

NOTES

1. SITE AREA

SITE AREA	
(to back edge of footway)	
P.C.H.A. site	1.650 acres (0.667 ha)
(including amenity space)	
Part of Admiral Homes site	0.300 acres (0.122 ha)
<b>Total</b>	<b>1.950 acres (0.789 ha)</b>

PLANNING AREA	
(to centre of Longcroft Lane and Rocks Hill)	
P.C.H.A. site	1.863 acres (0.754 ha)
(including amenity space)	
Part of Admiral Homes site	0.388 acres (0.157 ha)
<b>Total</b>	<b>2.251 acres (0.911 ha)</b>

2. SCHEDULE OF ACCOMMODATION

(All flats to be 45m<sup>2</sup> floorspace, one bedroom, two person flats)

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

Note: Admiral Homes' scheme revised from 150 to 146 houses due to reduced site area. Therefore if 80% 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.

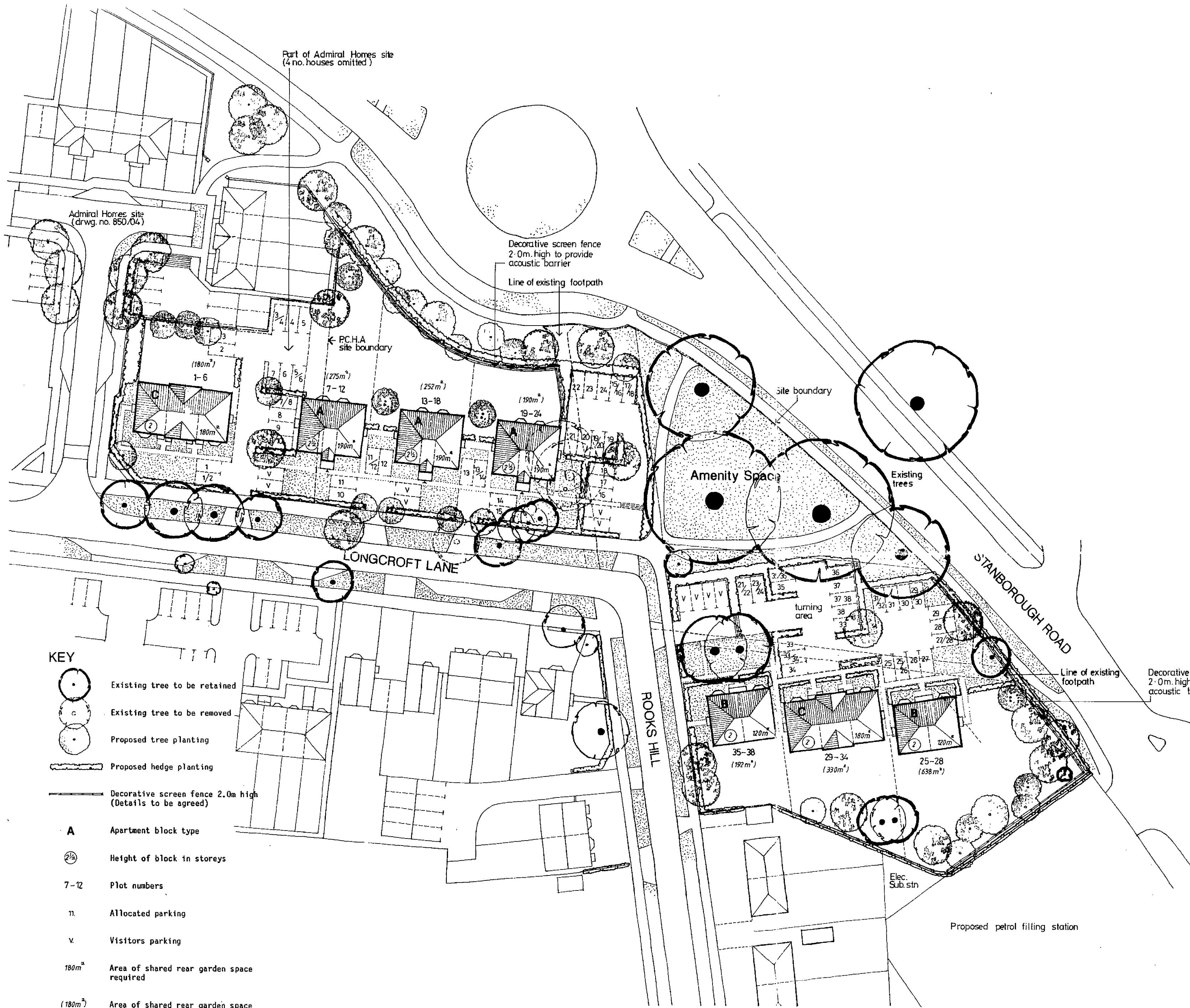
5. SHARED REAR GARDEN SPACE

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 Welwyn Hatfield Council's 1:500 scale Site Survey Drawing No. MH 979/1 checked by Ploeman Craven & Associates and retitled Drawing No. 5316-1.



- 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
  - n. Allocated parking
  - v. Visitors parking
  - 180m<sup>2</sup> Area of shared rear garden space required
  - (180m<sup>2</sup>) Area of shared rear garden space provided

**OFFICE COPY**

**WELWYN HATFIELD COUNCIL**

28 JAN 1994

RECEIVED

6/7/93

**AMENDMENT**

REVISIONS:

REV. A. Homes site layout	27.1.94	GKW
REV. B. Parking layout, root-landscape & other minor amendments to Planning reports	20.1.94	GKW
REV. C. Further detail added to blocks		
Plots 1-6, block omitted, B, C added	12.9.93	GKW
REV. A. Block B plots 7-28 relocated	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**

