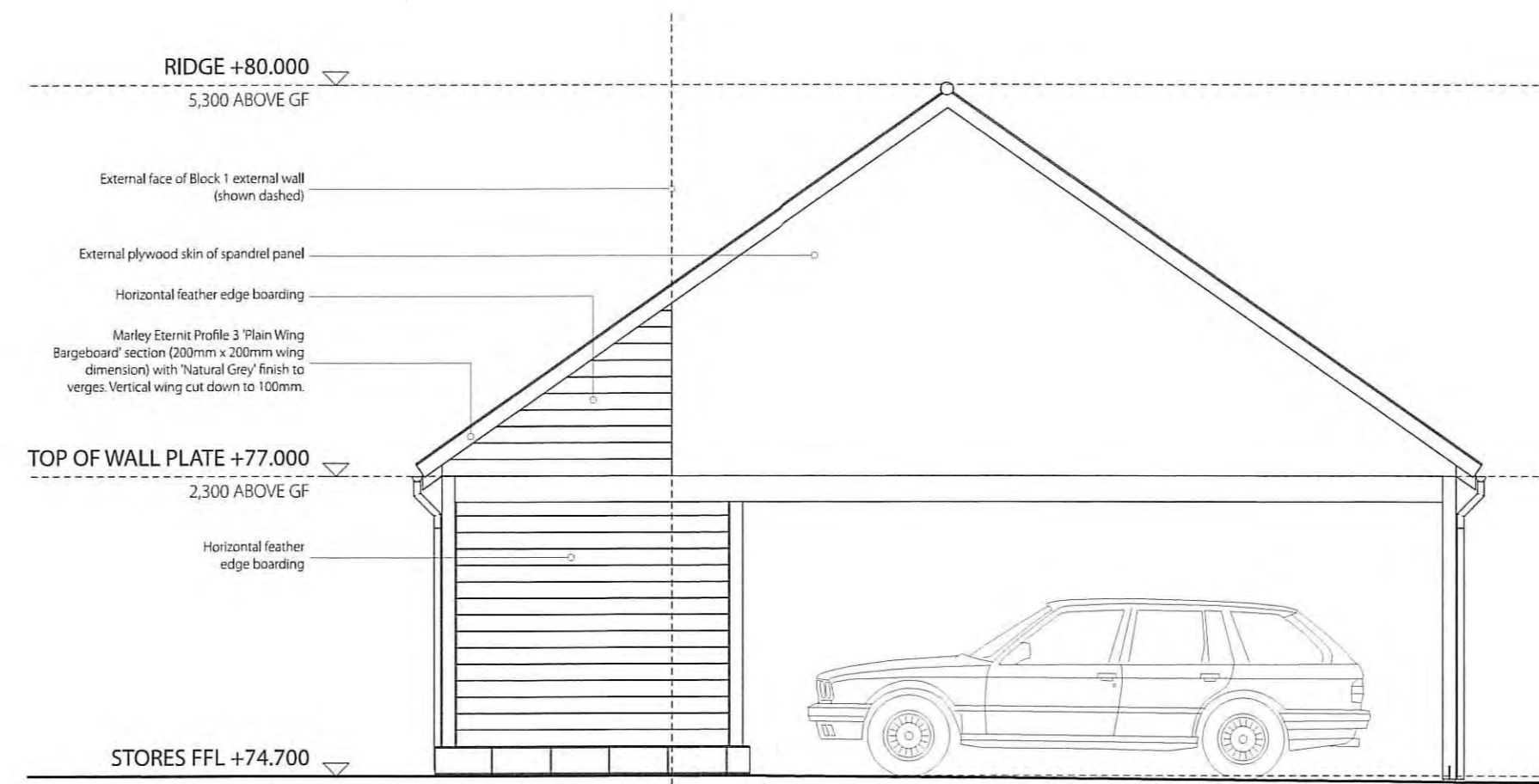
PLOT 10
TYPE D (2B4P)

NORTH ELEVATION (1:50)

