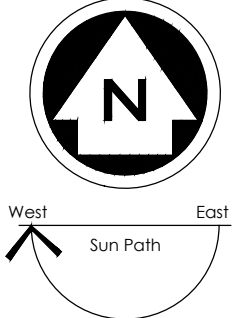


Lee Lane, Royston Planning Layout



Pond

Future access

Drain

Open Space

Foul & Surface water pump station

LEAP with 20m standoff (shown dashed)

APPLEHAIGH VIEW

Potential footpath link to Applehaigh View

73.6m

Lee Lane (B 6428)

Schedule of accommodation

House Type	Sq. Ft.	No.
3 bed semi-detached		
Pm	Palmerston	776 12
Ma	Maidstone	830 20
En	Ennerdale	916 2
Ln	Lockwood	938 4
3 bed detached		
Cn	Collaton	863 7
En	Ennerdale	916 19
Ed	Eskdale	1058 3
4 bed town house		
W	Woodcote end	1206 10
W	Woodcote mid	1206 3
4 bed detached		
Wm	Windermere	1074 18
Kg	Kingsley	1079 21
Rn	Ripon	1120 22
Ald	Alderney	1225 8
Affordable Properties		
Ky	Kenley end	614 8
Ky	Kenley mid	614 3
Bn	Barton	705 6
Total:		166

Air Pressure testing -
All plots to be tested - 5.00 DAP

Building Regulations -
All plots constructed to 2013
incl. Part Q

Legend

- Existing Dwellings
- Proposed Dwellings
- Primary Street
- Secondary Street
- Private Drive
- Private Drive constructed to accommodate 12.5 tonne fire appliance
- 1.8m high timber close boarded screen fence
- 2.1m high fence constructed from concrete post with 300mm concrete gravel board and 1.8m high close boarded timber fence panels.

- F2 18.m x 1.8m close boarded privacy panel then 1.2m beyond
- F3 0.9m high timber post and rail fence
- Bin collection points on private drives
- Affordable housing
- Indicative Landscaping
- Existing trees removed / pruned
- Existing trees to remain.

H 07-11-18	Plot numbers updated
G 17-10-18	Layout updated to suit Planning Layout rev G
F 05-10-18	Layout updated to suit Planning Layout rev G
E 10-07-18	Drives to plots 84 & 85 revised. Right of Way to adjacent paddock identified
D 01-05-18	Garage sizes updated
C 05-04-18	Tables removed from highway. Fence type F4 updated
B 19-03-18	Boundary treatment revised along northern and western boundary
A 16-02-18	Plots 23 - 26 repositioned to accommodate drainage easement
Development: Lee Lane	
Location: Royston	
Marketing Name:	
Drawing Title: Technical Layout	
Drawing Number: LL-TL / 01	
Revision: H	Scale @ A1: 1:500
Drawn By: KL	Date Started: Dec 2017



**BARRATT
HOMES**

Raynham House, 2 Capitol Park, Morley, Leeds LS27 0WH
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NOTE:
1. Images and site layout are intended for illustrative purposes only and should be treated as general guidance only.
2. Site layout including parking arrangements and affordable housing may change to reflect changes in the planning permission for the development. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available.
3. Site layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.
BOUNDARY SETTING OUT:
1. Refer to boundary setting out drawing
2. Set boundaries out in accordance with the above layout.
3. If a boundary cannot be constructed in accordance with the setting out (e.g. if there is an obstruction), please contact the Technical Department for advice.