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TIMELESS COLLECTION

DARTON LANE, DARTON

NOTES:

Scaled @ 1:500

0 10m 20m 50m

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

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														
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		
Thornbury Det M4(3)	THO M4(2)	✓	✓		3	982	91.2	2	3	2946	273.6	6.5		6.5
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	2	1746	162	4.3		
Stratford M4(2)	STR-AFF-M4(2)	✓		✓	2	873	81.1	2	3	2619	243	6.5	6.5	
Grand Total									**46**	**48919**	**4544**	**100.0**	**26.1**	**6.5**

Parking schedule	
Curtiledge parking	87
Integral garage	10
Detached garage	10
Total	**107**

Rev	Date	Amendment	By
AJ	26.02.24	Adoptable highway introduced adjacent plots 41-46. RM(2)(3) contributions updated to suit latest Duchy drawing review. Dunsmore replaces Edworth house type, adjacent plots repositioned to suit. Additional cross section locations shown. Parking arrangement around plots 20-22 amended. General comerts inline with DM&C 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 21-23. NDSS house types shown within schedule.	TS
AF	06.02.24	Minor presentation amends inline with updates to boundary and materials layout revision 5.	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 incidental 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 38/39 updated to suit clients comments.	TS
Z	05.12.23	Note regarding gated access to plots 1-10 added. Amends to plots 36-41. Gardens to plots 20-21 shown with wells. Plot 25-30 repositioned to suit. Footway widened to 2m. Plots 31-35 repositioned to suit. Parking number schedule updated.	TS
W	23.05.23	EV Charging point show to plots 9 & 10.	TS
V	17.03.23	Retained/removed trees indicated	TS
U	07.03.23	Substation indicated. Grasscrete 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 29 moved to front due to levels	TS
P	07.02.23	Plots 5-7, 20-22 & 33 repositioned to allow for retaining structure to be constructed. Radii to 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 updated accordingly.	TS
J	18.01.23	Plots 20-25 orientated to face South East. Dry stone walling, railing and retention of existing walling along Darton Lane identified. Plot 25 switched to Thornbury Detached. 2m wide footway widened into existing grass verge.	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 45-46 re-planned to suit. Site entrance widened to 6m and visitor parking bay 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 Bodnant. Shared surface carriageway widened to 6m. narrowing introduced on southern section of road. footpath link to school indicated. Plots 20-30 & Plots 38/39 replaced. Footpath added adjacent plots 20-2.	TS
D	17.11.22	Visibility indicated. Wall to plot 36 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 retention.	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

Duchy Homes

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DEVELOPMENT:
Darton Lane
Darton

TITLE:
Planning Layout

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

DRAWING NO:	REV:
2239.01	AJ