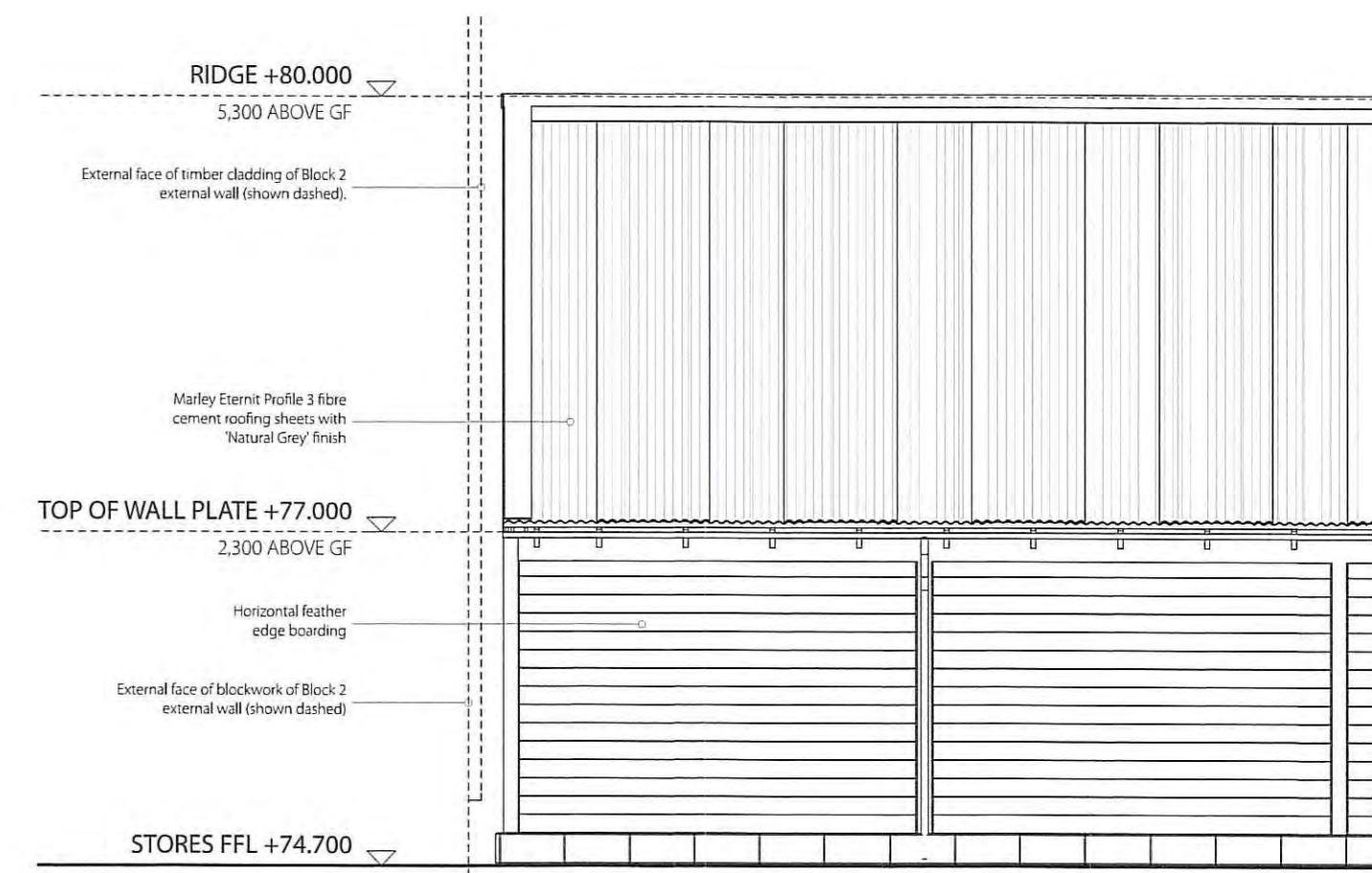




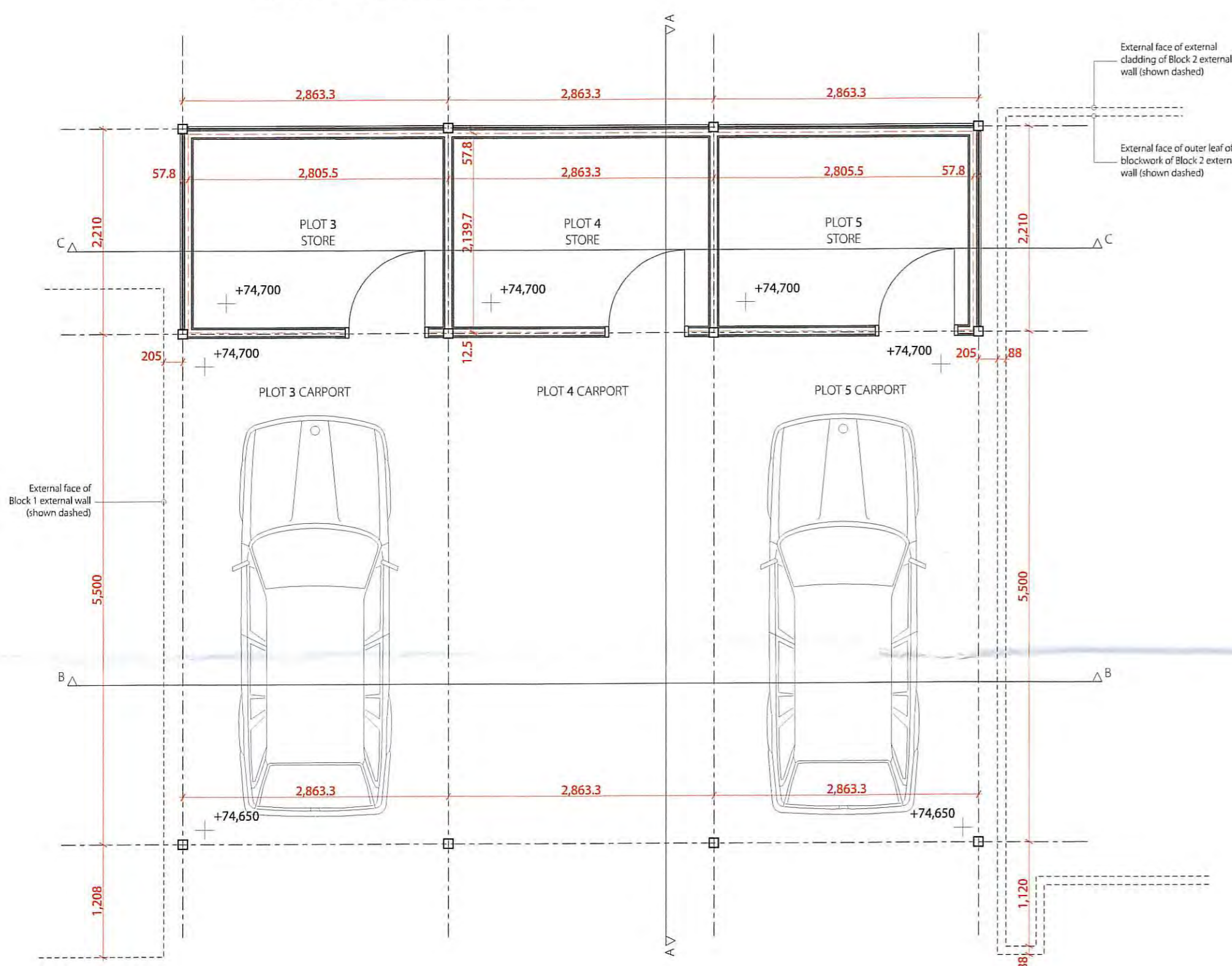
WEST ELEVATION (1:50)



