

Letchworth Execution Plan

FY27 18 Plots

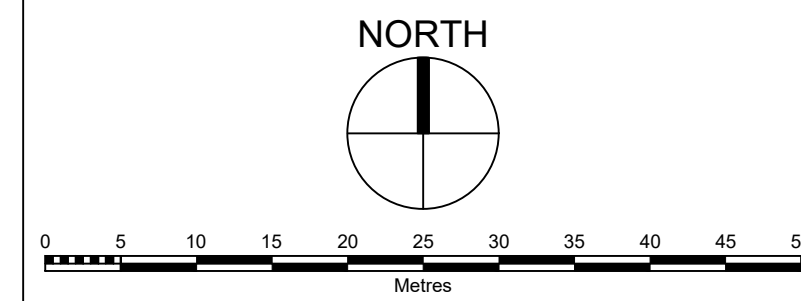


	Housetype Name CAT2 NDSS Range	CAT 1 base for Private Sale housetypes	Size & Typology	Area		Proposed Quantity	Mix	Flats / Houses	Total area		Car Parking Spaces	
				sqft	m2				sqft	per dwelling	total	
Private Sale	1B Apartment (Ground, 1st, 2nd floor)		1b flat	540	50.2	3	7%	13%	1,621	1	3	
	1B Wheelchair Apartment (Ground Floor)		1b M4/3 flat	757	70.3	2			1,513	1	2	
	2B Apartment (1st, 2nd floor)		2b flat	757	70.3	4	6%		3,027	1.5	6	
	Portmore	Archford	3b semi-detached house	989	91.9	6		88%	5,935	2	12	
	Stanford	Hadley	3b corner house	1100	102.2	2			2,200	2	4	
	Seaham	Kennett	3b 2 storey townhouse	1186	110.2	16	53%		18,981	2	32	
	Skomer	Cannington	1199	111.4	10		13,991		2	20		
	Blackwater	Hertford	3b detached	1363	126.6	4			5,451	2	8	
	Whittingham	Parkin	4b 3st corner townhouse	1286	119.5	4			5,145	2	8	
	Beckingham	Ingleby	4b detached	1212	112.6	5			6,060	2	10	
	Convey	Avondale	4b corner house	1494	138.8	7	28%		10,459	2	14	
	Fairburn	Holden	4b detached	1480	137.5	4			5,920	2	8	
	Flatford	Buckingham	5b detached	2163	200.9	2	7%		4,325	3	6	
	Minsmere	Lichfield	5b detached	2491	231.4	3		7,473	3	9		
				Total Private		72	100%	100%	90,101		142	
				% of Total		60%						
Total Affordable	1B Apartment (Ground, 1st, 2nd floor)		1b flat	540	50.2	6		25%	3,242	1	6	
	1B Wheelchair Apartment Type 1 (Ground Floor)		1b M4/3 flat	764	71.0	2			1,529	1	2	
	1B Wheelchair Apartment Type 2 (Ground Floor)		1b M4/3 flat	780	72.5	2			1,561	1	2	
	Cottage Flat 1		1b cottage flat	546	50.7	1		42%	546	1	1	
	Cottage Flat 2		1b cottage flat	616	57.2	1			616	1	1	
	2B Apartment (1st, 2nd floor)		2b flat	764	71.0	4	8%		3,057	1.5	6	
	2B Apartment (1st, 2nd floor)		2b flat	780	72.5	4	8%	3,122	1.5	6		
	YH50		2b terraced house	852	79.2	9	19%	7,669	2	18		
	YH52		2b terraced house	1010	93.8	9		9,088	2	18		
	YH55		3b end terrace house	1033	96.0	2	31%	2,067	2	4		
	Blackthorn M4/3 house		3b semi/detached house	1324	123.0	4		5,296	2	8		
	YH54		4b terraced house	1152	107.0	4	8%	4,607	2	8		
					Total Affordable (SO + AR)		48	100%	100%	42,400		80
					% of Total		40%					
						49						
				Total All Tenures		120			132,501		222	

Parameter Plan Legend		
		Existing PROW to be upgraded
		Existing permissive path to be upgraded
		Location of site access and allotment access road
		Pedestrian access point
		Future potential pedestrian access point
		Future potential allotment pedestrian access point
Proposed Layout Areas	Parameter Plan Areas	
1.66Ha	1.67Ha	 Existing scrub and woodland + 6m buffer
0.04Ha	n/a	 Proposed addition to woodland and buffer
0.09Ha	0.09Ha	 Existing hedgerow + 12m buffer
0.10Ha	0.10Ha	 New woodland planting
1.37Ha	1.32Ha	 Residential development up to 2.5 storeys
1.80Ha	1.89Ha	 Residential development up to 3.5 storeys
0.36Ha	0.36Ha	 Village Green and Gateway Green
5.42Ha	5.42Ha	 Total

