
Maxiom Colliers Row – Heolgerrig

Contract To Build Development

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Intelligent construction

Unit 31g
Pant Industrial Estate
Merthyr Tydfil CF48 2SR

01685 722252
www.maxiom.net



Collier Row Heolgerrig

Site Address

Collier Row
Heolgerrig
Merthyr Tydfil
CF48 1TN (Pantycelyn Postcode)

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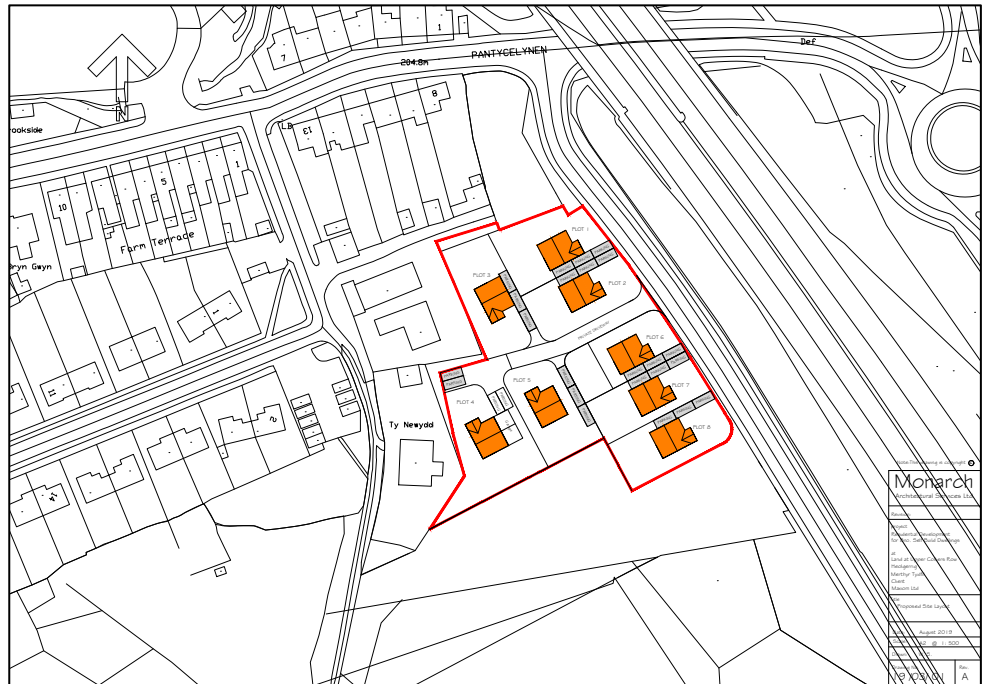