NORTH ELEVATION (1:50)
Adjoins external corner of Block 1

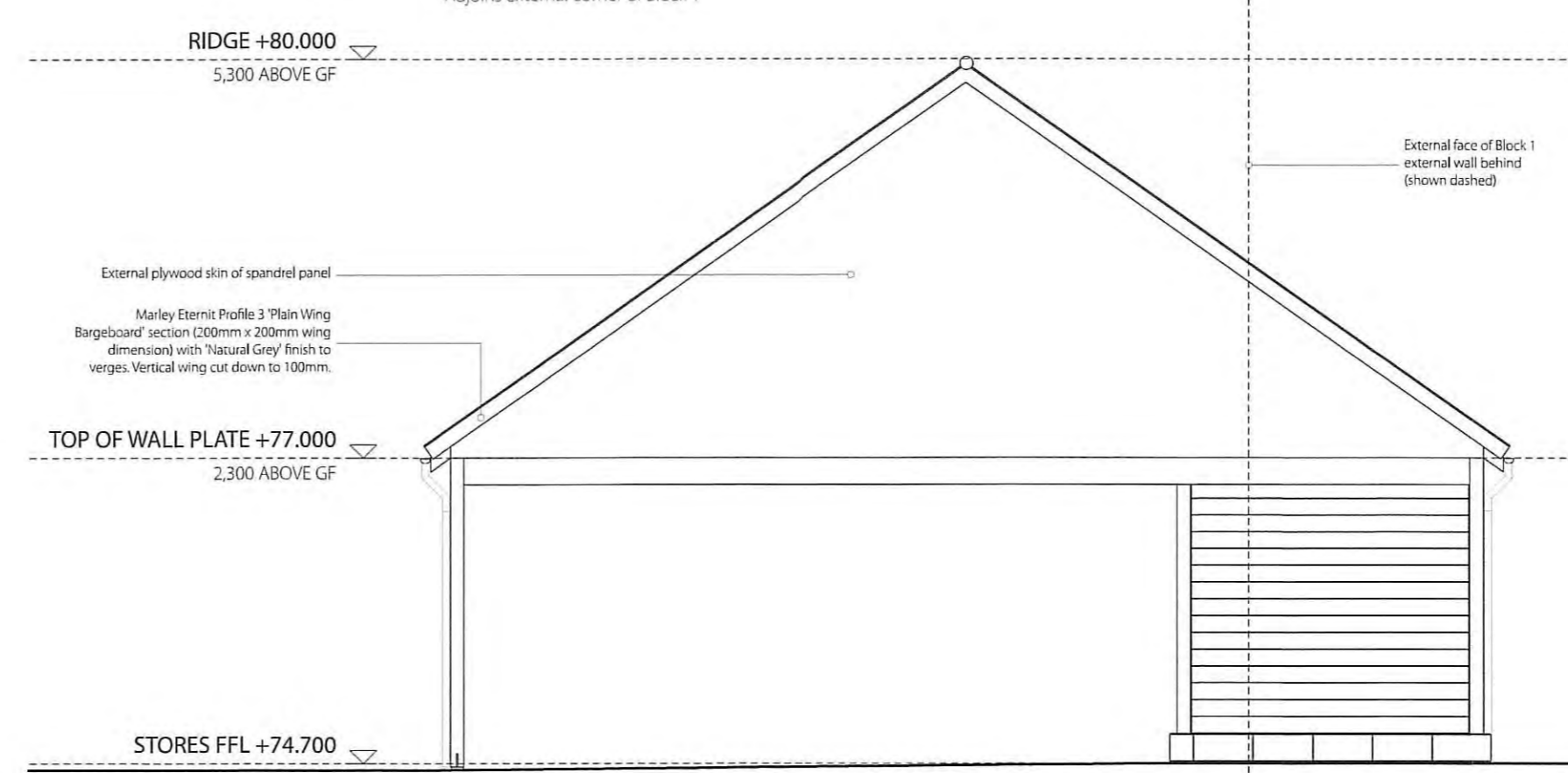


EAST ELEVATION (1:50)

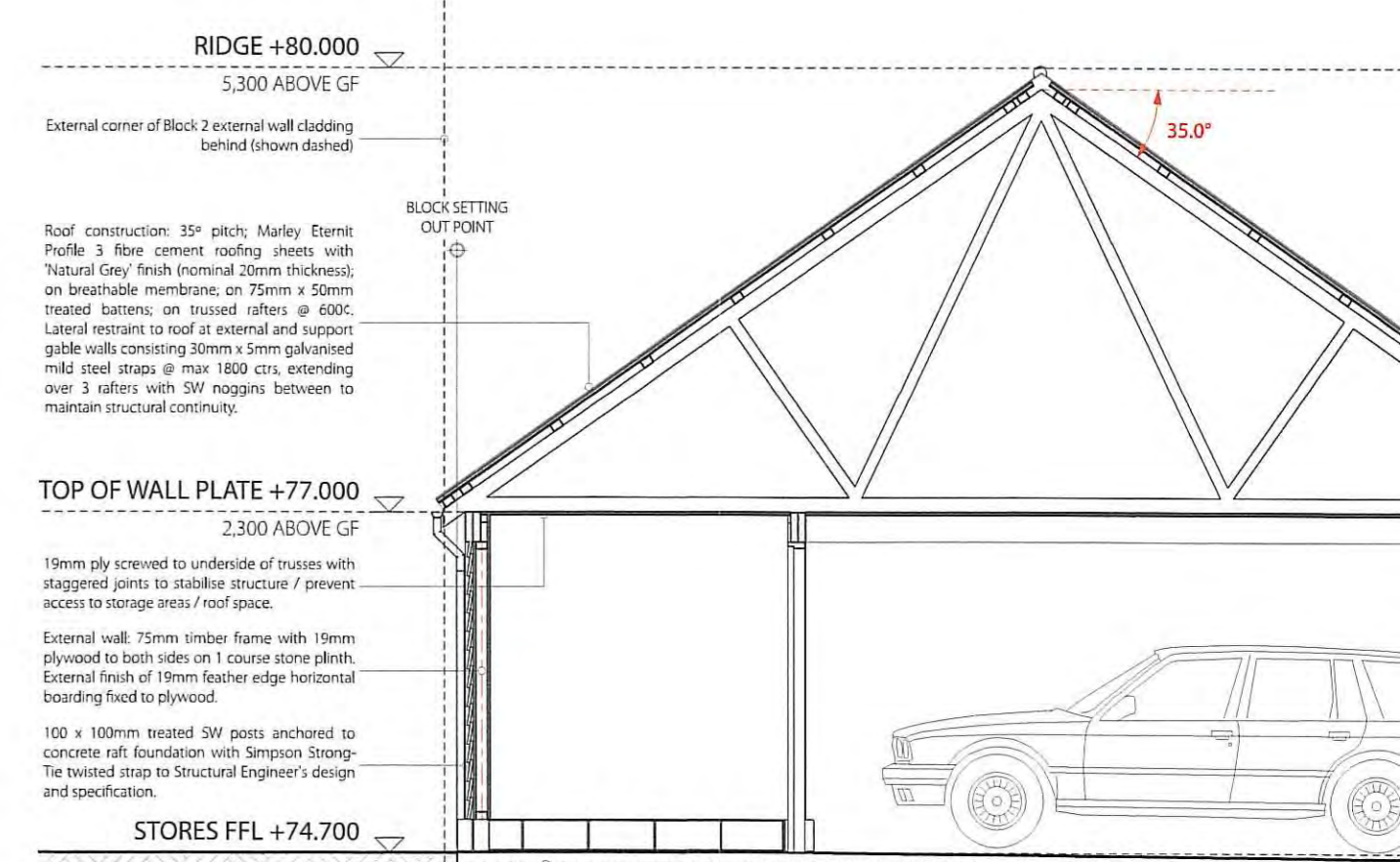


SUPERSTRUCTURE PLAN (1:50)

