

Site Area 7469m² or 0.7469ha



PLEASE NOTE:
Do not scale any measurements from this drawing for construction purposes. All dimensions for fabrication and manufacture must be checked on site. Scheduling of items must be checked & cross referenced with all information available to avoid mistakes when ordering. Any drawing discrepancies must be reported immediately. This drawing is protected by copyright and must not be copied or reproduced without the written consent of The Planning & Design Partnership Limited.

WARNING TO HOUSE PURCHASERS
PROPERTY MISDESCRIPTIONS ACT 1991
Buyers are warned that this is a working drawing and is not intended to be treated as descriptive material describing, in relation to any particular property or development, any of the specified matters prescribed by order made under the above act. The contents of this drawing may be subject to change at any time and alterations and variations can occur during the progress of the works without revision of the drawing. Consequently the layout, form, content and dimensions of the finished construction may differ materially from those shown. Nor do the contents of this drawing constitute a contract, part of a contract or a warranty.

THE PARTY WALL ACT 1996
The Party Wall Act does not affect any requirement for Planning Permission or Building Regulation Approval for any work undertaken. Likewise, having Planning Permission and/or Building Regulation Approval does not negate the requirements under the Party Wall Act. The Party Wall Act 1996 gives you rights and responsibilities whichever side of the 'wall' you are on i.e. whether you are planning/doing work on a relevant structure or if your neighbour is.

The Party Wall Act comes into effect if someone is planning to do work on a relevant structure, for the purposes of the Act 'party wall' does not just mean the wall between two semi-detached properties, it covers:

- * A wall forming part of only one building but which is on the boundary line between two (or more) properties.
- * A wall which is common to two (or more) properties, this includes where someone built a wall and a neighbour subsequently built something butting up to it.
- * A garden wall, where the wall is astride the boundary line (or butts up against it) and is used to separate the properties but is not part of any building.
- * Floors and ceilings of flats etc.
- * Excavation near to a neighbouring property.

As with all work affecting neighbours, it is always better to reach a friendly agreement rather than resort to any law. Even where the work requires a notice to be served, it is better to informally discuss the intended work, consider the neighbours comments, and amend your plans (if appropriate) before serving the notice. If there is any doubt please consult planning & design partnership or a party wall surveyor.

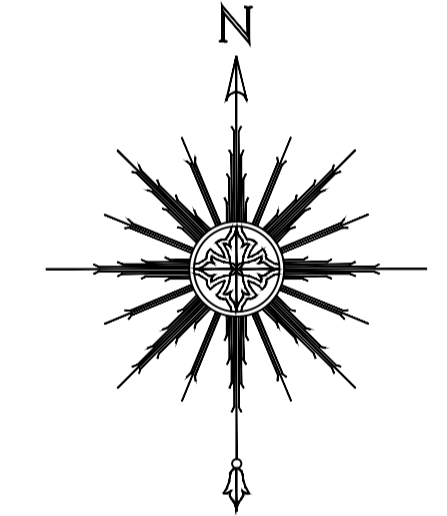
SCHEDULE OF UNITS:

17 RESIDENTIAL UNITS

AFFORDABLE UNITS 1 - 6 - 2 BEDROOM	@ 60.83m ² / 655 sq ft.
HOUSE TYPE TOTAL:	364.98m ² / 3929 sq ft.
UNITS 7 - 14 - 3 BEDROOM SEMI	@ 78.85m ² / 849 sq ft.
HOUSE TYPE TOTAL:	630.8m ² / 6790 sq ft.
UNITS 15 - 17 - 4 BEDROOM DWELLING	@ 116.01m ² /1248 sq ft.
HOUSE TYPE TOTAL:	232.02m ² / 2497 sq ft.
UNIT 16 - 4 BEDROOM DWELLING	@ 159.6m ² /1717 sq ft.
HOUSE TYPE TOTAL:	159.6m ² / 1717 sq ft.
TOTAL AREA OF UNITS:	1387.4m²/ 14,934 sq ft.

0.7469 HA TOTAL SITE AREA.

22 DWELLINGS TO THE HA.



The Planning & Design Partnership
PLANNING..ARCHITECTURE..INTERIORS..LANDSCAPE
The Chicory Barn Studio,
The Old Brickyards, Moor Lane, Stamford Bridge,
York, The East Riding Of Yorkshire, YO41 1HU.
Telephone 01759 373656 Fax 01759 371810
E-mail:chicorybarn@the-pdp.co.uk
website:www.the-pdp.co.uk

Client	Mr & Mrs David Hume Manor Farm, Amotherby, YO17 6TG	
Project	Land Adjacent to Manor Farm Amotherby	
Drawing	Proposed Layout Option 8	
Date	July 2015	Drawn JAH
Scale	1:200	Rev.
Status	Provisional	
Drawg. No.	HUM / 418/ 002 / 08	

Proposed Layout Plan 1:200

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