

B Additional EV charging points indicated. JA 15/07/25

A General engineering updates, refer to VO-06 for full details. JA 20/06/25

Rev	Description	Initial	Date

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LEGEND

- *1.80m High Close Boarded Fence
- 1.20m Estate Rail
- *1.80m High Brick Screen Wall (Brick colour taken from adjoining dwelling)
- Ownership of Fence/Wall
- Timber Framed and Ledged Gate
- Vehicle Access Gate
- Electric Vehicle Access Gate

- Public Foul Water Sewer & Manhole
- Pubic Foul Water Sewer & Manhole (Adoption Extents Demarcation Chamber)
- Pubic Surface Water Sewer & Manhole
- Pubic Surface Water Sewer & Manhole (Adoption Extents Demarcation Chamber)
- Private Foul Water Sewer & Access
- Private Surface Water Sewer & Access
- Surface Water Rodding Eye
- Backdrop
- Road Gully
- Drive Gully
- Slotted Drain
- Threshold Drain (Rear Door)
- Existing Water Main
- Water Butt
- Shared Cycle / Pedestrian Bollard
- Removable Bollard

- Additional Courses of Exposed Facing Brickwork (Assumes 2 courses below DPC as standard)
- Tanking
- Level Threshold Mobility Access
- Elevation Expansion Joint
- Screen Wall Expansion Joint
- Street Nameplate
- Street Lighting Column (See street lighting drawings for details)
- Feeder Pillar (See street lighting cable design) (See street lighting drawings for details)
- Electric Vehicle Charging Point
- Air Source Heat Pump
- Existing Level + 79.56
- Proposed Level + 81.55

- 0.6m Ready Hedge (See landscaping drawings for details)
- 1.8m Ready Hedge (See landscaping drawings for details)
- Proposed Tree (See landscaping drawings for details)
- Existing Tree
- Tactile Pedestrian Crossing (See road construction drawings for details)
- Bioretention Area (See landscape and road construction drawingsfor details)

SCHEDULE OF PRIVATE HOUSING

F2GOLD	2no.	2BED
F2BULL	1no.	2BED
P2TIGE	4no.	2BED
S2JAY	8no.	2BED
S2SISK	10no.	2BED
S3KITE	6no.	3BED
S3HERO	6no.	3BED
S3OSPR	9no.	3BED
P3TORT	3no.	3BED
P3ADMI	7no.	3BED
S4HARR	3no.	4BED
P4ROSE	4no.	4BED
P4CHAR	1no.	4BED
MAISONETTE	8no.	2BED
	72 TOTAL	

SCHEDULE OF AFFORDABLE HOUSING

A2CEDA	10no.	2BED
A2HAZE	7no.	2BED
A3MAPL	3no.	3BED
A4HAWT	7no.	4bed
	25 TOTAL	

NOTES

1. All levels shown within individual plots are D.P.C levels.

2. Secondary D.P.C is to be provided throughout and air bricks are to be raised to suit.

3. This is the minimum required height however it is acknowledged that it may increase due to level changes and brickwork steps within screen walls.

TWYFORD

NEW BATH ROAD

PHASE 1

ENGINEERING LAYOUT

SCALE :	1/500 @ A1
DATE :	JANUARY 2025
DRAWN :	JM
CHECKED :	JC
DRG.No. :	703-030 B