Plans & Layouts

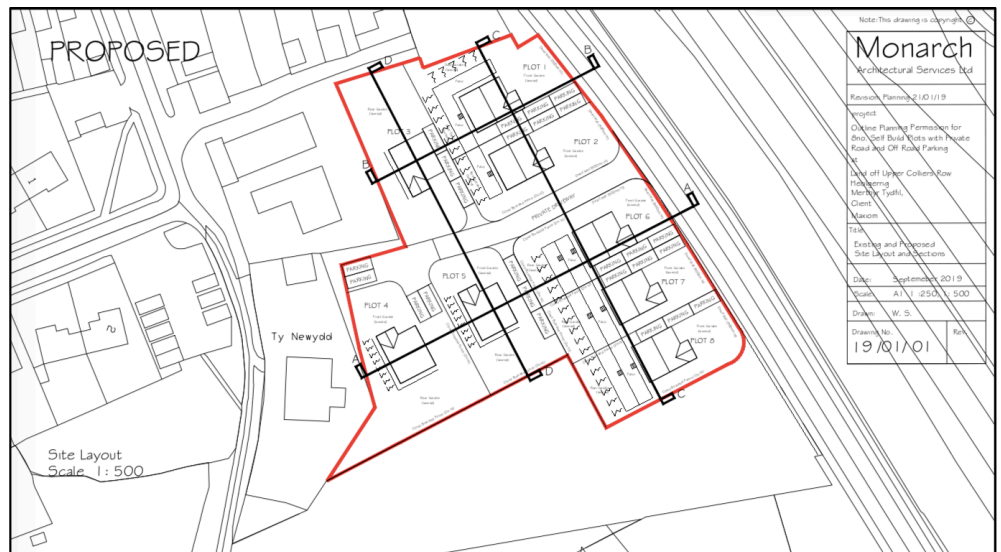
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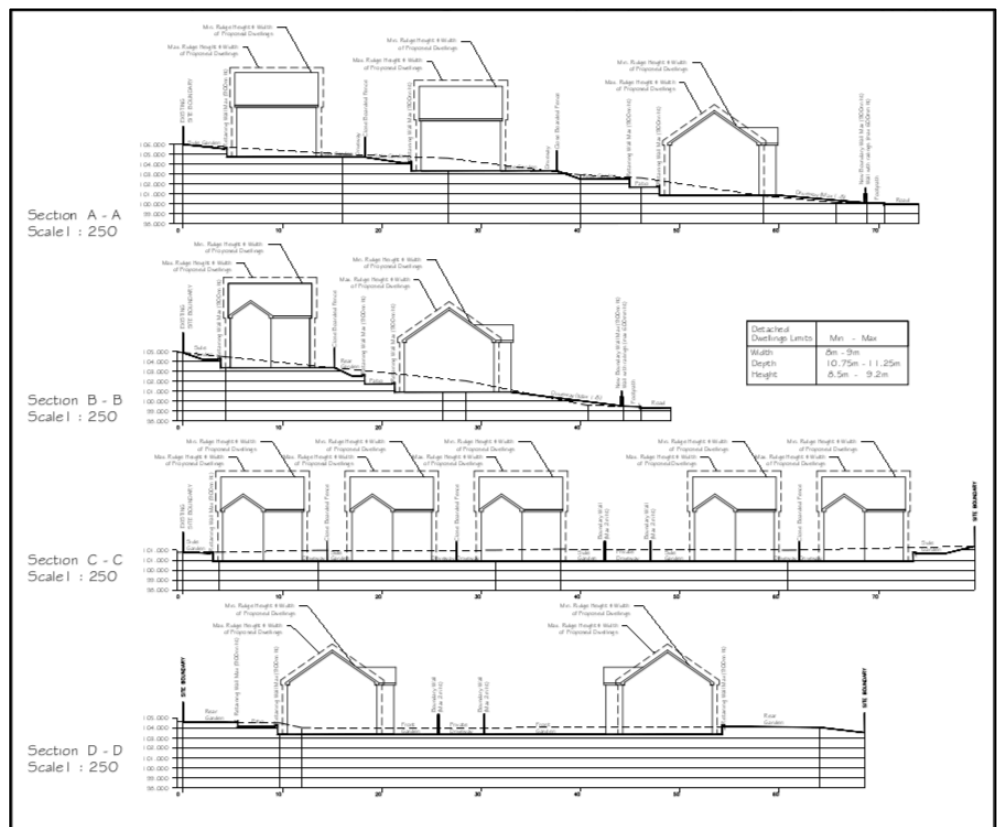
Sections