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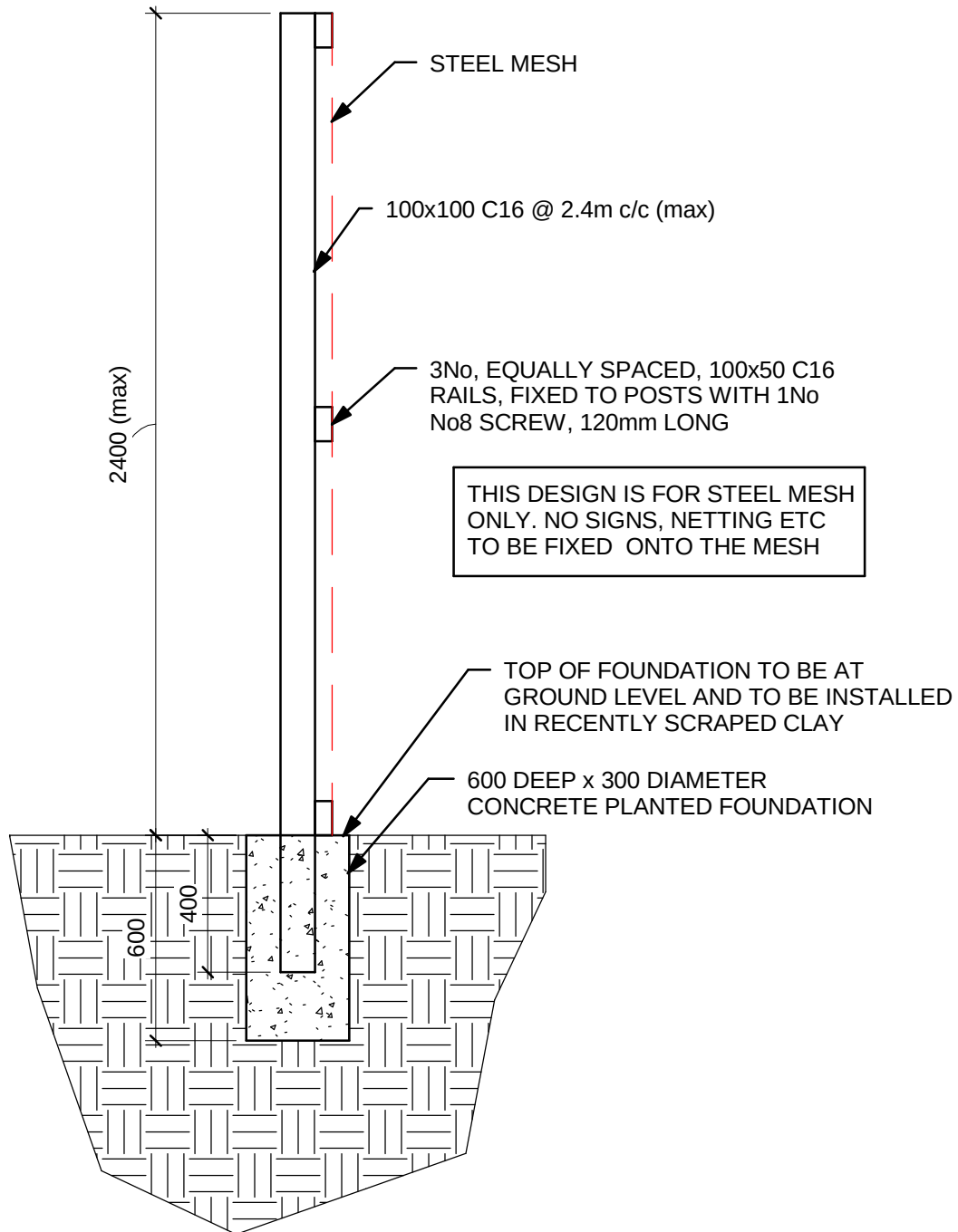
-  Site Boundary 5.54Ha
 NDA 1.28Ha + 1.58Ha = 2.86Ha
 Plot number
 S6 Car parking plot number
 VP Visitor car parking
 SP temporary Sales Arena car parking
 Affordable Rent
 Shared Ownership

 2 storey
 2 bed
 2.5 storey
 3 bed
 3 storey
 4 bed
 3.5 storey
 5 bed

 Potential doorstep play and LAPs
 Sales Centre location

15.08.25 - JPA	GVA checked, all available apartments updated
14.08.25 - JPA	FROZEN layout, revisions following client review
10.08.25 - Chetan	Drawings - Chetan
PRELIMINARY	
client's project	
BDW North Thames	
Letchworth LG3	
drawing file	
Site Layout	
drawing number	revision
1:500 A2 SK-250814-001	
scale 1:500	project code
JPA	BAR-LGC-100
HDA Design LLP	
London Edinburgh Manchester Bristol	
	

Appendix C
Hoarding Plans



-	23.06.2017	CONSTRUCTION ISSUE
REV.	DATE	DESCRIPTION
Project	KINGSBROOK, AYLESBURY	
Title	HOARDING WITH MESH	
Scale	1 : 20	Date APR' 17 Drawn RR
JOB No.	2148	Drawing No. 2148_01_10 Rev. -

