

**PROPOSED NEW BUILD HOUSING DEVELOPMENT**

on land off

**BUTT LANE, SNAITH**

for



# **DESIGN & ACCESS STATEMENT**

**OCTOBER 2018**

prepared by



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## **INTRODUCTION**

This statement has been prepared on behalf of Midland Construction Services Limited and forms part of the Full Planning Application for the development of new build housing on land off Butt Lane, Snaith.

The purpose of this document is to establish the principles behind the design for the proposed 9no. new build private dwellings and the conversion of the retained outbuilding at the site entrance and associated access, car parking and landscaping.

The following sections of this document aim to clearly set out the aspirations of the client, the intentions of the designer and the expectations of the Planning Authority and local residents.

As highlighted in this statement, the site currently has an outline consent for 20no. houses, reference 16/02440/OUT which establishes the future use of the site and its suitability for new build housing. The design team for the new planning application have therefore not re-visited the sites location, amenities, transport links, etc. in terms of its sustainability as the above outline consent confirms this.

In terms of the new application, please reference the Planning Statement by Alistair Flatman Planning for the relevant policies and guidance relating to the proposals, pre-application advice as well as the following application supporting documents:

- Contamination Assessment
- Flood Risk Assessment
- Surface & Foul Water Drainage Assessment
- Tree Survey & Assessment, etc.

## **DESIGN**

### **Design Philosophy**

The proposals have been established with proven residential principles and other supporting documents such as CABI, Manual for Streets, Home Zone Design Guides etc.

Inspiration has been taken from the architectural elements of the existing buildings in the surrounding area, site constraints, topography, site context, the need to address security issues and the future occupant's requirements.

These principles are outlined as follows:

- Achievability, deliverability and functionality of the project;
- Accessibility for all people (i.e. disabled, elderly and young families);
- Sensitivity to the surrounding environment;
- Creating a sense of community;
- Contextual aesthetics expressed as a theme through the design.

### **Design Restrictions**

As highlighted above, most sites have constraints that can limit as well as direct a designer. This site is no different. The key issues that have dictated the design and the appropriate action taken are as follows:

- Site Levels – the site is flat with a slight gradient falling north to south therefore levels do not create any design issues.
- Site Access – Butt Lane runs along the east boundary of the site, so access will not be an issue.



Fig 1. View down Butt lane



Fig 2. View up Butt Lane – newly constructed houses next to the site

As stated above, the site enjoys an outline consent for 20no. houses, reference 16/02440/OUT, which includes an approved access point, shown to the right.

- Trees & Hedges – there is only vegetation to the north and west boundaries of the site – where the site abuts existing housing. This comprises of a mixture of small trees, shrubs, etc. some being self-seeded specimens of low Ecological and Arboricultural value. Please reference the tree survey prepared by Rosetta Landscaping.



Figs 3 & 4. Existing Trees and Hedges to the northern boundary

- Public Footpaths – there is an existing footpath from South Parkway to the northern boundary that continues across the site, north to south (Purple). There is another footpath that runs along the northern boundary from Butt Lane to the above footpath (Yellow) to (Green). Reference the access plan illustrating footpaths highlighted green, yellow and purple.



Fig 4 Public Footpaths / approved site access



- Adjacent Properties – as expressed above, only the north and west boundaries of the site abut existing properties. Details below.



Fig 5. Views down South Parkway



Fig 6. Views down South Parkway



Fig 7. Views down South Parkway



Fig 8. View into Sycamore Close



Fig 9. View into Oakdale Close



Fig 10. View into Walnut Crescent



As illustrated above, the site abuts an established residential area which comprises of a general mix of houses ranging from terrace houses, dormer and traditional bungalows, townhouses, ex-council house and housing association properties in terrace, semi-detached and detached forms, in a full spectrum of materials, i.e. stone, brick, render, with stone and blue slate roofs, concrete tiles, pantiles, timber, UPVC, aluminium windows , etc.



Fig 11. Aerial View

It is also important to note that the land opposite the site is currently being developed by Harron Homes. Their scheme comprises of predominately 4 bed detached units with some 2 bed semi-detached units and bungalows. Reference the link - <https://www.harronhomes.com/find-a-home/east-yorkshire/manor-farm/siteplan/> for more details on the house types.



Fig 12 Details of the adjacent housing development by others

Flooding & Drainage – the outline consent was based on flood information at the time which indicated that the site was part in flood zone 3 and was assumed that this dictated the stated 20no. units that was approved. No layout was prepared for the outline consent to confirm if this number of units was achievable or not.

