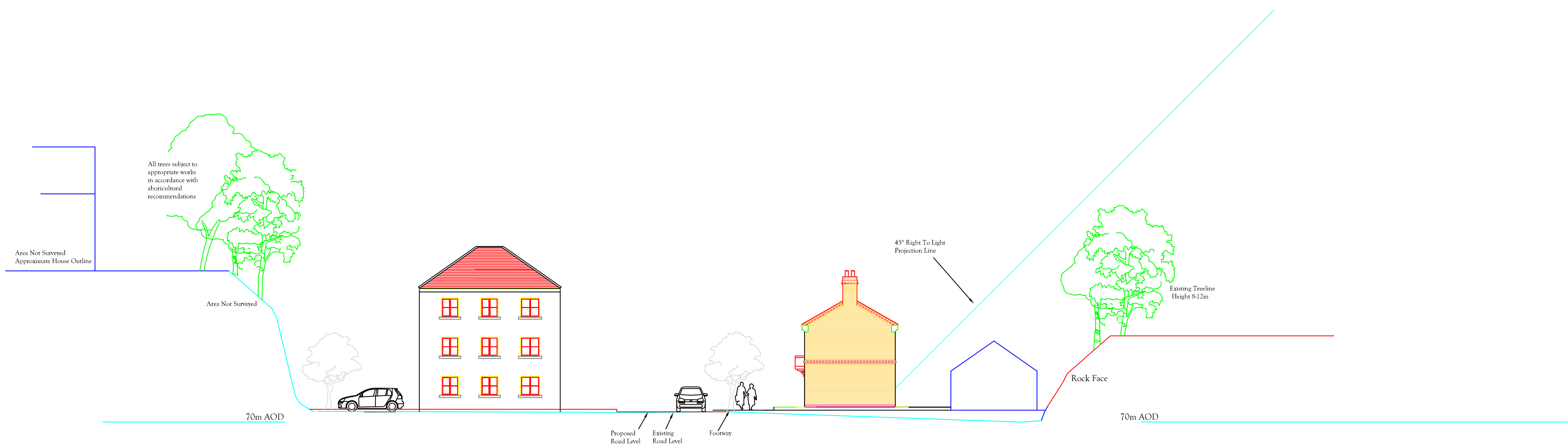


APPROXIMATE INDICATIVE SITE CROSS SECTION - Scale 1:200



NOTES

LEVEL DATUM.....OS ORTHOMETRIC HTS

GRID ORIENTATION.....OSGB36

NORTH

KEY

FIRE HYDRANT

BRITISH TELECOM MANHOLE

ELECTRICITY INSPECTION COVER

CABLE TV

WATER STOP VALVE

GAS VALVE

ELECTRICITY POST/PYLON

LIGHT

TRAFFIC LIGHT

ROAD SIGN

TELEGRAPH POLE

STAY WIRE

ROAD GULLY

KERB OUTLET

DRAINAGE MANHOLE

WASHOUT

DRAIN/DIKE WATER LEVEL

DRAIN/DIKE INVERT LEVEL

TOP OF BANK

BOTTOM OF BANK

WALL

CONCRETE

TRACK

BUILDING

ROAD CHANNEL

HEDGEROW

TREE CANOPY

FENCE

6 no. 3  
Storey 1 Bed  
Flats With  
Shared  
Amenity

Cycle & Bin  
Store

Turning Head With  
8 Car Parking Spaces

Band  
Hall  
& Car  
Park

11 Car  
Parking  
Spaces

Typical  
Section

New Scout Hut  
108 sq m with  
6 Car parking  
Spaces &  
External Area  
Total Site Area  
458 sq m

Overlayed  
Outline Of  
Existing  
Scout Hut  
92 sq m

Overlayed  
Outline Of  
Existing Scout  
Land 399 sq m

Outline Of  
Current  
Planning  
Scheme  
House 3,4,5  
Frontages  
Around  
Band Hall

PLEASE NOTE:  
Do not scale any measurements from this drawing for construction purposes. All dimensions for fabrication and manufacture must be checked on site. Scheduling of items must be checked & cross referenced with all information available to avoid mistakes when ordering. Any drawing discrepancies must be reported immediately. This drawing is provided for copyright and must not be copied or reproduced without the written consent of The Planning & Design Partnership Limited.