Client :
BDW NORTH THAMES LTD
WELLSTONES HOUSE
WELLSTONES, WATFORD
HERTS
WD17 2AF

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GENERAL NOTES

1. THIS DRAWING IS TO BE READ TOGETHER WITH ALL OTHER RELEVANT DRAWINGS AND SPECIFICATION
2. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. IF IN DOUBT ASK.
3. SOFTWOOD TIMBER TO BE PRESSURE TREATED TO CLASS 3.2 BS EN 335-2: 2006
4. ALL SCREWS TO BE GALVANISED OR STAINLESS STEEL UNO.
5. ANY CUT ENDS OF TIMBER TO BE RETREATED ON SITE WITH AN END GRAIN SEALANT.
6. TEMPORARY BRACE TO BE INSTALLED IF REQUIRED TO MAINTAIN STABILITY OF FRAMES PRIOR TO HOARDING PANEL BEING INSTALLED.
7. APPROXIMATE WEIGHT OF EACH FRAME = 60kg. (ENSURE MINIMUM OF 3 PERSONS LIFT)
8. BALLAST TO BE FULLY SUPPORTED AND SPREAD EQUALLY OVER 2No. TIMBERS FRONT AND BACK.
9. BALLAST MAY BE FORMED USING CONCRETE OR SAND OR WATER FILLED CONTAINERS.
10. SITE SHOULD NOT BE CLOSER THAN 20m (4.25MILES) TO THE SEA IN ANY DIRECTION.
11. SITE TO BE WITHIN THE WIND ZONE SHOWN IN THE THIS BLOCK OF THIS DRAWING AS HIGHLIGHTED IN THE SPECIFICATION DOCUMENT.
12. SITE NOT TO BE HIGHER THAN 150m ALTITUDE.
13. HOARDING NOT TO BE SUSCEPTIBLE TO CROWD LOADING.
14. HOARDING TO BE IN PLACE FOR NO MORE THAN 2 YEARS PER SITE.
15. HOARDING NOT TO BE SUBJECT TO AIR PRESSURE FROM PASSING TRAINS (I.E. NOT TO BE ADJACENT TO RAILWAY LINES)
17. HOARDING NOT TO BE SUBJECT TO VEHICLE IMPACT LOAD (I.E. APPROPRIATE VEHICLE PROTECTION TO BE PLACED IN FRONT OF HOARDING WHERE NECESSARY).
18. HOARDING TO BE NOT ON SLOPE GREATER THAN 1:3, OR WITHIN THE SLOPE LENGTH OF A STEEPER SLOPE (SEE SPECIFICATION DOCUMENT FOR FURTHER DETAILS).
19. ALL HOARDING ENDS TO HAVE A RETURN CORNER OF MINIMUM 2.5m AS SHOWN BELOW.
20. ZONE A+B ARE HOARDING PANELS WITHIN 5M OF THE RETURN CORNERS. ZONE C IS ALL OTHER PANELS IN MIDDLE OF THE RUNS.

Rev	Date	By	Chkd	Description
P1	04/13	mrh	PF	General notes revised
P0	03/13	mrh	PF	PRELIMINARY ISSUE
Status: P R E L I M I N A R Y				

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Registered in England & Wales. No. OC327114



Client: BARRATT HOMES PLC

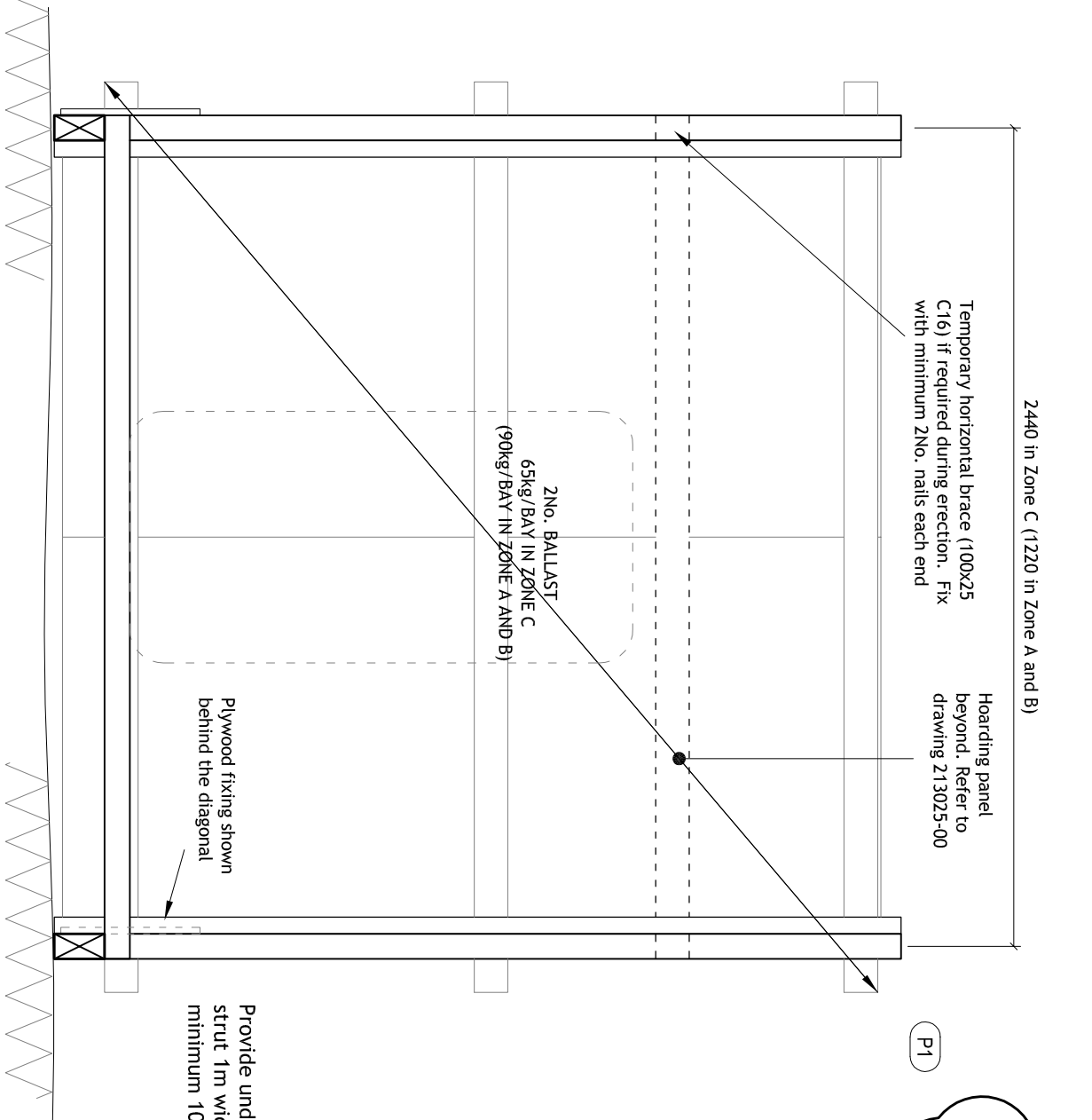
Project: STANDARD HOARDING
DESIGN
WIND SPEED LOW

