



* AFFORDABLE HOUSING:					RENT	FIRST HOMES	TOTAL
ASKHAM	3No.	2 BED TERRACE @65.8 SQ.M	3No.	(plots 35, 36 & 37)			3No.
ASKHAM	2No.	2 BED SEMI @65.8 SQ.M				2No. (Plots 24 & 25)	2No.
BAILDON	6No.	3 BED SEMI @ 90.5 SQ.M	4No.	(Plots 26, 27, 54 & 55)		2No. (Plots 56 & 57)	6No.
TOTAL	11No.		7No.			4No.	11No.

House Type	Reference	Type	Parking	Storey	Bed	No
Affordable						
Askham	ASK	Semi/Townhouse	PS	2	2	5
Baildon	BAI	Semi/Townhouse	PS	2.5	3	6
						11
Open Market						
Askham	ASK	Semi/Townhouse	PS	2	2	13
Fernlee	FER	Semi	PS	2	2	4
Ripon	RIP	Semi	PS	2	2	18
Oakwood	OAK	Det	INT	2	3	6
Maltby	MAL	Det	SG	2	3	2
Leyburn	LAY	Det	PS / SG	2	3	10
Baildon	BAI	Semi	PS	2.5	3	25
Saltire	SAL	Semi / Townhouse	PS	2.5	3	7
Netherton	NET	Det	SG	2.5	4	5
Horbury	HOR	Det	SG	2	4	3
Walburn	WAL	Det	INT	2.5	4	4
Cookridge	COO	Det	SG	2	4	5
						102
Overall Site Affordable Total						11
Overall Site Open Market Total						102
Overall Site Total						113

NOISE MITIGATION

ACOUSTIC TRICKLE VENTS TO HABITABLE ROOMS (3208 D+3)

NOTE: ALL PLOTS TO BE RECEIVE STANDARD DOUBLE GLAZING (4mm/16mm/4mm)

PLANNING KEY

SITE BOUNDARY

1.8m TIMBER SCREEN FENCE

1.2m POST & RAIL FENCE

0.45m KNEE HIGH RAIL

1.8m SCREEN WALL & FENCE PANEL INFILL

1.8m TIMBER GATE

EVCP

BIN STORAGE

BIN COLLECTION POINT

SHED POINT

AFFORDABLE PLOTS

SWALE LOCATIONS

EXISTING TREES AND HEDGING WITH RPA

TREES AND HEDGING TO BE REMOVED

STAND OFF TO EXISTING AND FUTURE PLAY EQUIPMENT

NOTE: REAR / SIDE BOUNDARY TREATMENT TO PLOTS WITH GARDEN BOUNDARIES ADJACENT TO EXISTING RETAINED HEDGEROW TO BE AS FOLLOWS:

EXISTING HEDGEROW TO BE CUT BACK WHERE POSSIBLE TO ALLOW 1.2m HIGH POST AND RAIL TO BE FITTED TIGHT UP TO THE HEDGE TO ALLOW FUTURE MAINTENANCE BY PLOT BUYERS.

DATE: Nov 2021

SCALE: 500 @ A1

DRAWN BY: RB.

DWG TITLE: PLANNING LAYOUT

PROJECT: Hay Green Lane, Birdwell

DWG No. 4203/04

REV J

AVANT homes

Avant Homes, 6 and 8 Tally Ho Lane, Barmley, Birmingham, B15 2JF, UK

0121 717 7171, Fax: 0121 717 1141

www.avanthomes.co.uk