



Turning Head outlined in bold green line, is in accordance with NYCC Highways Design Guide for Residential Estates (as shown in Appendix G1 of the guide). Turning Head is 4.5m wide x 23m long, with 6m radius at all corners

Schedule of Accommodation

House No.	House Type	Gross Internal Floor Area	No. of Storeys	No. of Beds	Parking	House Footprint	Area of Plot	
No. 1	A	125.57m ²	3	4	2	57.8m ²	220.16m ²	
No. 2	A	125.57m ²	3	4	2	57.8m ²	176.49m ²	
No. 3	A	125.57m ²	3	4	2	57.8m ²	171.08m ²	
No. 4	A	125.57m ²	3	4	2	57.8m ²	203.19m ²	
No. 5	B	77.82m ²	2	3	2	47.4m ²	167.72m ²	
No. 6	B	77.82m ²	2	3	2	47.4m ²	169.52m ²	
No. 7	C	111.90m ²	2	4	4	67.6m ²	341.36m ²	
No. 8	C	111.90m ²	2	4	4	67.6m ²	318.09m ²	
No. 9	C	111.90m ²	2	4	4	67.6m ²	333.01m ²	
		Total GIA: 993.62m²						

(3 Visitor Spaces are allocated, and 'On Street' Parking is also available)

Note:
 N.I.A. (Net Internal Area) is broadly speaking the usable area within a building measured to the face of the internal finish of perimeter or party walls ignoring skirting boards and taking each floor into account. N.I.A. will include the following: perimeter skirting, moulding, or trunking, kitchens, any built in units or cupboards occupying useable areas (subject to height exclusion below), partition walls or similar dividing elements, open circulation areas and entrance halls, corridors and atria

New Habitat for Bats & Owls

Bats
 'Habitat 003' (or equally approved) integrated bespoke Bat boxes are to be built into the outer leaf of all the gable walls. They are to be positioned near the apex of the roof approx. 5-7m above ground level and are to avoid areas near windows.

Owls
 An Owl box is to be provided for the scheme. It will be secured to one of the existing barns to the South of the site. It is to be positioned a minimum of 3m above ground level & preferably under cover to provide weather protection. The box is to be positioned so it can be safely accessed for cleaning & maintenance every 2-3 years (between November & January to avoid the breeding season).

If no suitable external mounting point is available then the box will be mounted within the Barn, with an access hole provided in the external wall. Final position of the Owl box is to be agreed with specialist.

REV C (29-08-2017) ND: Double garage to Units 7-9 (House Type C) removed. Floor plans to all units reduced in width by 250mm. Schedule of Areas updated to reflect changes
 REV B (02-08-2017) ND: Turning Head outlined in bold green line, dimensions & note added to layout
 REV A (30-05-2017) ND: Existing grass bank along footpath to main road removed. Footpath width increase to minimum 2m across full width of site to improve pedestrian safety

Job: Proposed Housing Development to form 9 Dwellings
 Location: White House Farm, Main Road, Hambleton, Selby, North Yorkshire, YO8 9JD

mpa | Michael Pretty Architects
 RIBA # Chartered Practice

30A High Street, Tadcaster, North Yorkshire, LS24 9AT
 Telephone 01937 831745 Fax 01937 835119 E-mail studio@studio-mpa.com

Date: 29/08/17 Scale: 1:200 Drawn: ND

Drawing: Proposed Site Layout Plan (A1)

Job No: H-540 Drawing No: 3 Revision: C