



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

Public Foul Water Sewer & Manhole  
(Adoption Extents Demarcation Chamber)

Public Surface Water Sewer & Manhole

Public 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

Proposed Level
- 
- 
- 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 |
| P2TAGE     | 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.

|     |                                                               |         |          |
|-----|---------------------------------------------------------------|---------|----------|
| D   | Levels updated.                                               | DT      | 18/02/26 |
| C   | Localised levels adjustments.                                 | JW      | 27/11/25 |
| 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     |

**croudacehomes**  
©Croudace Homes Limited 2022

TWYFORD  
NEW BATH ROAD

PHASE 1  
ENGINEERING LAYOUT  
LEVELS

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

D