



LEGEND
SCHEDULE OF ACCOMMODATION

PLOT 1 - 3 BEDROOMED DWELLING (POSSIBLE AFFORDABLE HOUSING CONTRIBUTION)
PLOT 2 - 3 BEDROOMED DWELLING (POSSIBLE AFFORDABLE HOUSING CONTRIBUTION)
PLOT 3 - 3 BEDROOMED DWELLING (POSSIBLE AFFORDABLE HOUSING CONTRIBUTION)

NOTE: THE SPECIFICS REGARDING AFFORDABLE HOUSING WILL BE DISCUSSED IN DETAIL WITH THE COUNCIL AT RESERVED MATTERS STAGE.

PLOT 4 - 3 BEDROOMED DWELLING
PLOT 5 - 3 OR 4 BEDROOMED DWELLING/DETACHED GARAGE WITH ROOM ABOVE
PLOT 6 - 3 OR 4 BEDROOMED DWELLING/ATTACHED GARAGE
PLOT 7 - 3 OR 4 BEDROOMED DWELLING/ATTACHED GARAGE
PLOT 8 - 3 OR 4 BEDROOMED DWELLING/ATTACHED GARAGE
PLOT 9 - 3 OR 4 BEDROOMED DWELLING/DETACHED GARAGE WITH ROOM ABOVE
PLOT 10 - 3 OR 4 BEDROOMED DWELLING/DETACHED GARAGE WITH ROOM ABOVE
PLOT 11 - 3 OR 4 BEDROOMED DWELLING/DETACHED GARAGE WITH ROOM ABOVE

- EXISTING ROAD EXTENDED TO PROVIDE REFUSE VEHICLE TURNING SPACE.
- DOUBLE YELLOW HAZARD LINES ALONG EXISTING ROAD EDGE TO PREVENT CARS PARKING ON ROAD SIDE (SUBJECT TO HIGHWAYS' APPROVAL).
- EXISTING ROAD EXTENDED TO PROVIDE 10NO. SPACES FOR EXISTING DWELLINGS OPPOSITE.
- EXISTING SITE ACCESS RETAINED AND IMPROVED TO CURRENT HIGHWAYS STANDARDS. ACCESS INTENDED FOR ALL PROPERTIES WITHIN DWELLING AND SO THAT A REFUSE VEHICLE CAN ENTER AND EXIT HEAD ON.
- PROVISIONAL LOCATION OF FOUL WATER PUMPING STATION TO CONNECT INTO EXISTING MAINS DRAINAGE SYSTEM IN SHINGRIG ROAD. NOTE THAT ROUTES SHOWN ARE INDICATIVE AND SUBJECT TO A DETAILED DESIGN BY AN EXPERT/SPECIALIST.
- DASHED LINES INDICATE LINE OF 5.0 & 10.0M BUFFER ZONE FROM EXISTING STREAM. ECOLOGISTS' REPORT (SEE CELTIC ECOLOGY'S REPORT PAGE 12, PARA 4.2.2.4) RECOMMENDS A 5.0M BUFFER BUT IDEALLY A 10.0M BUFFER. BETWEEN 5 & 10M WILL REQUIRE ECOLOGISTS' SUPERVISION ON SITE. DISCUSSIONS TO BE HAD WITH CLIENTS & ECOLOGISTS AND GARDENS COULD BE POTENTIALLY REDUCED TO WITHIN THIS 10.0M BUFFER.
- NORTH EAST & NORTH WEST FENCE LINE HAS PROVISIONALLY BEEN SHOWN ALONG TOP OF EXISTING BANK TOWARDS STREAM. THIS IS BASED ON THE PROVIDED TOPOGRAPHICAL SURVEY PROVIDED BY CLIENTS.
- NEW 5M WIDE PLANTING BUFFER TO SCREEN SITE FROM FOOTPATH ACROSS THE ADJACENT FIELD. THIS IS AS RECOMMENDED WITHIN MACKLEY DAVIES' LANDSCAPE CONSTRAINTS PLAN.
- INDICATES REFUSE, OR LARGER VEHICLE, TURNING CIRCLE. THIS WILL ALLOW REFUSE TRUCK OR MAINTENANCE VEHICLE FOR SEWERAGE TREATMENT PLANT TO ENTER AND EXIT SITE HEAD ON.
- DASHED LINE INDICATES ASSUMED LINE OF EXISTING SURFACE WATER PIPEWORK. NOTE THAT THIS CANNOT BE FULLY CONFIRMED FROM THE LAND SURVEY. A 3M EASEMENT EITHER SIDE OF THIS PIPEWORK HAS BEEN ALLOWED SUBJECT TO CONFIRMATION BY WELSH WATER.
- EXISTING MANHOLE THOUGHT TO BE LOCATED OVER THE SURFACE WATER PIPEWORK (TBC WITH CLIENTS OR WELSH WATER).
- EXISTING GATED ACCESS RETAINED TO PATH