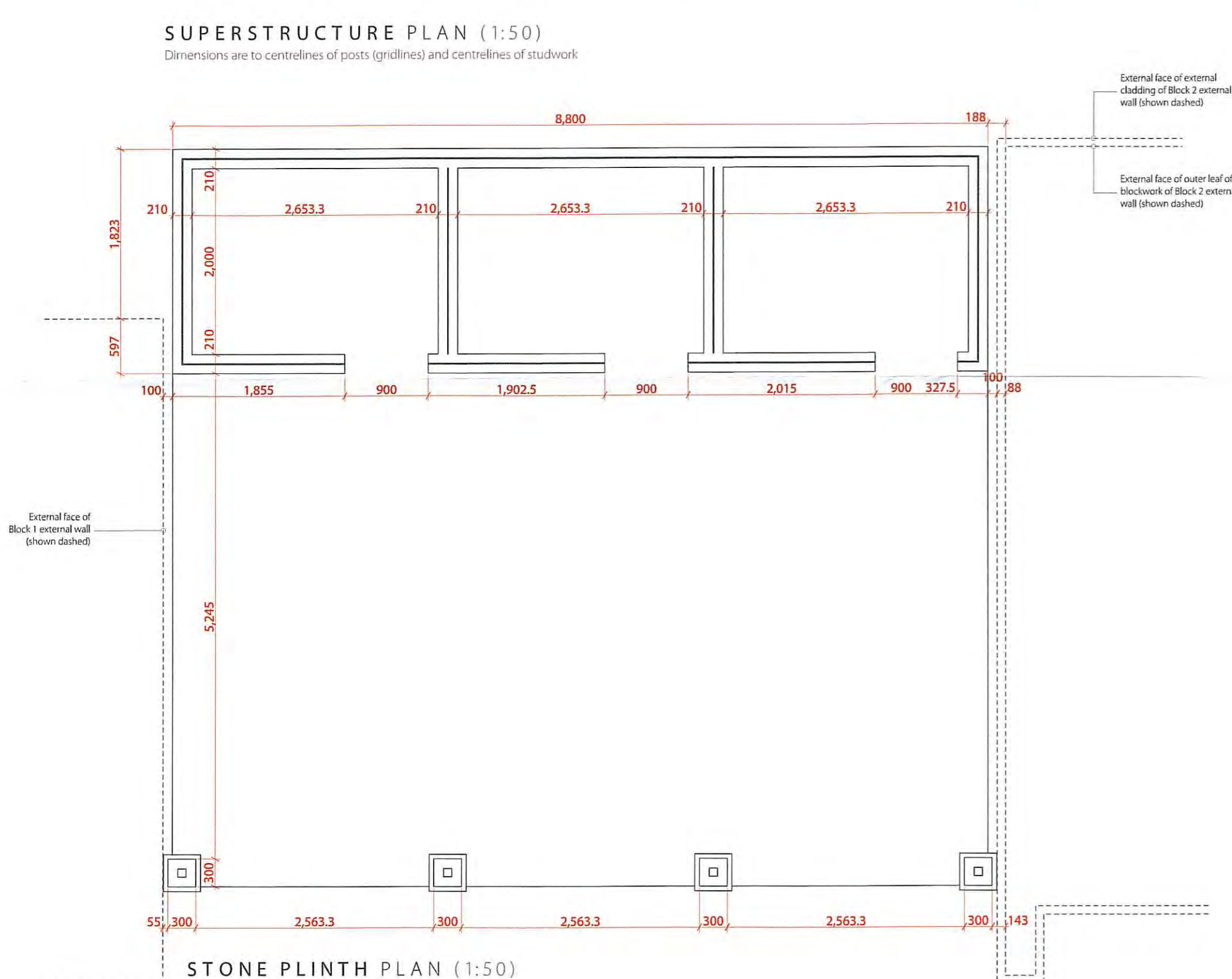
Dimensions are to centrelines of posts (grillines) and centrelines of studwork



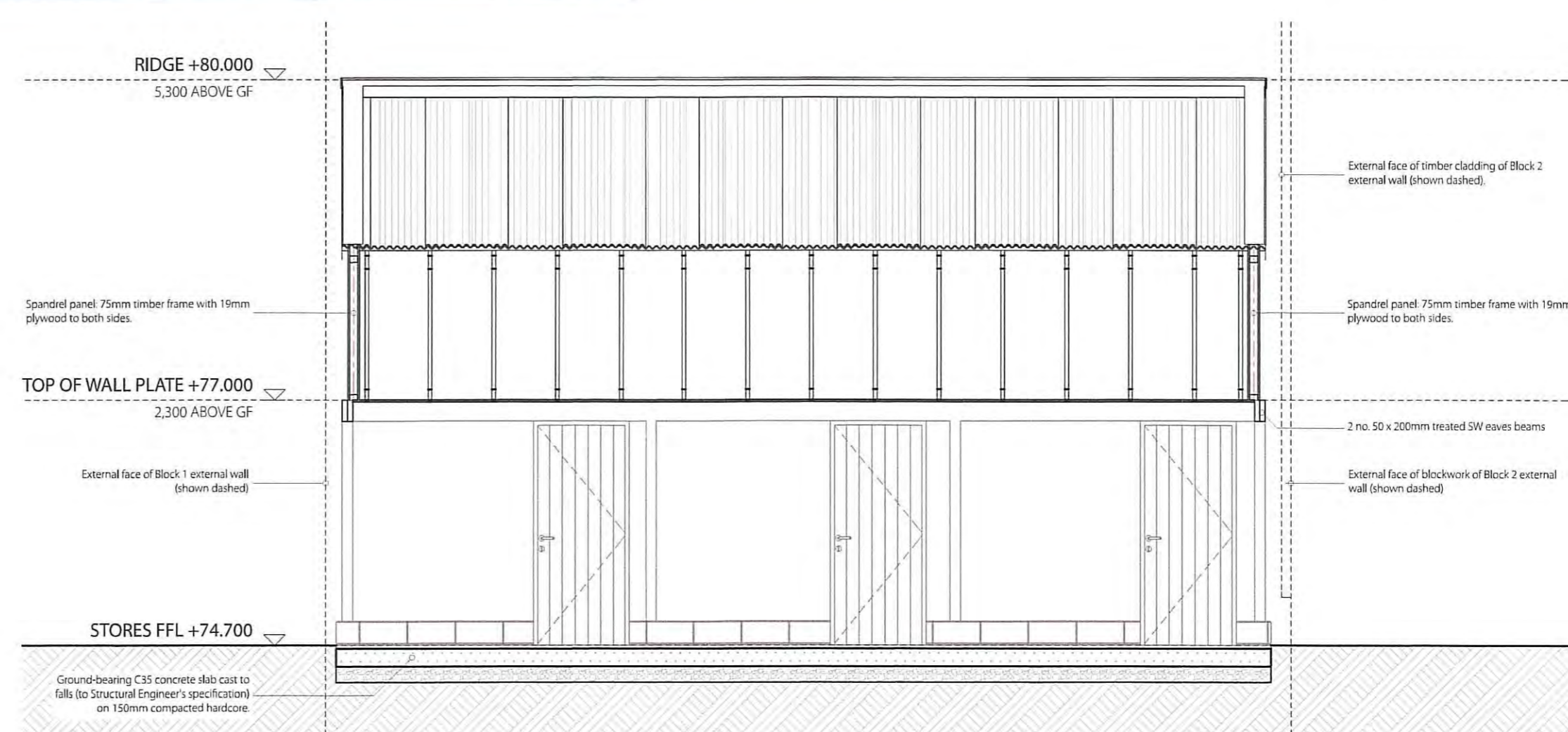
SOUTH ELEVATION (1:50)
Against external wall of Block 2



