



CDM 2015 Health & Safety Information

This information relates only to 'Significant Hazards' identified on this drawing and is to be read in conjunction with the Designer's Hazard Register.

- 1 New site access to be constructed prior to any commencement on site to avoid conflict with existing traffic.
- 2 Due to narrowness of Rectory Lane, contractor to put measure in place to avoid conflict, could involve temporary Traffic Orders.
- 3 Site to be adequately hoarded from all sides due to openness to boundaries and to residential gardens in other areas.
- 4 Retained Trees should be suitably protected from construction works and contractor to put measures in place to catch any run-off from building works along southern boundary.
- 5 Due to potential water run-off towards existing southern ditches causing flooding contractor to put measures in place to catch any run-off from building works along southern boundary.
- 6 All first floor and above windows to be cleanable from inside with easy clean hinges.
- 7 Roof Trusses to be braced immediately once in position.

Accommodation Schedule

Affordable Dwellings (26no. - 35.1%)

4no.	1-Bedroom Flats	Up to 2.5 Storeys	Blocks A and B	540sqft
4no.	1-Bedroom Flats - M4(3)	Up to 2.5 Storeys	Blocks A and B	660sqft
4no.	2-Bedroom Flats	Up to 2.5 Storeys	Blocks A and B	670sqft
2no.	2-Bedroom Flats	Up to 2.5 Storeys	Blocks A and B	728sqft
1no.	3-Bedroom Townhouses	2.5 Storeys	Semi / Terraced	1145sqft
1no.	3-Bedroom Townhouses	2.5 Storeys	Semi / Terraced	1271sqft

Shared Ownership

1no.	1-Bedroom Flats	2 Storeys	Block C	540sqft
1no.	1-Bedroom Flats	2 Storeys	Block C	592sqft
2no.	2-Bedroom Houses	2 Storeys	Semi-Detached	855sqft
2no.	3-Bedroom Houses	2 Storeys	Semi-Detached	1003sqft
2no.	3-Bedroom Townhouses	2.5 Storeys	Semi / Terraced	1145sqft

Open Market Dwellings (48no. - 64.9%)

2no.	1-Bedroom Flats	2 Storeys	Block D/E	540sqft
2no.	1-Bedroom Flats	2 Storeys	Block D/E	592sqft
8no.	2-Bedroom Houses	2 Storeys	Semi-Detached	855sqft
13no.	3-Bedroom Houses	2 Storeys	Semi-Detached	1003sqft
8no.	3-Bedroom Houses	2.5 Storeys	Semi-Detached	1145sqft
5no.	4-Bedroom Houses	2 Storeys	Detached	1261sqft
1no.	4-Bedroom Houses	2.5 Storeys	Detached	1271sqft
1no.	4-Bedroom Houses	2.5 Storeys	Semi-Detached	1285sqft
2no.	4-Bedroom Houses	2.5 Storeys	Semi-Detached	1340sqft
2no.	4-Bedroom Houses	2 Storeys	Detached	1425sqft
2no.	4-Bedroom Houses	2 Storeys	Detached	1933sqft

Total: 74 Dwellings [2.19 Ha approx. to Overall Ownership Line - 33.78 Dw/Ha]

Car Parking Generally:

- 1 space per 1-Bedroom Flat
- 1.5 spaces per 2-Bedroom Flat
- 2-3 spaces per 2 and 3-Bedroom House (incl. open car barns)
- 3 spaces per 4-Bedroom House (incl. garages)
- 23 visitor spaces (1 per 3.26 dwellings)

Rev	Date	Revision Details	Dr	Ch
H	26.11.25	Updated Landscape	CV	KE
G	11.12.25	Updated Roads	CV	KE
F	12.11.25	Car Park removed and plot 10,13 garage updated	CV	KE
E	27.10.25	Raised platforms plots 11,12 and 39	CV	KE
D	14.08.25	Pv's added	LG/KB	KE
C	08.08.25	Landscape Updated	CV	KE
B	07.08.25	Updated Site Layout	CV	KE
A	25.07.25	Updated Site Layout	CV	KE

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ECE Architecture

Client's Name Rocco Homes

Job Title Land East of Penn Gardens, Ashington, West Sussex

Drawing Title Proposed Site Layout

Scale: 1:500 @ A1 / 1:1000 @ A3

metres 10 20 30 40 50

Drawn CV Checked KE 16.07.25

Job No 7578 Drawing No PL01 Rev H

Status

CAD Plot Date: 26/11/2025 - 11:57:33

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