# DARTON LANE, DARTON

TIMELESS COLLECTION

The copyright of this drawing is held by Duchy Homes Limited and no reproduction is allowed without prior permission.

**NOTES:**

## PLANNING LAYOUT KEY

**Boundary treatments**

- Masonary wall
- Dry Stone wall
- Boundary fence
- Double side timber fence
- Railings
- Knee height railing

**General**

- Application red line. (To be confirmed by client)
- BCP — Bin collection point (bin collection day only)
- Indicative electric charging point.
- Affordable Dwelling
- Timber cycle store (If seperate store not shown, cycle storage to be provided within detached or integral garage of associated plot.
- Trees/Vegetation - Retained
- Trees/Vegetation - Removed
- Root protection area

N

Scaled @ 1:500

0 10m 20m 50m

## Accommodation schedule - Darton Lane, Darton

| Reference | Code | NDSS | M4(2) | M4(3) | Beds | Floor Area (Sqft) | Floor Area (Sqm) | Storeys | Total | Total Sqft | Total Sqm | % of Mix | M4(2)% | M4(3)% |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Private** | | | | | | | | | | | | | | |
| Thornbury Det M4(3) | THO M4(3) | ✓ | | ✓ | 2 | 982 | 91.2 | 2 | 3 | 2946 | 273.6 | 6.5 | | 6.5 |
| Wentworth | WEN | ✓ | | | 3 | 929 | 86.3 | 2 | 4 | 3716 | 345.2 | 8.7 | | |
| SPECIAL | SPE | ✓ | | | 3 | 929 | 86.3 | 2 | 2 | 1858 | 172.6 | 4.3 | | |
| Thornbury Semi | THO | ✓ | | | 3 | 982 | 91.2 | 2 | 1 | 982 | 91.2 | 2.2 | | |
| Thornbury Semi M4(2) | THO M4(2) | ✓ | ✓ | | 3 | 982 | 91.2 | 2 | 5 | 4910 | 456 | 10.9 | 10.9 | |
| Thornbury Det | THO | ✓ | | | 3 | 982 | 91.2 | 2 | 2 | 1964 | 182.4 | 4.3 | | |
| Dunsmore | DUN | ✓ | | | 4 | 1325 | 123 | 2 | 6 | 7950 | 738 | 13.0 | | |
| Willington | WIL | ✓ | | | 4 | 1265 | 117.5 | 2 | 4 | 5060 | 470 | 8.7 | | |
| Harewood | HAR | ✓ | | | 4 | 1266 | 117.6 | 2 | 6 | 7596 | 705.6 | 13.0 | | |
| Calverley | CAL | ✓ | | | 4 | 1267 | 117.7 | 2 | 4 | 5068 | 470.8 | 8.7 | | |
| **Affordable** | | | | | | | | | | | | | | |
| Dunstall | BOD | ✓ | ✓ | | 1 | 626 | 58.15 | 2 | 4 | 2504 | 233 | 8.7 | 8.7 | |
| Stratford | STR-AFF | ✓ | | | 2 | 873 | 81.1 | 2 | 1 | 873 | 81 | 2.2 | | |
| Stratford M4(2) | STR-AFF-M4(2) | ✓ | ✓ | | 2 | 873 | 81.1 | 2 | 3 | 2619 | 243 | 6.5 | 6.5 | |
| Balmoral | BAL | ✓ | | | 3 | 904 | 84 | 2 | 1 | 904 | 84 | 2.2 | | |
| **Grand Total** | | | | | | | | | **46** | **48950** | **4273** | **93.5** | **26.1** | **6.5** |

| Parking schedule | |
|---|---|
| Curtilledge parking | 87 |
| Integral garage | 10 |
| Detached garage | 10 |
| **Total** | **107** |