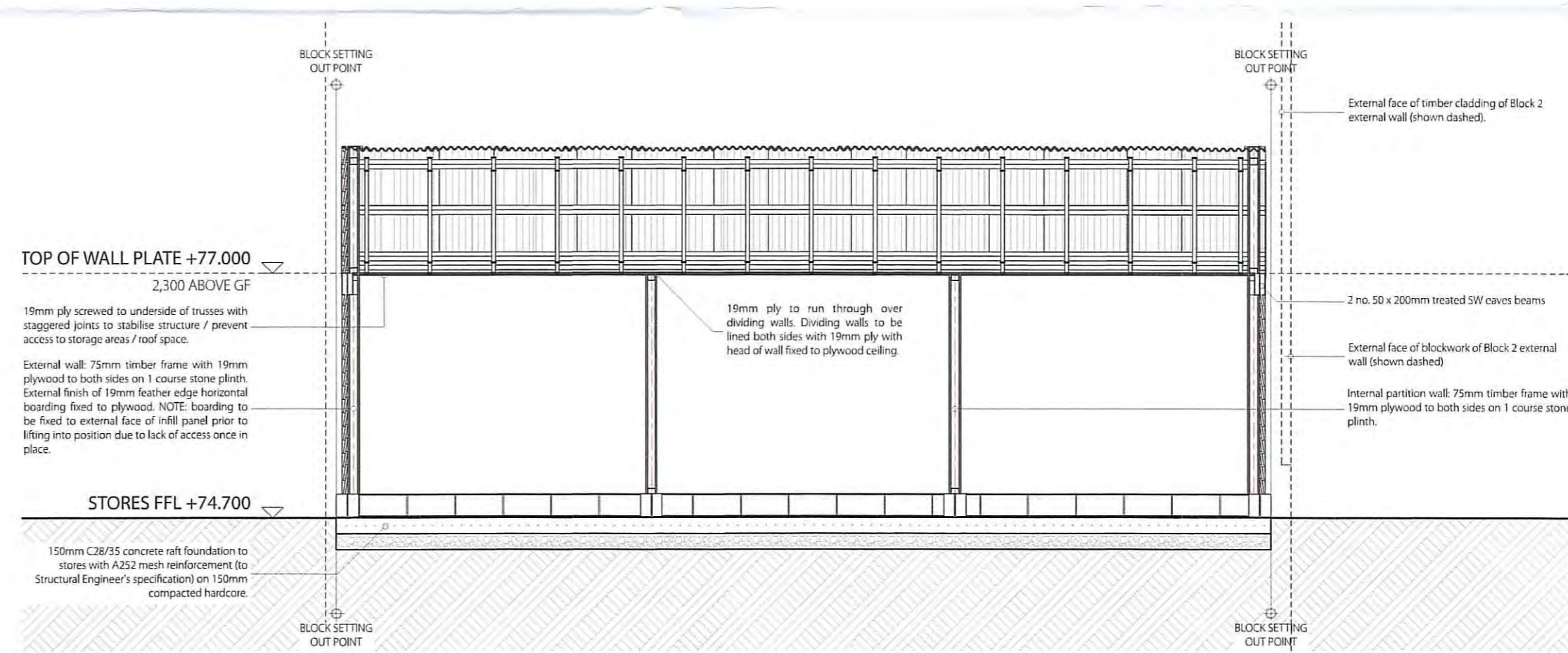
SECTION A-A (1:50)



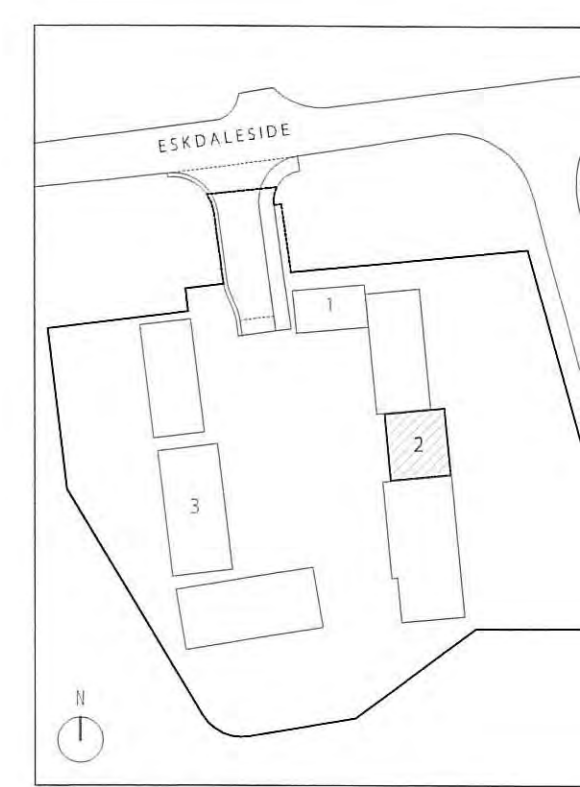
STONE PLINTH PLAN (1:50)