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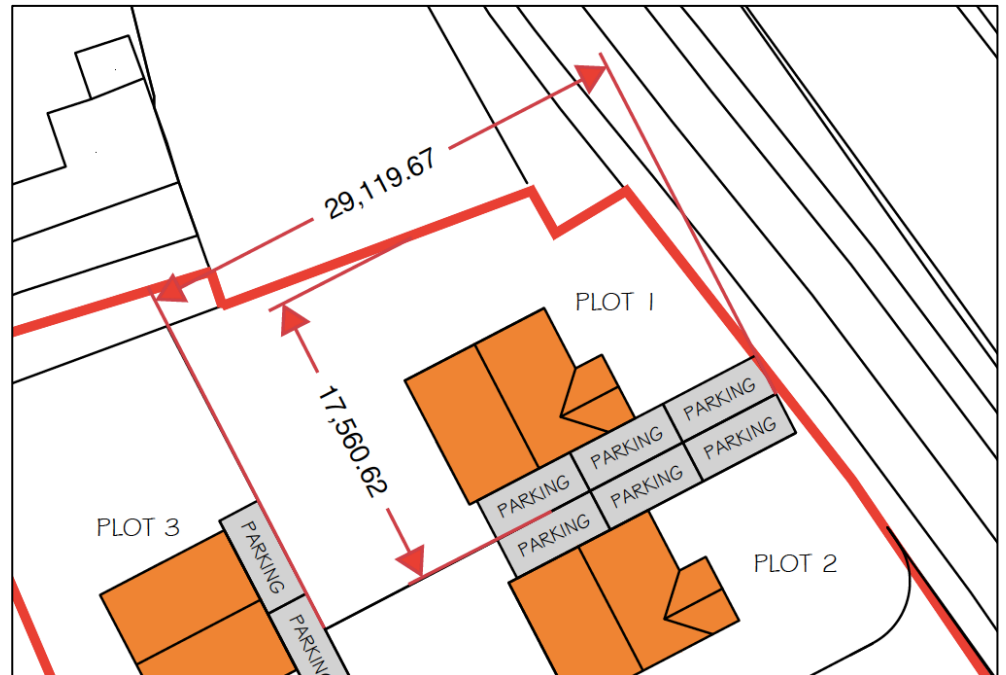
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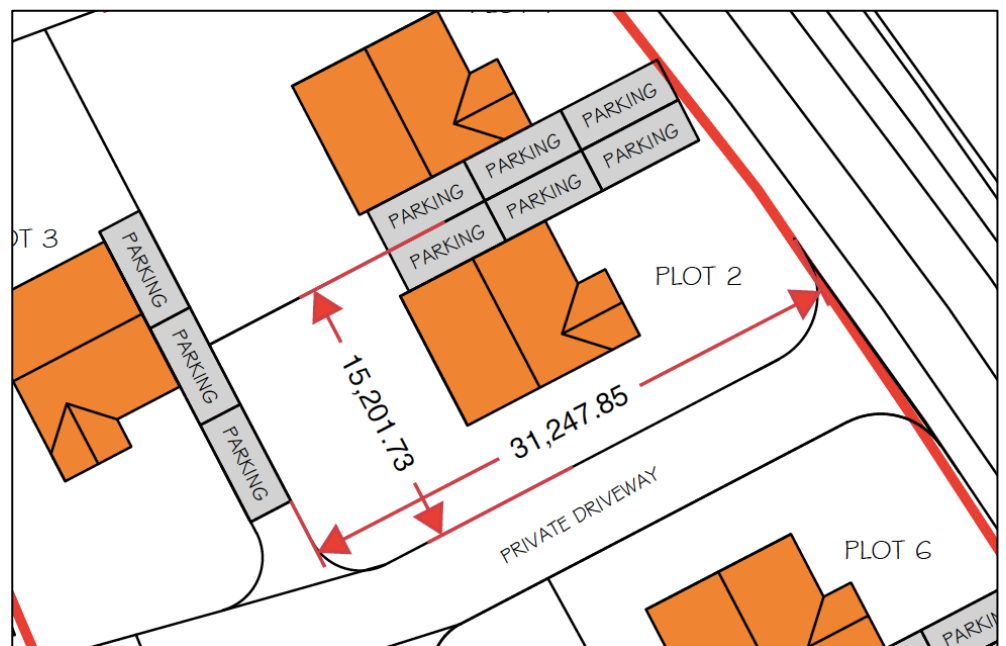


Plot Size

Plot 1



Plot 2



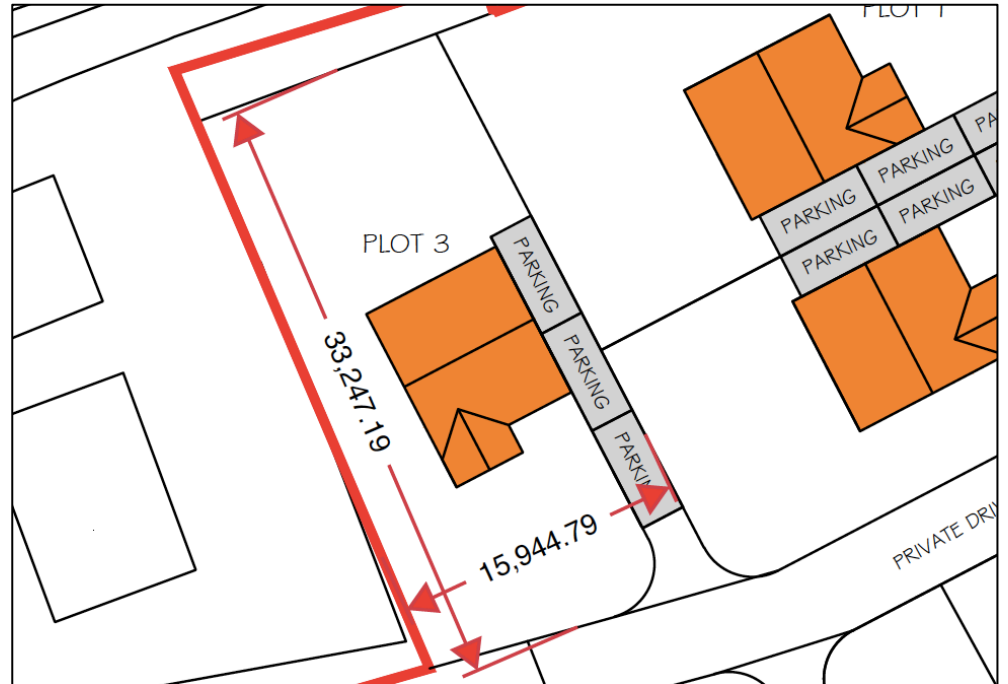
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Plot 3



