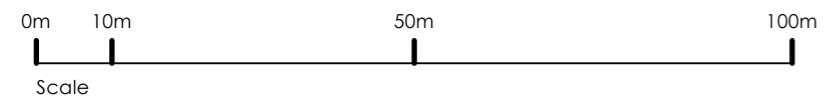




Approx Mix

5 Bed Houses -	4	(3.08%)
4 Bed Houses -	28	(21.54%)
3 Bed Houses -	65	(50.0%)
2 Bed Houses -	30	(23.08%)
2 Bed F.O.G -	3	(2.30%)
Total	130 units	
Site Area	4.2 ha approx	
	30.95 units / ha approx	
Open Space	0.42ha (10 %)	



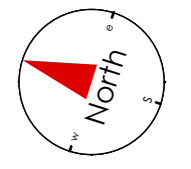
CDM NOTES:
CDM 2015 : DESIGNERS NOTES ON SIGNIFICANT RESIDUAL RISKS

In preparing this design Hester Architects have attempted to avoid using materials and techniques which could cause future hazards whilst constructing, using, maintaining or de-commissioning the building.

The following risks could not be designed out and should be carefully monitored on site during the construction period and during any future maintenance of the structure.

These notes relate solely to information shown on this drawing. Only significant risks which are considered to be unusual, or unlikely to be obvious to a competent contractor or other designer will be highlighted. This information is subject to revision as the design develops.

Particularly hazardous areas are highlighted with a symbol on the drawing and noted.



First Stage Feasibility
This Feasibility study has been undertaken for illustrative purposes only, and does not purport to represent a fully policy compliant scheme. Further investigation and more accurate plans will need to be prepared to develop this feasibility

Subject to Site Survey; Highways advice; Arbocultural advice; Sustainability Assessment; Environmental - Flood Risk Assessment; Noise Assessment & pre-application comments

Rev	Date	Notes

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Project
**The Gates, Bidwell
Dunstable, Bedfordshire**

for
Optimus Consulting

Drawing Title
Proposed Sketch Layout

Scale 1:500 @ A1 1:1000 @ A3

Drawn by PKB	Date 06 April 2016	Checked
Job No. 15066	Drawing No. 15066 - 01 - 004	Rev.