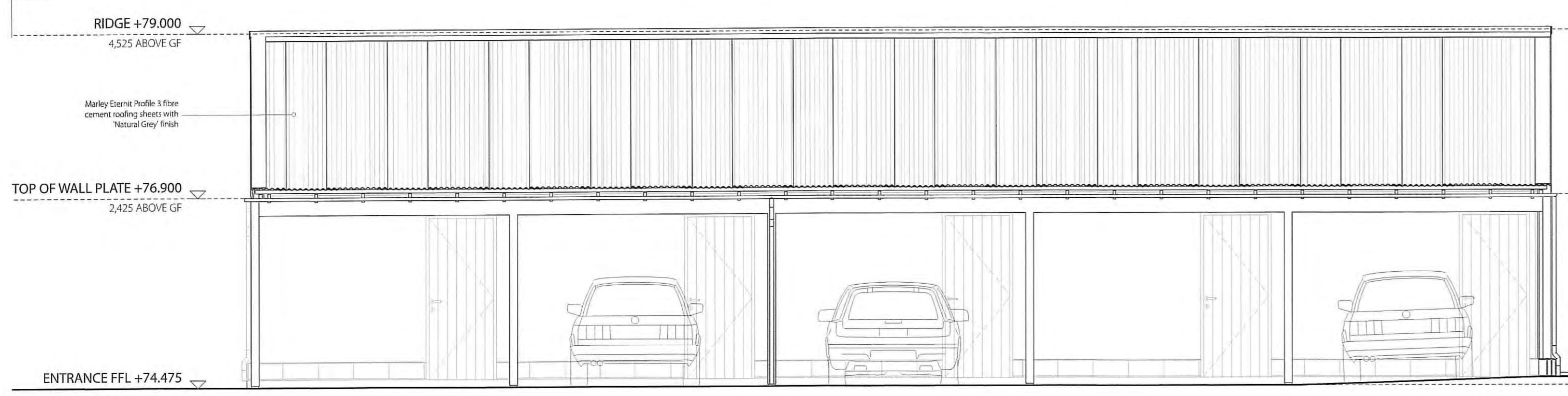
SECTION B-B (1:50)



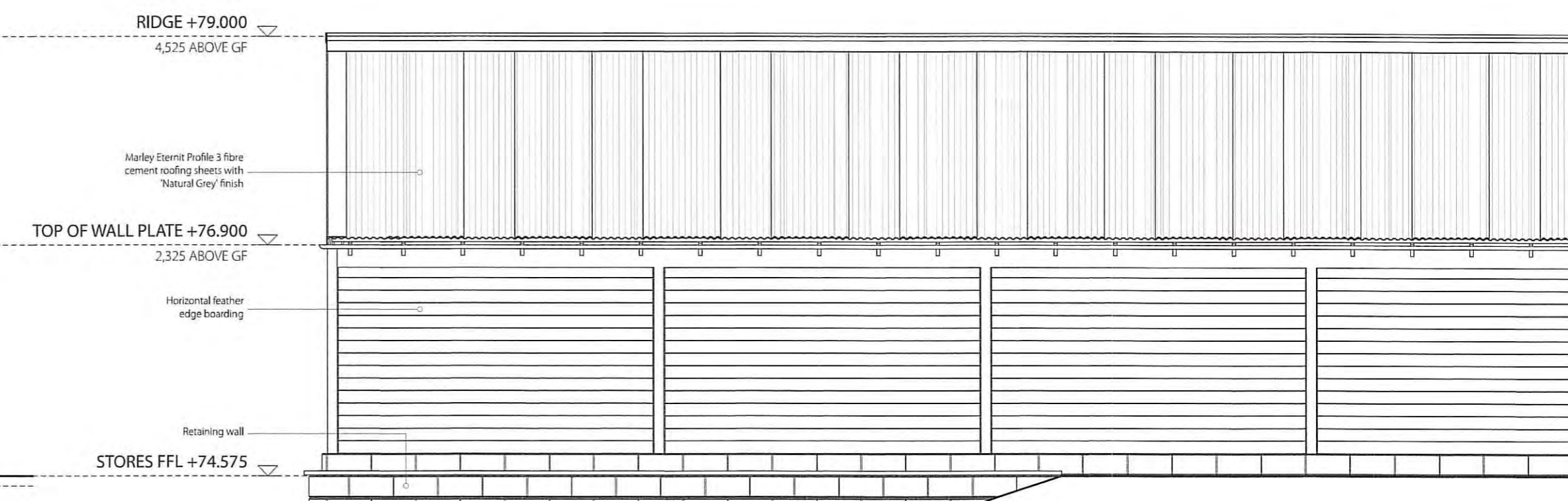
SECTION C-C (1:50)



