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Code for Sustainable Homes Notes

Following recommendations / features to be implemented within the scheme to achieve a Code Level 3:-

1. 25% improvement on Target Emmision Rate.*
2. 75% minimum of internal light fittings to be dedicated low energy type.
3. A Rotary Dryer will be provided in rear private gardens with minimum 4.0m length of line.
4. An EST Energy Efficiency Labelling Leaflet shall be provided to each occupant.
5. Space lighting will be included to fornt and rear of each unit and be controlled by a daylight sensor.
6. Timber garden sheds will be supplied in rear private gardens with minimum 4.00m2 of floor area and integral lock. A steel fixing bracket will be set in concrete within the structure.
7. 2 No double socket outlets and 2 No BT points will be grouped together in Bedroom 2 for Home Office provision.
8. 6/4 litre dual flush WC, aerating taps to bathroom with flow rate of 2 litres per min, taps to kitchen to be 4 litres per min, bath size of 150 litres and shower flow rate of 4 litres per min.*
9. A 150 litre water butt will be installed connected to the RWP with diverter kit, childproof lid, tap and stand to place water can underneath.
10. At least 3 of teh key building elements on site will have a Green Guide rating of A+ to D.*
11. All timber key and finishing materials are to be repsonsibly sourced as well as brick/blockwork, cement and roof tiles.
12. Surface Water Run-Off rates will not exceed previous conditions on the site. Engineers drawings and calculations will be forwarded when completed.*
13. Site specific FRA has been carried out and approved by the EA which confirms the site is in a low risk area.
14. Local Authority collection scheme shall be utilised along with 3 No 10 litre bins to be postioned in the kitchen under the sink.*
15. A Site Waste Management Plan will be provided.*
16. Composting bins will be supplied to all units.
17. All insulation used on site to have GWP of less than 5.
18. Pre-completion Sound Testing to be carried out along with a commitment to achieve 3dB improvement over Part E. In the event an element does not comply the element will be upgraded and re-tested until it meets the requirement.
19. All principles of Lifetime Homes Standard have been incorporated into the unit designs. Signed checklist to be forwarded for information.
20. Home User Guide to be provided by ESHA (Developments) Ltd.
21. The scheme will be registered with the Considerate Constructors Scheme and will endeavour to achieve a score of over 24 points.
22. Commitments will be made in monitoring, reporting for water consumption from site activities, adopting best practice policies in respect of air/dust pollution and water pollution occuring on site as well as using responsibly sourced timber for 80% of timber used on site.
23. An application will be made to achieve the Secured by Design Award.
24. An Ecological Report specific to the Code requirements has been carried out by Helen Scarborough Ecology who is a suitably qualified consultant. Key and secondary recommendations will be adopted on site.

HOUSE TYPE LEGEND

Plots 1 & 2 4 bed / 7 person = 111.3m² (1198ft²)
Plots 3 - 9 3 Bed / 5 person = 82m² (882.6ft²)
Plots 10 -15 2 Bed / 3 Person = 60m² (645.8ft²)
Plots 16 -19 2 Bed / 4 Person = 70.3m² (756.7ft²)

Parking Spaces = 2 per unit

Total number of dwellings = 19

LEGEND

cb = 1.8m high timber close board fence
p = 1.8m high timber palisade fence
r = rear dividing gardens to be:
1.8m high close board timber privacy fence (2m long) &
1.2m high close board fence with 600mm trellis top.
pw = 0.9m high post and wire (1 strand + concrete post)
pr = 1.2m high timber post and rail (3 rails)
k = 0.45m high timber knee rail
g = personnel gate (lockable)
gc = ground cover planting

SL Street Lights BL Bollard Lights
Rotary Dryer
4m² Garden Shed (internal area)
6m² req'd for 4 Bed houses
(on concrete base)
Paths - 900mm (min)
(1200mm² (min) level landings at all door positions, in accordance with Part M - Building Regulations).
wb Water Butt (on slab base)
m Meter Box
BCP Bin Collection Point (2.5x1.5m concrete base)
composting bins
OL outside light - fixed to house (dawn to dusk)
1.5m² turning area (refuse & compost bin areas)
bins (indicative)
air air source heating (external unit)

LANDSCAPING

Existing hedgerow & trees to site boundaries to be cleaned out and dead planting removed.
Hedgerow to be supplemented where necessary by new planting Hawthorn, Blackthorn & Dogwood,

Existing mature Ash tree to centre of site to be inspected to ascertain condition. Dead branches & ivy growth to be removed by specialist contractor.

New frontage hedge to plots 7 - 9 & 10 - 12 to be laurel (Prunus Laurocerasus) 3 per metre run 40/60cm high.

Groundcover planting to areas as shown on layout.

Street lighting to be designed by LCC
Private drive lighting to comply with Secured by Design

Individual driveways to be granite chippings with edge restraint
Parking areas to be tarmac - unless stated otherwise.

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existing house
retain existing ash tree
existing timber fence
(existing street light)
remove existing hedge and provide 1.8m high close board fence (as agreed with residents)
retain existing ash trees and mixed native hedging to site boundaries & frontage with Back Lane & Daniels Gate
provide tarmac aprons to new driveways of Daniels Gate (to LCC spec & approval)
provide knee rail for parking divides. install kerb edgings for first 4m from apron.
Daniel's Gate
verge
existing 2.4m high mixed hedging
retain existing ash tree
tarmac parking area
existing house
DPC3.170
Private Access Road
retain existing mixed hedge
existing inspection chamber
CL2.717
IL0.887
BCP
EP/LP (existing street light)
2No x250 timber posts to define entrance
retain existing ash trees and mixed native hedging to site boundaries & frontage with Back Lane & Daniels Gate
retain existing tree and hedge planting
Existing Foul Sewer
cut back overgrown vegetation from highway verge to entire frontage
public footpath
Foul Drainage
All foul drainage from development to discharge into existing fw sewer located in Back Lane
Back Lane
garage
existing house
DPC2.672
Fence
retain existing ash trees and mixed native hedging to site boundaries & frontage with Back Lane & Daniels Gate
retain existing ash trees and mixed native hedging to site boundaries & frontage with Back Lane & Daniels Gate
public footpath

Rev	Description	Date
C	1.5m² turning area indicated for bin access & compost bins. Air source units incorporated on layout. (as requested by Focus Ltd) Title block amends.	28.10.09
B	Code for sustainable homes notes added. Compost bins & external lighting incorprated to layout	17.6.09
A	Alterations to layout following discussions with SHDC planning services.	19.5.09

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Project: Affordable Housing Scheme at: Daniels Gate & Back Lane, Long Sutton, Spalding, Lincolnshire. PE12 9DL

Scale: 1:200
Date: April 2009
Drawing No.: 08/011/002
Title: Site Layout & External Works
Revision: C