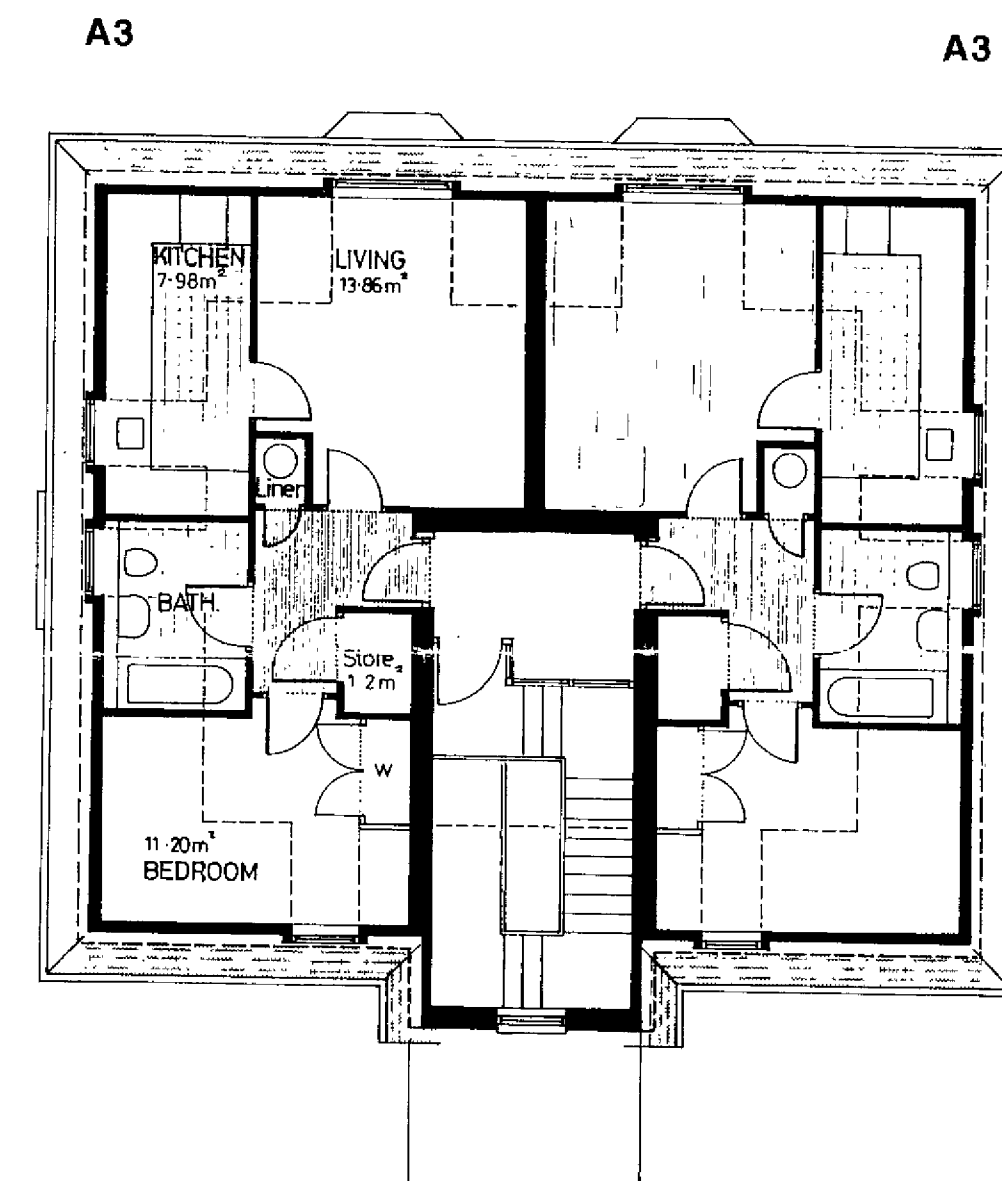
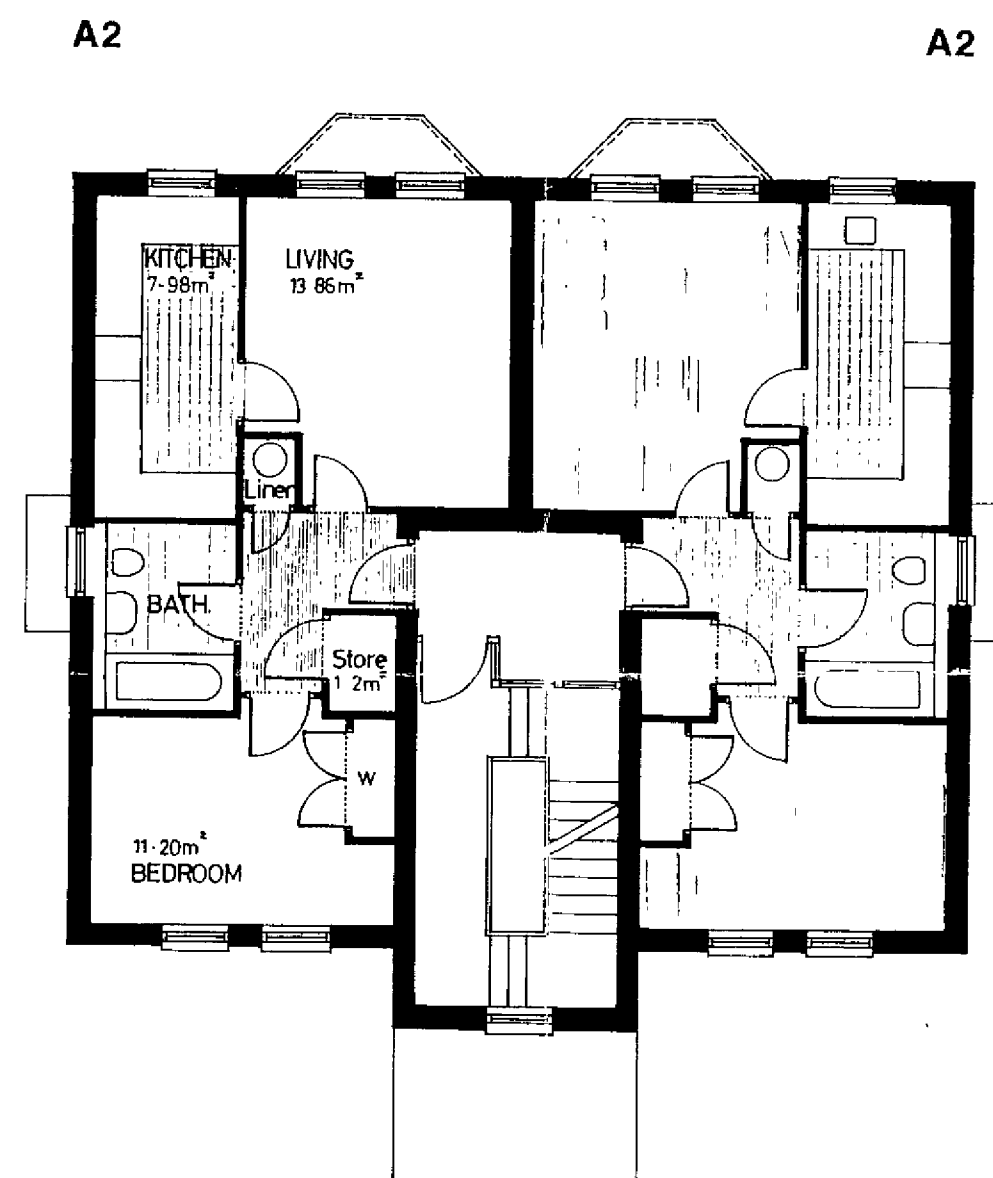
