Carlton Road, Barnsley.

Schedule of Accommodation

House Types

J - Johnson	3 Bed / 2 Storey House	6
ING - Ingleton	4 Bed / 2 Storey House	3
G - Grove	4 Bed / 2 Storey House	1
E - Egton	4 Bed / 3 Storey House	4
D - Denby	3 Bed / 2 Storey House	3
Total		17

Rear Perimeters
2.4m high where abutting POS. or f.p.
Side Perimeters + corner lengths high to prevent access to the rear of properties

DPROW
This f.p is not a safe access route and will not as to the rear of these properties. It would be beneficial if the f.p. was incorporated within the site of the development with windows from houses overlooking the f.p.

Mark this block paving to POS or space for interested f.p.

ft direct f.p.

Definitive public right of way.

Indicative location of land drain subject to detail design.

New stone wall to match existing. Existing wall to be demolished as required to creat 4m opening.

Install new side gates.

Remove pedestran gate and portion of stone wall to creat 4m opening for new access.

4.5m x 45m Vis Splay

Existing wall to be demolished and new wall constructed behind visibility splay.

Ramp to be constructed.

Access to adjoining properties.

Tactile paving locations to detail design TBA with local authority.

Refer to Sanderson Associates Dwg. 2085/2 for site entrance design.

5.5m Traditional estate road with 2m Footpaths either side.

5.5m block paving with 0.6m hard margins either side.

Existing trees to be retained and added to - Refer to landscape Architects drawing for further information.

6M wide retained strip of existing levels and trees

Retaining Structure 6M wide retained strip of existing levels and trees

Drainage Easement

FFL 97.50

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1.8m High close boarded screen fence

1.8m High screen privacy fence reducing to 0.9m high post & rail 2m from back of house

NORTH

Proposed Site Layout

Wakefield Road Barnsley Phase 3 - re plan	Planning Layout
1:50	Nove 2010
	Y81.419.PH3.01

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