NORTH

0m 10m 30m 60m

SCALE 1:500

VISIBILITY FROM DEVELOPMENT TO BE CHECKED DUE TO EXISTING BUILDINGS

VISIBILITY SPLAY BASED ON DRG. NO.117436/SK1001 REV A

- ALL PLOTS TO HAVE ELECTRIC CHARGING PROVISION
- ALL PLOTS TO HAVE CYCLE STORAGE FOR MIN. 1NO. CYCLE
- MINIMUM SPACE STANDARDS APPLY TO HOUSING

HOUGH LANE

70000 43000 70000 43000

RE-CONSTRUCT EXISTING BOUNDARY WALL TO ACHIEVE REQUIRED VISIBILITY SPLAY

EXISTING HOUSES TO BE RETAINED. NEW REAR ACCESS AND PARKING REQUIRED
2m x 2m visibility to rear of 321 Hough Lane.
Planning boundary amended to suit.

RED LINE TAKEN FROM TITLE PLAN SYK265383 - DISCREPANCIES MAY OCCUR DUE TO LIMITATIONS WITH OVERLAY PROCESS.

ALLOTMENT GARDENS

EXISTING LANDSCAPING SHOWN INDICATIVELY AT PRESENT

EXISTING BUILDINGS ON SITE TO BE DEMOLISHED

PHONE MAST - TO BE REMOVED

BUND TO BE REMOVED ALONG SOUTHERN BOUNDARY

TRIM HEDGEROW ALONG SOUTH EAST BOUNDARY

3.90 ACRES (GROSS)

MALSIN GARDENS

ASSUMED DRAINAGE OUTFALL. REQUISITION MAY BE REQUIRED DUE TO THIRD PARTY LAND

P.O.S

Shared Access

Legend

Boundary Treatments:

- 1.8m high screen wall
- 1.8m high feathered edge fence
- 1.5m high close boarded fence with 300mm trellis
- 1.2m high loop top railings (black)

Refer to boundary treatment layout and details for further information

- Front entrance door
- Secondary entrance door
- Lockable personnel gate (circa. 101no.)
- Parking space
- Shared private driveway - Tarmacadam
- Refuse and recycling: LA Waste Provision. LA bins to be placed onto permanent paved area. 900X2400mm flag base to bin storage area
- Bin Collection Point with flag based to size indicated on drawing
- Paved Patio Area. To consist of 2no. row of 600x600 slabs positioned central to door. Paths to be 900mm wide to front entrance. All other paths to be 600mm to side and rear of dwellings with 150mm margin adjacent dwelling. Shared paths to rear and side to be increased to 900mm wide.
- Planning Boundary Line

Trees and Hedgerows:

- Existing trees to be retained and protected within the development
- Root protection zone of existing tree to be retained
- Tree/Shrubs to be removed
- Affordable Rent
- Affordable Shared Ownership
- Feature gable

House Type	Occupancy	Type	GIA m²	GIA ft²	No.	%
OPEN MARKET	34.4%					
Type A	2 Bed	2 Storey	65.00	700	6	28.6%
Type B	2 Bed	1.5 Storey	72.00	775	2	9.5%
Type C	3 Bed	2 Storey	76.50	823	9	42.9%
Type D	3 Bed	2 Storey	77.20	831	2	9.5%
Type E	3 Bed	2 Storey	79.64	857	1	4.8%
Type F	3 Bed	2 Storey	79.64	857	1	4.8%
TOTAL			1536	16535	21	100.0%
AFFORDABLE	65.6%					
* Type A1	2 Bed	2 Storey	65.00	700	18	45.0%
* Type C1	3 Bed	2 Storey	76.50	823	12	30.0%
* Type D1 *	3 Bed	2 Storey	77.20	831	8	20.0%
* Type G1	4 Bed	2 Storey	95.45	1027	2	5.0%
TOTAL			2897	31178	40	100.0%
OVERALL TOTAL			4433	47713	61	100.0%

	Acres	Hectares
SITE AREA (GROSS)	3.90	1.58
SITE AREA (NET)	3.66	1.48
UNIT DENSITY	17 Units/Acre	41 Units/Hectare
AREA DENSITY	13036 ft² / acre	32213 m² / hectare

NOTE - THE RED LINE INDICATES THE PROPOSED PLANNING APPLICATION BOUNDARY AND IS SUBJECT TO CONFIRMATION. ALL LEGAL BOUNDARIES SHALL BE CONFIRMED BY THE CLIENT. THIS DRAWING IS BASED ON A TOPOGRAPHICAL SURVEY PROVIDED BY A THIRD PARTY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL THIRD PARTY ENGINEERING PROPOSALS. THE TREES INDICATED ON THIS DRAWING REPRESENT A MIXTURE OF APPROXIMATE POSITIONS AND THOSE CONTAINED WITHIN THE TOPO SURVEY PROVIDED. FOR PROPOSED TREES AND LANDSCAPING PROPOSALS, PLEASE REFER TO SEPARATE LANDSCAPE ARCHITECTS' PROPOSALS.

IMPORTANT NOTE:
This layout is based on an Ordnance Survey Plan to the Western boundary and therefore actual boundaries and layout may vary following results of Site Topographical Survey

Rev	Details	Date	By	Chk
V	Access road build-outs omitted, as per Highways comments	01.07.21	HS1	HS1
U	Access road updated to 5.5m wide as per Highways comments	17-06-21	HS1	HS1
T	Updated as Highways comments	15-06-21	HS1	HS1
S	Updated as Highways comments	17-05-21	HS1	HS1
R	Updated as Highways comments	17-05-21	HS1	HS1
Q	Updated as Highways comments	19-04-21	HS1	HS1
P	Accommodation Schedule updated	09-03-21	HS1	HS1
N	Plots 60/61 repositioned to suit amended red line boundary.	17-02-21	HS1	HS1
M	House Type C floor area revised.	03-02-21	HS1	HS1
L	Plots 12 &13 rear garden boundary revised ., phone mast to be removed, schedule revised	08-01-21	HS1	HS1
K	Schedule HT column amended , 4 car parking spaces added to existing property adj site entrance	23.12.20	HS1	HS1
J	**House Type reference updated**	**02.12.20**	**HS1**	**HS1**
H	Layout adjacent phone mast	05.11.20	HS1	HS1
G	Plots 32-36 & 43-47 repositioned	15.10.20	HS1	HS1
F	Schedule updated as Client's comments.	07.10.20	HS1	HS1
E	Updates to accommodate drainage tank	22.09.20	HS1	HS1
D	Updates to accommodate drainage requirements	15.09.20	HS1	HS1
C	Updated to reflect planning and highways comments	03.08.20	HS1	HS1
B	House Type mix updated	02.06.20	HS1	HS1
A	House Type mix updated	28.05.20	HS1	HS1

DATE	26.03.2020	DRAWN	H51
SCALE	1:500@A2	CHK	H51

Hough Lane, Wombwell

Planning Layout

Dwg No	H51-HLW-001	Rev V

HOOBER homes®

HIVE 51
Digital Media Centre | County Way | S.Yorkshire | S70 2JW
Tel: +44 (0) 1226 727700 | Design@hive51.co.uk