- SCALE PARAMETERS**
- THE FOLLOWING PARAMETERS WILL BE ADHERED TO WHEN A SUBSEQUENT RESERVED MATTERS APPLICATION IS SUBMITTED TO THE COUNCIL. NOTE THAT PARAMETERS COVER ALL HOUSES (I.E. AFFORDABLE THROUGH MARKET) AND DO NOT INCLUDE ANY ATTACHED GARAGES. WIDTH MEASUREMENTS RELATE TO INDIVIDUAL HOUSES AND DO NOT RELATE TO SEMI-DETACHED UNITS.
- MINIMUM EAVES HEIGHTS (2 STOREY ELEMENTS) = 4900MM.
 - MAXIMUM EAVES HEIGHTS = 5200MM.
 - MINIMUM RIDGE HEIGHTS = 8500MM.
 - MAXIMUM RIDGE HEIGHT = 8900MM.
 - MINIMUM WIDTH = 6000MM
 - MAXIMUM WIDTH = 12000MM
 - MINIMUM LENGTH (DEPTH) = 8500MM
 - MAXIMUM LENGTH (DEPTH) = 11000MM

- GENERAL NOTES**
- SITE PLAN IS INDICATIVE AND SUBJECT TO A DETAILED DESIGN.
 - THE LAYOUT HAS BEEN BASED ON A MEASURED TOPOGRAPHICAL SURVEY PROVIDED BY OTHERS. ANY DATA PLOTTED FROM ORDINANCE SURVEY MAPPING HAS BEEN MARKED AND MAY BE SUBJECT TO A FURTHER MEASURED SURVEY.

GENERAL NOTES:
THIS DRAWING MUST NOT BE SCALED. DIMENSIONS, LEVELS, ETC. ARE ONLY TO BE USED AND ANY INACCURACIES MUST BE REPORTED TO 'BB DESIGN SERVICES'. DETAILED DRAWINGS AND LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
THE CONTRACTOR WILL COMPLY WITH THE CURRENT BRITISH STANDARDS, BUILDING REGULATIONS, STATUTORY AUTHORITY REGULATIONS, ETC. WHETHER SPECIFICALLY STATED ON THIS DRAWING OR NOT. SURVEY DRAWINGS ARE A RECORD ONLY AND ANY STRUCTURAL REPORTS OR EVALUATIONS SHALL NOT BE DEEMED TO HAVE BEEN INCLUDED IN SUCH SURVEYS/
THIS DRAWING IS COPYRIGHT.

PROJECT	REVISIONS	
LAND OPPOSITE: BROOKLANDS HOUSE, BROOKLANDS, NELSON.	A	GENERAL AMENDMENTS FOLLOWING MEETING WITH CLIENTS. 2019
	B	PARAMETERS ADDED AUG 2019
	C	ADDITIONAL TOPOGRAPHICAL SURVEY INFORMATION ADDED 10.12.2019
	D	WIDTH AND LENGTH ADDED TO SCALE 6.1.2020
	E	PARAMETERS
	F	
DRAWING TITLE	DESIGN PROPOSALS PRELIMINARY SITE PLAN	
DRAWING NO: 1885 - 02.D	SCALE: AS SHOWN	DATE: NOV 18
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