



Dwelling Schedule

Sale	House Type	No.
	Type A - 2b4p	33
	Type B - 3b5p	29
	Type C - 3b6p	0
	Type D - 4b7p	3
	Type E - 4b8p	0
	Type F - 5b9p	0
TOTAL SALE DWELLINGS		65
Rental	House Type	No.
	Type A - 2b4p	5
	Type B - 3b5p	0
	Type C - 3b6p	0
	Type D - 4b7p	0
	Type E - 4b8p	0
	Type F - 5b9p	1
TOTAL RENTAL DWELLINGS		6
TOTAL DWELLINGS		71

Dwelling OA
To meet the Nationally Described Space Standards (NDS).

Car Parking
2 bed dwellings - 1no. car parking space (except for plot 6 that has 2no. car parking spaces)
3 bed dwellings - 2no. car parking spaces
Visitor Parking Spaces (VPS) - TBC at Reserved Matters

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). 0.9m wide pathway, and a level access of 5m x 1.5m space adjacent to the front door. Refer to Landscape design drawings for hard and soft landscaping details.

All paths and hardstanding around the dwellings to be 150mm below DPC with a gradient not exceeding 1:50 and crossfall not exceeding 1:40. 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. 52m²
3 bed dwellings - min. 70m²

Due to the steep topography to the north west of the site on Hillmeads Road, 600mm high terracing in the rear gardens avoids the requirement for guarding, and a maximum of 2no. 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**
- Dashed line denotes area of rental dwellings. Existing bus stop to be relocated.
 - Proposed cul-de-sac courtyard accessed off Hearnside Drive, designed to provide natural surveillance and limit exposed rear and side boundary walls. The layout has been designed to allow refuse vehicles to manoeuvre and turn within the shared surface area.
 - Proposed cul-de-sac courtyard accessed off Hillmeads Road, designed to provide natural surveillance and limit exposed rear and side boundary walls. The layout has been designed to allow refuse vehicles to manoeuvre and turn within shared surface.
 - Shared surface provides a pedestrian link to existing pedestrian route adjacent to Hillmeads Road.
 - Existing green space and mature trees retained.
 - Existing green space and mature trees retained, and existing car park realigned to provide access to extended highway. The realigned car park allows refuse vehicles to enter the cul-de-sac and reverse within the car park area, so they can drive back onto Hillmeads Road in a forward gear. Existing footpath on Hillmeads linked to shared surface. All landscaping to be maintained by BCC. The retained mature trees are to be protected during construction.
 - Proposed shared surface pedestrian priority route and housing leading to Arrow Walk. All landscaping to be maintained by BCC. The retained mature trees are to be protected during construction.
 - Existing trees to be retained.
 - Proposed cul-de-sac courtyard designed to provide natural surveillance and limit exposed rear and side boundary walls. The layout has been designed to allow refuse vehicles to manoeuvre and turn within the first section of the shared surface area.
 - Proposed dwellings and retained mature trees located off Walkers Heath Drive. Driveways to proposed dwellings cross multiple existing services.
 - Infill dwellings to the east of Hillmeads Road. Existing bus stop to be relocated.
 - Proposed dwelling located off Walkers Heath Drive. Driveway to proposed dwelling cross multiple existing services.

P02	28.09.20	First Issue for Planning
Rev	Date	Comments
0m 30m		
Scale 1:500 @ A3		

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Client **Birmingham City Council** **BMHT**

Working for **Currie & Brown**

Pool Farm and Shannon Road
Hillmeads Road Proposed Site Layout
1:500
41077-WOOD-HR-XX-DR-A-0002_S4_P02

PLANNING

September 2020 **wood.**

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