



KEY

- Existing Tree to be retained
- Existing Tree to be removed
- Proposed Tree Planting
- Proposed Hedge Planting
- MB** Dwelling Type
- Height of Building in storeys
- 6.** Plot Number
- 12.** Allocated Parking
- V** Visitors Parking
- 185m²** Area of Shared Rear Garden Space Required
- (185m²)** Area of Shared Rear Garden Space provided
- Parking Spaces : Grey-black bituminous macadam paving with brindle coloured concrete block kerbs. Parking spaces to be marked out with white road paint.
- Parking court circulation areas : 100 x 200mm brindle coloured block pavers with matching block kerbs.
- Private paths : 1.0m wide pre-cast concrete slab path.

NOTES

1. **SITE AREA**
1.377 acres (0.557 ha)
2. **SCHEDULE OF ACCOMMODATION**

Unit Type	Floorspace	No of Units
M1 One Bedroom Two Person Maisonette	49.11 m ²	8
M2 Two Bedroom Four Person Maisonette	68.90 m ²	4
MB Two Bedroom Four Person Mobility Standard Bungalow	64.89m ²	9
WB Two Bedroom Four Person Wheelchair Standard Bungalow	75.39m ²	2
		23

3. **DENSITY**
16.70 dwelling/acre (41.27 dwellings/ha)
4. **CAR PARKING**

1 Bedroom 2 Person Maisonette	1 allocated space plus 0.5 shared space
2 Bedroom 4 Person Maisonette	2 allocated spaces
2 Bedroom 4 Person Elderly Persons Bungalows	1 allocated space

In additional all dwellings to have 0.25 visitors space

5. **REAR GARDEN SPACE**

Elderly Persons Bungalows	Small private garden
Two storey Maisonette Blocks	Shared garden space to be at least equal to footprint of the building

6. **SURVEY INFORMATION**
This drawing is based on Geoff Sharp Land Surveys' 1:200 scale Survey dated January 1994.

NOTE
For details of landscape proposals see Coyne Associates drawing no. 10113 05

REV D	Bellmouth rad. increased to 10.5m. 2 no. visitors parking spaces omitted. Private paving key added	GKW	24.11.94
REV C	Landscaping modified	GKW	1.9.94
REV B	Further detail added	GKW	10.5.94
REV A	Sewer diversions omitted, sewers to run under bungalows	GKW	22.4.94

PROJECT TITLE
**HOUSING AT STANBOROUGH CLOSE
WELWYN GARDEN CITY HERTS
FOR P.C.H.A.**

DRAWING TITLE
HOUSING LAYOUT NO. 10

SCALE 1:500	DATE	25.1.94	DATE		
	DRAWN	GKW	STATUS		
PROJECT NO. 8065	NORTH			0 2 5	D

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