| Rev | Date | Amendment | By |
|---|---|---|---|
| AK | 14.05.24 | Plot 24 substituted to Thalmond type. Plot 28 shown as m4(2) compliant. Red roof hatches updated to materials plan. Tracking to site entrance removed. Rear Boundary to plots 38-41 updated. | TS |
| AJ | 28.02.24 | Adaptable highway introduced adjacent plots 41-46. M4(2)(3) compliant footpath added to site layout. Footpath to Darton lane entrance replaces 6 dwelling house type, adjacent plots repositioned to suit. Additional cross section locations shown. Parking arrangement around plots 20-22 amended. General comments inline with SMBC comments received 26.02.24 | TS |
| AH | 23.02.24 | 2.5m landscape strip shown to the rear of plots 41-46. | TS |
| AG | 23.02.24 | Double sided timber fence shown to northern boundary of plots 21-33. NDSS house types shown within schedule. | TS |
| AF | 08.02.24 | Minor presentation amends inline with updates to boundary and materials layout revision E. | TS |
| AE | 07.02.24 | Details of engineering updated to suit latest layout. 1.8m timber fence shown to the rear of plots 21-30. | TS |
| AD | 25.01.24 | Substation relocated. | TS |
| AC | 23.01.24 | Substation relocated. Updated engineering and retaining wall positions indicated. Tracking overlaid onto layout and incidential parking areas indicated. | TS |
| AB | 08.01.24 | Gates to plots 22/23, 26/27, 32/33 repositioned, plots 35 & 36 amended to suit engineering design. Orientation of plots 27/28 and adjacent boundaries amended. | TS |
| AA | 07.12.23 | Plots 36/39 updated to suit clients comments. | TS |
| Z | 05.12.23 | Note regarding gated access to plots 1-19 added. Amends to plots 38-41. Gardens to plots 20-21 shown with walls. Plot 25/30 replanned to remove terraced units, plots 31-35 repositioned to suit. Parking number schedule updated. | TS |
| W | 23.05.23 | EV Charging point show to plots 8 & 10. | TS |
| V | 17.03.23 | Retained/removed trees indicated. | TS |
| U | 07.03.23 | Substation indicated. Crasscrete indicated to hydro break access. | TS |
| T | 01.03.23 | Attenuation basin shown. Minor boundary changes to plot 42. | TS |
| S | 22.02.23 | Plots 1-8 & 16-17 repositioned to aid construction of retaining wall along southern boundary. | TS |
| R | 09.02.23 | Updated engineering design shown. Cross section lines indicated. | TS |
| Q | 08.02.23 | Parking to plot 34 moved closer to dwelling. Additional parking space shown to plot 30. Bin storage to plot 20 moved to front due to levels. | TS |
| P | 07.02.23 | Plots 5-7, 20-22 & 32 repositioned to allow for retaining structure to be installed. Bridleway junction increased to 10m. Rear access to plots 28-30 amended. | TS |
| N | 31.01.23 | Easements adjacent plots 41, 43-44 & 31-34 widened to 7m overall. Adjacent plots repositioned to suit. | TS |
| M | 20.01.23 | Footway adjacent plots 1-12 moved south into site | TS |
| L | 19.01.23 | Roof colours to plots 25-30 updated to materials layout. | TS |
| K | 19.01.23 | Ramp replaces build out adjacent plot 31. Extent of adoptable highway reduced adjacent plot 20-23 | TS |
| J | 18.01.23 | Plots 20-23 orientated to face South East. Dry stone walling, railing and retention of existing walling along Darton Lane identified. Plot 25 changed to Thornbury Detached. 2m wide footway widened into existing plot boundary. | TS |
| H | 17.01.23 | Plot 30 marked as affordable | TS |
| G | 21.12.22 | Minor amends to clients comments of 15.09.22 | TS |
| F | 19.12.22 | Line of existing drainage updated to latest survey position. plots 46-48 re-planned to suit. Site entrance widened to 6m and visitor parking removed. Block paving along adoptable southern road removed. | TS |
| E | 13.12.22 | Layout generally updated in line with pre-app feedback, details amends include: Existing footway widened along Darton lane widened to 2m. Dunstall replaces Bodmarr. Shared surface reduced in length. Plot 1 re-positioned to improve the entrance/exit section of road. footpath link to school indicated. Plots 26-30 & Plots 36/39 replanned. Footpath added adjacent plots 20-2 | TS |
| D | 17.11.22 | Visibaltys indicated. Wall to plot 30 amended and area of block paving shown to frontage. | TS |
| C | 06.10.22 | Cycle shed added to plots 20-24. Areas of existing wall marked for removal. | TS |
| B | 20.09.22 | Parking to plot 39 and associated VP amended to clients comments. | TS |
| A | 20.09.22 | Minor amends to clients comments of 20.09.22 | TS |
| | 09.09.22 | Minor amends to clients comments of 15.09.22 | TS |

Duchy Homes

Duchy Homes Ltd.
3125 Century Way, Thorpe Park, Leeds, LS15 8ZB.

DEVELOPMENT:
Darton Lane
Darton

TITLE:
Planning Layout

| DATE: | SCALE: | DRAWN: |
|---|---|---|
| 26.08.22 | 1:500 @ A0 | STEN |

| DRAWING NO: | REV: |
|---|---|
| 2239.01 | AK |