Amenity Lawn

Vegetated private garden

Permeable paving
undertaken in accordance with DCLG note

Resident parking
29no spaces (incl garages)

Visitor parking
4no spaces

Replacement tree planting
Heavy standard trees as specialist detail incl Birch, Cherry, Rowan and Oak with native shrub underplanting

Refuse Storage/ Presentation
Resident refuse storage (shaded) within garden space with level access to roadside presentation locations (unshaded)

Plot	Area	Indicative Dwelling GEA (over two storeys, incl. garage)		Parking
1_	104.6sqm	2 Bed	87.1sqm (940sqft)	2no
2_	137.9sqm	2 Bed	87.1sqm (940sqft)	2no
3_	281.6sqm	3 Bed	156.0sqm (1680sqft)	2no incl garage
4_	200.3sqm	2 Bed	87.1sqm (940sqft)	2no
5_	200.1sqm	2 Bed	87.1sqm (940sqft)	2no
6_	324.3sqm	4 Bed	162.0sqm (1740sqft)	3no incl garage
7_	235.2sqm	3 Bed	99.0sqm (1065sqft)	2no
8_	219.4sqm	3 Bed	104.3sqm (1225sqft)	2no incl garage
9_	277.2sqm	3 Bed	135.0sqm (1450sqft)	2no incl garage
10_	258.6sqm	3 Bed	135.0sqm (1450sqft)	2no incl garage
11_	301.8sqm	4 Bed	136.0sqm (1463sqft)	3no incl garage
12_	297.2sqm	4 Bed	136.0sqm (1463sqft)	3no incl garage
13_	215.5sqm	3 Bed	102.4sqm (1100sqft)	2no
			1514.1sqm (16290sqft)	

Note: Areas for illustration purposes only!

Drawings based on Ordnance Survey (Streetwise License No 100047474) and preliminary survey – design and drawing content subject to further Site Surveys, Structural Survey, Site Investigations, Planning and Statutory Requirements and Approvals.

Rev.	Des.		Date
C		Link to footpath added	Feb 25
B		Updated issue	Feb 25
A		Refuse provision indicated	Sept 24

Leak Hall Lane

0 2 4 6 8 10m
Scale 1: 200

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Project	Proposed residential development at Leak Hall Lane, Denby Dale	
Client	Robert Halstead Chartered Surveyors & Town Planners, Bridge Mills HD9 3TW	
Dwg Title	(24301)2_Inicative site layout	C
Scale	1: 200 @ A1	
Date	May 24	