Drawing: MAIN FRAME TO RECEIVE
KENTLEDGE
SECTION AND DETAILS

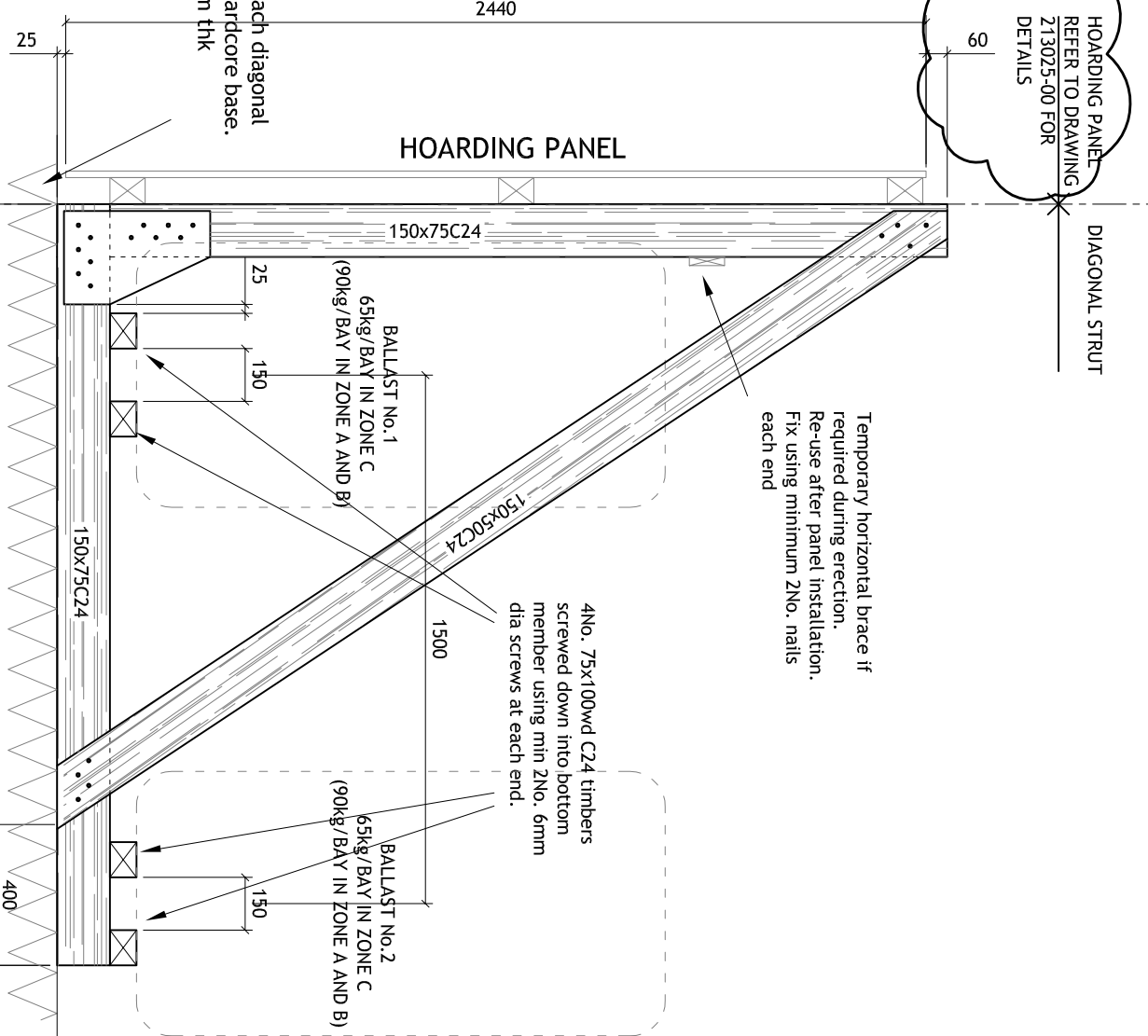
Scale: 1:20@A3 Date: MAR 13

CAD: mrh CAD Chk: MH Sign off: PF

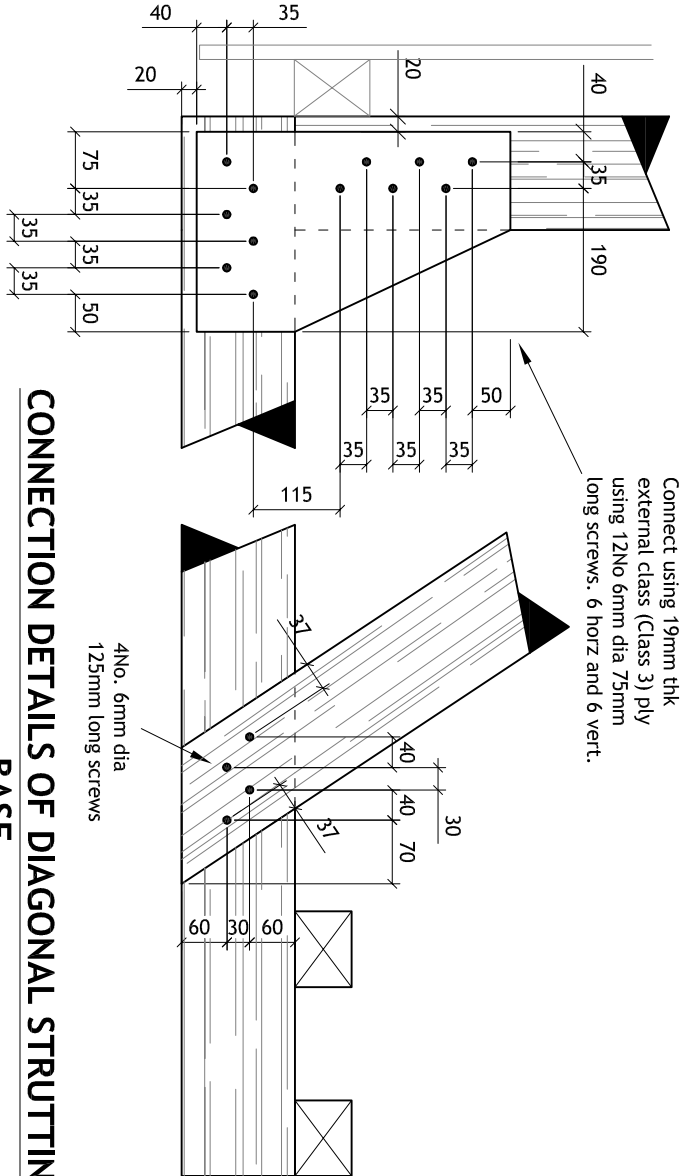
Drg no. 213025-10 Rev. P1



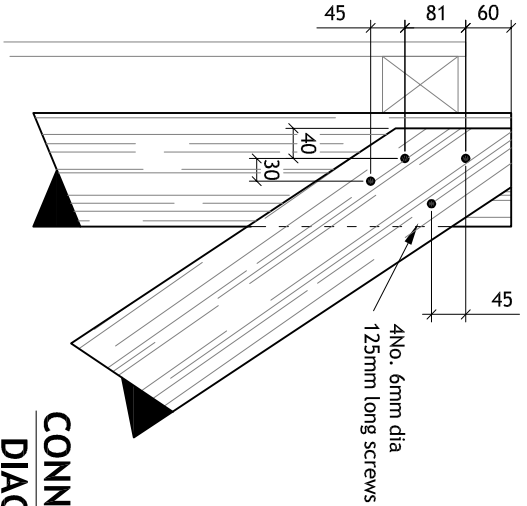
REAR ELEVATION OF HOARDING PANEL,
SHOWING DIAGONAL STRUT CONNECTION



ELEVATION ON DIAGONAL STRUT



CONNECTION DETAILS OF DIAGONAL STRUTTING
BASE



CONNECTION DETAILS OF
DIAGONAL STRUTTING
HEAD

SHEET 2 OF 2

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2. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. IF IN DOUBT ASK.
3. CONCRETE TO BE POURED AFTER POST HAS BEEN INSERTED.
4. CONCRETE TO BE GENI MASS CONCRETE
5. SITE SHOULD NOT BE CLOSER THAN 20m (1.25MILES) TO THE SEA IN ANY DIRECTION.
6. SITE TO BE WITHIN THE WIND ZONE SHOWN IN THE TITLE BLOCK OF THIS DRAWING AS HIGHLIGHTED IN THE SPECIFICATION DOCUMENT.
7. SITE NOT TO BE HIGHER THAN 150m ALTITUDE.
8. HOARDING NOT TO BE SUSCEPTIBLE TO CROWD LOADING.
9. HOARDING TO BE IN PLACE FOR NO MORE THAN 2 YEARS PER SITE.
10. HOARDING NOT TO BE SUBJECT TO AIR PRESSURE FROM PASSING TRAINS (I.E. NOT TO BE ADJACENT TO RAILWAY LANES)
11. HOARDING NOT TO BE SUBJECT TO VEHICLE IMPACT LOAD (I.E. APPROPRIATE VEHICLE PROTECTION TO BE PLACED IN FRONT OF HOARDING WHERE NECESSARY).
12. HOARDING TO BE NOT ON SLOPE GREATER THAN 1:3, OR WITHIN THE SLOPE LENGTH OF A STEEPER SLOPE (SEE SPECIFICATION DOCUMENT FOR FURTHER DETAILS).
13. ALL HOARDING ENDS TO HAVE A RETURN CORNER OF MINIMUM 2.5m AS SHOWN BELOW.
14. ZONE A-B ARE HOARDING PANELS WITHIN 5m OF THE RETURN CORNERS. ZONE C IS ALL OTHER PANELS IN MIDDLE OF THE RUNS.