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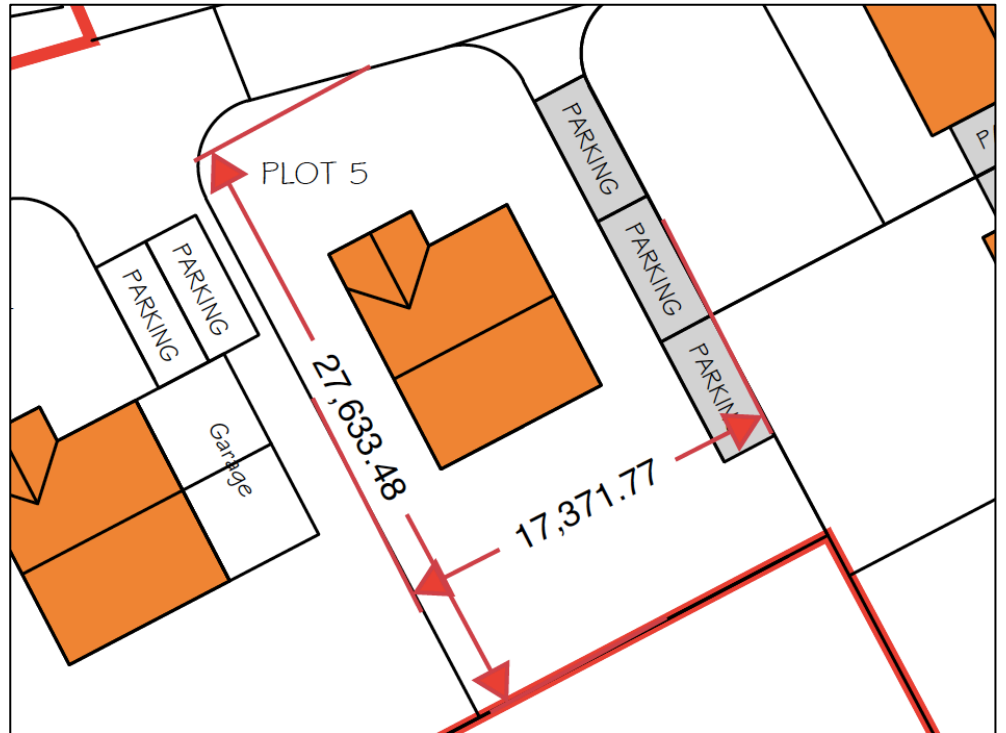
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Plot 4