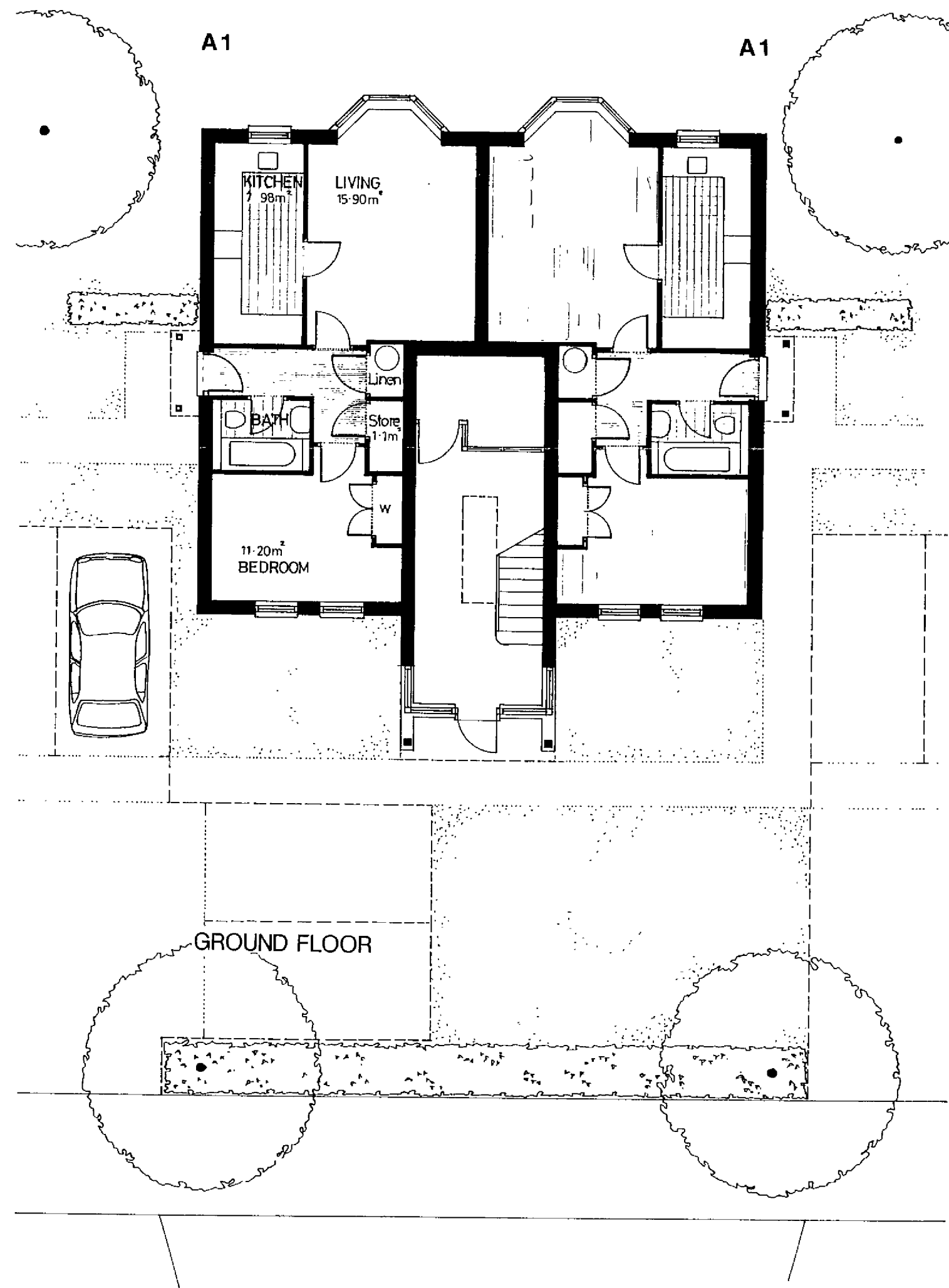
SCALE	DATE	1.12.93	DATE		
1:500	DRAWN	GKW	STATUS		
PROJECT NO.	NORTH				
8065			010		D