CO	05/13	mm	By	Rev	CHD	DESCRIPTION
Rev	Date	By	CHD	CONSTRUCTION ISSUE		

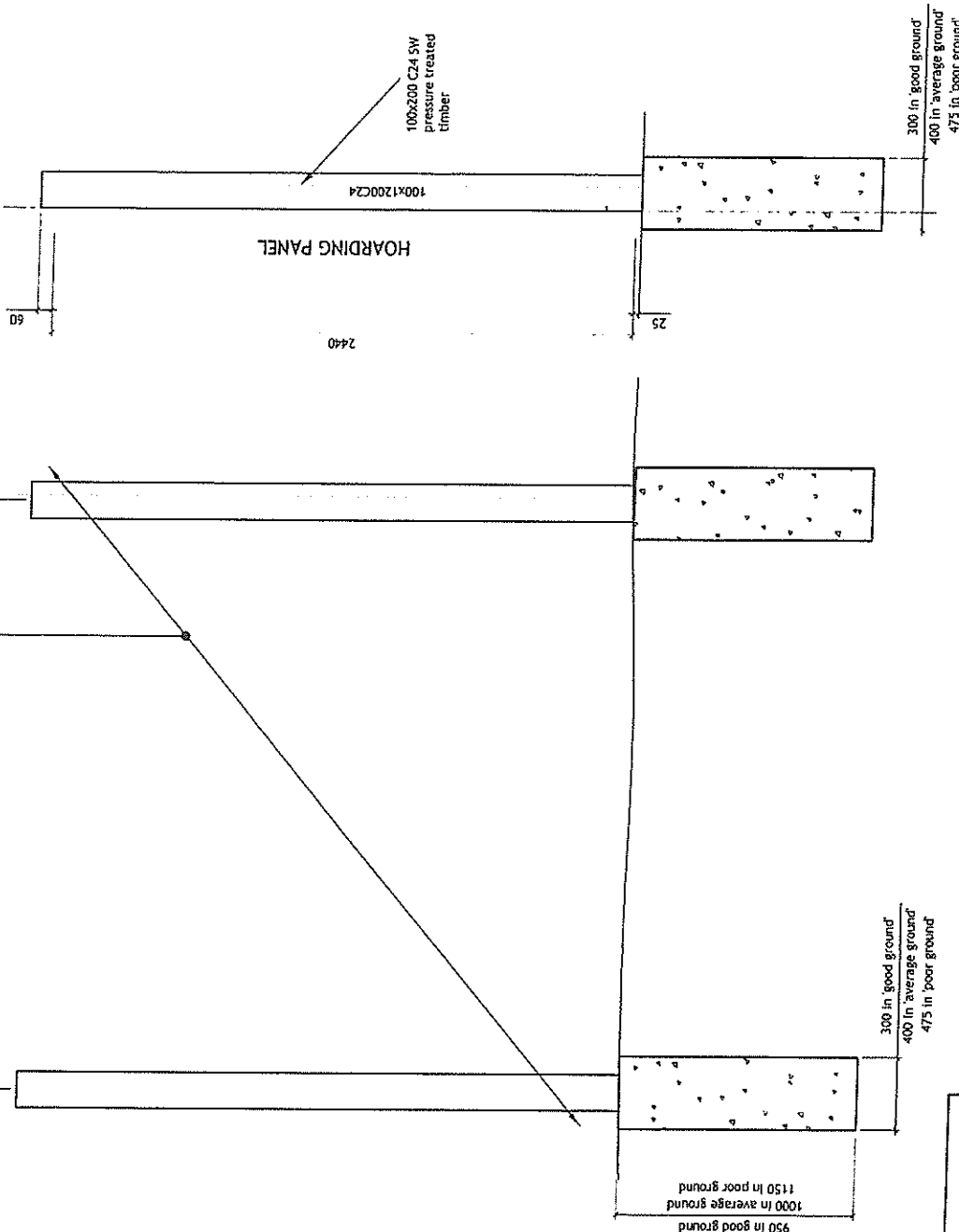
Status: CONSTRUCTION

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Client: BARRATT HOMES PLC	Scale: 1:20@A3	Date: MAR'13
Project: STANDARD HOARDING DESIGN	CAD Chk: MH	Sign off: PF
Drawing: POST IN HOLE FOUNDATION	Drg no: 213025-20 Rev: C0	

