

NEWETT
HOMES

CEDAR GROVE, BIRCHENCLIFFE



Boundary Treatments Key

- Boundary Wall 1.8m
- Close Boarded Fence 1.8m
- Post & 4 rail fence 1.2m
- Existing Dry Stone Wall

Ecology Key

- Swift Box- Mansthorpe Swift Box
- Bat Box- Integrated Eco Bat Box
- Hedgehog Hgway

Key

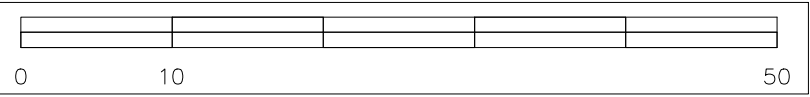
- Red Line Boundary
- Affordable Rent
- First Homes
- Charging point position
- Retained Trees & RPA
- Proposed Trees
- Sales Area
- Attenuation Tank

Rev	Description	By	Date
H	Lighting specification updated	MB	17.04.26
Rev	Description	By	Date
G	Material schedule added	MB	10.04.26
Rev	Description	By	Date
F	Affordable Tenure added	MB	01.04.26
Rev	Description	By	Date
E	Service margine to rear of plot 25 - 2 increased	MB	19.03.26
Rev	Description	By	Date
D	Plot 2 rear fence line amended to suit first off manhole position.	AS	09.03.26
Rev	Description	By	Date
C	Close Boarded Fence Added	AS	25.02.26
Rev	Description	By	Date
B	Acoustic Glazing Added	AS	23.01.26
Rev	Description	By	Date
A	Plot 2 rear fence line amended to suit first off manhole position. Plot 3-5 rear boundaries amended to close boarded fencing to suit Attenuation tank easement. Sales area updated	MB	07.01.26

Drawing Tile

Site Layout

Composite Accommodation Schedule							
Open Market Units							
Housetype	Housetype Code	Beds	Configuration	Storey Height	SQFT	Number	Total SQFT
DAL- Dalton	DAL-21-V1-M	3	Semi	2	908	6	5448
NEW- Newton	NEW-21-V2-/	3	Semi	2	939	2	1878
BRA- Bramham	BRA-21-V1-/	4	Detached Integral	2	1498	4	5992
MAL- Malham	MAL-21-V1-/	4	Detached Integral	2	1227	5	6135
HAL- Halsham	HAL-21-V1-/	4	Detached Integral	2	1417	1	1417
CAW- Cawthorne	CAW-21-V1-/	5	Detached Integral	2	1661	4	6644
Sub-total						22	27514
Affordable Units							
Housetype	Housetype Code	Beds	Configuration	Storey Height	SQFT	Number	Total SQFT
WET- Wetherby	WET-21-V1-P	2	Semi/Mid	2	753	3	2259
DAL- Dalton	DAL-21-V1-M	3	Semi	2	908	2	1816
Sub-total						5	4075
Total						27	31589



Materials Key

Material Palette	Facing Material	Facing Stone Link	Roof Tile	Roof Tile Link
All Plots	lbtstock - Hardwick Welbeck Autumn Antique	https://www.marshalls.co.uk/bricks-and-masonry/products/cromwell-stone-walling	Sandtoft Danum TLE Dark Grey	https://www.wienberger.co.uk/product-range/roof/danum-tle-dark-grey.html
All Plots	Heads & Cills	Head and Cill Link	Entrance Door Light	Entrance Door Light Link
All Plots	Antstone Heads and Cills	https://www.stonecrete-direct.co.uk/stone-window-sills-and-heads.html	Entrance Door Dusk to Dawn Light	https://asset.eezybridge.com/de31ae66-8137-4795-8e58-80cf771a3c65/5227

White uPVC Windows
Black Eurocell Fascia and Soffit
Black Rainwater goods

Acoustic Mitigation Plots

See lines around the perimeter of plot elevations

Bedrooms and living rooms = 33 dB Rw + Ctr glazing with 34 dB Dn, e, w + Ctr window vents