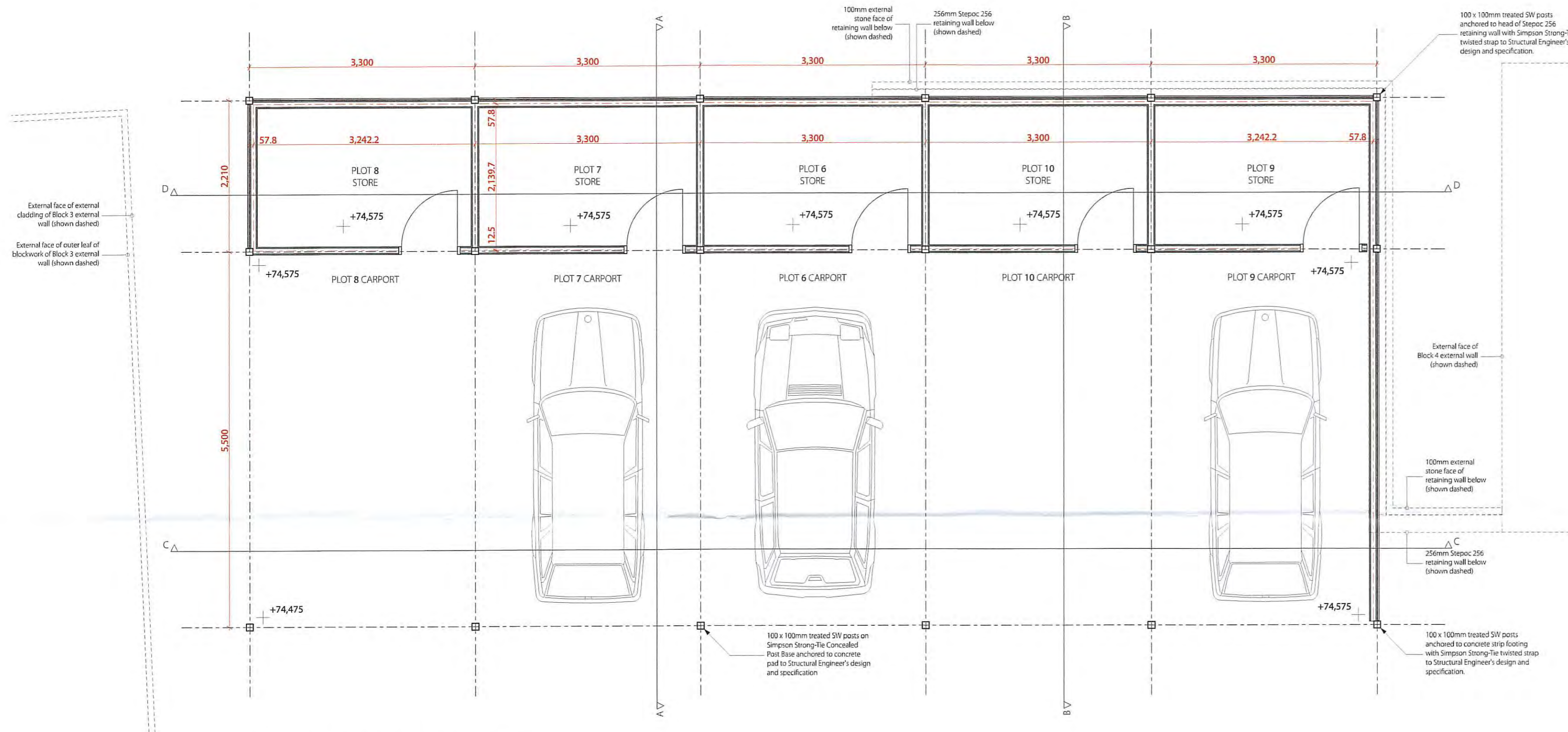
KEY PLAN (1:1000)



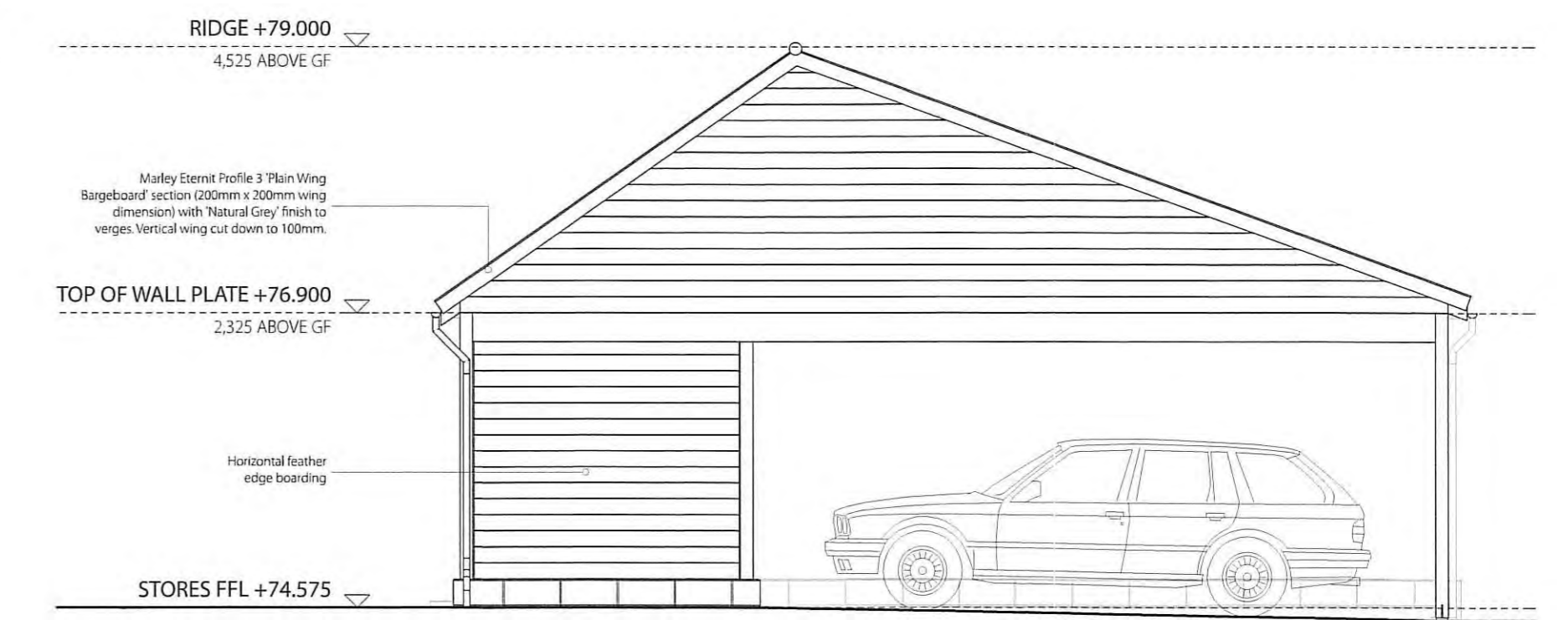
EAST ELEVATION (1:50)