POST SUPPORT
HOARDING PANEL
REFER TO DRAWING
213025-00 FOR
DETAILS



ELEVATION ON
POST IN HOLE

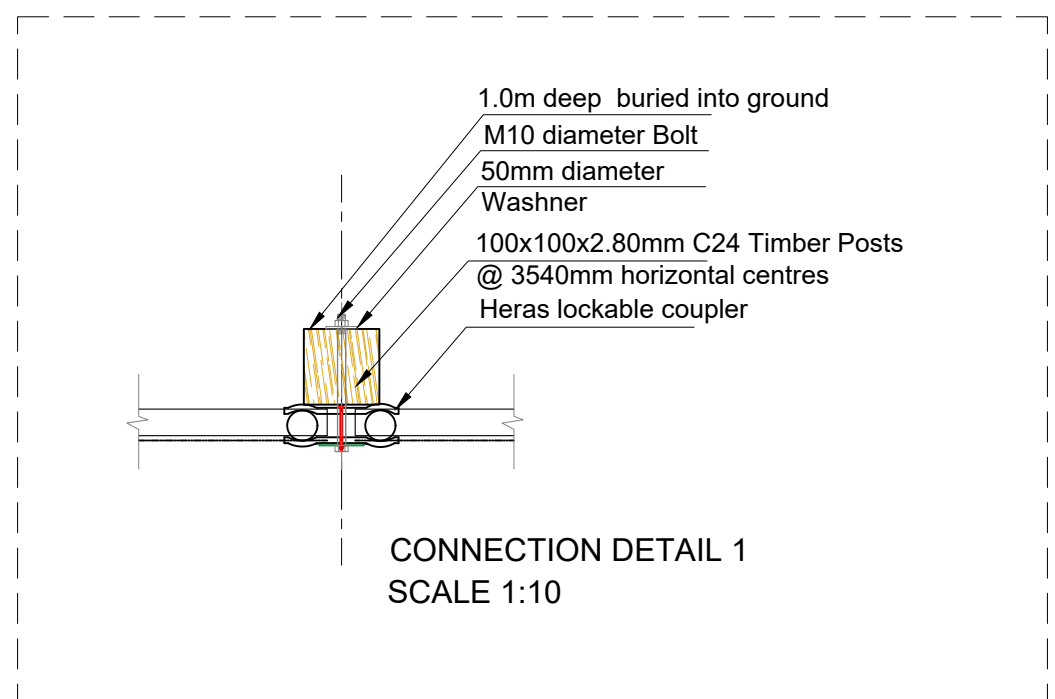
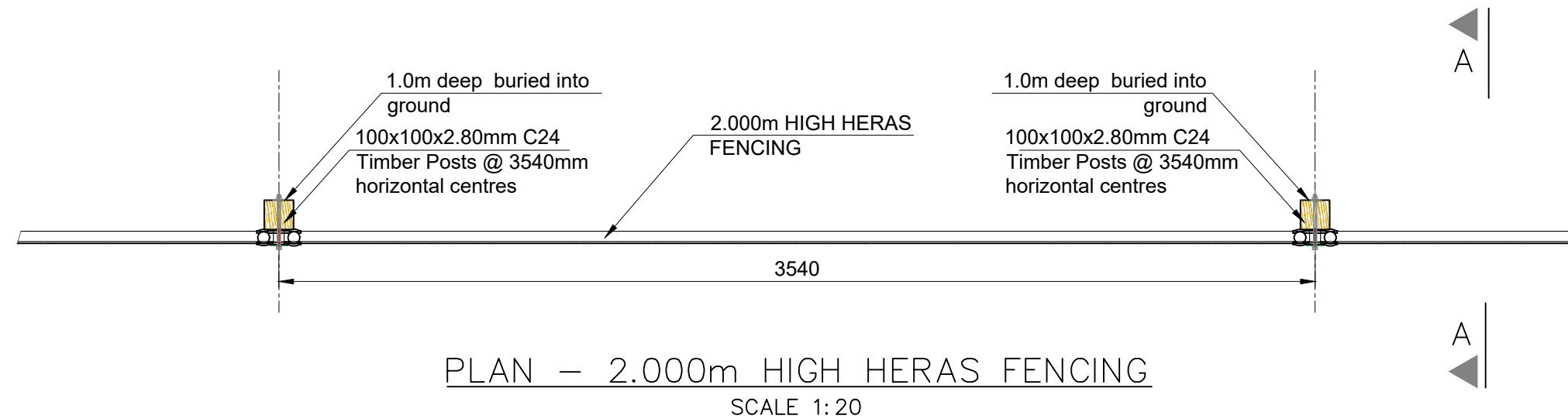