**VINCENT AND GORBING**  
 CHARTERED ARCHITECTS AND TOWN PLANNERS  
 STERLING COURT NORTON ROAD STEVENAGE HERTS SG1 2JY  
 TELEPHONE: 0438 316331 FAX: 0438 722035

NOTES

1. NETT INTERNAL FLOORSPACE

Apartment Type A1	46.10m <sup>2</sup>
Apartment Type A2	45.10m <sup>2</sup>
Apartment Type A3	45.10m <sup>2</sup>



REV B External envelope modified to suit Planners requirements 21.1.94 GKW  
 REV A Internal layout modified 6.1.94 GKW  
 PROJECT TITLE

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

DRAWING TITLE

**APARTMENT BLOCK A  
 FLOOR PLANS**

WELWYN GARDEN CITY COUNCIL

24 JAN 1994  
 6/760/93

SCALE	DATE	DEC. 93	DATE		
1:100	DRAWN	GKW	STATUS		
PROJECT NO	LEVEL			0 1 1	B
8065					

**VINCENT AND GORBING**  
 CHARTERED ARCHITECTS AND TOWN PLANNERS  
 STERLING COURT NORTON ROAD STEVENAGE HERTS SG1 2JY  
 TELEPHONE 0438 316331 FAX: 0438 722035

NOTES

1. EXTERNAL FINISHES

PITCHED ROOF : Interlocking concrete pantile roof, 37½° pitch with half-round ridge and hip tiles. Colour to be agreed.

FLAT ROOF : Lead sheet roofing to bays.

FASCIAS, SOFFITS AND BARGEBOARDS : White self-finished PVC-U boarding.

RAINWATER GOODS : Black PVC-U half-round system.

