

NOTE
 Suitable arisings from excavations provide useful engineering materials for raising levels and in forming and contouring areas of landscaping. Accordingly, the finished surface levels on this development have been designed to incorporate the benefits of this material, either derived on this site, or on other TWUK developments.



House Type Legend - Social

Types	No.	Beds	Storey	Sqft	Total Sqft
B15 One Bed Quad	20	1	2	603	12,060
PA25 Canford	29	2	2	689	19,981
PA34 Gosford	21	3	2	866	18,186
Total	70				50,227

House Type Legend - Private

Types	No.	Beds	Storey	Sqft	Total Sqft
SMB Bungalow	10	2	1	695	6,950
PA34 Gosford	42	3	2	866	36,372
PD32 Aldenham	13	3	2	967	12,571
PB30 Ashton	14	3	2.5	1085	15,190
PD48 Bradenham	21	4	2	1153	24,213
PT41 Eskdale	8	4	2	1222	9,776
PD49 Downham	42	4	2	1244	52,248
PB41 Easton	6	4	2.5	1252	7,512
PA48 Shelford	22	4	2	1369	30,118
PT43 Langdale	18	4	2	1530	27,540
PD51 Lavenham	27	5	2	1646	44,442
B1670 Heydon	17	4	2	1670	28,390
B1890 Stirling	15	4	2	1890	28,350
B2006 Mappleton	16	5	2	2006	32,096
B2045 President	9	4	2	2045	18,405
Total	280				374,173

Site Total - 350 - 424,400

Social - 20%

Site Layout Key

- Social Housing

REV	DATE	DESCRIPTION	BY
C	08.12.13	Turning head added to private drive of plots 11 & 12	RF
B	03.11.13	All 4 and 5 bed integral garage types - drives widened to accommodate Local Authority's parking standards. Hard stand areas for bins allocated to private shared drives where required. Landscaping introduced as a buffer between kick-about area and the road. Connection introduced from plots 270-280 to open space/play area. Footway/Cycle Link introduced to Allerton Bank (just north of the junction with Green Lane). Road extended to front of plot 332, and turning heads extended beside plots 262 and 263.	KM
A	15.11.13	Plots 1-11 and 350 moved back to avoid easement. As a result we lost: 1no. PA48, 2no. PD48, 1no. PD32, and gained: 2no. PD49 and 2no. PA34. Additional visitor parking spaces added where possible to affordable units. Pedestrian links abutting north of the site removed. Ramp and rubble steps identified with text, and pedestrian crossing points are now the same black colour throughout. Visibility splays added to the layout. Pedestrian links added over raised table (to front of plot 45). Informal footpaths amended slightly giving more direct routes to bowling green. 5no. Sheffield Cycle stores allocated for bowling green. High Spec drive note added to beginning of lengthy shared drives for fire brigade access, and hard-stand areas provided for bins. Position of drive to existing unit to be refurbished amended.	KM

JOB Morley Carr Farm,
Green Lane, Yarm

TITLE Planning
Layout

SCALE 1:1000

DRAWN	AW	CHKD	-
DATE	20.06.13	DATE	-

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DRAWN: MCF/300
 Page C

Landscape Buffer: Please refer to Landscape Masterplan and Planting Strategy Plan for details

Connection point from Tall Trees

Footway/Cycle Link connection to S106 Link

Ash Tree Cottage

Pond Pond

Far End Cottage

Far End Farm

Stable Cottage

Stable Cottage

Malard Cottage

Malard Cottage

Malard Cottage