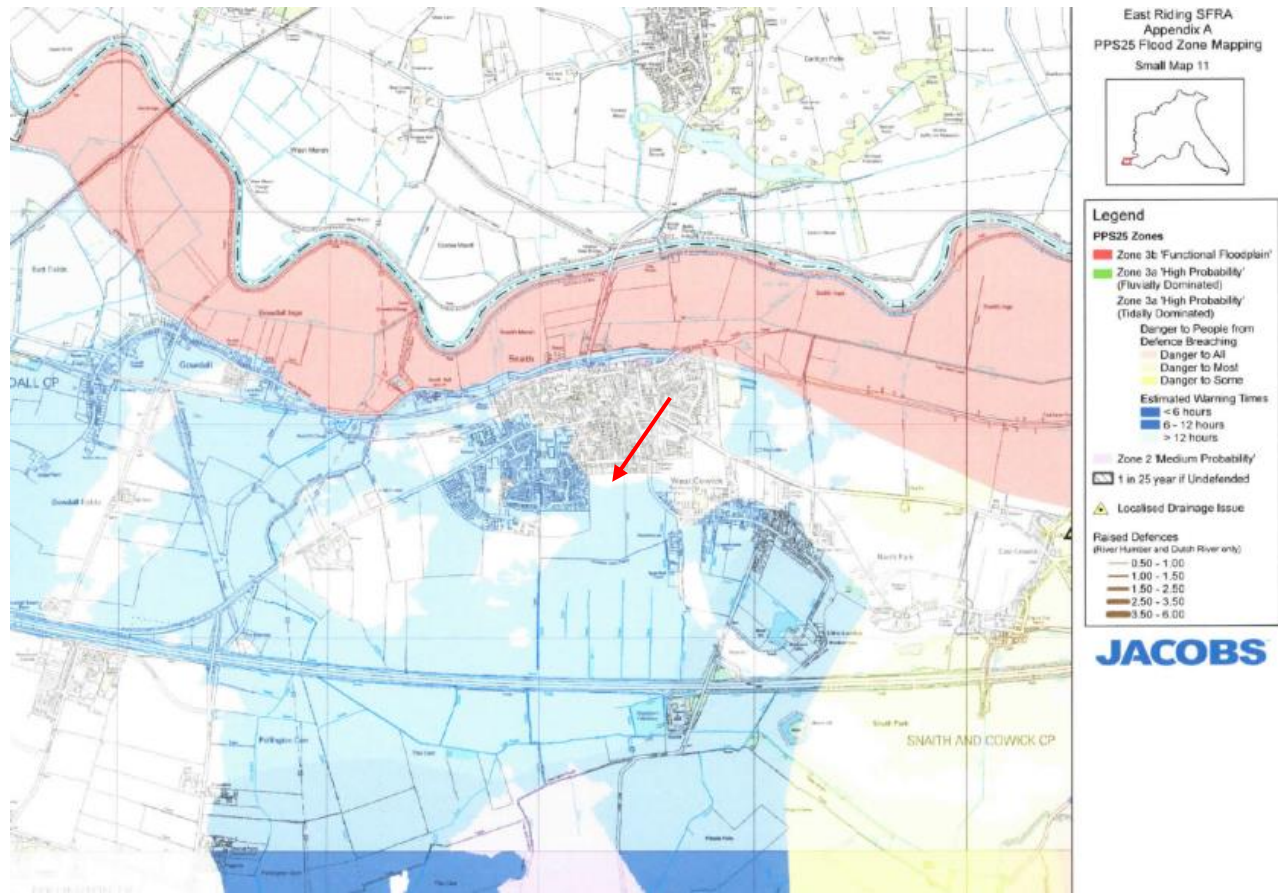


Fig 13. Flood map up to 2018



Pre-application thoughts / advice

Based on the above information, a number of sketch schemes were prepared as detailed below if figs 14, 15 and 16. These adhere to the flood zone at that time and meet the 20no. units on the outline consent (on the basis that the applicant wishes to submit a reserved matter application). These proposals also adhere to the East Riding of Yorkshire Council recommended housing mix. Figure 14 below follows the above brief; however, the layout doesn't make best use of this site and it was felt that the site could easily accommodated more units it is acknowledge that these would have to be under a new full planning application.

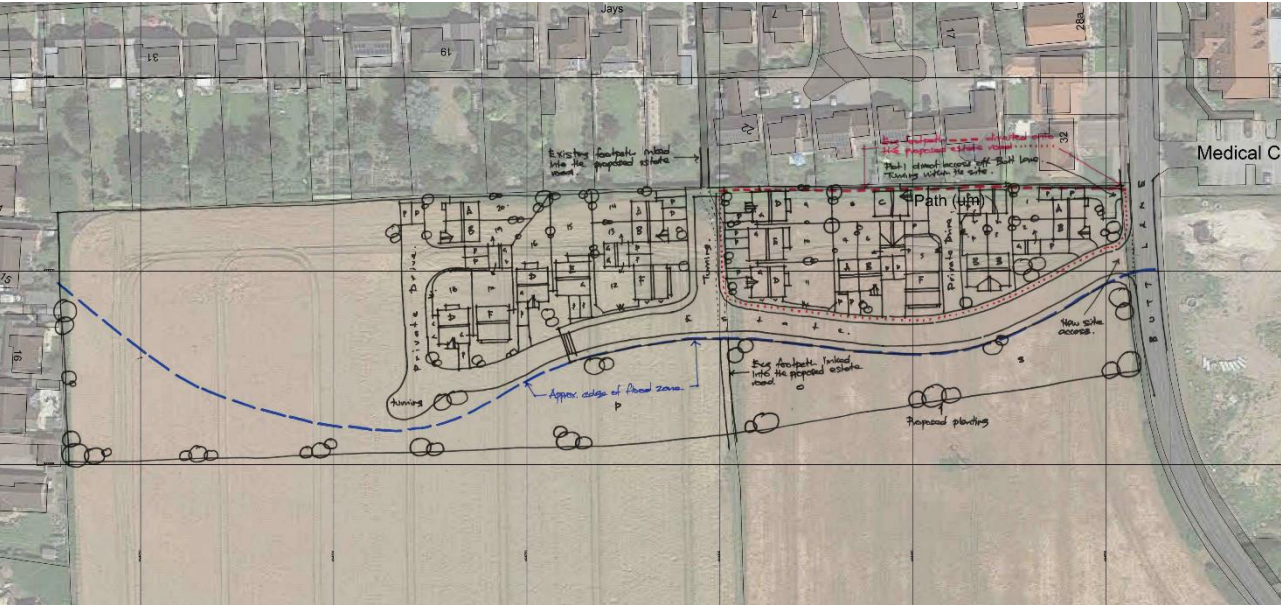


Fig 14. 20no. units scheme - adhering to the above flood plan



Fig 15. Further 12no. unit scheme - adhering to the above flood plan

As illustrated above the site could accommodate further 12no. units, while adhering to the above flood plan and EYRC housing mix.

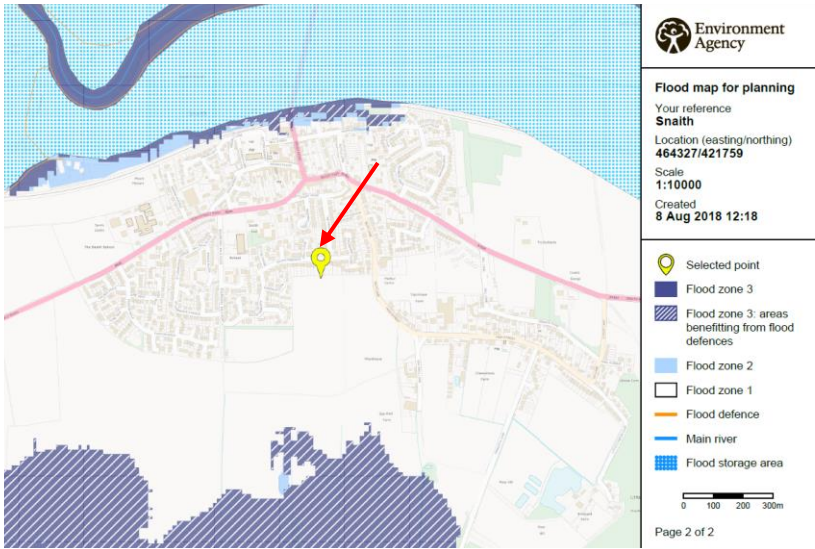


Fig 17. Flood map post 2018

As the site has the benefit of an outline consent which forms the principle of development established on this site, the original proposal was to submit a reserved matter application for the approved 20 units and a new application for the 12no., unit - it was felt that a pre-app wasn't required for the above reasons.

