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Hertfordshire County Council 100019606 February 2015

0 50
metres

SITE BOUNDARY
1.27ha 3.14ac

2 STOREY NEW BUILD

2½ STOREY NEW BUILD

EXISTING TREES

PROPOSED TREES

NOTES:

1. **SITE AREA**
   1.27ha 3.14ac
2. **HOUSING MIX**

2 bed house	75.0m²	15
3 bed house	96.0m²	12
3 bed house	103.0m²	2
3 bed house	107.0m²	2
4 bed house	120.0m²	4
TOTAL		**35**

3. **SITE DENSITY**
   27.56dph 11.15dpa
4. **CAR PARKING**
   North Hertfordshire District Council standards
   2+ bed houses: 2 spaces plus 0.25-0.75 visitor spaces per house
   Minimum garage size 3.0m x 7.0m
   Provision
   As North Hertfordshire District Council standards with 0.45 visitor spaces per house
5. **AFFORDABLE HOUSING**
   North Hertfordshire District Council standards
   25% affordable housing on sites of 20 units and over
   Provision
   9 units to be provided, plots to be agreed
6. **PRIVACY**
   HNDC Local Plan No2 : Policy 57
   Guideline 7: minimum 30m back to back distance
7. **REAR GARDENS**
   NHDC Guideline 8: Suggests minimum area for houses of 75m², but planners have previously accepted +/- 50m² as provided
8. **PUBLIC OPEN SPACE**
   North Hertfordshire District Council standards
   NPFA standards:
   0.4ha/1000 population - informal open space
   0.6ha- 0.8ha/1000 population - children's play space
   Requirement:
   35 houses @ 2.5ppd = 87.5 persons
   1.0ha/1000 population x 0.088 = 0.088ha (880m²)
   Provision:
   Total public open space = 1216m²

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PROJECT TITLE
Freeman House
LETCHWORTH
Hertfordshire

DRAWING TITLE
Illustrative layout: Option 2

SCALE	DATE	CHECKED
1:1000	FEBRUARY 2015	
	DRAWN HNA	DATE

PROJECT No. 5045 | N | 012

VINCENT AND GORBING
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