



- PLANNING LAYOUT LAYERS KEY:**
- 1800mm BRICK WALL & FENCE
  - 1800mm VERTICAP TIMBER FENCE
  - 1800mm ACOUSTIC FENCE
  - 1500mm VERTICAP TIMBER FENCE WITH 300mm TRELIS - 1800mm O/A HT
  - PEDESTRIAN LINK
  - SITE BOUNDARY
  - 900mm METAL RAILINGS
  - PILLARS
  - REAR ACCESS GATE
  - ADDITIONAL WINDOWS - SEE SITE SPECIFIC HT WORKING DRAWING
  - UNDERGROUND STORAGE TANK
- NOTE: ALL INTERNAL SITE VISIBILITY SPLAYS ARE 2.4m x 3.3m
- RETAINED TREES
  - REMOVED TREES
  - DENOTES POSITION OF HEDGE HOG BOXES - Hogitait Hedgehog Home by nhbs or similar
  - DENOTES POSITION OF BAT ROOST - FOR SPECIFIC DETAILS SEE DRAWING SD.3192
  - DENOTES POSITION OF BIRD NEST BOX - FOR SPECIFIC DETAILS SEE DRAWING SD.3192
  - HABITAT CREATION IN ACCORDANCE WITH ECOLOGY REPORT BY BROOKS ECOLOGICAL REF: R-1785-01 Jan'14

- REFUSE STRATEGY**
- Terrace Units with rear access can store the refuse bins in the rear gardens. All gardens are to be secured with lockable timber made gates at approximately 2m High.
  - End Plots and Detached Units with rear access can store the refuse bins in the rear gardens. All gardens are to be secured with lockable timber made gates at approximately 2m High.
  - Apartment Units are provided with External Timber Bin/Cycle stores or are provided with Areas within the Ground Floor of the FOG located adjacent.
  - Flat Over Garage/Drive-Through Units without access to a garden can store the refuse bins in the bin stores provided.

**Notes**

Roads, footpaths to be in tarmac. For details of Mews courts, raised platforms/ramps refer to road construction details. Driveways and Parking Courts to be in tarmac. Parking spaces serving townhouses to be marked out using concrete edgings, apartments delineated with white lines.

All driveways min 5.5m long. Where they also provide primary access to dwellings they are to be min. 3.0m wide with a maximum gradient of 1 in 12. Footpaths serving as primary access to be min. 0.9m wide with a maximum gradient of 1 in 12.

Private parking bays indicated by plot number to be min. 4.8m x 2.4m wide.

All roads, associated footpaths and margins to be constructed to LEEDS CC Highways standards and specification for adoption including street lighting.

All rainwater goods to be black half round PVC-u

All facias PVC-u/visible joinery to be black

**SCHEDULE OF ACCOMMODATION:**

House type	Total
Charbury (1299) 3 Storey 3 Bed Semi Detached House	28 No.
Goelford (868) 2 Storey 3 Bed Terrace/Semi Detached House	28 No.
Alton (1085) 2.5 Storey 3 Bed Terrace/Semi Detached House	25 No.
Haddenham (1480) 2 Storey 4 Bed Detached House	8 No.
Eynsham (1334) 2 Storey 4 Bed Detached House	8 No.
Oxford (1238) 3 Storey 4 Bed Terrace/Semi Detached House	5 No.
Milkdale (869) 2 Storey 3 Bed Terrace/Semi Detached House	4 No.
Shalford (1369) 2 Storey 4 Bed Detached House	4 No.
Bradensham (1153) 2 Storey 4 Bed Detached House	4 No.
Eskdale (1222) 2 Storey 4 Bed Detached House	4 No.
Kerrisdale (1222) 2 Storey 4 Bed Detached House	1 No.

  

House type	Total
Madrid FOG (656) 2 Storey 2 Bed Flat Over Garage (Drive-Through)	1 No.
Madrid FOG (656) 2 Storey 2 Bed Flat Over Garage (Bin/Cycle Store)	1 No.
Madrid FOG (656) 2 Storey 2 Bed Flat Over Garage	1 No.
BLOCK 1 (567/848/667/720) 4 Storey 2 Bed Apartments	16 No.
BLOCK 3 (648/667) 4 Storey 2 Bed Apartments	16 No.

**TOTAL 154 No. UNITS**

ALL HOUSE TYPES TAKEN FROM THE DISTINCTIVE RANGE/ISSUE 5  
EXPOSURE CATEGORY: LOW  
2010 BUILDING REGULATIONS

**Acoustic Glazing/Ventilation**

Glazing to Living room/Kitchen/Bedroom windows (plots 1-5, 9-37, 92-113 & 123-130) to consist of 10mm pane/12mm cavity/6mm pane. Minimum acoustic performance to achieve 38dB. Trickle Ventilation to be provided in the form of Greenwood Airvac EHA574 min. acoustic rating 44dB

Glazing to Living room/Kitchen/Bedroom windows (plots 75-91 & 114-122) to consist of 6mm pane/12mm cavity/6mm pane. Minimum acoustic performance to achieve 31dB. Trickle Ventilation to be provided in the form of Greenwood Airvac EHA574 min. acoustic rating 44dB

Glazing to Living room/Kitchen/Bedroom windows (plots 55-56, 69-74 & 131-153) to consist of 4mm pane/12mm cavity/4mm pane. Minimum acoustic performance to achieve 31dB. Trickle Ventilation to be provided in the form of Greenwood Airvac 4000L min. acoustic rating 34dB

REV	DATE	AMENDMENTS	BY
K	15.09.14	LEGEND UPDATED TO REFLECT HOUSE TYPE SUBMITTED TO PLOTS 34 & 67. PLOT 78 GARDEN LEVEL AMENDED	TWY
J	03.09.14	LAYOUT AMENDED TO REF PLANING COMMENTS	TWY
H	28.07.14	PLOTS 69-74 POSITION AMENDED TO 1M BETWEEN DEMOLITIONS	RR
G	04.07.14	LANDSCAPE PERFORMAL ACCESS TO THE GREEN CORRIDOR BETWEEN PLOTS 31-34 & 85-93 EXISTING TREES RETAIN BEHIND PLOTS 64-67 UNDERGROUND STORAGE TANK AMENDED FOOTPATH OPPOSITE PLOTS 1-3 DISTENDED LANDSCAPING UPDATED TO SUIT LATEST AMENDMENTS	RR
F	26.06.14	HANDONES ALTERED TO PLOTS 28-32, 34, 42-43, 57-58, 61-62, 89-92, 93-94, 95, 96-102, 116, 119-122 & 136-137	TWY
E	06.06.14	LAYOUT AMENDED TO SUIT PLANNING COMMENTS	RR
D	16.05.14	LAYOUT AMENDED TO SUIT PLANNING COMMENTS	RR
C	06.05.14	FOOTPATHS WIDENED AROUND PLOTS 5 & 7/8	RR

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT, ROYDS LANE, WORTLEY

DRAWING OF: PROPOSED PLANNING LAYOUT

MARKETING NAME:

drawing no: P11-4484:01 rev: K date: JAN 14

scale @ A1: 1:500 drawn: RAN check: ALP date: JAN 14

Full extent of southern boundary

**PROPOSED PLANNING LAYOUT**