

NOTES
1. FOR TREE SURVEY NOTES SEE ACCOMPANYING JAMES ROYSTON ABORICULTURAL SURVEY
2. FOR DETAILED LANDSCAPING PROPOSALS SEE SMEEDEN 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

Housetype	Total
Cherryburn 2 Storey 4 Bed Detached House	3 No.
Crathorne 2 Storey 4 Bed Detached House	9 No.
Roseberry 2 Storey 4 Bed Detached House	18 No.
Souter 2 ½ Storey 3 Bed Semi Detached / Terraced House	17 No.
Lumley 2 ½ 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.
Hanbury 2 Storey 3 Bed Semi-Detached	36 No.
Swale 2 ½ 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
- 600 TIMBER KNEE RAIL, FULL EXTENT TBA
- A-B-C-F-G-H-J-K-L: EXISTING 2.4M (MEAN) GREEN METAL PALISADE FENCE TO REMAIN
- C-D: EXISTING 2.0M BRICK WALL TO REMAIN
- E-F: EXISTING 1.5M BRICK WALL TO REMAIN

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

REV A.

E	11.02.13	PROPOSED HOUSING LAYOUT UPDATED	JJH / RH
D	30.01.13	P.O.S. UPDATED	JJH / RH
C	23.01.13	UPDATED IN RESPONSE TO COMMENTS BY SMBC	JJH / RH
B	03.12.12	COLOURS ADDED; PARKING TO NW CORNER & LANDSCAPING UPDATED	JJH / RH
A	20.11.12	SITE ACCESS AMENDED	JJH / RH

Issued for: PLANNING

Project/Client: Proposed Mixed Use Development Midland Road, Royston	Project No: 2111031
	Dwg No: AD (00) 02
	Rev: E
Drawing: Proposed Site Layout Plan	Scale: 1:500 @A0
	Drawn By: JJH Date: NOV '12
	Checked By: RH Date: NOV '12

ARCHIAL
Tel: +44 (0)113 388 4330
Web: www.archialgroup.com

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