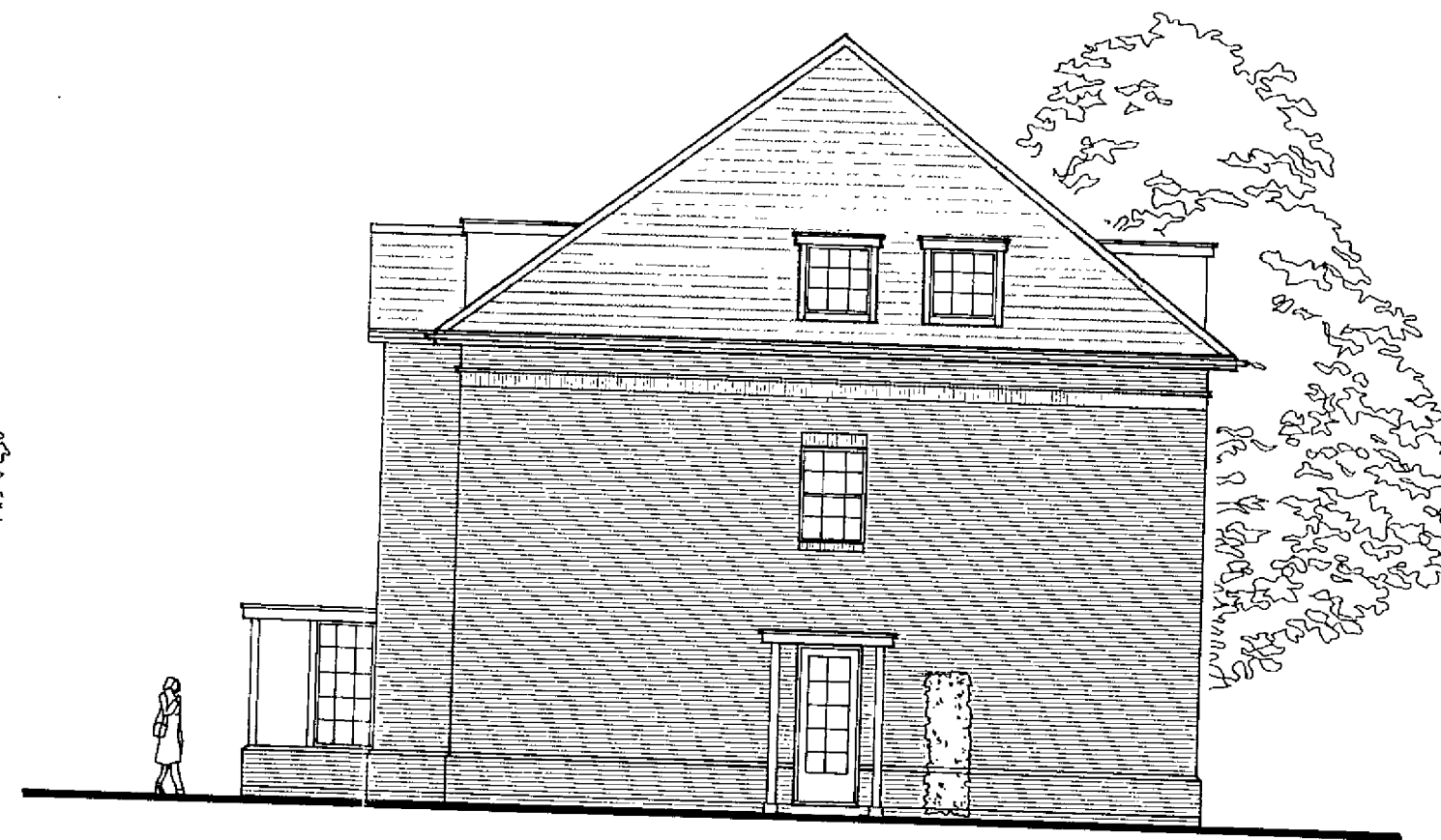
BRICKWORK : Red facing bricks similar to traditional brickwork within conservation area. Brick on end lintels over openings, brick on edge cills under windows and brick on end string course bricks to match main facing brickwork.

WINDOWS : White, polyester powder coated aluminium thermally-broken, vertical sliding and casement windows.

