

PLANNING LAYOUT LAYERS KEY:

- EXISTING WALL
- 1800mm STONE WALL
- STONE RETAINING WALL (VARYING IN HEIGHT)
- 1800mm TIMBER FENCE
- 900mm METAL ESTATE RAILINGS
- 450mm KNEE HIGH RAIL
- YORKSHIRE WATER EASEMENT
- PILLARS
- BOLLARDS (750mm IN HEIGHT)
- LOCKABLE REAR ACCESS GATE
- AFFORDABLE PLOT
- GRASSED AREAS (FRONT GARDEN)
- GRASSED AREAS (REAR GARDEN)
- BLOCK PAVING
- TARMACADAM

NOTE:  
BUILDING MATERIALS ARE TO COMPRISE OF ARTSTONE WALLING WITH CALDERDALE GREY FLAT CONCRETE ROOF TILES THROUGHOUT THE SITE

LANDSCAPE PROPOSALS KEY:

- EXISTING TREES & HEDGES
- EXISTING TREES AND HEDGES RETAINED
  - EXISTING TREES AND HEDGES REMOVED
- PROPOSED TREES
- SEMI-MATURE TREE (18-25cm GIRTH)
  - EXTRA HEAVY STANDARD TREE (14-16cm GIRTH)
  - STANDARD TREE (8-10cm GIRTH)
  - SPECIMEN SHRUB
- PROPOSED HEDGES
- DECIDUOUS HEDGE
  - EVERGREEN HEDGE
- PROPOSED SHRUB PLANTING
- ORNAMENTAL SHRUBS AND HERBACEOUS PERENNIALS
- LANDSCAPE TREATMENTS

**TREE PLANTING**  
Extensive planting of semi-mature trees, extra heavy standards and standards are proposed throughout the development to create a structure to the new housing which is in keeping with the scale and context of the development, breaking up the rooflines of the housing when viewed from a distance. Where practical there will be an emphasis of native species which are locally provenant and trees will be procured and planted in accordance with BS5454:2014. Trees will be selected from the indicative list below:

**SHRUB PLANTING**  
A mix of evergreen and deciduous shrubs/ climbing plants and herbaceous perennials will be planted throughout the site to give enclosure and structure to the development and all year round interest. Medium/ large species will be planted against screen fences and walls where space permits and medium / low mixes will be planted into front gardens, mews courts and around parking areas.

**ORNAMENTAL HEDGE PLANTING**  
Beech hedges are proposed on the site frontage to define private realm. Lower growing evergreen hedging is proposed in situations where demarcation between public and private space is required without the need for tall enclosure. The evergreen hedges will be planted in various sizes according to species availability.

**GRASS TREATMENTS**  
A variety of grass treatments are proposed throughout the site to define different areas of space and use. Front gardens will be turfed with a quality ornamental turf. Public areas on the site frontage will be seeded with a hard wearing amenity seed mix suitable for close mowing.

SCHEDULE OF ACCOMMODATION:

AFFORDABLE	HOUSETYPE	AMOUNT
	A6 2 STOREY 3 BED 741HF	7 No.
OPEN MARKET	HOUSETYPE	AMOUNT
	T10 2 STOREY 3 BED 968HF	1 No.
	T7 2 STOREY 3 BED 1001HF	2 No.
	N1+ 2 STOREY 4 BED 1331HF	1 No.
	T4+ 2 STOREY 4 BED 1412HF	2 No.
	T9+ 2 STOREY 4 BED 1828HF	1 No.
	T502 2 STOREY 5 BED 2013HF	2 No.
	T503 2/3 STOREY 5 BED 2119HF	2 No.
	T503+ 2/3 STOREY 5 BED 2119HF	1 No.
	T3+ 2/3 STOREY 5 BED 2168HF	2 No.
	HARROGATE 2 STOREY 5 BED 2202HF	2 No.
	T9a+ 2 STOREY 5 BED 2221HF	1 No.
<b>TOTAL No.</b>		<b>24 No.</b>



REV	DATE	DESCRIPTION	BY	CHECK
H	29.08.18	SHRUB & HEDGE PLANTING ADDED ALONG WITH LANDSCAPE KEY AND NOTES	LB	VS
G	24.08.18	THE EXISTING PLOTS OFF SPRINGWOOD CLOSE HAVE BEEN PLOTTED AS SHOWN ON THE TOPO SURVEY WITH UPDATED DIMENSIONS TO SUIT	RAN	VS
F	16.08.18	PLOT 4 HAS BEEN SUBSTITUTED FOR AN ADDITIONAL AFFORDABLE UNIT WITH PLOTS 7-11 MOVING FURTHER SOUTHWARDS AT THE REQUEST OF THE COUNCIL	RAN	VS
E	25.07.18	THE REFERENCE TO GRAVEL HAS BEEN REMOVED FROM THE KEY	RAN	VS
D	19.06.18	THE AREA WITHIN THE INTERNAL ROAD VISIBILITY SPLAY HAS BEEN BROUGHT INTO HIGHWAYS CONTROL	RAN	VS
C	06.06.18	THE ROOF TO THE HARROGATE HAS BEEN ALTERED & PLOTS 5-6 RAN & 7-8 HAVE BEEN HIPPED IN ORDER TO SOFTEN THE PRESENCE ONTO THE EXISTING PLOTS OFF SPRINGWOOD CLOSE	RAN	VS
B	26.04.18	ADDITIONAL DIMENSIONS HAVE BEEN ADDED FROM EXISTING PLOTS TO PROPOSED UNITS WITH NOTE REGARDING BOUNDARY FENCING ADDED	RAN	VS
A	20.04.18	THE PARKING TO PLOTS 1 & 2 HAS BEEN ALTERED WITH ON STREET VISITOR PARKING SHOWN, PARKING BAYS ARE NOW 2.5m x 5m MIN, AN INTERNAL VISIBILITY SPLAY IS NOW SHOWN & THE NORTHERN BOUNDARY HAS BEEN UPDATED TO TAKE INTO ACCOUNT LEVELS & BOUNDARY TREATMENTS	RAN	VS

<b>CLIENT:</b> BERKELEY DEVEER	<b>DRAWING NUMBER:</b> P17:5149:01 - H
<b>PROJECT:</b> PROPOSED RESIDENTIAL DEVELOPMENT COTE LANE, THURGOLAND	<b>SCALE @ A2:</b> 1:500
<b>DRAWING:</b> PROPOSED SITE LAYOUT	<b>DRAWN:</b> RAN <b>DATE:</b> JAN '18
	<b>CHECKED:</b> VS <b>DATE:</b> JAN '18



# 01 / PROPOSED SITE LAYOUT

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