
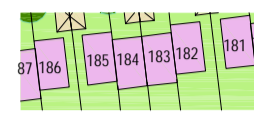
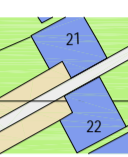
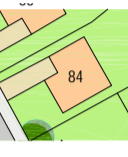




Accommodation & legend.	Parking.	Dwellings.	Affordable home plots.
 <p>Flats - shown thus - one three storey block provides 6 no 2 bedroom, 3 person flats & 14no 1 bedroom, 2 person flats. Plots 56 to 75 provide 2 person and 3 person affordable homes</p>	20+1 dis	20	56 to 75 three storey flats. 14no 1 bed, 2p. 6no 2 bed 3p. 20 Flats.
 <p>Resident parking spaces.</p> <p>56 no 2 Bedroom 4 person Terraced houses - Type 1 - drawn thus. No garages but detached car ports provided.</p>	56	56	plots 12 & 13, 17 & 18, 195 - 198, 8 houses
 <p>74no 3 Bedroom 5 person detached, semi detached or terraced houses - Type 2 - drawn thus. Footprint includes 6mx3m garage and drive in all cases.</p>	148	74	plots 10, 11, 148 to 151, 158 & 159, 8 houses
 <p>Resident parking spaces & garages.</p> <p>42no 4 Bedroom 6 or 7 person detached, semi detached or terraced houses - as type 2 but with additional bedroom over garage drawn thus. Footprint includes 6mx3m garage and drive in all cases.</p>	84	42	plots 76 to 78, 90 & 91, 5 houses.
 <p>Resident parking spaces.</p> <p>6no 4 or 5 bedroom detached or semi detached houses - Type 4 - drawn thus. Footprint includes double garage and drive in all cases. 5th bedroom requires a bedroom and bathroom above the garage.</p>	12	6	plots 120 & 121, 2 houses.
 <p>Resident parking spaces.</p> <p>12no 3 Bedroom, 6 person, detached, semi detached or terraced houses Type 5 drawn thus. Footprint includes 6mx3m garage and drive in all cases.</p>	24	12	plots 74, 75, 87, 88, 128 to 133, 10 houses.
Sub total Resident Spaces.	344		
Visitor parking area 1. Visitor parking area 2. Visitor parking area 3. Visitor parking area 4. Visitor parking area 5. Visitor parking area 6. Visitor parking area 7. Visitor parking area 8. Visitor parking area 9. Visitor parking area 10. Visitor parking area 11. Visitor parking area 12. Visitor parking area 13. Visitor parking area 14. Visitor parking area 15. Visitor parking area 16. Visitor parking area 17. Visitor parking area 18. Visitor parking area 19. Visitor parking area 20.	4 4 8 9 10 7 9 17 3 3 17 3 8 8 2 3 3 9 3		
Sub total Visitor Spaces. Excludes disabled bays.	132		
Totals.	476	210	53 (25%)

Areas crossed thus are suggested owners car ports as opposed to parking spaces.

Trees shown in this way are existing trees to remain.

Trees shown in this way are existing trees to be removed.

Trees shown in this way are suggested as new trees. The preference is to plant compact columnar birch trees to create a single type avenue effect to replace lost trees using Betula Pendula "Obelisk" & to enhance street scenes.

NB - Houses 134 to 146 are shown elevated above the Old School Drive to permit foul drainage from occupied areas to exit to higher ground at the rear as the buildings are located at the lowest point on the site with the least potential for gravity foul drainage design.

Housing Density is limited by the retention of the existing woodland/pond area. If this were excluded the site area would be 7.506 ha and a revised calculation would give rise to a density of 27.97 DPH which approximates to the norm of 30 DPH for this type of development.

Note:
Do not scale this drawing
All levels and dimensions are to be checked on site.
This drawing is to be read in conjunction with all relevant consultants' requirements, drawings and specifications.
Any discrepancies between consultants' drawings to be reported to the Contract Administrator before any relevant work commences.

Notes
As drawn 190 houses plus a three storey block of flats (20 flats) giving a total of 210 dwellings on a site area of 9.326 hectares (22.5 DPH). Development density is reduced by the retention of woodland on site and a 15m margin adjacent to ancient woodland along the north boundary. Both semi detached and terraced houses with three or more bedrooms have integral garages. The Multi Use games area is shown relocated onto a former basket ball court area and edge of woodland. It is suggested that an elevated boardwalk area is provided in the woodland as a fitness trail and wildlife observation path. This is not a scheme. It has been produced as a study to assess the road and infrastructure potential of the site given the limitations of access, topography and the available development area, taking into account natural and utility limitations as they are presently understood. This study assumes that the gas mains are re routed to make best use of the land available. Suggested road names are notions based upon the history of the site and have not been agreed with anyone. The suggestions should aid communication during public consultations.



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1:1250

Rev	Date	Description	Drawn	Checked	Status
PI	03.02.15	First Issue	pd	PED	
A	11.02.15	Road width adjusted to suit tracking information from Highways consultant	pd	PED	

Former Grove School site
St. Leonards, Hastings

Location plan & housing layout study

Scale: 1:1250 @ A1

Job: 4360

Dwg: AD031

Rev: A

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