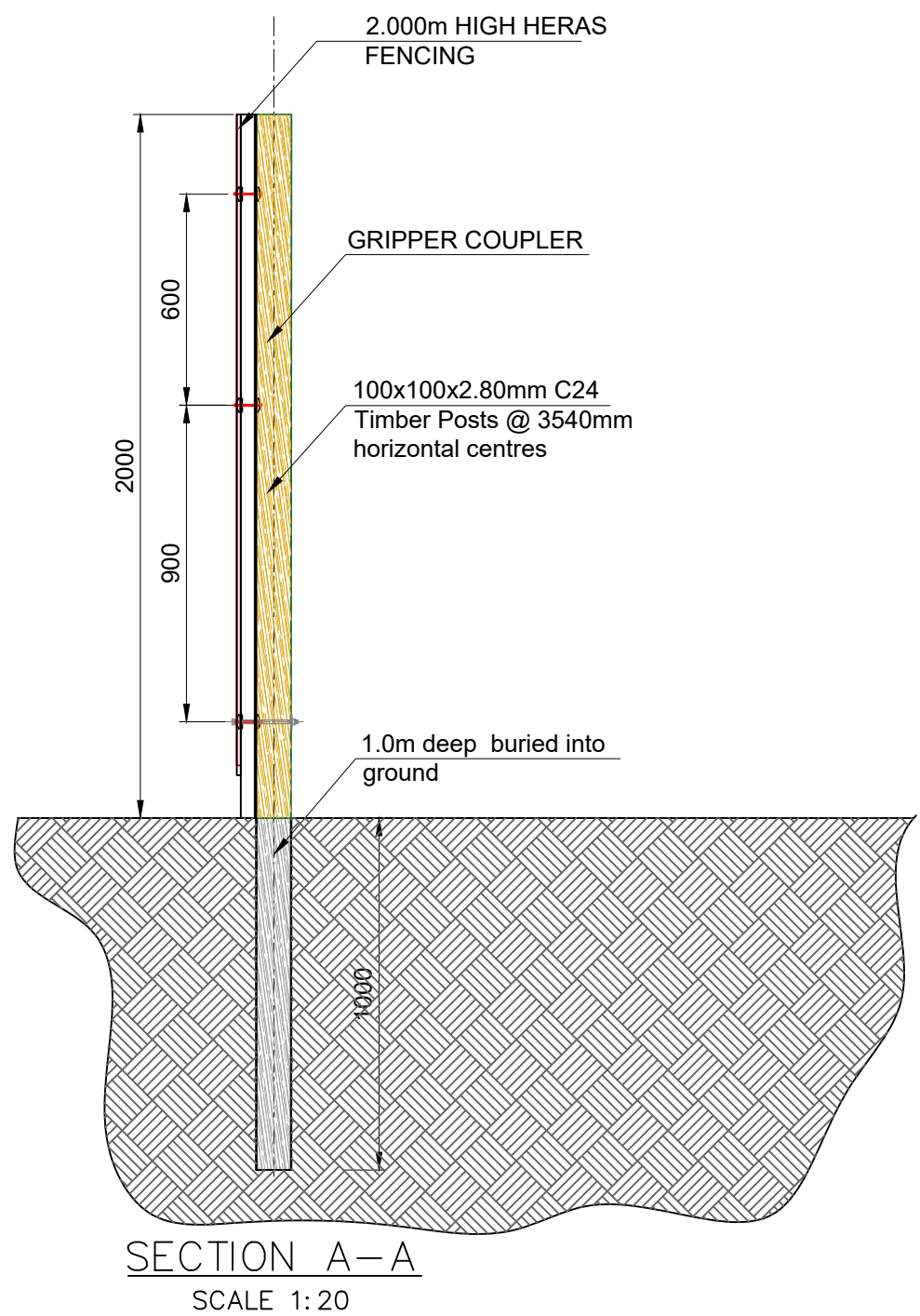
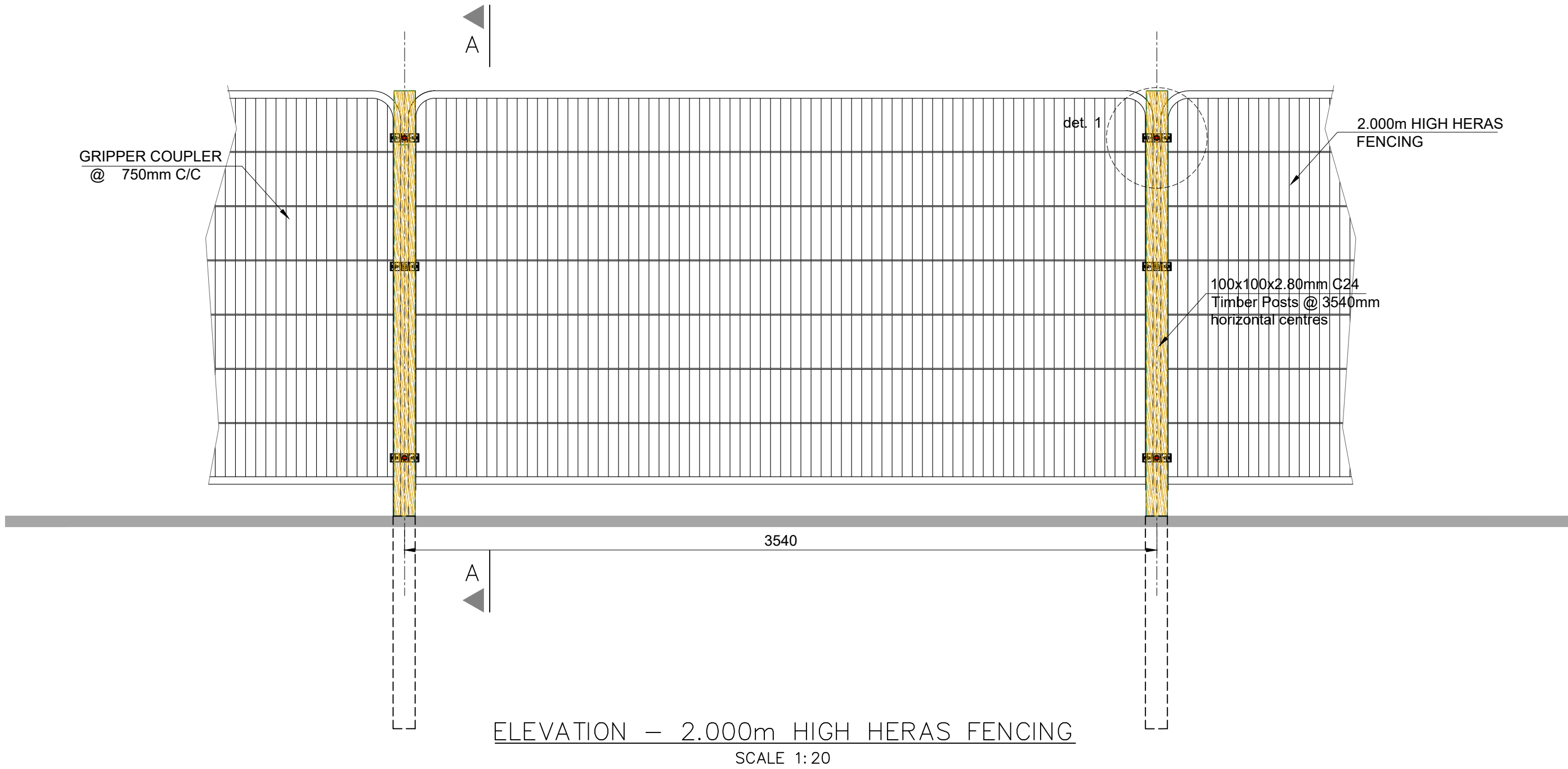
REAR ELEVATION OF HOARDING PANEL,
SHOWING POST IN HOLE CONNECTION

