



| SCHEDULE OF AREAS                                                           |                              | Total Area (m2) | Landscape Type |           | Permeable Paving |
|-----------------------------------------------------------------------------|------------------------------|-----------------|----------------|-----------|------------------|
|                                                                             | Landscape Description        |                 | Soft (m2)      | Hard (m2) |                  |
| Communal Areas                                                              | Amenity Open Space #1        | 1,615           | 1,615          | Nil       | V                |
|                                                                             | Amenity Open Space #2        | 207             | 207            | Nil       |                  |
|                                                                             | Amenity Open Space #3        | 582             | 582            | Nil       |                  |
|                                                                             | Road & Pavements             | 1,382           | Nil            | 1,382     |                  |
| Private Areas                                                               | On Road Visitor Parking Bays | 55              | Nil            | 55        | No               |
|                                                                             | On Road Private Parking Bays | 155             | Nil            | 155       | Yes              |
|                                                                             | Unit 1 – Type A              | 182             | 95             | 87        | Yes              |
|                                                                             | Unit 2 – Type A              | 235             | 131            | 104       | Yes              |
|                                                                             | Unit 3 – Type A              | 235             | 131            | 104       | Yes              |
|                                                                             | Unit 4 – Type A              | 172             | 101            | 71        | Yes              |
|                                                                             | Unit 5 – Type A              | 200             | 118            | 82        | Yes              |
|                                                                             | Unit 6 – Type A              | 265             | 124            | 141       | Yes              |
|                                                                             | Unit 7 – Type B              | 292             | 257            | 35        | Yes              |
|                                                                             | Unit 8 – Type C              | 130             | 114            | 16        | Yes              |
|                                                                             | Unit 9 – Type C              | 126             | 110            | 16        | Yes              |
|                                                                             | Unit 10 – Type B             | 119             | 103            | 16        | Yes              |
|                                                                             | Unit 11 – Type C             | 218             | 183            | 35        | Yes              |
| Note: The dwelling floor areas are not included in these landscaping totals |                              |                 |                |           |                  |

- KEY:
- New Tree Planting
  - Site Boundary
  - Flood Zone Areas
  - Garden Shed - 1.80 x 2.40m On Plan  
Secure cycle storage for 4-6 bicycles
  - Landscape Planting - Insect Friendly Varieties
  - Mixed Native Species Boundary Hedging/Under Planting  
Using: Hawthorne, Dogwood, Dog Rose, Blackthorn, Spindle, Wild Privet, Hazel, Crab Apple & Wild Chery
  - Permeable Block Paving  
In Herringbone pattern
  - Stone Paving Draining Into  
Ground, 600x600mm Slabs
  - Textured Paving by Crossing Areas
  - Naturally Sloped Ground/Embankments
  - Ramped Pavement, not exceeding 1:12 gradient
  - Timber Feather Edge Boundary Fencing, 1.9m high with concrete/timber posts  
Located Around All Private Gardens Areas
  - Dwelling Label: House Number / House Type
  - Domestic Wheelie Bins For: Rubbish & Recycling
  - Public Litter Bins For: Rubbish & Recycling

**SURFACE WATER DRAINAGE**  
All domestic surface water is to be collected in 110mmø uPVC underground drainage pipes and all road gullies are to run into 150mmø uPVC under ground drainage pipes. All pipes are to gravity fall to a settling chamber, under the road by the entrance gates. This chamber is to remove oil gravel and debris from the water and is also to have an oil filtration device fitted so that all outflow is clean and oil free. The outflow is to run into a plant filter bed area of the pond, on the front flood plane area of the site. The pond is designed in such a way that it has a pre-designed flood area to the north of the pond, which acts as a water attenuation area to prevent rapid run off from the site. There will be a slow release valve from the overflow area connected to the main storm water drainage system.

**NOTES**  
All dimensions must be checked on site and not scaled from this drawing, except for planning.  
Any discrepancy found between drawings or details should be reported to Designhouse as soon as possible where the correct information will be given.  
**ACCOMMODATION (Internal Areas)**  
**DETACHED DWELLINGS:**  
**HOUSE TYPE 'A'**  
6No. Four bedroom detached houses (168.45m<sup>2</sup>) 4B/8P  
6No. with 3 off street parking spaces and  
**HOUSE TYPE 'B'**  
2No. Three bedroom terraced houses (107.03m<sup>2</sup>) 3B/5P  
With 2No. on street parking bays  
**HOUSE TYPE 'C'**  
3No. Three bedroom terraced houses (99.77m<sup>2</sup>) 3B/5P  
With 2No. on street parking bays  
Plus additional 3No. visitor parking bays (total 2.9 spaces per dwelling)

|                          |          |                                |
|--------------------------|----------|--------------------------------|
| Original drawing size A0 |          |                                |
| Rev.                     | Date     | Revision                       |
| D                        | 08/08/24 | Entrance gates removed         |
| C                        | 21/04/23 | Extra grass areas revised      |
| B                        | 19/04/23 | Play equipment removed, stone  |
| A                        | 19/04/23 | bin stores & extra grass added |
| A                        | 09/02/23 | Landscape areas table added    |

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Client: Leyton Homes Ltd  
Job Title: New Residential development  
At Land Adjacent To:-  
894 Huddersfield Road  
Mirfield  
WF14 9HS

Drawing Title: Proposed Site  
Landscaping Plan  
Showing Complete Site  
And Adjacent Road

|                       |               |
|-----------------------|---------------|
| Scale: 1:200 @ A0     |               |
| Date: Apr 2022        | Drawn By: KJP |
| Drawg No.: 21/6320/11 | Rev.: D       |