



Dwelling Schedule

House Type	No.
Type A - 2b4p	37
Type B - 3b5p	12
Type C - 3b6p	0
Type D - 4b7p	18
Type E - 4b8p	0
Type F - 5b8p	7
TOTAL DWELLINGS	74

Dwelling GIA
Refer to the DAS for proposed planning stage dwelling GIA schedule.

The dwellings GIA exceeds the Nationally Described Space Standards (NDSS) to allow flexibility for the contractor to use their own preferred type of construction and energy strategy. The contractor can reduce the GIA to the minimum NDSS GIA space standards, if they can satisfy the latest statutory space standards and energy standards.

Car Parking
2 bed dwellings - 1 no. car parking space
3 bed dwellings - 2 no. car parking spaces
Visitor Parking Spaces (VPS) - 24 spaces per 74 dwellings

Dwelling Access
All paths and drives providing access to the front door comply with Building Regulations with a maximum gradient of 1:12 (over 5m), 0.5m wide pathway, and a level access 1.5m x 1.5m space adjacent to the front door. Refer to Landscape design drawings for hard and soft landscaping details.

All paths and handstanding around the dwellings to be 150mm below DPC, with a gradient not exceeding 1:60 and crossfall not exceeding 1:45. Some situations will require the dwellings to have a double DPC where it is not practicable for the path external level to be 150mm below the FFL.

Dwelling Rear Gardens
2 bed dwellings - min. 32m²
3 bed dwellings - min. 70m²
(refer to plot schedule for plot specific areas)

Where steep gardens are unavoidable, a series of 600mm high terracing avoids the requirement for guarding, and a maximum of 2 no. external steps avoids the requirement for a handrail.

Rear boundary walls heights differ to meet site specific requirements, including rear boundary retaining walls. Refer to landscape design drawings for hard and soft landscaping details.

Due to the steep site levels, the following activity spaces are located on the rear patio area to provide level access for the residents:

- External seating space suitable for the maximum dwelling occupancy
- Space for retractable drying line
- External lockable storage (2 bed dwellings - 2.2m², 3 bed dwellings - 3m²)

Incoming Services to Dwellings
Semi concealed gas meter box located in 600mm landscaped verge adjacent to front door. Sufficient space to be provided around the gas meter box, including service routes, to allow the landscaping to grow. Electric meter box to be flush fitted on side elevation of dwelling.

Site Design Notes

- Existing highway footpath, kerb line, and informal car parking area to be constructed alongside BCC maintained landscaped area adjacent to plots 50 and 51.
- Existing highway footpath, kerb line, and informal car parking area to be constructed and integrated with existing managed landscaped area adjacent to plots 52 and 53.
- Existing handstanding extended to provide in-curtilage car parking spaces and improved vehicle turning area.
- Existing handstanding extended to provide pedestrian priority shared surface leading to Sisefield Road and proposed dwellings 54, 55, and 56.
- Existing unsafe pedestrian footpath demolished and safe overlooked pedestrian route proposed between Sisefield Road and Gildas Avenue. Landscaped area to the south of the proposed footpath to be maintained by BCC.
- Existing speed table removed and visitor car parking / speed restriction road narrowing proposed.
- Existing parallel car parking running full length of Gildas Avenue removed to allow in-curtilage car parking spaces. Visitor car parking / speed restriction road narrowing proposed.
- Existing unsafe pedestrian footpath between Gildas Avenue and Little Hill Grove widened and new BCC maintained landscaping and steps proposed. Proposed dwellings will overlook public realm.
- 4 no dwellings proposed on Little Hill Grove, with corner dwelling overlooking improved pedestrian route towards Gildas Avenue.
- Corner dwelling on Little Hill Grove faces on to the existing pedestrian route leading to Arrow Walk Park.
- Existing highway realigned to provide visitor car parking space.
- Existing substation transformer and boundary wall to be retained and 2m high brick wall and lockable gated access proposed on Barratts Road to improve the appearance.
- Existing speed table removed and visitor car parking / speed restriction road narrowing proposed.
- Existing BCC maintained land to become formal car parking spaces for residents to reduce nuisance car parking.
- St Pauls Catholic Primary School included within red line boundary to construct surface water storage under the school playing field. Refer to Engineers drawings for details.
- Existing BCC land and mature trees to be retained.

Dwelling Elevation Material Key
Refer to the specific plot elevations for the guide to the elevation styles.

Elevation Style 1 - ●
Elevation Style 2 - ●
Elevation Style 3 - ●

PO2 28.09.20 First Issue for Planning

Rev	Date	Comments
1	28.09.20	First Issue for Planning

0m 10m 20m
Scale 1:500 @ A1

© Crown copyright. All rights reserved. Licence number AL100001776.

Client
Birmingham City Council **BMHT**

Working for **Currie & Brown**

Pool Farm and Shannon Road
Gildas Avenue Proposed Site Layout
1:500
41077-WOOD-GA-XX-DR-A-0002_S4_PO2
PLANNING
October 2020
wood

C:\Projects\41077 Pool Farm and Shannon Road Design\Drawings\Acad\41077-WOOD-GA-XX-DR-A-0002_S4_PO2 - Gildas Avenue Proposed Site Layout.dwg Originator: DAVID HILLME