Plot 5

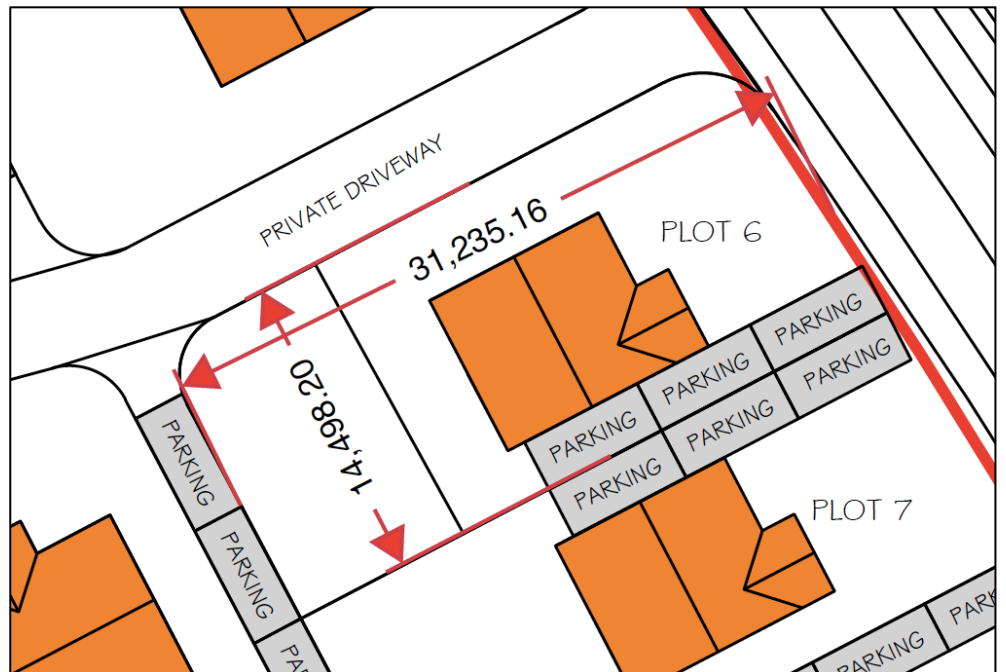


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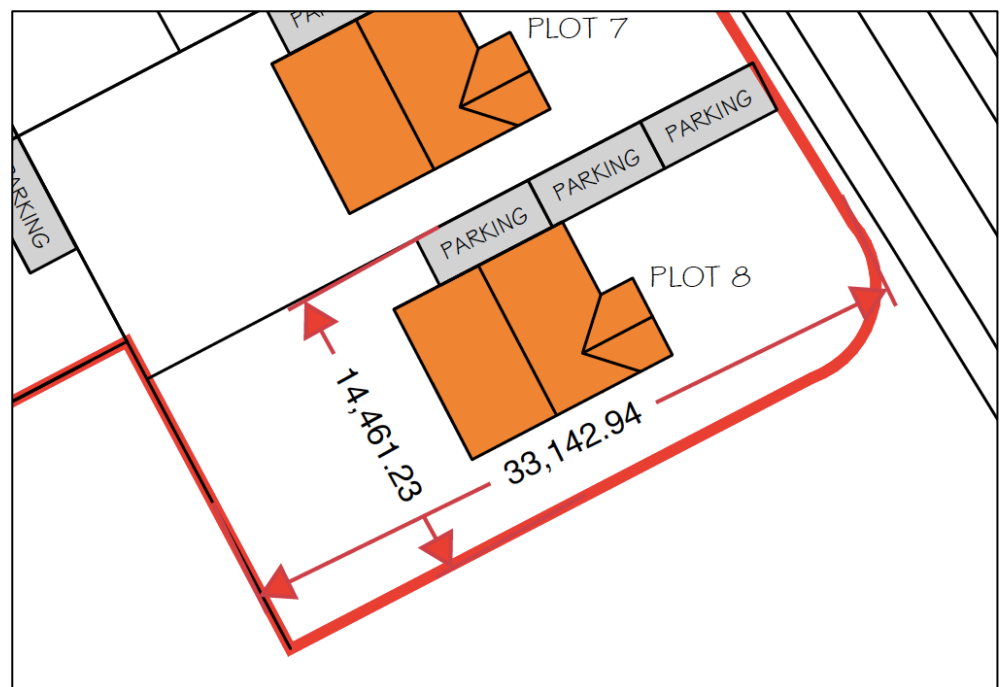
Plot 6



Plot 7



Plot 8



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Site Design Brief

This design brief has been compiled to ensure and maintain a uniform presentation of the development at Colliers Row. In the interest of property values and fairness to other Self Builders this standard must be adhered too.

The design brief has been categorised for the avoidance of doubt.

Dwelling and Garage External Finishes

- Wall finishes
 - White or Grey SPS Envirowall Render
 - Bradstone Walling in Grey
 - Cedar or Larch timber cladding
- Roof Finishes
 - MarleyEternit Thrutone Slate - blue Black
 - PVC Fascia's and Soffits - white or Grey
- Rainwater Goods
 - Black Plastic, Square or Round
- Window and Door finishes
 - Windows - PVC or Powder Coated Aluminium in White or Grey
 - Front Door - white, grey, or black
 - Garage door - white, grey or black

