

NOTES

1. SITE AREA
 SITE AREA (to back edge of footway)
 P.C.H.A. site (including amenity space)
 Part of Admiral Homes site
 Total

PLANNING AREA (to centre of Longcroft Lane and Rooks Hill)
 P.C.H.A. site (including amenity space)
 Part of Admiral Homes site
 Total

SCHEDULE OF ACCOMMODATION
 (All flats to be 45m² floorspace, one bedroom, two person flats)

Apartment Block Type	per block	No. of flats	No. of Total No. blocks of flats
A	6	3	18
B	4	2	8
C	6	2	12
Total		7	38

Notes: Admiral Homes' scheme revised from 150 to 146 houses due to reduced site area. Therefore if 802 open market housing = 146 20% social housing = 36.5 (37) and total = 183

3. PLANNING DENSITY
 16.88 dwellings/acre (41.71 dwellings/hectare)

4. PARKING
 1.5 allocated spaces per flat in parking courts plus 1 casual visitors parking space per 4 flats.

5. SHARED REAR GARDEN SPACE
 Two storey apartment blocks (Type A)
 Garden space to be at least equal to footprint of the building
 Two and a half storey apartment blocks (Types B and C)
 Garden space to be at least one and a half times the footprint of the building

6. SURVEY INFORMATION
 The drawing is based on Melton Hatfield Council's 1:500 Planning Site Survey Drawing No. 91/97/11 checked by Planning Officers C. Green & Associates and recited Drawing No. 5316-1.

REV. J. Bin stores positions altered to plots 11 to 23 20.9 94 TDS

REV. H Areas of block pavours reduced, 29.9 94 TDS
 Drying areas moved plots 25-28

REV. G Bin store drying areas & close-boarded fencing added 21.7 94 TDS

REV. F Acoustic barrier modified, parking bays nos. 11/12, 12/13 & 13/14 revised 24.3 94 GKW

REV. E Parking layout modified
 New footpath across amenity space omitted existing footpaths retained 10.3 94 GKW

REV. D Admiral Homes site layout up-dated 27.1 94 GKW

REV. C Parking layout, roofscape & other minor amendments to suit Planning reqs. 20.1 94 GKW

REV. B Further detail added to blocks Plots 1-6, block D omitted, block C added. 17.12 94 GKW

REV. A Block B plots 25-28 relocated 3m to west. Parking adjusted, 8m zone for noise barrier omitted. Further detail added. 8.12 93 GKW

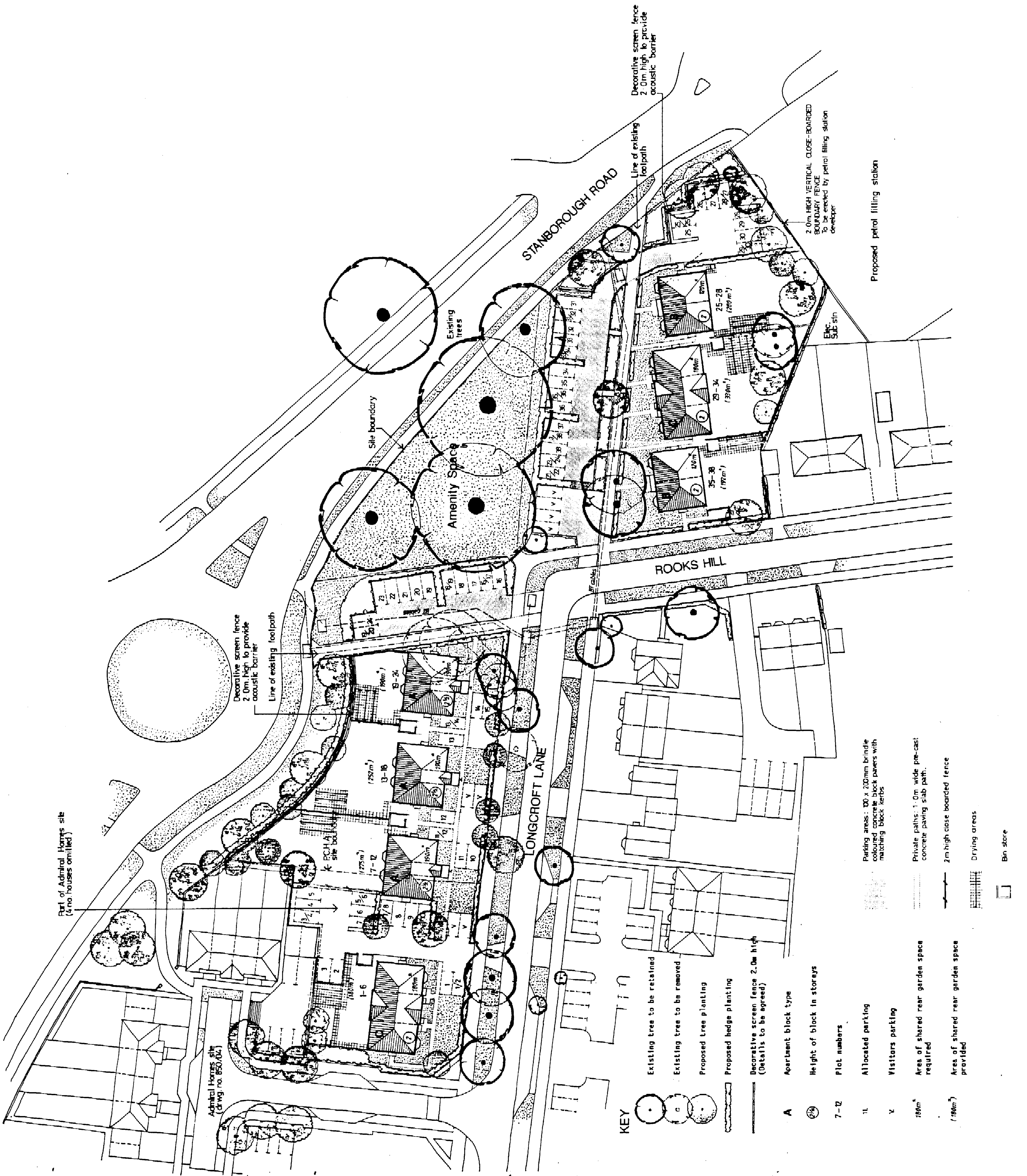
PROJECT TITLE
 HOUSING AT LONGCROFT LANE
 WELWYN GARDEN CITY HERTS
 FOR P.C.H.A.

DRAWING TITLE
 HOUSING LAYOUT NO. 7

SCALE	DATE	DATE	DATE
1:500	1.12.93		
	DRAWN	GW	STATUS
PROJECT NO.	NORTH		
8085			0 1 0

VINCENT AND GORBING
 CONSULTING ENGINEERS

STANBROUGH ROAD, STEVEAGE HERTS SG1 2JY



KEY

- Existing tree to be retained
- Existing tree to be removed
- Proposed tree planting
- Proposed hedge planting
- Decorative screen fence 2.0m high (Details to be agreed)
- A** Apartment block type
- Height of block in storeys
- 7-12** Plot numbers
- 11** Allocated parking
- X** Visitors parking
- 100m² Area of shared rear garden space required
- 160m² Area of shared rear garden space provided

- Parking areas: 100 x 200mm brindle coloured concrete block pavers with matching block kerbs
- Private paths: 1.0m wide pre-cast concrete paving slab path.
- 2m high close boarded fence
- Drying areas
- Bin store