

Item 5b 4/00266/19/MOA DEMOLITION AND REMOVAL OF EXISTING BUILDINGS, CONSTRUCTION OF EIGHT DWELLINGS WITH DETACHED CARPORT, GARAGES, CAR PARKING AND ALTERED VEHICULAR ACCESSES (ACCESS, LAYOUT AND SCALE SOUGHT)

FOURWAYS GARAGE, HUDNALL CORNER, LITTLE GADDESSEN, BERKHAMSTED, HP4 1QP



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Legend:

- Site boundary
- - - Existing Buildings Footprint

Notes to site plan:

- 01 Driveway.
- 02 LODGE HOUSE STYLE brickwork building.
- 03 Green area.
- 04 FARM STYLE timber clad building.
- 05 Bin and cycle storage single-storey building.
- 06 Turning space.
- 07 Mixed native species hedge to Dagnall Road frontage.
- 08 Drainage area/reed bed.
- 09 MAIN FARM HOUSE style brickwork building.
- 10 Carport, allows for 8 parking spaces.
- 11 WORKERS STYLE brickwork and timber clad building.
- 12 Front gardens / pathways delineated with metal railing fencing.
- 13 Central feature of the landscapes.
- 14 Parking provision at ground floor with residential use above.

Offset from main road to Farm Style House	12.5m
Number of 3 x bed units	4
Number of 4 x bed units	3
Number of 5 x bed units	1
P - Car parking provision	22
V - Visitor parking provision	2
Cycle parking provision	8 - 1 per unit

SCHEDULE OF UNITS Total number of units: 9

C2 - RESIDENTIAL USE	Use	Description	Ground Floor		First Floor		Total GIA	To	
			GIA	GEA	GIA	GEA			
A	2 bed dwelling		75	89	65	65	75		
B	2 bed dwelling		84	84	79	80	122		
C	2 bed dwelling		84	84	79	89	122		
D	2 bed dwelling		84	84	54	87	189		
E	4 bed dwelling		89	71	89	71	118		
F	4 bed dwelling		87	89	87	89	114		
G	4 bed dwelling		87	89	87	89	114		
H	5 bed dwelling		79	93	79	93	189		
							Partial C2	848	
							Total	848	

*All areas are in square meters

NOTE: ALL LEVELS ARE INDICATIVE ONLY AND REFER TO DATUM ON MEASURED SURVEY AS CARRIED OUT BY OTHERS

REV.	ISSUED	DESCRIPTION	DRAWN	CHECKED
C	18.02.18	Final set released	KS	VS

PROJECT / DESCRIPTION	DATE	SCALE AT A3	JOB NO
Fourways Garage	18.02.18	1:500	1/1/21