

AIR PRESSURE TEST REQUIREMENTS
ALL 226 No. DWELLINGS MUST BE AIR TESTED TO ACHIEVE A VALUE OF 5 OR LESS

PLOT FLOOR LEVELS:
PLEASE REFER TO ENGINEERING DRAWINGS FOR FINISHED FLOOR LEVELS.

STEPPED BLOCKS / SPANDREL PANELS:
PARTY WALL SPANDREL PANELS ARE NOT TO BE USED ON STEPPED BLOCKS

TREES:

 RETAINED TREES

 TREES PROPOSED FOR REMOVAL
REFER TO LANDSCAPE DESIGN FOR PROPOSED REPLACEMENT PLANTING

EASEMENTS KEY:

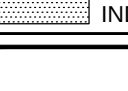
 DRAINAGE EASEMENTS

AFFORDABLE HOUSING:

 NITHSDALE HOUSE TYPE
3No. PLOTS 33, 34 & 35

BLOCK PAVING & STONE MASTIC ASPHALT (SMA)

 BLOCK PAVING TO ADOPTABLE ROADS WHERE INDICATED. TO BMBC SPECIFICATION.

 (SMA) TO SHARED PARKING AREAS AND DRIVES AS INDICATED

Number	Code	House Type	Accommodation	Lidgett Lane, Pilley, Barnsley	Storey Height	Sq/ft	Total sqft	Sqm	Total sqm
3	NIT	Nithsdale (Ap) - AFFORDABLE	2 bed	End / Mid Town house	2	903	2709	83.920	251.78
3	H	Bungalow	2 bed	Detached Bungalow	1	709	2100	66.100	195.3
6	G	Bungalow	2 bed	Detached Bungalow	1	675	4050	62.700	378.2
2	B/N	Bampton (Cg)	2 bed	Semi detached house	2	863	1726	80.200	180.4
5	M/N	Melton (Cg)	3 bed	Detached house	2	1026	5130	65.550	475.75
5	BBY	Blbury (Cg)	4 bed	Detached house	2	1160	5800	107.810	538.05
6	LBV	Lathbury (Cg)	4 bed	Detached house with detached garage	2	1355	6130	125.800	725.58
8	MBY	Modbury (Cg)	4 bed	Detached house with detached garage	2	1415	11320	131.510	1052.08
5	GBY	Gortbury (Cg)	4 bed	Detached house with integral garage	2	1480	7400	137.550	687.75
6	EHM	Evenham (Cg)	5 bed	Detached house with detached double garage	2	1794	10764	166.730	1000.35
Total							Total		Total
49							55,129		5485.23
Gross Site Area						6.078	acres	2,459	ha
New Development						0.45	acres	0.182	ha
Nett Site Area						5.626	acres	2,277	ha
Density Sift						10.510	units/acre	25968	units/ha
Density Units						9	units/acre	22	units/ha

BOUNDARY TREATMENT KEY:

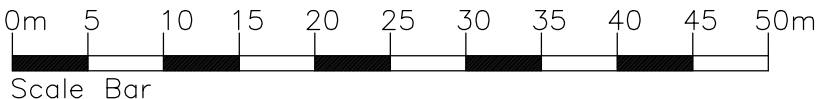
- 1.8m HIGH TIMBER SCREEN FENCE
- 1.8m HIGH PIER & TIMBER INFILL PANEL WALL (FACING MATERIAL TO MATCH ADJACENT PLOT)
- 1.8m HIGH WALL (FACING MATERIAL TO MATCH ADJACENT PLOT)
- 0.6m HIGH TIMBER POST & 2 RAIL FENCE
- 0.6m HIGH TIMBER POST & 2 RAIL FENCE (OPTIONAL UPGRADE TO A 1.8m HIGH TIMBER SCREEN FENCE)
- G LOCKABLE GATE

FRONT DOOR COLOURS: ORIGINAL (020) RANGE (GARAGE DOORS TO MATCH WHERE APPLICABLE)

COLOUR:	PLOTS:
LIGHT BLUE RAL 240 70 10	4, 8, 12, 16, 20, 24, 28, 32, 39, 43 & 47.
BLACK RAL 9005	1, 5, 9, 13, 17, 21, 25, 29, 36, 40, 44 & 48.
RED RAL 3013	3, 7, 11, 14, 19, 23, 27, 31, 38, 42 & 46.
GREY RAL 7016	2, 6, 10, 15, 18, 22, 26, 30, 37, 41, 45 & 49.
BLACK BLUE RAL 5004	33, 34 & 35.

FINISHES & MATERIALS SCHEDULE - ORIGINAL (020) RANGE - VILLAGE ELEVATION STYLE
ALL MATERIALS AS PER GROUP SPECIFICATION.

