
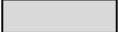
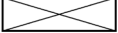



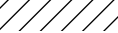
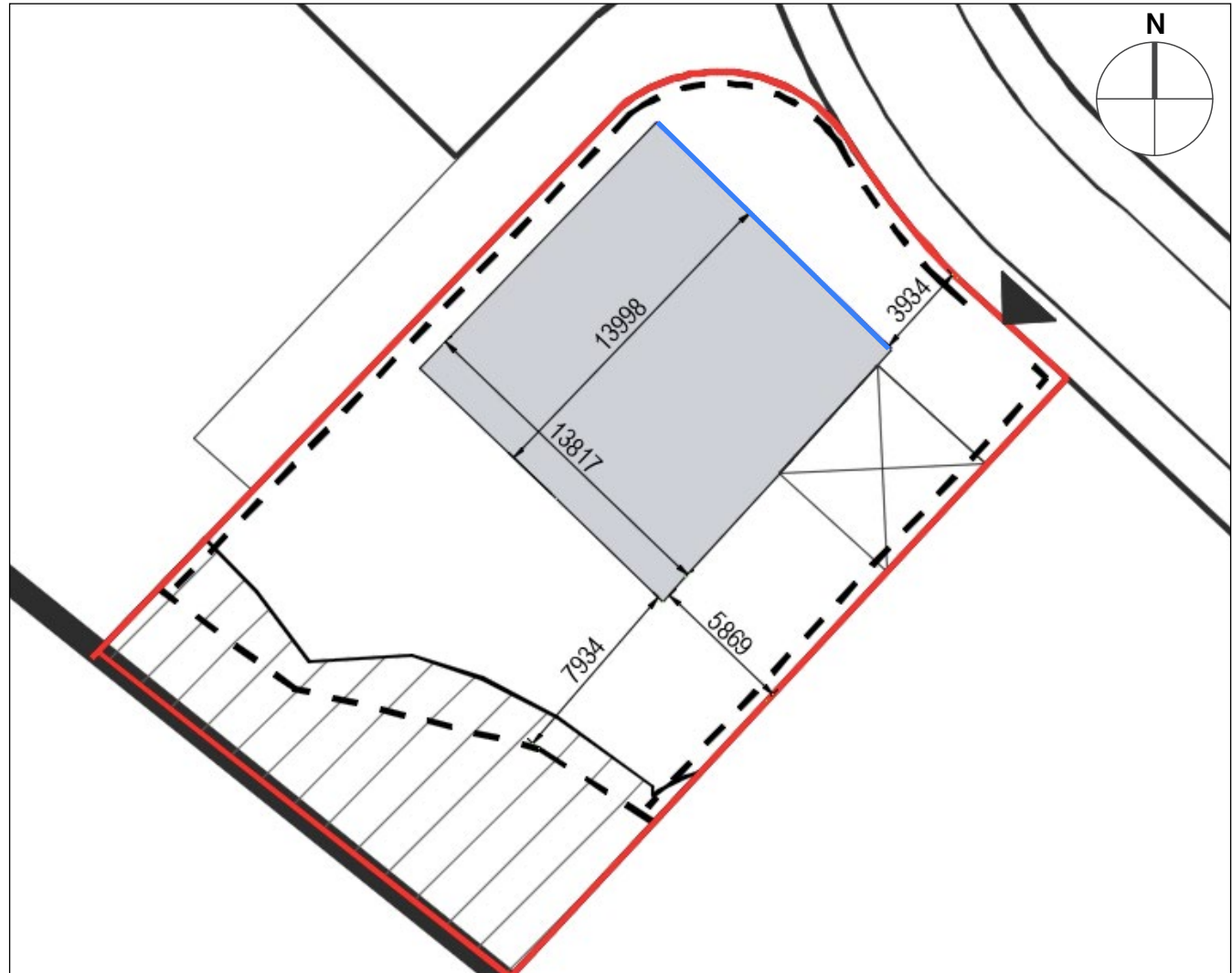


Trinity Mews - Plot 07

Plot number	07
House type	Detached
Ownership boundary	720 m ²
Development boundary	634 m ²
Build zone area (max footprint of house)	193.4 m ²
Maximum number of storeys	2.5
Maximum height of building	10 m
Building line	5-6 m