Revising the scheme for this application. The engineer has confirmed that the flood map has been updated following flood mitigation works in the area and the site is now completely within flood zone 1 which indicates that the site is suitable for full development of all areas. Please reference the engineer flood report and The Proposals below.

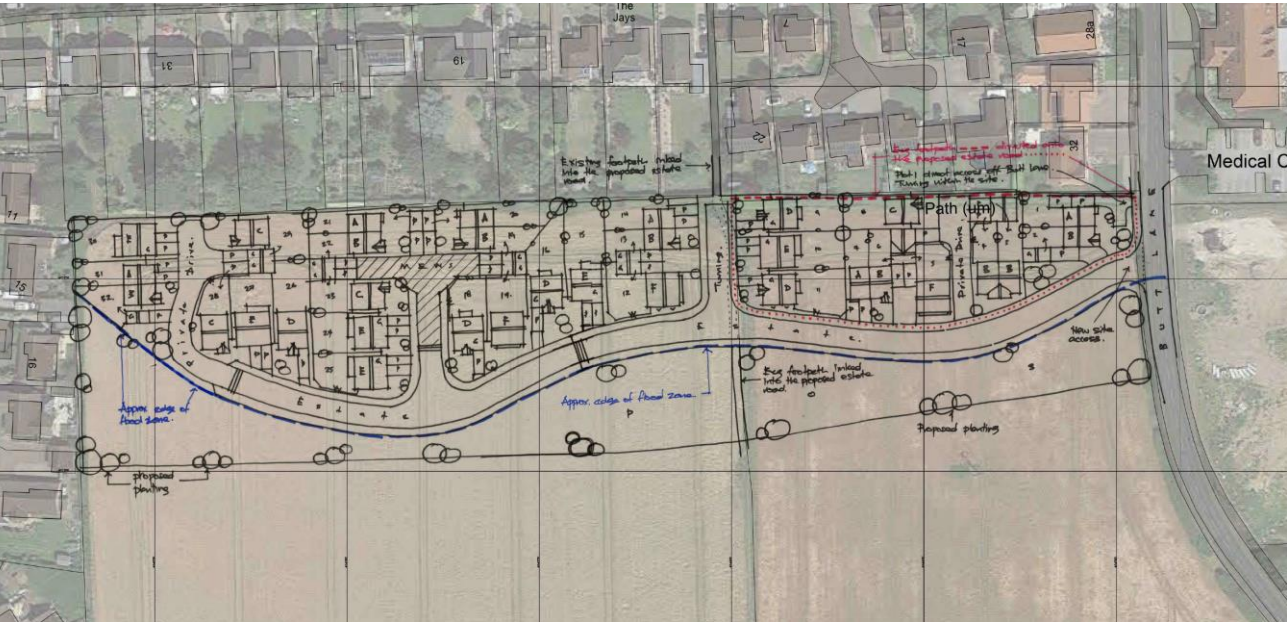


Fig 16. Composite scheme - adhering to the above flood plan



## The Proposals

Based on the above base work, local agents input, the scheme was updated and finalised for submission.

The layout, is very simple and creates an effective urban environment, which is logical and easy to understand, comprising an estate road central to the site which leads into a mews court and then private drives / courtyards.

As part of the proposals all existing boundaries are to be retained or repaired where possible. All new boundaries treatments are as described under Secured by Design.

The plots are detached and semi-detached which allows curtilage rear garden access to all plots thus eliminating the need for any communal paths serving rear gardens.

The scale and proportion of the new dwellings has been developed with careful consideration of the surrounding vernacular in the form of, 2 storey units, which all relate to the existing built form in this area of Snaith.



Fig 18. Scheme Proposals

Turning heads have been formed at the end of each road type (and middle of the mews court). These have been located towards the southern boundary thus allowing the units along the northern boundary to enjoy views to the south and overlooking the adjacent fields as well as ensure the proposals are not a single means of access with houses running parallel to each other. The units turned 90 degrees to the houses along the northern boundary allows us as designer to break up linear groups of houses as well as introduce some positive boundary treatments to the road side. This arrangement also allows for the visitor spaces on the mews court (a shared surface) where parking can become problematic if not correctly designed. This works particularly well next to plots 15 & 16 as the pavement to the rear of the site can be located next to these plots and visitor spaces just beyond on the mews court, rather than next to the houses.

The arrangement of the units on the site has been given careful consideration with houses being placed to create framed focal points within the scheme / at the turning heads, etc.

Public footpaths have been incorporated into the proposals and placed onto the adopted highway where possible. These are overlooked by the proposed houses to comply with any Secure by Design requirements.

The proposals adhere to space about dwellings requirements with minimum distance of 21m main elevation to main elevation and 12m from main elevation to any blank gable, etc. Rear garden depths of circa 10.5m or 60% of the house floor area.

In terms of the house types and mix, the East Yorkshire Ridings Housing mix asks for the following:

- Affordable (20% of total) @ 1 bed (AF1/2) x 25%, 2 bed (A2) x 50% & 3 bed (A3) x 25%
- Private @ 2 bed x 10%, 3 bed x 35% & 4 bed plus x 55%

Based on indicated 43no. units, this equates to



- Affordable (20% of total) – 8.6no. houses @ 1 bed (AF1/2) x 25% = 2.15no. houses, 2 bed (A2) x 50% = 4.3no. houses & 3 bed (A3) x 25% = 2.15no. houses
- Private – 34.4 no. houses @ 2 bed x 10% = 3.44no. houses, 3 bed x 35% = 12.04no. houses & 4 bed plus x 55% = 18.92no. houses,

which totals - 1 bed = 2.15no. houses, 2 beds = 7.74no. houses, 3 beds – 12.04no. and 4 beds plus = 18.92no.

The indicated housing mix is 1 bed = 4no. houses, 2 beds = 4no. houses, 3 beds = 19no. 4 beds - 12no. and 5 beds = 4no. of which the following can be affordable units if acceptable to the planners – 4no, 1 bed semi-detached bungalows, 4no. 2 bed houses and 1no. 3 bed house.

Local agents have also advised the applicant on the suitable housing requirements. The extra 1 bed semi- detached bungalows and dormer bungalows has adjusted the housing mix slightly, but the result of this mix is to provide more 3 bed units which local families are looking rather than larger executive 4 bed plus detached units – reference the adjacent development housing mix.

