



NOTES
 1. FOR TREE SURVEY NOTES SEE ACCOMPANYING JAMES ROYSTON ARBORICULTURAL SURVEY
 2. FOR DETAILED LANDSCAPING PROPOSALS SEE SIMON FOREMAN LANDSCAPE MASTERPLAN

- LEGEND**
- PROPOSED TREE
 - EXISTING SURVEYED TREE TO BE RETAINED
 - EXISTING TREE (NOT SURVEYED) TO BE RETAINED
 - EXISTING SURVEYED TREE TO BE FELLED
 - EXISTING LANDSCAPE
 - PROPOSED HEDGEROW
 - PROPOSED DENSE PLANTING
 - RESIDENTIAL TURF PLANTING AREA
 - RESIDENTIAL SHRUB PLANTING
 - BLOCK PAVING (SPEC. TBA WITH LOCAL PLANNING AUTHORITY)

SCHEDULE OF RESIDENTIAL ACCOMMODATION
 * AFFORDABLE HOME ALLOCATION

House type	Total
Cherryburn 2 Storey 4 Bed Detached House	3 No.
Crabtree 2 Storey 4 Bed Detached House	9 No.
Roseberry 2 Storey 4 Bed Detached House	18 No.
Sculer 2 1/2 Storey 3 Bed Semi Detached / Terraced House	17 No.
Lansley 2 1/2 Storey 4 Bed Detached House	7 No.
Rufford 2 Storey 3 Bed Detached House	12 No.
Rufford Semi 2 Storey 3 Bed Semi Detached	20 No.
Hambury 2 Storey 3 Bed Semi Detached	36 No.
Swale 2 1/2 Storey 3 Bed Semi/Terrace	11 No.
Skipton 2 Storey 2 Bed Semi/Terrace	10 No.
Total 143 units	

- KEY AND BOUNDARY TREATMENT**
- DENOTES 1800 HIGH CLOSE BOARDED FENCE
 - DENOTES 900 HIGH 2 POST AND RAIL TIMBER FENCE
 - DENOTES 1800 HIGH SCREEN WALL / FENCE
 - DENOTES 900 HIGH RAILINGS
 - DENOTES BRICK DWARF WALL WITH 900mm RAILINGS
 - 900 TIMBER KNEE RAIL, FULL EXTENT TBA
 - EXISTING 2.4M (MEAN) GREEN METAL PALISADE FENCE TO REMAIN
 - EXISTING 2.0M BRICK WALL TO REMAIN
 - EXISTING 1.5M BRICK WALL TO REMAIN

REV. B

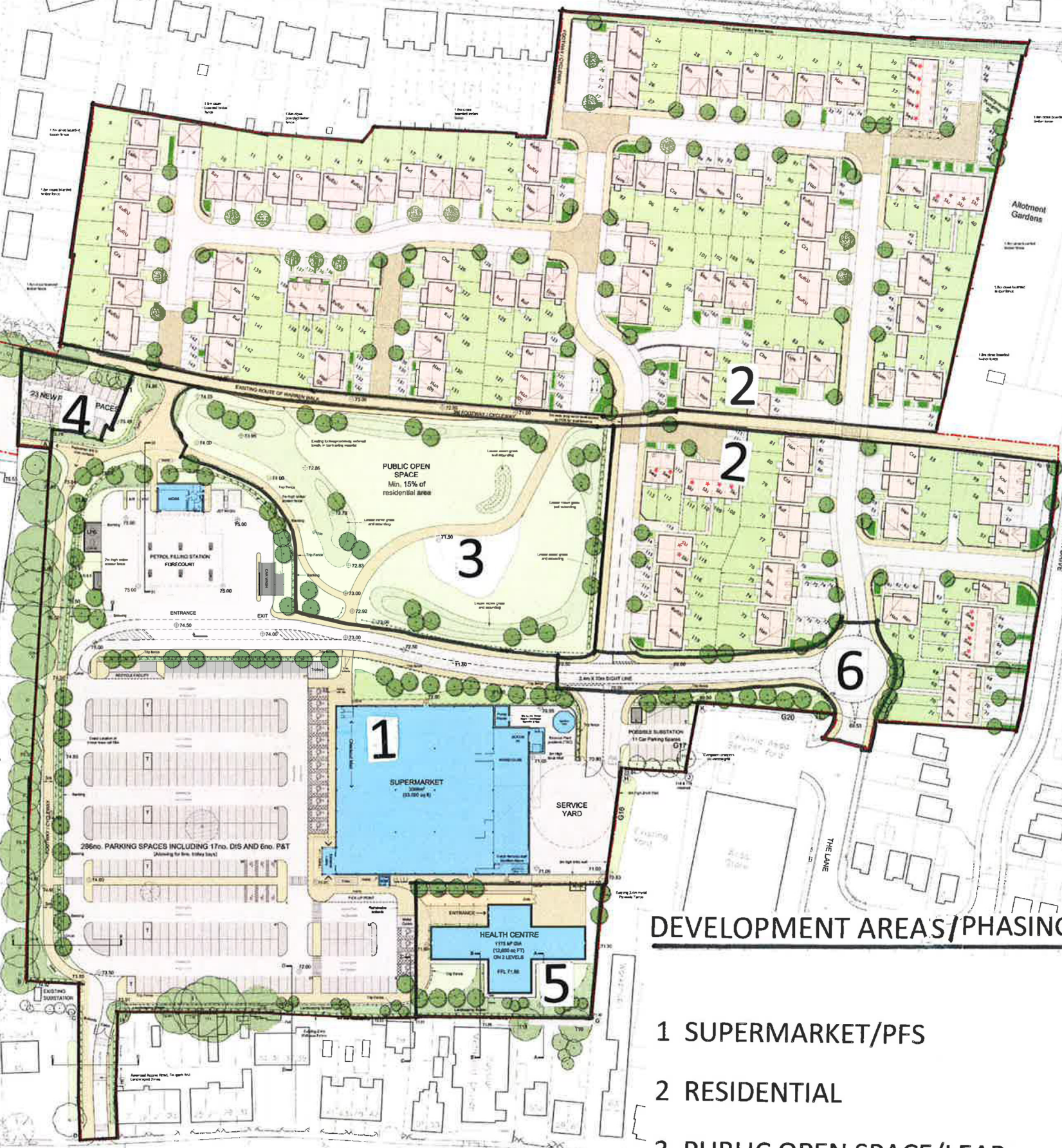
E 13.02.12 PROPOSED HOUSING LAYOUT UPDATED	J24	RH
D 30.01.12 P.O.S. UPDATED	J24	RH
C 23.01.12 UNKALTED IN RESPONSE TO COMMENTS BY SABC	J24	RH
B 03.12.12 LAYOUT ADDED, PARKING TO NEW CORNER & LANDSCAPING UPDATED	J24	RH
A 20.11.12 SITE ACCESS (MARBLED)	J24	RH

PLANNING

Project/Client	Proposed Mixed Use Development	Midland Road, Royston
Project No.	2111631	
Drawn By	JJM	Date NOV '12
Checked By	RH	Date NOV '12
Scale	1:500 @A0	
Drawing	Proposed Site Layout Plan	

ARCHIAL

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DEVELOPMENT AREAS/PHASING PLAN

- 1 SUPERMARKET/PFS
- 2 RESIDENTIAL
- 3 PUBLIC OPEN SPACE/LEAP
- 4 NEW PARKING FOR COMMUNITY CAMPUS
- 5 HEALTH CENTRE
- 6 DEVELOPMENT AREA/PHASE 6