

# Lee Lane, Royston Technical Layout

## Affordable Tenures Key

	<b>Affordable Housing</b>	At least 10% of the total number of dwellings, meaning 10% of the total number of dwellings. This tenure type is not eligible for Local Housing Allowance and is not eligible for the Right to Buy.
	<b>Intermediate Housing</b>	At least 10% of the total number of dwellings, meaning 10% of the total number of dwellings. This tenure type is not eligible for Local Housing Allowance and is not eligible for the Right to Buy.



Pond



59

### Schedule of accommodation

House Type	Sq. Ft.	No.
<b>3 bed semi-detached</b>		
Pa Palmerton	774	12
Ma Madstone	830	20
En Emeraldale	914	2
Ln Lockwood	938	4
<b>3 bed detached</b>		
Ca Colapton	863	7
En Emeraldale	914	19
Ed Esdale	1056	3
<b>4 bed open house</b>		
W Woodcote and	1206	10
W Woodcote md	1206	3
<b>4 bed detached</b>		
Wm Woadpennere	1074	18
Ng Engley	1079	21
Rn Rpon	1120	22
Al Aldesley	1225	8
<b>Affordable Properties</b>		
Er Eartley end	614	8
Er Eartley md	614	3
Bn Barton	705	6
<b>Total</b>		<b>144</b>

Pin herb across drive to denote extent of ROW  
 Area shaded subject to right of way to adjacent paddock  
 Area hatched to be finished with recycled road bases and rolled  
 Existing access gate to adjacent paddock replaced

**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 to post with 300mm concrete gravel boards and 1.8m high close boarded timber fence panels
- F2 18m x 1.8m close boarded privacy panel 1.2m beyond
- F3 0.9m high timber post and rail fence
- 8m collection points on private drives
- Affordable housing
- Indicative landscaping
- Existing trees removed / pruned
- Existing trees to remain
- Denoted garages to be Tarmac pre cast

Lee Lane (B 6428)

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- 111 + Prefab garages 11 DWP & 11 other identified
- 112 + Affordable tenures reserved on plots 17-20 & 124
- 113 + Affordable tenures reserved
- 114 + Plot numbers updated
- 115 + Layout updated to suit Planning layout 11-17
- 116 + Direct to path B4 & B5 revised right of way to adjacent paddock identified
- 117 + Crispa sites updated
- 118 + F&E updated from highway to include type F&E updated
- 119 + Boundary treatment revised to include level 1 and 2
- 120 + Plots 21-24 repositioned to accommodate drainage to courtyard

<b>Lee Lane</b>	
Royston	
Working Name	
Drawing Title: <b>Technical Layout</b>	
Drawing Number: <b>LL-TL / 01</b>	
Revision: 1	Scale: @ 1:1
Drawn By: KL	Date Issued: Dec 2017

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