Please reference the appendices for the house type layouts and elevations. Fig 19 gives a visual of the general form and materiality of the proposed, except for the room in roof accommodation – the proposals are all two storey houses, as noted in this document.

The applicant wishes to use the following pallet of external materials for the proposed houses – as reflected in Fig 19.

- Walls – brickwork with soldier course heads, art stone cills and corbels with feature brick detailing eaves.
- Roof – profiled, grey or red Pantiles with matching dry vent ridge tiles with dummy chimney, wet verges, and stone tabling.
- Windows and French / side doors – white UPVC, double glazed as standard.
- Front doors - black composite door, with white frame.
- Rainwater – black UPVC with matching downpipes.
- Paths / patios – pc slabs and pin edges.

These are similar materials used on existing houses and other buildings near the site and will both protect and enhance the character of the area.

In terms of the external works materials, the applicant wishes to use the following materials;

- Paths / patio's- pc slabs and pin edges, gravel between the house and side boundaries where no access is required other than for maintenance.
- Estate Road and pavements – tarmac.
- Mews court and margins - brindle setts.
- Parking spaces – resin bonded gravel.

Reference the submitted site plan and engineer's details.



Fig 19. Indicative streetscape (Please note this image is to reference the design of the building form only).



## **Drainage and Flooding**

The site is no longer located within an area at a high risk of flooding, as expressed above.

Current planning policy requires developments to deal with their own surface water and ensure that run-off from any site is no greater than the existing situation prior to development. This may include sustainable drainage systems or connections to the existing drainage network following the list of open water course, soakaway and then drains.

The site is not located near any open water courses nor has sufficient land to accommodate a soakaway. Existing sewers are in Butt Lane and therefore the proposals will connect to these, subject to Yorkshire Water approval.

## **Ecological**

The site is not located within a wildlife corridor or area of ecological interest however the appropriate ecology surveys will be undertaken as directed by the local authority / governing bodies.

## **Open Space**

The scheme accommodates provision for on-site open space at 1054 sq m / 0.3 acres which equates to 6% of the gross area and 7% of the net area.

This is located to the front of the site, to the north east corner where the existing adjacent houses have shallow rear gardens with little screen planting (*NB this would affect the openness of the existing footpath which is to be retained in this location*) and any new development in this location could affect these properties. Its location of the proposed public open space (POS) is easily located by the public as well as incorporating the above-mentioned footpath.

Reviewing the area of open space via the EYRC Open Space Calculator, reference the APPENDICES, we assume that the site is classed as rural, any outdoor sports facilities will be an off-site commuted, the amenity green space of 798 sq m and an equipped area of 121.9 sq m will be accommodated on site. We await the planner's comments on the other elements.

## **Affordable Housing**

Please reference the section above – Housing Mix – for details of what has been allowed for the Affordable Housing provision with the proposals.

## **Landscaping**

Landscaping is an important issue when considering the development of any site as it defines the quality of the development and helps to create a sense of place.

As mentioned in the Design Restrictions section, there is only vegetation to the north and west boundaries of the site where the site borders existing housing. These comprise of a mixture of small trees, shrubs, etc. with some being self-seeded specimens of low Ecological and Arboricultural value. These are beyond or partially on the site boundary they are shown as being retained regardless of condition due to the potential sensitivity of the adjacent property owners if these are removed. Any trees or shrubs within the site will be reviewed and maintenance / pruning, undertaken as required to ensure the trees and shrubs are brought back into good order.

All new planting will be within the site and to the south and east boundaries, detailed by Rosetta Landscaping. The key design to this new soft landscaping is manageability.

A further factor influencing the layout design, (as well as to other items such as access, aspect, space about dwellings and parking) etc. is to create space for new planting and soft landscape zones such as positioning parking spaces together where possible to create areas for key tree and large shrub planting adjacent the road network and space in front gardens to accommodate smaller shrub planting. This helps break up any hard landscape elements of the proposals, thereby enhancing the overall attractiveness of the scheme.

Each property enjoys a private rear garden which can be used to further enhance the planting areas to the front elevations and road as well as define the existing boundaries, giving the site a lush green appearance that will complement and enhance the local area.

The landscaped spaces to the road network are overlooked and will be kept to species that will grow no higher the ground floor window cill thus addressing 'Secured by Design' requirements. The private gardens offer a degree of seclusion, though there is also an element of overlooking for a sense of security, representing defensible space.

The above provides an overview of the principle design considerations and inclusions for this element of the project and a detailed landscaping scheme.



Density

The site covers an area of 1.7 hectares / 4.3 acres gross and 1.6 hectares / 3.9 acres net. The proposed scheme equates to 27 dwellings per hectare / 11 dwellings per acres. This is in line with the character of the area and is appropriate for the size and topography of the site.

Scale

The scale and proportion of detail has been considered carefully and all elements are domestic in both scale and nature.  
The surrounding detached and semi-detached houses have been considered in the design to ensure the existing village and the occupants of the new dwellings will feel both comfortable and secure with the scale of development proposed.

The proposals, as stated before, are all two storeys with no attic space accommodation as previously mentioned in fig 19, except the dormer bungalows. Ridge levels remain as per a two-storey house.

Fig 20. Landscaping Proposals



Fig 21. Typical Site Sections



**ACCESS**

Access has been considered in the broadest sense to cover the needs of all building users and visitors who may have sensory, mobility and/ or hidden impairments plus others including elders, children and parents with young children.

As stated above, the east boundary adjoins Butt Lane and the outline consent has an approved means of access. This principle has been copied over onto the new application scheme, albeit the access point has moved slightly. This has been re-checked this to ensure the 2.4 x 43m sight lines can be achieved – please reference the access proposals.

As explained in The Proposal section, the new road network consists of a simple estate road central to the site which leads into a mews court and then private drives / courtyards complete with turning heads to the end and mid sections of the road types.

Pavements are located to each side of the estate road and estate road turning head, with one pavement extended to one side of the mews court, terminating at the end turning head of the mews court to help promote pedestrian safety.

The private drive to plots 38 & 39 – the detached dormer bungalows – will include a pavement (highlighted blue) which will link into the estate road pavements and the existing footpaths thus giving pedestrians using these existing footpaths (highlighted in yellow) safe access across the site and maintaining the public right of way (highlighted blue).

To promote car safety and sustainable movement for all vehicles users across the site, each road type has efficient space to ensure that each vehicle user can exit their drives with ease.