KEY

-  Plot boundary
-  Build zone
-  Garage/ Car parking location
-  Vehicular Access
-  Development boundary
-  Principal elevation
-  Root protection zone



Rules for your build

DESIGN AND PLANNING PERMISSION:

The plot benefits from Outline Planning Permission for a 'custom-build' development (Durham County Council Reference DM/19/00978/OUT). Before starting development, buyers must ensure their design complies with the approved Design Code and apply to Durham County Council for full planning permission. Buyers should also take into account the design considerations set out in the Trinity Mews Design Code which is available from Custom Build Homes and is advisory. Forms are available from the Council and must be accompanied by all requested drawings showing the plot and details of the proposed development. The Council has 8 weeks to decide the application, with or without imposing conditions.

CONTRACT:

Building work must start within 3 months of Detailed Planning Permission and be in accordance with that permission. The house must be completed within 24 months of the Detailed Planning Permission. Full details are set out in the Contract of Sale.

SERVICES:

Each plot is to be provided with access to foul and surface water drainage and utilities connections to the plot boundary, with service terminals for use during and after construction. Design of on-plot services require Building Regulations approval and construction by the buyer or their contractor.

MATERIALS:

You have a range of materials to consider when designing your home, as long as they respect the character of the area, including brick, render and stone elements. Please refer to the approved Design Code and the Trinity Mews Design Code for full materials palette and design constraints.

Site rules

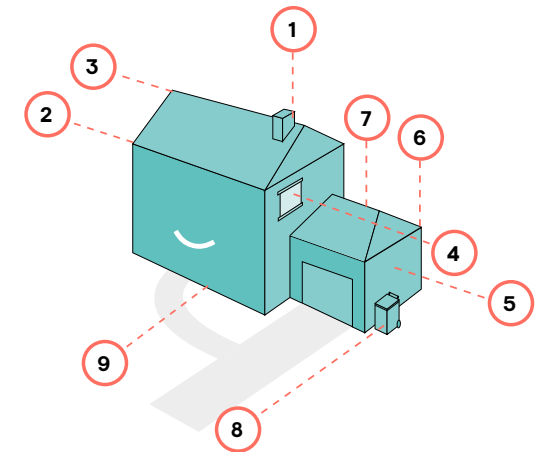
In order to design and build your home it is essential that you understand the full construction process. The rules listed below are the key points which need to be adhered to. Further detail can be found in the Planning Permission and sales information.

- 1.** Your home must be built within the 'Build Zone' defined above within the Plot Plan description. The footprint of your home does not need to fill the entire 'Build Zone' and can be positioned anywhere within it.
- 2.** All contractor materials storage and welfare facilities must be within your plot only. No building materials or construction works shall be undertaken outside of your plot or the approved storage areas as defined within your full Planning Submission.
- 3.** Your home must be built within the 'Plot Ratio' defined as the gross floor area of the proposed house as a proportion of the total area of the plot. The Plot Ratio should not exceed 30% for the main house and an accumulative maximum Plot Ratio of 35% when including garages, outbuildings and ancillary structures.
- 4.** This plot is for one detached house with a minimum of 2 bedrooms. The merging and subdivision of this plot is not permitted.
- 5.** Prior to the development the Plot Purchaser (as client) must appoint a Principal Designer as required under the 2015 Construction Design and Management Regulations.
- 6.** All landscaping must be completed as part of practical completion of the house inclusive of the boundary treatments with the neighbouring property. All areas of the plot visible from the highway or principal access road should be landscaped and planted, except for the permitted car parking spaces and a footpath to the front door. The footpath should be a maximum of 1.2m wide.
- 7.** In order to protect the existing trees and vegetation tree protection fencing must be erected at the commencement of development and left in place until the building control practical completion certificate has been issued. Full details are included in the Arboricultural Report which is available as part of the approved planning permission.
- 8.** Trinity Mews is intended to create a long-term friendly community. The construction of your plot will likely be ongoing during a neighbour's construction process or them occupying their home. We would therefore encourage all neighbours to work as a community throughout the development on site. Alerting neighbours of deliveries, large machinery or any construction on shared surfaces is vital to a good construction process and community to live in.

