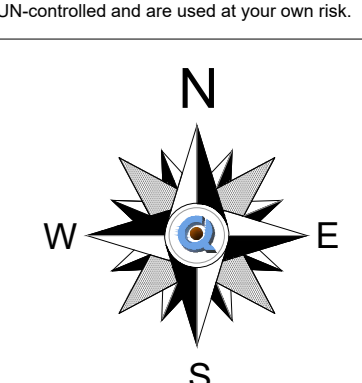
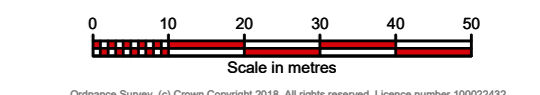


APPENDIX 1



PLEASE NOTE
All measurements are subject to confirmation on site.
Proposed layout based on OS Data.
All OS Data verified. Topographical survey by GSW Ref: GSW/19/001.
This survey confirmed and amended survey by All About Town Ref: AA/T/19/001.
Land Use Data (OS) and OS Data verified survey by GSW.

LAND SPLIT KEY: DEVELOPMENT AREAS
A - ESH HOMES AREA - 5.05 Ha (155NO. UNITS)
B - DBC AREA - 3.23 Ha (150NO. UNITS)
C - RP AREA - 3.55 Ha (144NO. UNITS TBC)

POS AREA - 10.78 Ha
ROAD NETWORK - 1.19 Ha
RED-LINE AREA - 23.80 Ha

LEGEND:

- DISTRIBUTOR ROAD - 6.7m with 2m footpath (10.7m O/A)
- RESIDENTIAL ROAD - 5.5m with 2m footpath (9.5m O/A)
- PRIVATE DRIVE - 6m O/A
- PROPOSED SAFE CYCLE CYCLE TO SCHOOL FOOTPATH / CYCLEWAY - 4m O/A
- SAFE TO SCHOOL ROUTE DOUBLING UP AS 1K RUNNING ROUTE AROUND CENTRE OF THE PROPOSAL
- EXISTING PUBLIC RIGHT OF WAY ROUTES
- EXISTING PUBLIC FOOTPATH TO BE NEW FOOTPATH / CYCLEWAY - 4m O/A
- PROPOSED ROUTE OF DIVERTED FP14 TO BE UPGRADED TO FOOTPATH / CYCLEWAY 4m O/A
- PROPOSED ROUTE OF EXISTING PROVIS OFFSITE
- PROPOSED BUS ROUTE THROUGH SITE AND NEW BUS STOP LOCATION
- LOCATION OF ACOUSTIC BUND. PLEASE REFER TO NOISE ASSESSMENT FOR DETAIL REF: ND18-0176-001.
- PROPOSED RELOCATED BUS STOP LOCATION
- BIODIVERSITY ROUTES 10M-20M O/A
- SURVEYED WATER MAIN SERVICE EASEMENTS
- NORTHERN POWER GRID ELECTRICAL APPARATUS EASEMENT
- INDICATIVE CROSSING POINTS FOR SAFE ROUTE TO SCHOOLS (SRTS)
- RETAINED HEDGES
- RETAINED TREES
- REMOVED TREES

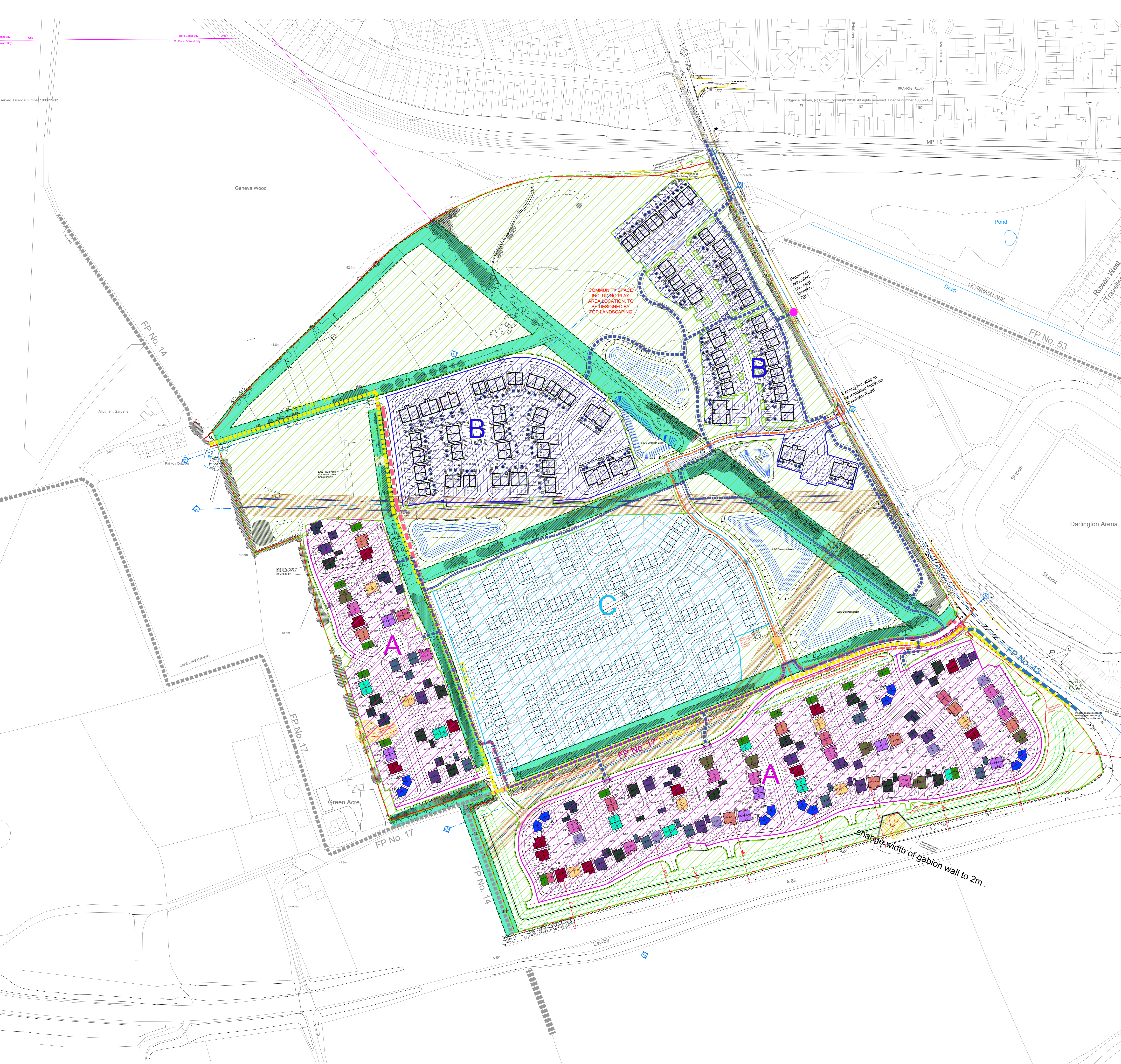
ESH HOMES									
SCHEDULE OF ACCOMMODATION - NEASHAM ROAD V13									
Use Type	Units	Stages	Units	Phase	Description	No.	Net Floor Area		
RES	15	2	2	2	1st/2nd Terrace	14	104	100	100
RES	15	2	2	2	3rd/4th Terrace	14	104	100	100
RES	15	2	2	2	5th/6th Terrace	14	104	100	100
TOTAL	45	6	6	6		42	312	300	300

