SITE LAYOUT PLAN

DO NOT SCALE
All dimensions in Millimetres unless specified otherwise and subject to verification on site

LEGEND

- Existing tree to be removed
- Existing tree retained
- Proposed new semi-mature specimen and heavy standard trees
- New dry stone boundary walls
- Existing agricultural buildings to be demolished
- Rolled and bonded gravel finish on tarmac
- Approved artificial stone flags
- Approved artificial stone setts
- Post and rail fencing
- Close boarded fencing

N

1.2m high dry stone boundary wall
New hedges in native species
New planting to create orchards
WOODLAND SHELTER BELT
Retain existing trees and supplement with new planting to create woodland shelter belt with native species
1.8m high dry stone boundary wall
EXISTING HOUSE
EXISTING COTTAGE
A4 STABLE
A1 TRACTOR SHED
FFL = 193.800
Rebuild existing dry stone boundary wall to stream
SCOUT DYKE
A2/A3 BARN
FFL = 194.00
FFL = 193.60
Relay existing natural stone setts from frontage to units A2/A3 to form passing place and visitor parking
193.20
Existing dry stone boundary wall
1.0m high dry stone boundary wall
196.20
FFL = 196.38
A7
FFL = 196.35
A5 FARMHOUSE
FFL = 194.63
FFL = 194.60
A6
FFL = 195.90
ACCESS ROAD AR4
ACCESS ROAD AR3
Retain existing trees G8
Retain existing natural stone setts over entrance road
Relay existing stone setts for entrance
BIN COLLECTION
193.99
T1
G2
RETAIN ACCESS TO AGRICULTURAL LAND
AGRICULTURAL ACCESS ROAD
196.40
197.05
Gravel surface to drive
Remove existing tree
T3
195.10
BARNSLEY ROAD
G7
Remove existing overgrown beech hedge and replace with dense shrub and tree planting
196.07
1.8m high close boarded fencing
A10
FFL = 196.45
197.64
A9
FFL = 196.20
195.75
Existing 1.8m high dry stone boundary wall
T5
Reinove existing tree
Retain existing trees G4
Carefully take down and rebuild corner section of existing wall, to match existing in every respect, to allow improved visibility splay in line with highways requirements.
A8
FFL = 196.10
194.39
A12
FFL = 196.80
196.70
196.30
196.95
STREETSCAPE ELEVATION A1
STREETSCAPE ELEVATION A2
STREETSCAPE ELEVATION A3

Rev B - 23.04.13 - Updated for planning
Rev A - 16.04.13 - Updated

PLANNING

PROPOSED RESIDENTIAL DEVELOPMENT
NETHER MILL FARM
PENISTONE
SOUTH YORKSHIRE

SITE A (NORTH)
PROPOSED SITE LAYOUT AND LANDSCAPING PLAN

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Scale. 1:200 @ A1 Drawn.
Date. 04.03.13 Ref. No. 11.050
DWG. No. 021 Rev. B

0 cm | 2 cm | 4 cm | 6 cm

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