MAIN FACING BRICK - WINDMILL GOLDEN MULTI	PLOTS: 3, 4, 5, 8, 9, 10, 11, 12, 16, 17, 20, 21, 24, 26, 27, 28, 32, 33-35, 36-37, 42, 45, 46 & 49.
HEADS & FEATURE BRICK SPECIALS - KETLEY SMOOTH RED	
MAIN ROOF - CALDERDALE EDGE INTERLOCKING CONCRETE ROOF TILES FROM EITHER WIENERBERGER OR SANDTOFT - DARK GREY.	
LOW LEVEL ROOF - SMALL FORMAT CONCRETE PLAIN ROOF TILES - DARK GREY. (ANY ROOFS WITH A PITCH LESS THAN 22 DEGREES TO BE 20/20 INTERLOCKING PLAIN CLAY TILES)	
MAIN FACING BRICK - WORCESTER RED MULTI.	PLOTS: 1, 2, 6, 7, 13, 14, 15, 18, 19, 22, 23, 25, 29, 30, 31, 38, 39, 40, 41, 43, 44, 47 & 48.
HEADS & FEATURE BRICK SPECIALS - KETLEY SMOOTH BLUE.	
MAIN ROOF - CALDERDALE EDGE INTERLOCKING CONCRETE ROOF TILES FROM EITHER WIENERBERGER OR SANDTOFT - DARK GREY.	
LOW LEVEL ROOF - SMALL FORMAT CONCRETE PLAIN ROOF TILES - DARK GREY. (ANY ROOFS WITH A PITCH LESS THAN 22 DEGREES TO BE 20/20 INTERLOCKING PLAIN CLAY TILES)	
RENDER - WEBBER ROUGH SPRAY FINISH - COLOUR CALK	
UPVC FASCIA & SOFFIT BY EUROCELL - BALMORAL TO MAIN ROOF. WHITE TO ANY LOW LEVEL ROOF WHICH RUNS ABOVE A FRONT DOOR. ANY DETACHED GARAGES TO BE BALMORAL.	
RAINWATER GOODS - POLYPIPE UPVC HALF ROUND - BLACK.	
WINDOWS - APERTURE SYNSEAL - SYNERGY 70mm UPVC WINDOW PROFILE OR EUROCELL - EUROLOGIC 70 UPVC WINDOW PROFILE FRAME. INTERNAL FRAME WHITE. EXTERNAL FRAME TO BE BALMORAL COLOUR.	
FRONT DOORS - APERTURE SYNSEAL - MASTERDOR - CRAFTSMAN TIMBER THERMAL BLADE DOOR - REFER TO SCHEDULE BELOW FOR PLOT SPECIFIC COLOURS - REFER TO WORKING DRAWINGS FOR DOOR STYLES. WHITE ALUMINIUM FRAME WITH HARDWOOD EXTERNAL FINISH.	
REAR / SIDE DOORS - APERTURE SYNSEAL - MASTERDOR BENCHMARK - GRP COMPOSITE DOOR - BLACK. WHITE PVC FRAME.	
BI-FOLD DOOR - APERTURE SYNSEAL - WARMCORE / ALUMINIUM - GREY (RAL 7016). ANODISED BRUSHED GRAPHITE HARDWARE.	
GARAGE DOORS - NOVOFERM / CARDLE / HORNMANUP AND OVER STEEL GARAGE DOOR - COLOUR TO MATCH FRONT DOOR.	
OVER DOOR CANOPIES - PETER COOK LTD - VARIOUS PRE-DESIGNED PRODUCTS FOR SPECIFIC HOUSE TYPES AS PER GROUP SPECIFICATION.	
METER BOXES - BALMORAL.	



AVANT
homes

DATE	REVISIONS	BY
09.01.20	A: Amended following planning comments: Turning head in front of plots 16 & 17 shortened to 25m. 2.0m wide footpath link, bollards and area of grasscrete added between end of turning head and site boundary for YW access. Section of road adjacent plots 33-36 amended and parking to plots 35 & 36 amended to avoid potential conflict between maneuvering vehicles. Shared drive access points increased to 4.8m wide where applicable. 18m forward visibility indicated around bend in front of plot 9. Retained and removed trees identified. Bungalow footprints increased to hit the minimum internal space standards.	RB.
11.01.20	B: Additional trees identified for removal adjacent the site boundary next to plots 16 & 17 to accommodate the new drainage connections and off-site storage.	RB.
11.01.20	C: Drainage easements finalised following receipt of engineering design. Note regarding vendors retained land added.	RB.
07.02.20	D: Boundary fence adjacent plot 32 repositioned slightly to allow additional tree / hedge planting following comments from BMBC Tree officer.	RB.
18.02.20	E: Private drive to the front of plots 36-40 shortened and length of adoptable highway extended as per highways comments.	AN.
05.03.20	F: New group 2020 house types added. Full Materials Schedule added.	RB.

Avant Homes
Unit 2
Manner Court
Peel Avenue
Dunkirk
Wakefield
WF4 3PL

AVANT
homes

DRAWN RB. CHECKED DATE Nov 2019

DRG. No. 4178/201 REV. F

SCALE: 1:500

Site Layout

Lidgett Lane,
Pilley,
Barnsley

'St. Paul's Bank'