Fig 22. Proposed Footpath diversions

Visitor spaces have been provided along the proposed mews court rather than not on the estate road as these are equipped with pavements to both sides this allowing visitor's car to half park on the pavements and roads to ensure the estate roads are not blocked at any time. The mews court having dedicated visitor spaces will be clear at all times.

Access to the proposed houses has been considered for all groups with access to the dwellings and internal accommodation in line with current building regulations. As the proposed dwellings are new-build this allows current disabled doorway widths, ground floor WCs and other requirements such as 1m wide, to the principle entrance with a level threshold to front entrances, etc. to be incorporated into the design, all in line with part M.

Bin storage will be located in the rear gardens with path access as shown on the site plan.

All houses have a minimum of either two parking spaces in front of their properties, or a single parking space and single garage this increase to two spaces and double garage to the larger houses. Where plots have detached garages set back to the rear of the properties, additional off-street parking spaces are provided – reference the site plan. All garages have internal dimensions of 3m wide by 6m long which is sufficient to accommodate cycles as well as gardening equipment, plus a car. Parking spaces for the houses are also 3m wide by 6m long. Separate paths to front doors will be formed to each property to separate cars and pedestrians for added safety. Plots with no garaging will have a garden shed to accommodate cycles as well as gardening equipment - reference the site plan.

**SUSTAINABILITY/ RENEWABLES**

The site location, access to public transport, local amenities and other facilities have been mentioned in this statement and the supporting documents listed in the INTRODUCTION.

A ground investigation report has been undertaken and it has been found that the site cannot utilise a sustainable surface water drainage system, therefore the proposals will connect into the existing sewers at the bottom of the site.



Dedicated cycle storage is being formed as part of the proposals for all occupants. Please reference the submitted plans.

The scheme will be constructed to current Building Regulations Standards which technical aspects of Code 3 of the 'Code for Sustainable Homes'.

**SECURE BY DESIGN**

The Police Authority has not been consulted on the proposals at this stage however the principles of 'Secured by Design' have be incorporated into the proposals, as follows:

- The single means of vehicular access into the site promotes good security.
- Each property will be fitted with external lighting operated from dusk to dawn sensors.
- All windows and doors will be fitted with locks / dead bolts, etc. to the appropriate BS / PAS standards.
- As part of the house designs each property will enjoy a principle room to each main elevation thus providing overlooking to both the public and private areas.
- Access to all rear gardens are via paths to the side of each plot. These will incorporate lockable gates.
- The existing boundary treatments are to be maintained where possible or replaced with 1.8m high close boarded timber fences generally to rear boundaries, 900mm high brick walls with 900mm timber fences above with brick piers to rear garden boundaries that abut roads, 1m high railings. all as noted and detailed on the site plan,
- Landscaping to front gardens will be limited to low level planting to avoid obscuring front elevation windows.

**CONCLUSION**

This Design and Access Statement demonstrates how the scheme has been developed to respond to the local area.

It is considered that the proposals provide a high quality and attractive development and represent a significant opportunity to secure the positive development of this site. The current outline consent offers in terms of the number and mix of units. In our view this will enhance this site and surrounding area.

Overall the design has been sensitive to its surrounding and has been respectful to the overall site. The design team has taking careful consideration of the form of the proposed house types, layout and road designs development. It is in our best interest that this new proposal will have a positive impact, not only in the impediment area but the whole of Snaith.

**1558.3d**

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October 2018



**APPENDICES**



**PROPOSED SCHEME**



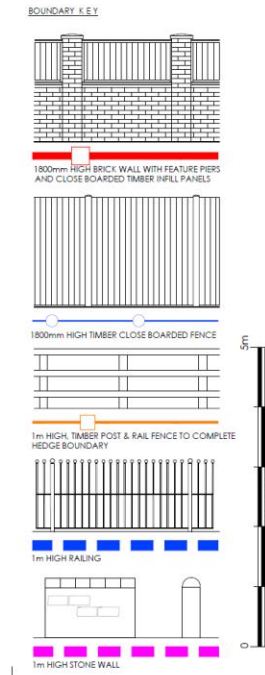
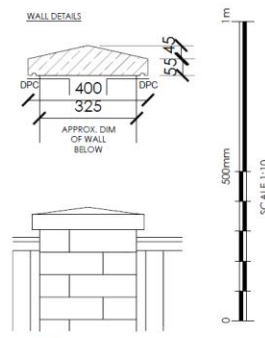
# BUTT LANE, SNAITH

THIS DRAWING IS BASED ON SURVEY DRAWING NO. 4055HT  
PREPARED BY CT SURVEYS AND ORIGINALLY SURVEYED  
INFORMATION. IT IS SUBJECT TO CONFIRMATION OF BOUNDARIES /  
RIGHTS OF WAY / EASEMENTS AND CONSULTATION WITH THE  
LOCAL AUTHORITY DESIGN TEAM AND PUBLIC UTILITIES ETC.

## GENERAL KEY

- PEDESTRIAN & VEHICULAR ENTRANCES
- GATE
- SIDE WINDOW TO HABITABLE ROOMS (LOUNGE, DINING, KITCHEN, BEDROOM, ETC.)
- BOUNDARY
- PROPOSED TREES TO INCLUDE SPECIES SUCH AS SILVER BIRCH, MOUNTAIN ASH & NATIVE CHERRY - REFERENCE LANDSCAPE ARCHITECTS DRAWINGS FOR SPEC.
- EXISTING TREES / SHRUBS / HEDGES TO BE REMOVED - REFERENCE ARBORICULTURISTS DRAWINGS
- EXISTING TREES / SHRUBS / HEDGES TO BE RETAINED - REFERENCE ARBORICULTURISTS DRAWINGS
- ROOT PROTECTION ZONES - REFERENCE ARBORICULTURISTS DRAWINGS
- EXISTING BUILDINGS

- ### BOUNDARY TREATMENTS
- 1800mm HIGH STONE WALL WITH FEATURE PIERS AND CLOSE BOARDED TIMBER INFILL PANELS
  - 1800mm HIGH TIMBER POST & RAIL FENCE
  - 1200mm HIGH RAILINGS
  - 1M HIGH STONE WALL
- ### GROUND TREATMENTS
- TARMAC TO ESTATE ROADS, PAVEMENTS / FOOTPATH, PRIVATE DRIVES AND DRIVE - UNLESS OTHERWISE STATED
  - BRICKLE SETS TO MEWS COURTS / ACCESSWAYS AND DRIVES - UNLESS OTHERWISE STATED
  - TURFED AREAS - ALL NEW GRASS TO BE TURF
  - PAVING SLABS TO PATHS & PATIOS
  - LOW LEVEL SHRUBS TO INCLUDE SPECIES SUCH AS BOX, COTONEASTER, EUCORNIUS, BERBERIS & MAHONIA, INTERSPERSED WITH LARGER SHRUB PLANTINGS TO INCLUDE SPECIES SUCH AS HAWTHORN, BLACKBERRY, CHERRY, CORNUS & ELDER - REFERENCE LCA DRAWINGS FOR SPEC.