Design Requirements

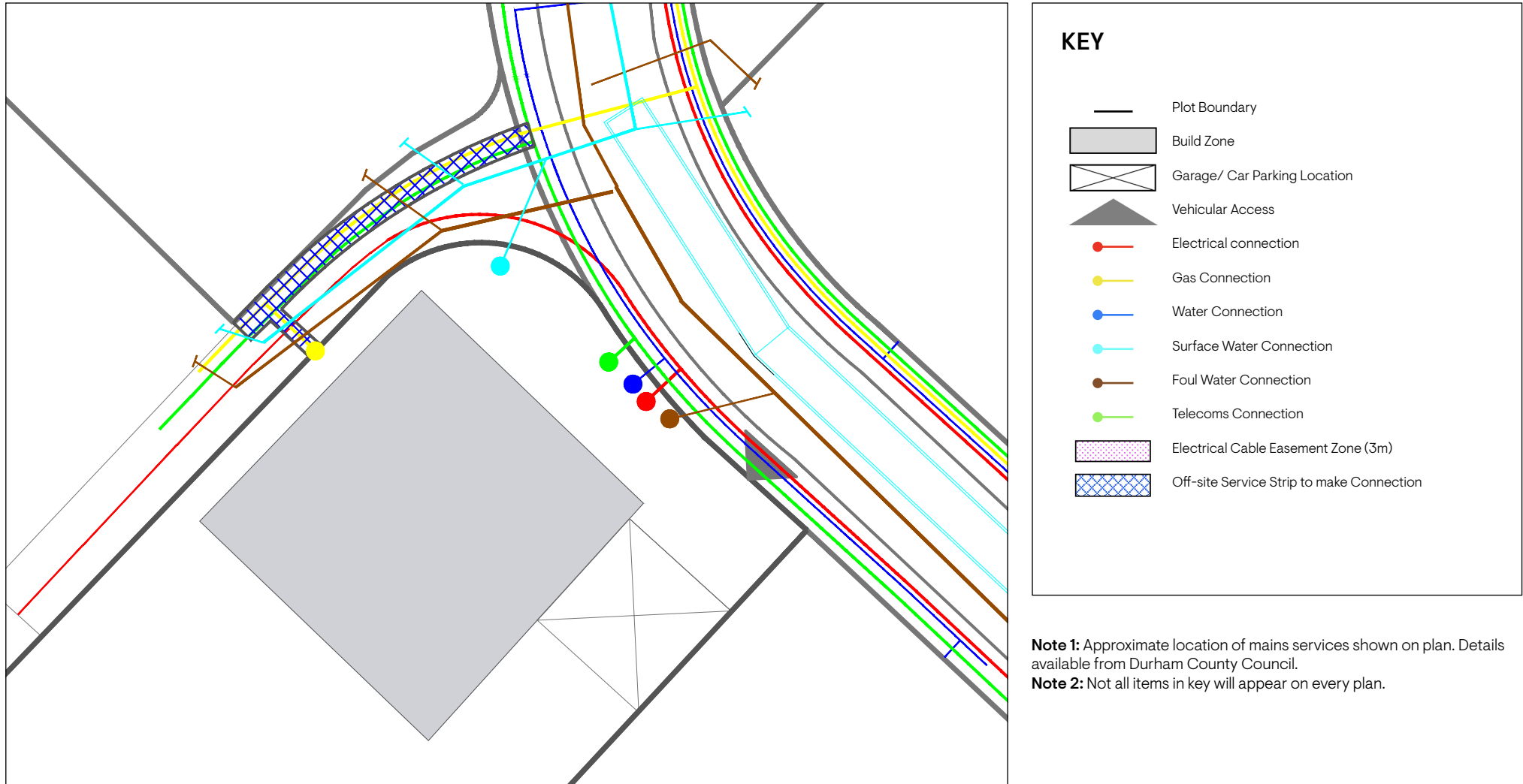
All designers should refer to the approved documentation within the Outline Planning Permission (Durham County Council Planning Reference: DM/19/00978/OUT).