PARKING SCHEDULE FOR HOMES BY ESH - NEASHAM ROAD, DARLINGTON									
Use Type	Units	Stages	Units	Phase	Description	No.	Net Floor Area		
RES	15	2	2	2	1st/2nd Terrace	14	104	100	100
RES	15	2	2	2	3rd/4th Terrace	14	104	100	100
RES	15	2	2	2	5th/6th Terrace	14	104	100	100
TOTAL	45	6	6	6		42	312	300	300

DARLINGTON COUNCIL									
SCHEDULE OF ACCOMMODATION - NEASHAM ROAD, V14									
Use Type	Units	Stages	Units	Phase	Description	No.	Net Floor Area		
RES	15	2	2	2	1st/2nd Terrace	14	104	100	100
RES	15	2	2	2	3rd/4th Terrace	14	104	100	100
RES	15	2	2	2	5th/6th Terrace	14	104	100	100
TOTAL	45	6	6	6		42	312	300	300

PARKING SCHEDULE FOR DARLINGTON BOROUGH COUNCIL - NEASHAM ROAD, DARLINGTON									
Use Type	Units	Stages	Units	Phase	Description	No.	Net Floor Area		
RES	15	2	2	2	1st/2nd Terrace	14	104	100	100
RES	15	2	2	2	3rd/4th Terrace	14	104	100	100
RES	15	2	2	2	5th/6th Terrace	14	104	100	100
TOTAL	45	6	6	6		42	312	300	300

No.	Date	Description	Author	Checked
J	02.03.20	Proposed internal path removed from FP14 and FP17 along North Corner of site boundary	LR	LR
I	19.03.20	Planning boundary changed in internal section of Site Plan. Proposed 1m path moved from side of path to centre of path. Proposed 1m path moved from side of path to centre of path. Proposed 1m path moved from side of path to centre of path.	LR	LR
H	28.03.20	Layout update - 1m path removed from 10m and 15m paths	LR	LR
G	25.03.20	Layout update - Green Area garage & retaining wall. Proposed 1m path moved from side of path to centre of path. Proposed 1m path moved from side of path to centre of path.	LR	LR
F	18.12.19	Revised detailed apartment widths changed from 3m to 2.8m in all areas. Proposed 1m path moved from side of path to centre of path. Proposed 1m path moved from side of path to centre of path.	LR	LR
E	15.12.19	Layout update with engineering requirements. Proposed 1m path moved from side of path to centre of path. Proposed 1m path moved from side of path to centre of path.	LR	LR
D	05.12.19	Power line accommodation from NPS supported. Proposed 1m path moved from side of path to centre of path. Proposed 1m path moved from side of path to centre of path.	LR	LR
C	24.11.19	Final comments received from NPS. Proposed 1m path moved from side of path to centre of path. Proposed 1m path moved from side of path to centre of path.	LR	LR



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DARLINGTON BOROUGH COUNCIL
HOMES BY ESH

NEASHAM ROAD
DARLINGTON

PLANNING HYBRID MASTERPLAN
PROPOSED OVERALL LAYOUT

Scale: PD
Author: LJR
Date: 09.05.19

Drawing Number: QD1492-311-01
Scale: 1:1000 @ A0