GOOD GROUND =
AVERAGE GROUND =
POOR GROUND =

SHEET 2 OF 2

Appendix D

Heras on Post Plans



NOTE:

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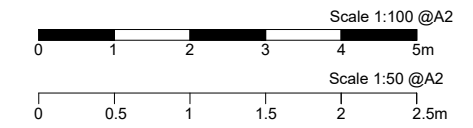
NOTE: -
POST INSTALLED AT 3.84m C/C

NOTE: -
HOARDING HAS NOT BEEN DESIGN FOR THE FOLLOWING:
1. VEHICLE IMPACT LOADINGS
2. AS A RETAINING STRUCTURE
3. CROWD LOADING

NOTE: -
HOARDING MAINTENANCE IN THE SOLE RESPONSIBILITY OF THE MAIN CONTRACTOR/CLIENT.

NOTE:
*BALLAST BLOCK 53kg WEIGHT PER BLOCK
*RUBBER BLOCK 15kg WEIGHT PER BLOCK

NOTE:-
Wind pressure on hoarding:
0.5632kN/m2 (Zone B) to 0.3755kN/m2 (Zone D)



Revisions			
Client: GREENFIELDS PROPERTY MAINTENANCE Ltd			
Contract: CAMBRIDGE ROAD, SAWBRIDGEWORTH. CM21 9BZ			
Drawing Title: 2.0m HIGH x 3.5m HERAS FENCE DESIGN BURIED INTO GROUND			
STAP Structural Engineering Services Ltd			
Unit 51, Space Business Centre, Knight Road, Rochester, Kent. ME2 2BF			
Telephone: 01634320288 Website: www.stapld.co.uk			
Scale: 1:50	Drawn: MA	Appvd: PS	Date: 20.10.2025
A2 Sheet	Drawing No: GPM.25.229.01		Rev

Appendix E
Construction Layout