1. Your home must be no more than 10m as the maximum building height. Chimneys and photovoltaic solar panels need to be carefully selected to integrate within the roof plane to ensure minimal visual intrusion. All telephone systems, radio or television aerials and satellite dishes should be concealed within the roof space.
2. Eaves height maximum of 6.3m
3. Ridge height maximum of 10m
4. There will be no overlooking of the side boundaries by habitable rooms to adjacent properties. Windows to habitable rooms via side elevations can be permitted providing that the design respects the privacy between neighbouring properties.
5. Parking needs to be provided in line with Durham County Council’s Residential Parking Standards. Garages can be integral, attached or detached and must contain a minimum of 2 spaces as well as space in front of the garage for 2 additional parked vehicles. There should be space for the secure storage of a minimum of two bicycles within the property.
6. Garage Eaves height maximum of 3.6m
7. Garage Ridge height maximum of 6.8m
8. Waste will be collected from the front edge of the property, so a clear route will need to be defined from the front to the bin and recycling box storage area. The bin store should not be located on the principal elevation of the property or impair neighbouring sightlines.
9. The principal elevation of your home must front the highway or principal access road adjacent to your property and be the elevation with vehicular access to your plot.



Utilities Plan

All plot purchaser's contractors should carry out investigative ground surveys to identify the as-built locations of all utility connections. All utility drawings are available for review on request.



Utilities

	SUPPLIER	WHAT YOU GET	WHAT YOU NEED TO DO
Electricity	Northern Powergrid LTD	Each plot will be provided with a 230V, 18kVA supply to the plot boundary.	Installation of the final connection from the plot boundary to the plot meter box has been procured by Durham County Council and the final connection of the supply will be installed by NPG when requested by the plot purchaser.
Water	Northumbrian Water LTD	Each plot will be provided with a 55kW capacity supply through a ¾ inch MDPE pipe to the plot boundary.	Each plot purchaser will be required construct the final connection to their home and comply with the guidelines for final connection by Northumbrian Water before the supply will be connected.
Telecommunications	BT Openreach	Each plot will be provided with a BT Openreach duct capped at the plot boundary.	Each plot purchaser will be required to extend the capped duct to an external mounted terminal box provided by BT Openreach as part of the final connection when requested by the purchaser.
Gas	Energy Assets	Each plot will be provided with a 55kW capacity supply through a ¾ inch MDPE pipe to the plot boundary.	Installation of the final connection from the plot boundary to the plot meter box has been procured by Durham County Council and the final connection of the supply will be installed by Energy Assets when requested by the plot purchaser. On completion of the gas installation, Energy Assets will provide a Meter Point Reference Number (MPRN) when the plot purchaser applies for a meter with their chosen contractor.
Foul Drainage	Northumbrian Water LTD	Each plot will be provided with two below ground, capped connections for surface water drainage and foul water drainage.	Each plot purchaser will be required to design, test and make final connection to the plot boundaries capped connection.
Surface Water Drainage	Northumbrian Water LTD	Each plot will have a capped surface water drainage connection.	Design and construct the on-plot surface water drainage connection in line with the utility supplier's design guidance. All drainage systems will require an air pressure test to ensure no leaks are present within the drainage system prior to final connection to the capped service at the boundary.



Ground Conditions

The site's ground conditions vary across the development and a variable thickness of made ground is present. Relic foundations and services are likely to be present associated with the previous use as a school building. The soil on site presents extensive areas of soft glacial clays with loose sand lenses present at shallow depth.

The results of the ground investigation indicate traditional strip or raft foundations is likely to require ground improvement prior to construction. Full design will need to be carried out by a qualified structural engineer and comply with the ground investigation findings from the Fairhurst Geo-Environmental Interpretative Report, which is available upon request.



Meaning of ‘custom-build’ development

To qualify the house must be built or commissioned by its owner and occupied by the owner as their primary residence. Building work can involve the owner building the home themselves, managing the construction, or commissioning the build by making key design and layout decisions and have it constructed for them by a builder or contractor ready for occupation (‘turnkey’).

When considering the detailed planning application, the Council will need to be satisfied that the initial owner of the home has primary input into its final design and layout. Off-plan housing, homes purchased at the plan stage prior to construction and without input into the design and layout from the buyer do not fall within the legal definition under the Self-build and Custom Housebuilding Act 2015 (as amended) and will not comply with the approved planning permission.