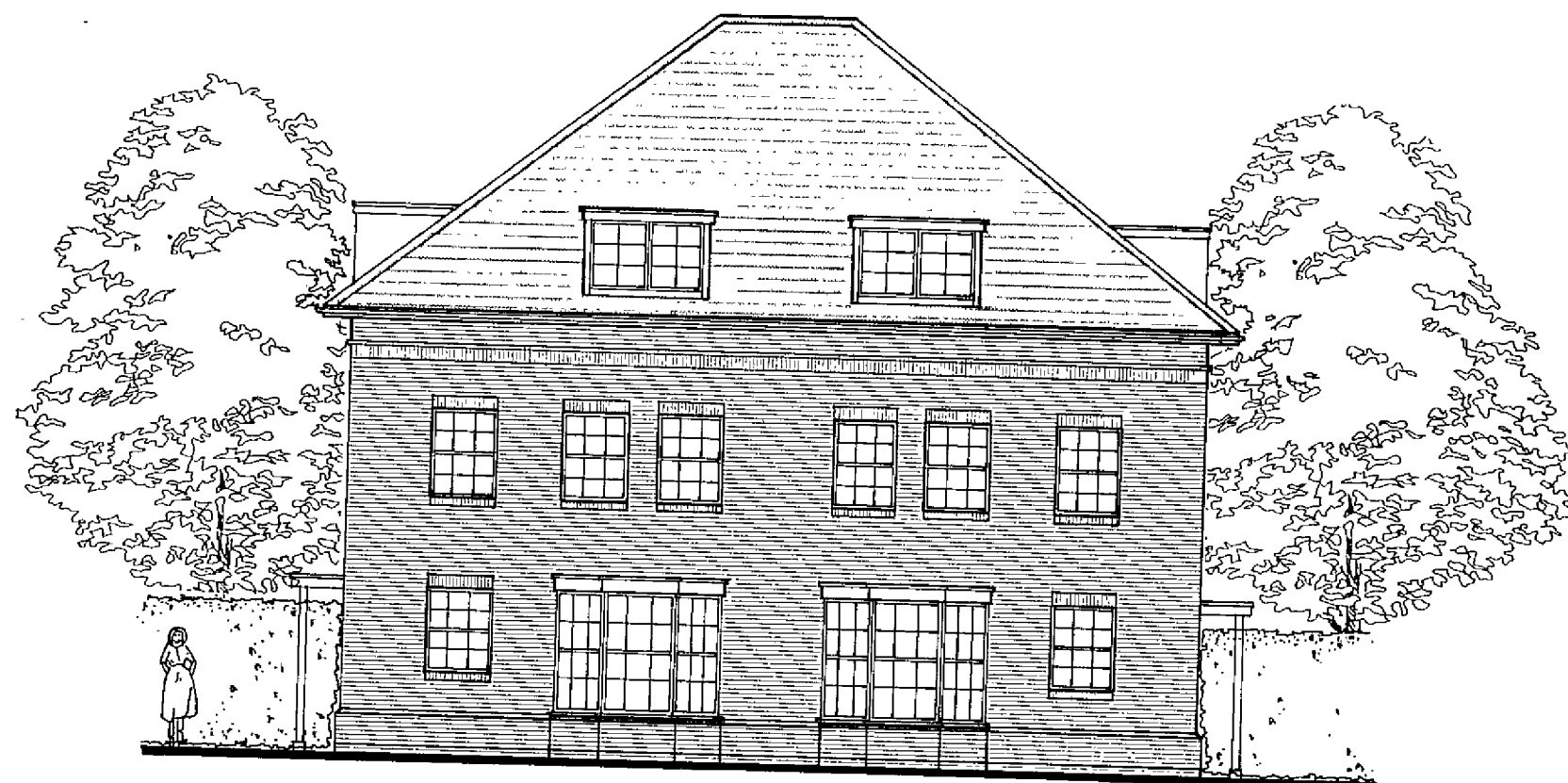
EXTERNAL DOORS : White painted hardwood doors and frames.



