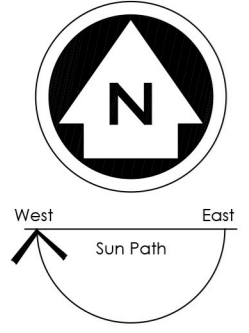


Lee Lane, Royston Planning Layout



Schedule of accommodation				
House Type	Sq. Ft.	No.	Total Sq. Ft.	
3 bed semi-detached				
Pm	Palmerston	776	12	9312
Ma	Maidstone	830	20	16600
En	Ennerdale	916	2	1832
Ln	Lockwood	938	4	3752
3 bed detached				
Cn	Collaton	863	7	6041
En	Ennerdale	916	19	17404
Ed	Eskdale	1058	3	3174
4 bed town house				
W	Woodcote end	1206	10	12060
W	Woodcote mid	1206	3	3618
4 bed detached				
Wm	Windermere	1074	18	19332
Kg	Kingsley	1079	21	22659
Rn	Ripon	1120	22	24640
Ald	Alderney	1225	8	9800
Affordable Properties				
Ky	Kenley end	614	8	4912
Ky	Kenley mid	614	3	1842
Bn	Barton	705	6	4230
Total:		166		161208

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
- 1.8m x 1.8m close boarded privacy panel then 1.2m beyond
- 2.1m high fence constructed from concrete post with 300mm concrete gravel board and 1.8m high close boarded timber fence panels.
- 0.9m high timber post and rail fence
- Bin collection points on private drives
- Affordable housing
- Indicative Landscaping
- Existing trees removed / pruned
- Proposed public open space
- Existing trees to remain.

Future access

Existing access gate to adjacent paddock replaced. Access to paddock fenced off from the development

Lee Lane (B 6428)

900mm high post & 2 rail timber fence with hedgerow behind along site frontage

Lee Lane (B 6428)

Refer to WSP drawings for further roundabout details

- G 21.08.18 Layout amended following comments from LA
- F 30.01.18 Layout revised - 2 additional plots
- E 14.09.17 Turning head adjacent the pumping station revised shown
- D 12.07.17 Highways comments incorporated. Roundabout shown
- C 10.05.17 Footpath to site entrance revised
- B 30.03.17 Garages removed from Woodcotes. Sub-station shown. LEAP with stand off shown
- A 10.02.17 Local Authority comments incorporated

Development:	Lee Lane	
Location:	Royston	
Marketing Name:		
Drawing Title:	Planning Layout	
Drawing Number:	LL-PL / 01	
Revision:	G	Scale @ A1: 1:500
Drawn By:	KL	Date Started: Nov 2016

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