WARNING TO HOUSE PURCHASERS  
PROPERTY MISDESCRIPTIONS ACT 1991  
Buyers are warned that this is a working drawing and is not intended to be treated as descriptive material describing in relation to any particular property or development, any of the specified matters prescribed by order made under the above act. The contents of this drawing may be subject to change at any time and alterations and variations can occur during the progress of the works without notice of the drawing. Consequently the layout, form, content and dimensions of the finished construction may differ materially from those shown. Note do the contents of this drawing constitute a contract, part of a contract or a warranty.

THE PARTY WALL ACT 1996  
The Party Wall Act does not affect any requirement for Planning Permission or Building Regulation Approval for any work undertaken. Likewise, having Planning Permission and/or Building Regulation Approval does not exempt the requirements under the Party Wall Act. The Party Wall Act 1996 gives you rights and responsibilities whenever the side of the wall you are on (i.e. whether you are planning doing work on a relevant structure or if your neighbour is).

The Party Wall Act comes into effect if someone is planning to do work on a relevant structure, for the purposes of the Act party wall does not just mean the wall between two semi-detached properties, it covers:  
- A wall forming part of only one building but which is on the boundary line between two (or more) properties.  
- A wall which is common to two (or more) properties, this includes where someone built a wall and a neighbour subsequently built something butting up to it.  
- A garden wall, where the wall is outside the boundary line for both up against it and it is used to separate the properties but is not part of any building.  
\* Floors and ceilings of flats etc.  
\* Excavations near to a neighbouring property.

As with all work affecting neighbours, it is always better to reach a friendly agreement rather than resort to any law. Even where the work requires a notice to be served, it is better to informally discuss the intended work, consider the neighbour's comments and attend your plans if appropriate before serving the notice. If there is any doubt please consult planning & design partnership or a party wall surveyor.

SCHEDULE OF  
ACCOMMODATION  
16 UNITS

TYPE 1 - PLOT 1  
2 BEDROOM DETACHED COTTAGE  
83 sq m/894 sq ft per unit

TYPE 2 - PLOT 2 & 3  
3 BEDROOM DETACHED COTTAGE  
85 sq m/915 sq ft per unit  
x2 = 255 sq m / 2,745 sq ft (2 units total)

TYPE 3 - PLOT 4  
3 BEDROOM DETACHED COTTAGE  
133 sq m/1,443 sq ft per unit

TYPE 4 - FLATS 5 - 10  
6 No. 1 Bed - Proposed as affordable units  
1 beds 50 sq m /538 sq ft  
x6 = 300 sq m / 3,229 sq ft (6 units total)

TYPE 5 - PLOTS 11 - 16  
3 BEDROOM SEMI - DETACHED COTTAGES  
84.74 sq m/912 sq ft per unit  
x6 = 508.44 sq m / 5,473 sq ft

AFFORDABLE HOUSING  
REQUIREMENT 35%  
PROVISION 37.5%

1279.44 sq m/13,772 sq ft  
TOTAL ACCOMMODATION AREA

0.42 HA TOTAL SITE AREA

38 DWELLINGS  
TO THE HA APPROX

**The Planning & Design Partnership**  
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Client	Ms V. Greetham	
Project	Former Highways Depot Manor Vale Lane, Kirkbymoorside	
Drawing	Existing Location Plan - OPTION 7 Proposed Block Plan & Typical Section	
Date	JUNE 2014	Drawn RTJD
Scale	1:200 @ A0	Rev.
Status	PRELIMINARY	
Dwg. No.	VGR/093/03/03	

BLOCK PLAN - Scale 1:200

PRELIMINARY FOR DISCUSSION WITH  
TOWN COUNCIL & SCOUT GROUP

LOCATION PLAN  
Scale 1:1250