NOTES  
ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE  
BUILDING REGULATIONS AND THE REQUIREMENTS OF THE LOCAL  
AUTHORITY.

F	UPDATED AS PER PLANNERS COMMENTS	BC	JC	11.12.18
E	TAKING TO ALL HT AND GARAGES ROOF	BC	JC	04.12.18
D	PLANS & SECTION UPDATE	BC	JC	19.11.18
C	PEDESTRIAN CROSSING ADDED	BC	JC	14.11.18
B	REDUCED ACCESS JUNCTION RADI FROM 10M TO 8M & INCREASED WIDTH OF TURNING ROAD	BC	JC	09.11.18
A	UPDATED HOUSE TYPE AND SITE PLAN	BC	JC	08.11.18
REV	DESCRIPTION	BY	CHKD	DATE

**LOROC**  
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CLIENT  
MIDLAND CONSTRUCTION  
SERVICES LTD

PROJECT  
BUTT LANE, SNAITH

TITLE  
SITE PLAN / SITE SECTIONS

DRAWING NO.	1558-101	REVISION	F
SCALE	1:500 / 200# A1	DATE	SEPT 2018
DRAWN BY	JC / BC	CHECKED BY	JC

- PURPOSE OF ISSUE
- PLANNING
  - BUILDING REGS
  - TENDER
  - COMMENT
  - INFORMATION
  - CONSTRUCTION

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DISCREPANCIES REPORTED TO THE ARCHITECT / BUSINESS CONTRACTOR.

Fig 23. Proposed Site layout with boundary details and street elevation



## BUTT LANE, SNAITH



**NOTES**

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING REGULATIONS AND THE REQUIREMENTS OF THE LOCAL AUTHORITY.

A		UPDATED SECTIONS WITH LATEST HOUSE TYPE		BC	JC	04/12
B		UPDATED HOUSE TYPES AND SECTIONS		BC	JC	05/11
REV		DESCRIPTION		BY	CHKD	DATE

# LOROC

## ARCHITECTS

55A PEARL STREET WEST  
 SUITE 101, 10/F  
 100-1000-0000

360 PEARL RD. #10-1000 SUITE  
 JOHNSON, RM. 10-1000 SUITE  
 100-1000-0000

CLIENT MIDLAND CONSTRUCTION SERVICES LTD	
PROJECT BUTT LANE, SNAITH	
TITLE SITE SECTIONS A TO D	
DRAWING NO. 1558-102	REVISION B
SCALE 1:200	DATE 16.10.18
DRAWN BY JC	CHECKED BY JC

PURPOSE OF ISSUE

<input checked="" type="radio"/> PLANNING	<input type="radio"/> INFORMATION	<input type="radio"/> TENDER
<input type="radio"/> CONSTRUCTION	<input type="radio"/> BUILDING	<input type="radio"/> CONVEYANCE

I HEREBY CERTIFY THAT THE ABOVE INFORMATION, SPECIFICATIONS AND DRAWINGS  
 ACCURATELY REPRESENT THE WORK DEVELOPED TO DATE AND TO THE BEST OF MY  
 KNOWLEDGE AND BELIEF, THE SAME HAVE BEEN PREPARED IN ACCORDANCE WITH THE  
 REQUIREMENTS OF THE BUILDING ACT 1984 AND THE BUILDING REGULATIONS 2006  
 AND I AM A REGISTERED ARCHITECT UNDER THE ARCHITECTS ACT 1997.

Fig 24. Proposed Street Elevations

**BUTT LANE, Snaith**  
HOUSE TYPE A (TOWTHORPE) B (WELDRAKE) - PLOTS 2&3, 32&33

**NOTES**

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING REGULATIONS AND THE REQUIREMENTS OF THE LOCAL AUTHORITY.