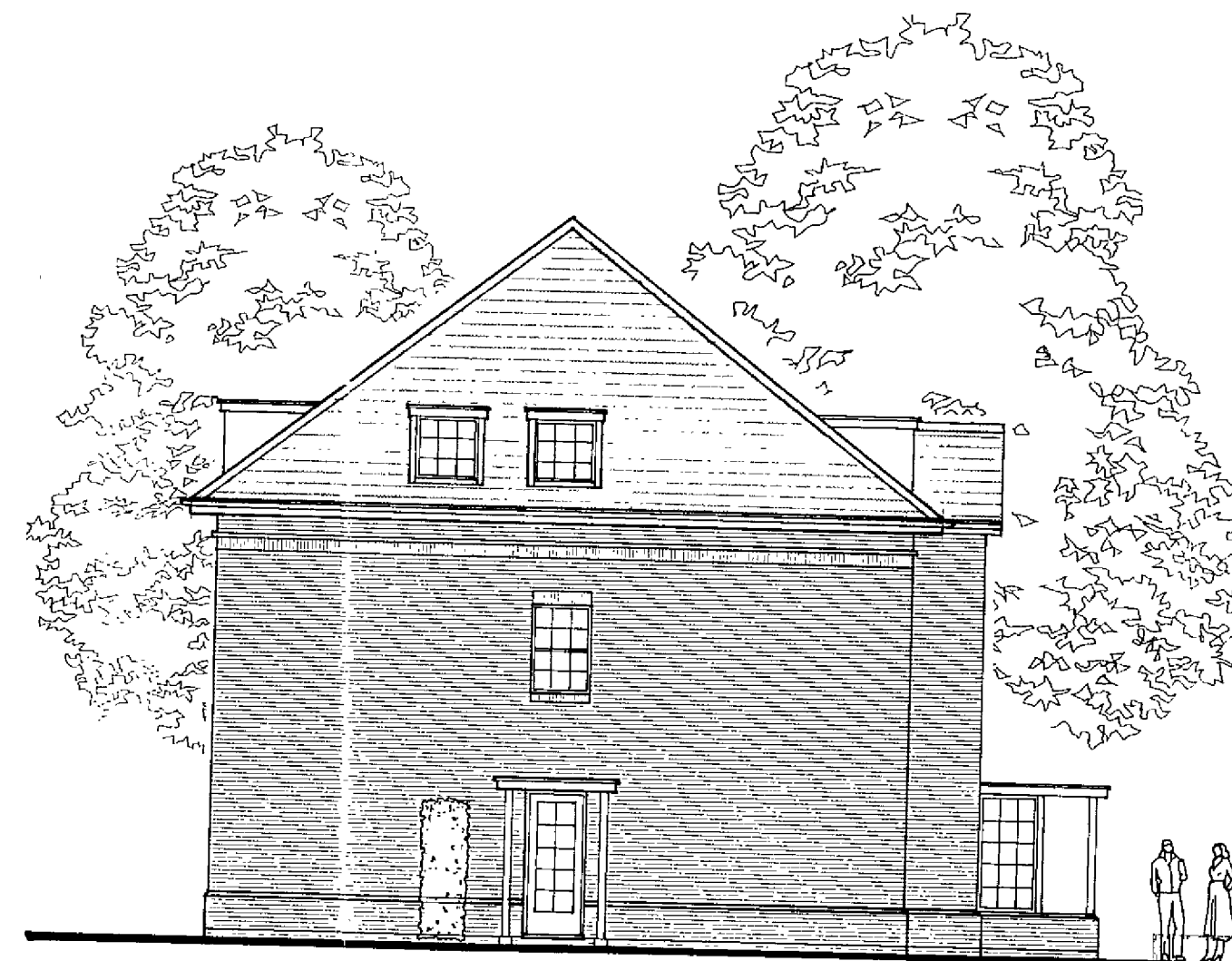
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

REV. A Elevations modified to suit Planners requirements 21.1.94 GKW

PROJECT TITLE

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

DRAWING TITLE

**APARTMENT BLOCK A  
ELEVATIONS**

SCALE	DATE	DEC. 93	DATE		
1:100	DRAWN	GKW	STATUS		
PROJECT NO.	LEVEL			0	1 2 A

**VINCENT AND GORBING**  
CHARTERED ARCHITECTS AND TOWN PLANNERS  
STERLING COURT NORTON ROAD STEVENAGE HERTS SG1 2JY  
TELEPHONE: 0438 316331 FAX: 0438 777015