KEY:
Existing tree and hedges to be rmoved
Proposed tree and hedge planting subject to detailed Landscape design.
1.2m
Dry stone walls with irregular toppers; height as shown in meters.
Stone or approved artificial stone cobbles
Stone or approved artificial stone flags to paths.
Dark grey asphalt/tarmac to shared access drive.
Private parking areas to be surfaced in permeable bound gravel.
Outline of Commercial buildings to be removed and replaced with new dwelling at Plot 1.
Retain redundant agricultural barn for Change of Use to Plot 2 and remove remainder of agricultural buildings indicated in broken blue line.
North
STAINBOROUGH LANE
2.0 x 85m visibility
2.0 x 29m visibility
2.0 x 73m visibility
Retain existing access and formalise with 1.2m high dry-stone boundary walls either side and 900x900x1.8m high stone gate posts set back 6.0m from the edge of the highway. Entrance area 4.8m wide surfaced in tarmac and with 2.0m wide cross-over strip in stone cobbles.
Improve visibility at access by removing one tree to south west providing 2.0 x 73m visibility to south west and 2.0 x 29m to north east near side channel extending to 2.0 x 85m without extending more than 0.5m into highway as shown.
T1 - Oak; 0.5m dia; semi mature 10m high; spread West 2.5m; east 3m; south 4m; south 3m; located 2m from edge of road, heavily pruned to north and west where overhanging road; shows signs of rot and cavity at branch 3m above ground level on north west side overhanging road.
Remove one oak tree and part of existing mixed thorne hedge to improve visibility sight lines and mitigate by replanting new trees within the site, and hedge to rear of visibility sight line as shown; subject to Landscaping design.
Retain existing boundary hedge and trees to Stainborough Lane forntage.
Bin collection area
Hardsurfaced recycling and waste bin storage area adjacent to access.
New hedge in native thorne.
Broken red line indicates the footprint of the existing commercial buildings to be removed.
Access drive 4.8m wide surfaced in tarmac and drained locally to soakaway.
Garage FL 135.350
Parking
Permeable bound gravel finish to parking areas.
Plot 1
GFL 134.300
Home Office FL 34.325
Garage FL 34.175
Plot 2
GFL 33.500
Farmhouse
New boundary wall in traditional drystone with irregular toppers/1.5 meters high.
Broken red line indicates the extent of the existing commercial use to be removed.
Broken blue line indicates the footprint of redundant agricultural buildings to be removed.
Establish new rear boundary to proposed dwellings in native thorne hedge with occasional tree planting subject to detailed Landscaping proposals.
Wall Ht 1.5m
Wall Ht 2m
1.5m
1.2m
136.000
135.500
135.200
135.300
134.500
134.350
134.150
133.350
Rev B 16.06.2020 - Updated for submission.
Rev A 15.06.2020 - Updated for submission.
Change of Use of Barn to Dwelling
Manor Farm
Stainborough Lane
Hood Green
Barnsley
AS PROPOSED
SITE PLAN
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Drawn MJB
Date JUNE 2020
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Dwg No. P05
Rev. B
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