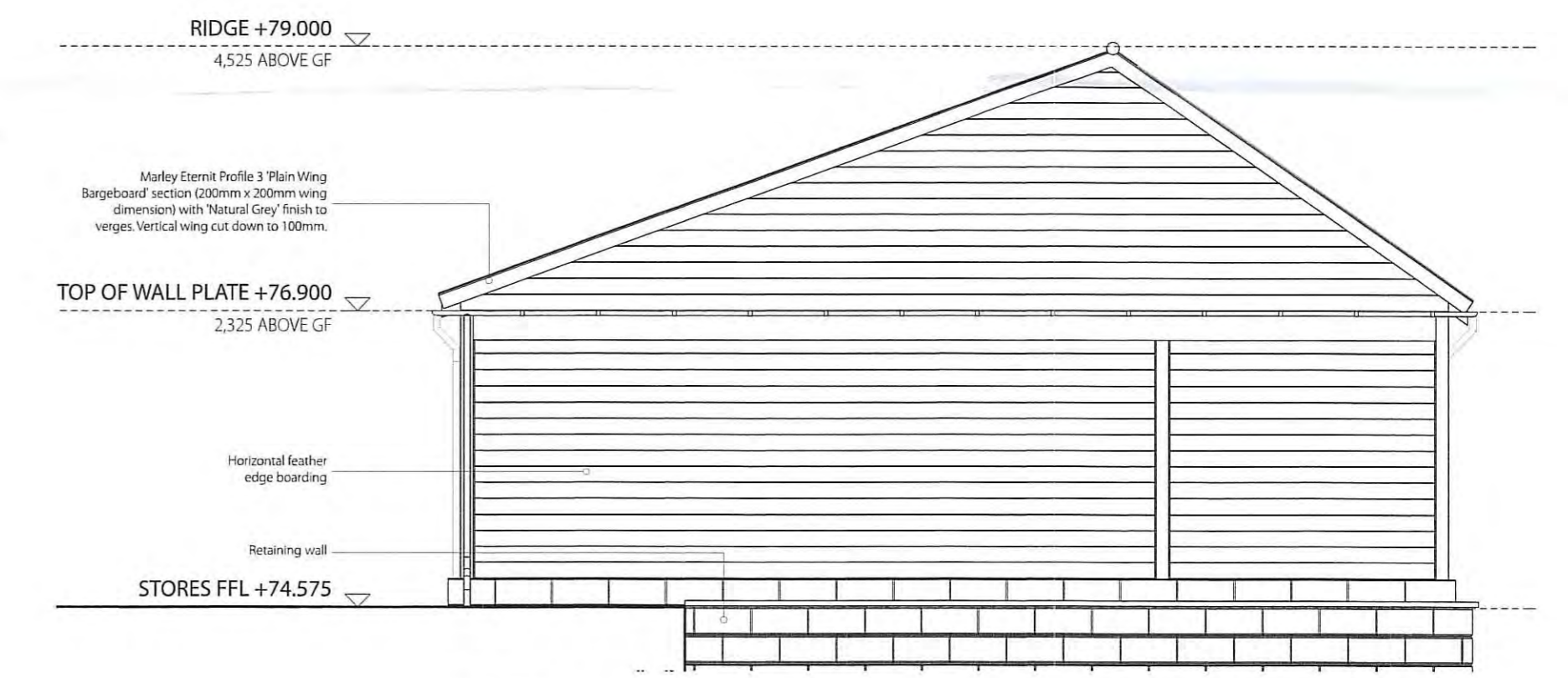
WEST ELEVATION (1:50)



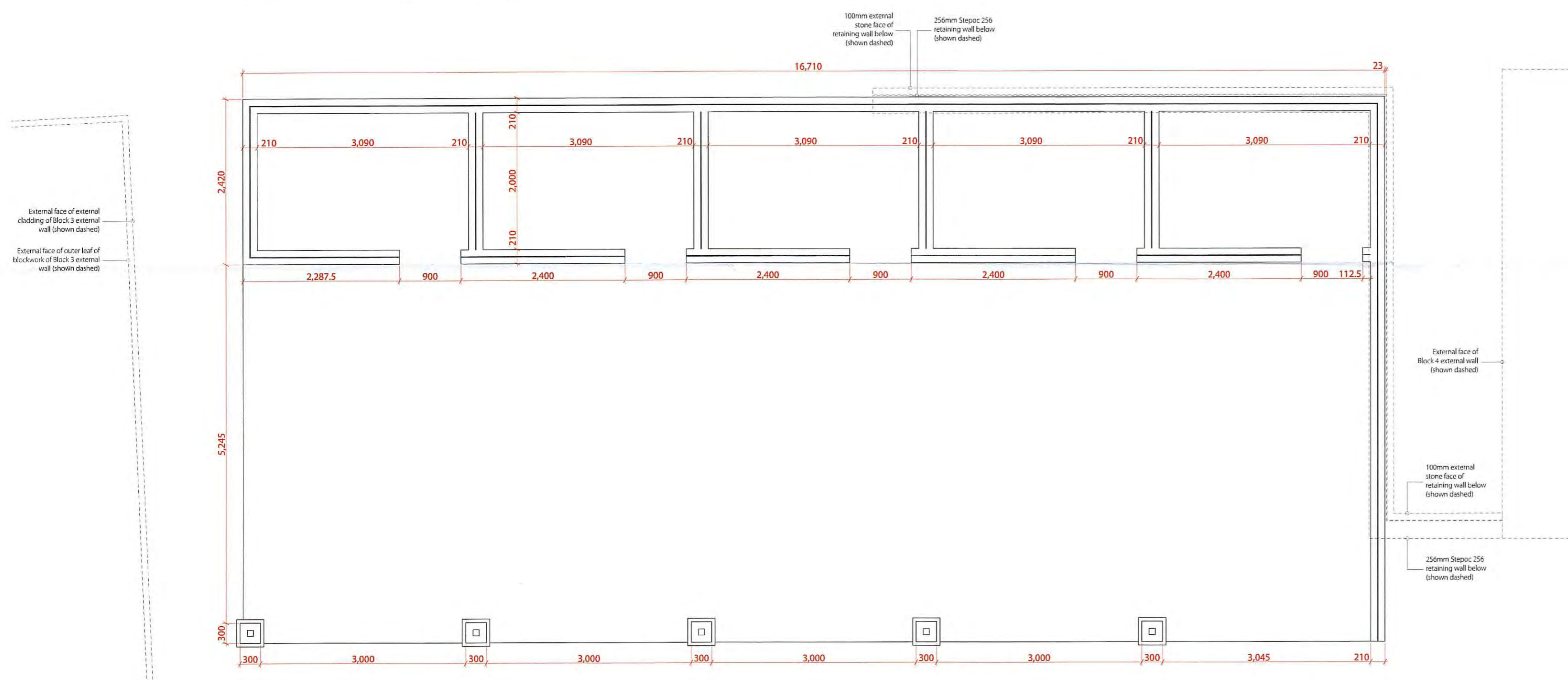
SUPERSTRUCTURE PLAN (1:50)
Dimensions are to centrelines of posts (gridlines) and centrelines of studwork



SOUTH ELEVATION (1:50)



NORTH ELEVATION (1:50)



STONE PLINTH PLAN (1:50)