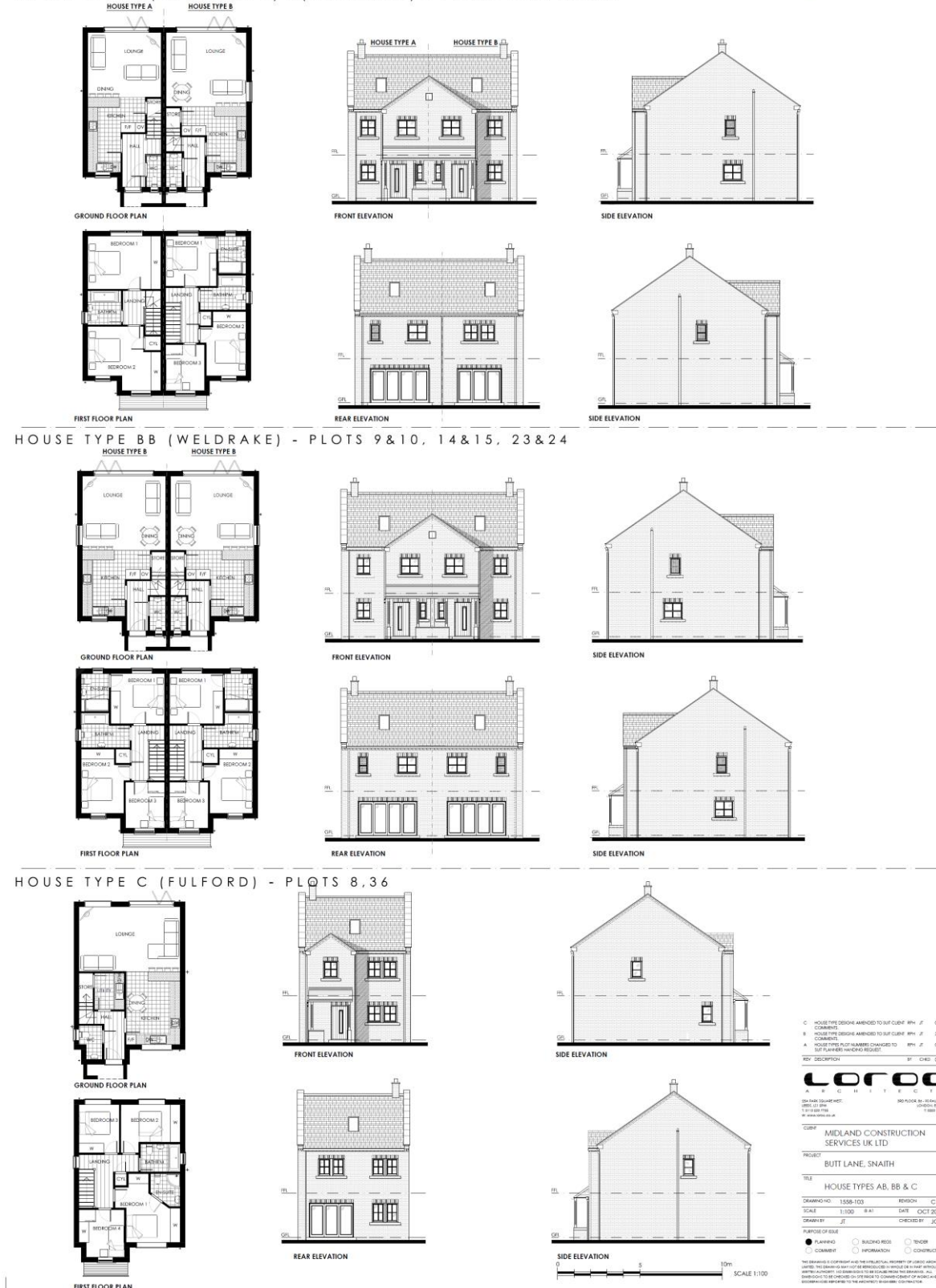
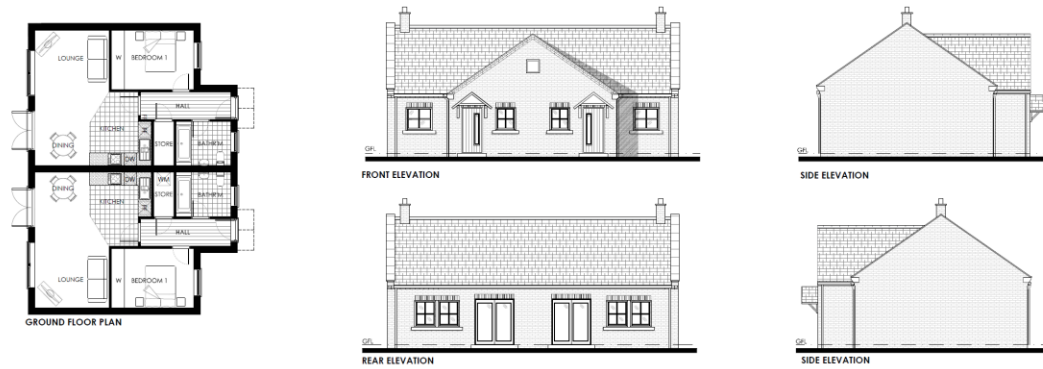


Fig 25. Proposed House Types – AB – BB - C





**BUTT LANE, Snaitth**  
HOUSE TYPE JJ (STRENSALL) - PLOTS 40&41, 42&43



## GARAGES

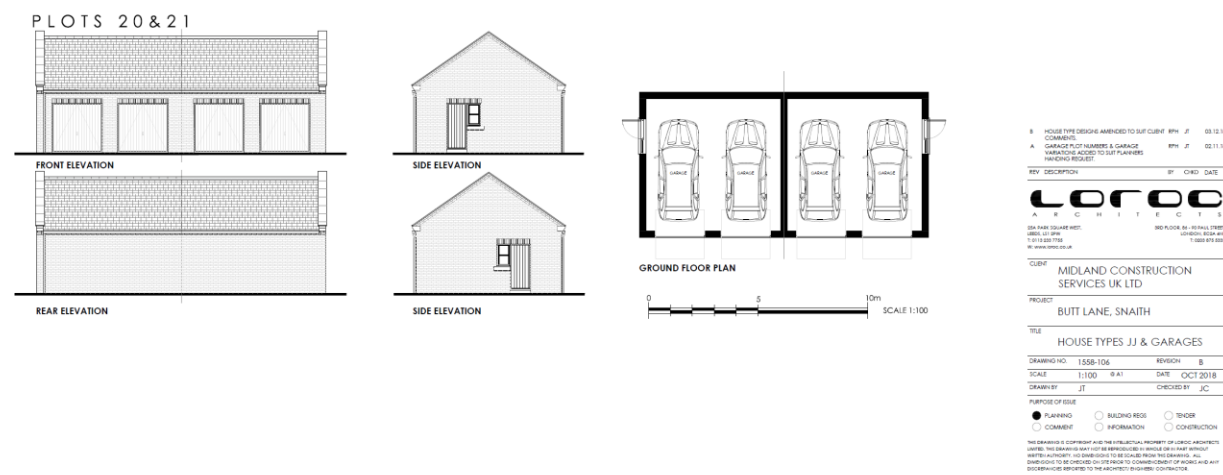
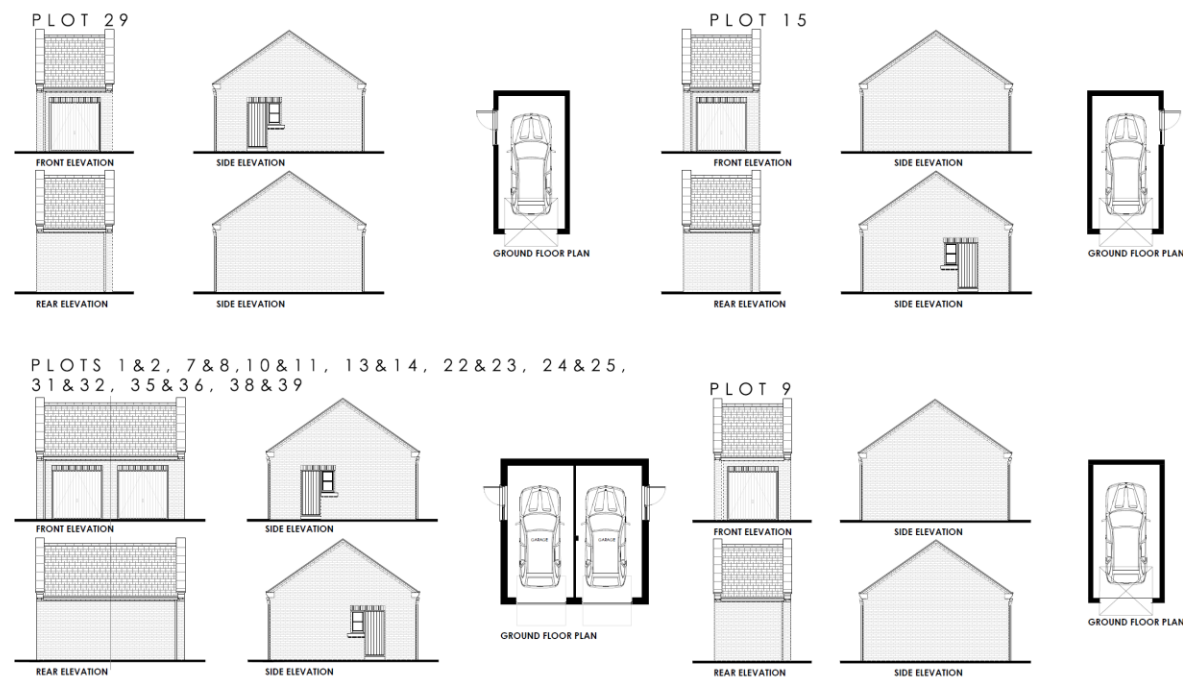


