

1.

Figured dimensions to be taken in preference to scaled dimensions
2.

All dimensions are to be checked on site by the main contractor and any discrepancies found are to be reported to Sangwin Architects Ltd
3.

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4.

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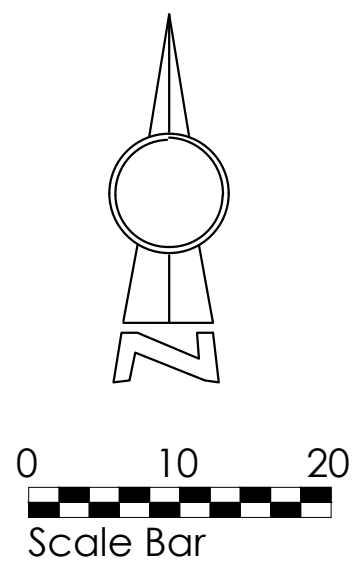
01482 887729

A53 6SS

20 Hemingale, Beverley

East Yorkshire, HU17 0NR

Note: Due to the lack of information (trees, boundaries and watercourses) on the topographical survey provided certain assumptions have been made in relation to these items.



- Existing Trees to be retained with RPA(yellow)
- Trees to be removed
- 1.8m high timber fence
- 1.2m high timber picket fence
- 2.4m high Acoustic Fence
- 1.8m high Brick Wall
- Air Source Heat Pumps(ASHP)
- New Trees

Housing Mix

2 beds	27 no.	30%
3 beds	42 no.	46%
4 beds	22 no.	24%
	91 no.	100%

Public Open Space Requirement

Amenity Green Space = 1777 m.sq
Children Play Space = 1185 m.sq
Total = 2962 m.sq
(Outdoor Sports Facility to be commuted off site)

On site area = 5896 m.sq
(excluding tree belt)

- Affordable Homes (10%)

Schedule of House Types

Affordable Homes			
House Type A	2bed	70.0 m.sq	2 no.
House Type E	1bed	60.0 m.sq	8 no.
Private Sales			
House Type A	2bed	70.0 m.sq	8 no.
House Type A1	2bed	79.0 m.sq	1 no.
House Type B	3bed	90.0 m.sq	4 no.
House Type B*	3bed	90.0 m.sq	14 no.
House Type C2	3bed	120.0 m.sq	7 no.
House Type D	4bed	127.0 m.sq	14 no.
House Type H	3bed	108.0 m.sq	3 no.
House Type K	2bed	80.0 m.sq	11 no.
House Type K1	2 bed	91.0 m.sq	1 no.
House Type L	4bed	147.0 m.sq	8 no.
Bungalow Type F			
Bungalow Type G	2bed	65.0 m.sq	6 no.
Bungalow Type M	3bed	79.0 m.sq	7 no.
Bungalow Type M	3bed	125.0 m.sq	7 no.
sub total			101 no.

Site Area = 4.1556 hectares
Gross Density = 24.3 houses per hectare
(B* - with detached garage)



Client
Foxglove Homes

Project Description
Rolston Road
Hornsea
East Yorkshire
Drawing Title
Detailed Layout

Date first drawn	3 July 2023
Scale	1:500 @ A0
Job Number	3328/ 09a

Revision A - Public Open Space in the centre of the site increased in size in accordance with Pre Application Enquiry Feedback. Number of plots reduce accordingly 16 March 2025