Boundaries

- No dwelling or garage to be closer than 1.2m to the side boundary
- Dwelling and or garage must be 6.5m back from front boundary
- Front
 - Boundary walls to front - Maximum 1m High constructed of Bradstone walling in grey
 - Boundary Walls to Neighbour Maximum 1m High constructed of Bradstone walling in grey or Concrete block rendered with white SPS envirowall. (Exception Plots 4,5,3 top of wall close boarded fencing where overlooking neighbour)
- Rear and Side of Dwelling
 - Close boarded fencing or Hedgerow
- Gates

Driveways

- All driveways to be enclosed with path edgings or Kerbs
- Driveway finishes to be Tarmacadam or Grey Block paver



Design Brief Examples

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(This image does not contain all the features of the design brief)



Services

Services will be terminated in Driveways at the front of the properties.

Foul Drainage

You will be responsible for applying for a Section 104 and 106 for connection of foul Drainage. These applications should be submitted to Welsh Water. There are a number of Consultants available to assist with this process. Contact Welsh Water Developer Services for further information. Applications can be submitted online.

Rainwater

You will be responsible for taking care of rainwater on your plot. A porosity test has been or will be completed to determine the course of action required on your plot to remove rainwater. The following are the preferred courses of action in priority for the discharge of rainwater:-

1. Rainwater Harvesting (Rainwater reuse "Grey water for toilets and gardens etc")
2. Surface water infiltration and soakaway
3. Attenuation to a natural water course or culvert

All of these methods require calculations to support your decision. If the porosity test is positive, we would suggest the soakaway option.

You will not be permitted to connect to Welsh Waters existing foul sewer system.

Mains Water

Mains water will be in the pavement at the front of the property. You will be responsible for applying for a new connection with Welsh Water. Contact developer services and for further information. The application can be submitted online.

Gas

Mains Gas will be located at the front of the property. The location will be marked after the main is installed. You can get connected by contacting Wales and West utilities. You will receive an MPRN number from Wales and West which you can then use to order your meter with your preferred supplier. You can take responsibility for the laying of gas pipe on your private property yourself or you can pay Wales and West for this service. They may request that you provide ducting so the trench can be closed up and they will then feed the pipe through.



Electric

Electric will be located at the front of the property either in your driveway or in the pavement. The location will be marked after the main is installed. Western power will provide the connections and will instruct you on what they require you to do in preparation. You will receive an MPAN number from Western Power which you can then provide to your preferred supplier when ordering your meter.

BT

Ducting will be provided in the pavement or front of the property for the running of BT cables. You will be responsible for contacting BT open reach or preferred supplier for your connection.

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Private Drives

Plots 5, 4, 3, 2 and 6 all benefit from access via a private driveway.

Each year a sum of £1500 is to be accrued for later maintenance. The sum of £1500 will be divided among the 5 contributing plots and stored in a holding management company. Each plot will therefore be liable for £300 per annum. The management company will be connected to each property making each owner a director when the aforementioned plots are purchased.

Should additional maintenance be required beyond the value of the saved contributions, the management company will agree equal amounts to be deposited by each of the 5 plots to cover the costs.

Should an increase in annual contributions be required due to inflation or general costs of maintenance then this will be agreed by all involved in the management company and enforced by a solicitor.

On sale of properties the above agreement will be passed on by form of legally binding covenant to the buyer. The seller is responsible for declaring the above arrangement. Sale of a property does not entitle the seller to reclaim funds that are sitting in the private drive maintenance account.

The need for repairs and expenditure are to be agreed by all parties in the management company. Solicitor and account costs are to be deducted from the accrued funds.

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Ground Investigations and Reports

A number of reports and searches have been undertaken on the site at Colliers Row. It is your responsibility to adhere to recommendations and instructions.

We have or will completed the following

- Site Clearance and Levelling
- Porosity tests to each plot – To determine the method of rainwater management
- A single hole drilled at the centre of each plot to determine the geology and ground conditions.

We will provide copies of all the current reports, investigations and searches that have taken place in preparing the site.

Which are:-

- Preliminary Ecology Appraisal
- Geo-Environmental Report
- Outline Planning Consent

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Design

Where plots are sold with contracts to build an overall cost will be calculated, which will include the land, and the build. The design will be your responsibility; however, we will oversee and assist you with this process to ensure a sensible and stress-free way forward.

Payments

A reservation fee will be required to hold the plot until completion of purchase. The reservation will be non-refundable and deducted from the land purchase price on completion of purchase.

The contract to build will be divided into stage payments suitable to the design of your new home.