Fig 28. Proposed House Type JJ & All Garage Types

BUTT LANE, Snaith  
HOUSE TYPE AB HANDED A (TOWTHORPE) B (WELDRAKE)) - PLOTS 28&29, 34&35



HOUSE TYPE C HANDED (FULFORD) - PLOTS 22, 31



HOUSE TYPE D HANDED (HESLINGTON) - PLOTS 18, 27 & 37



Fig 29. Proposed House Types AB – C – D (Handed)



BUTT LANE, Snaith  
HOUSE TYPE E HANDED (EASTWICK) - PLOTS 5



NOTES  
ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE  
BUILDING REGULATIONS AND THE REQUIREMENTS OF THE LOCAL  
AUTHORITY.

HOUSE TYPE G (VARIATION) HANDED (KNAVESMIRE) - PLOT 4



HOUSE TYPE F HANDED (RUFFORD) - PLOTS 7 & 11



B. HOUSE TYPE DESIGNED AND DRAWN TO BUTT LANE. 11/11/18  
A. PLOT 4/5/6/7/8/9/10/11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000/1001/1002/1003/1004/1005/1006/1007/1008/1009/1010/1011/1012/1013/1014/1015/1016/1017/1018/1019/1020/1021/1022/1023/1024/1025/1026/1027/1028/1029/1030/1031/1032/1033/1034/1035/1036/1037/1038/1039/1040/1041/1042/1043/1044/1045/1046/1047/1048/1049/1050/1051/1052/1053/1054/1055/1056/1057/1058/1059/1060/1061/1062/1063/1064/1065/1066/1067/1068/1069/1070/1071/1072/1073/1074/1075/1076/1077/1078/1079/1080/1081/1082/1083/1084/1085/1086/1087/1088/1089/1090/1091/1092/1093/1094/1095/1096/1097/1098/1099/1100/1101/1102/1103/1104/1105/1106/1107/1108/1109/1110/1111/1112/1113/1114/1115/1116/1117/1118/1119/1120/1121/1122/1123/1124/1125/1126/1127/1128/1129/1130/1131/1132/1133/1134/1135/1136/1137/1138/1139/1140/1141/1142/1143/1144/1145/1146/1147/1148/1149/1150/1151/1152/1153/1154/1155/1156/1157/1158/1159/1160/1161/1162/1163/1164/1165/1166/1167/1168/1169/1170/1171/1172/1173/1174/1175/1176/1177/1178/1179/1180/1181/1182/1183/1184/1185/1186/1187/1188/1189/1190/1191/1192/1193/1194/1195/1196/1197/1198/1199/1200/1201/1202/1203/1204/1205/1206/1207/1208/1209/1210/1211/1212/1213/1214/1215/1216/1217/1218/1219/1220/1221/1222/122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EYRC OPEN SPACE CALCULATOR



## Open Space Calculator

This form provides an approximate calculation of the space (or commuted sums in lieu of open space) that will be expected by the Council. This should be used for guidance only. Please refer to the Council's Area Supply Reports and Quality Scores for open space to determine if shortfalls exist and contributions for open space will be required, or contact [openspace@eastriding.gov.uk](mailto:openspace@eastriding.gov.uk)

Only enter details in the red boxes

Proposed number of properties

Total Properties

(excluding sheltered, retirement and extra care housing)

Total Population

Estimated

Total Children

Estimated

### Property Mix

1 bedroom

2 bedroom

3 bedroom

4 or more bedrooms

Children and young people (equipped) - URBAN

Children and young people (equipped) - RURAL

[See Urban or Rural worksheet](#)

Children and young people (recreation) - URBAN

Children and young people (recreation) - RURAL

Total children and young people - URBAN

Total children and young people - RURAL

Space required in m <sup>2</sup>	Commuted Sum Required £ (new space)	Commuted Sum Required £ (quality)	Maintenance Commuted Sum Required (10 years) £
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£280.00 £272.00 £22.00

per m<sup>2</sup> per m<sup>2</sup> per m<sup>2</sup>

137.8	£ 38,584.00	£ 37,481.60	£ 3,031.60
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121.9	£ 34,132.00	£ 33,156.80	£ 2,681.80
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£13.00 £5.00 £12.00

per m<sup>2</sup> per m<sup>2</sup> per m<sup>2</sup>

477	£ 6,201.00	£ 2,385.00	£ 5,724.00
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371	£ 4,823.00	£ 1,855.00	£ 4,452.00
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614.8	£ 44,785.00	£ 39,866.60	£ 8,755.60
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492.9	£ 38,955.00	£ 35,011.80	£ 7,133.80
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£47.00 £39.00 £22.10

per m<sup>2</sup> per m<sup>2</sup> per m<sup>2</sup>

Outdoor sports facilities	1569.4	£ 73,761.80	£ 61,206.60	£ 34,683.74
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£8.00 £8.00 £12.00

per m<sup>2</sup> per m<sup>2</sup> per m<sup>2</sup>

Amenity green space	798	£ 6,384.00	£ 6,384.00	£ 9,576.00
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*This should always be provided on site*

Total - URBAN	2982.2	£ 118,546.80	£ 101,073.20	£ 43,439.34
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Total - RURAL	2860.3	£ 112,716.80	£ 96,218.40	£ 41,817.54
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*Sums exclude amenity green space*

