

Sketch Scheme

Land at Hill House
Farm Melton Road Edwalton

Key

99

Plot Number

Proposed building footprint

House type Reference

Existing trees

Protected during construction to BS 5837:2012

Existing trees RPA

Existing trees removed

Indicative Planting

New Trees

Grass Areas

POS / ecology Areas

Shared surface / Surface material change

Easements

Paths / Paving giving level threshold access to dwellings

Brick wall 1.8m high

Screen Fence 1.8m high

Fence 1.8m high

Low wall 450mm

Railings 1.1m high

Hoop Top Railings 1.5m high

Brick Pier

Gates

Parking bays

Affordable Housing

Alternate Elevation Option

BCP Bin Collection Point (private drives)

Application Area for conversions of C2

Key

Existing hedge

Tree retention category A

Tree retention category B

Tree retention category C

Tree removal category U

Min root protection area

T2 Tree number

This drawing is to be reproduced in colour.

Tree locations have been plotted using previous topo survey information and Arboricultural Survey Report by John Booth December 2015

Site Melton Road Edwalton						
Number	Description	Abbrev	Area Sq. Ft	Total Sq. Ft	%	% Site coverage
2	2 bedroom conversion	C2	670	1340	3.70	3.70
Social / Affordable						
9	2 bedroom conversion	AF2	700	6300	16.67	29.63
6	3 bedroom	AF3	997	5981	11.11	
1	4 Bedroom	AF4	849	849	1.85	
4 Bedroom						
4	4 bedroom detached	D	1220	4880	7.41	29.63
6	4 bedroom detached	E	1400	8400	11.11	
4	4 bedroom detached	F	1200	4800	7.41	
2	4 bedroom detached	H	1200	2400	3.70	
5 Bedroom						
5	5 Bedroom detached	A	2200	11000	9.26	37.04
6	5 Bedroom detached	B	1500	9000	11.11	
5	5 Bedroom detached	C	1700	8500	9.26	
4	5 Bedroom detached	G	2000	8000	7.41	

54 Total Total 71450 100.00 100.00

Affordable % inc conversions		
Site area m sq.	24991	RED EDGED TO BE CHECKED
Site area acres	6.17	
Site area Ha	2.50	
Un developable m sq		
POS 1	387	
POS / Ecology 2	1798	
Total	2185	
TPO AREAS		1400 APPROX
Balancing area	789	
Total m sq.	4374	
Total acres	1.09	
Total Ha	0.44	
Developable		
acres	5.09	
Hectares	2.06	
sq ft per acre	14047	
Units per Ha	26	

