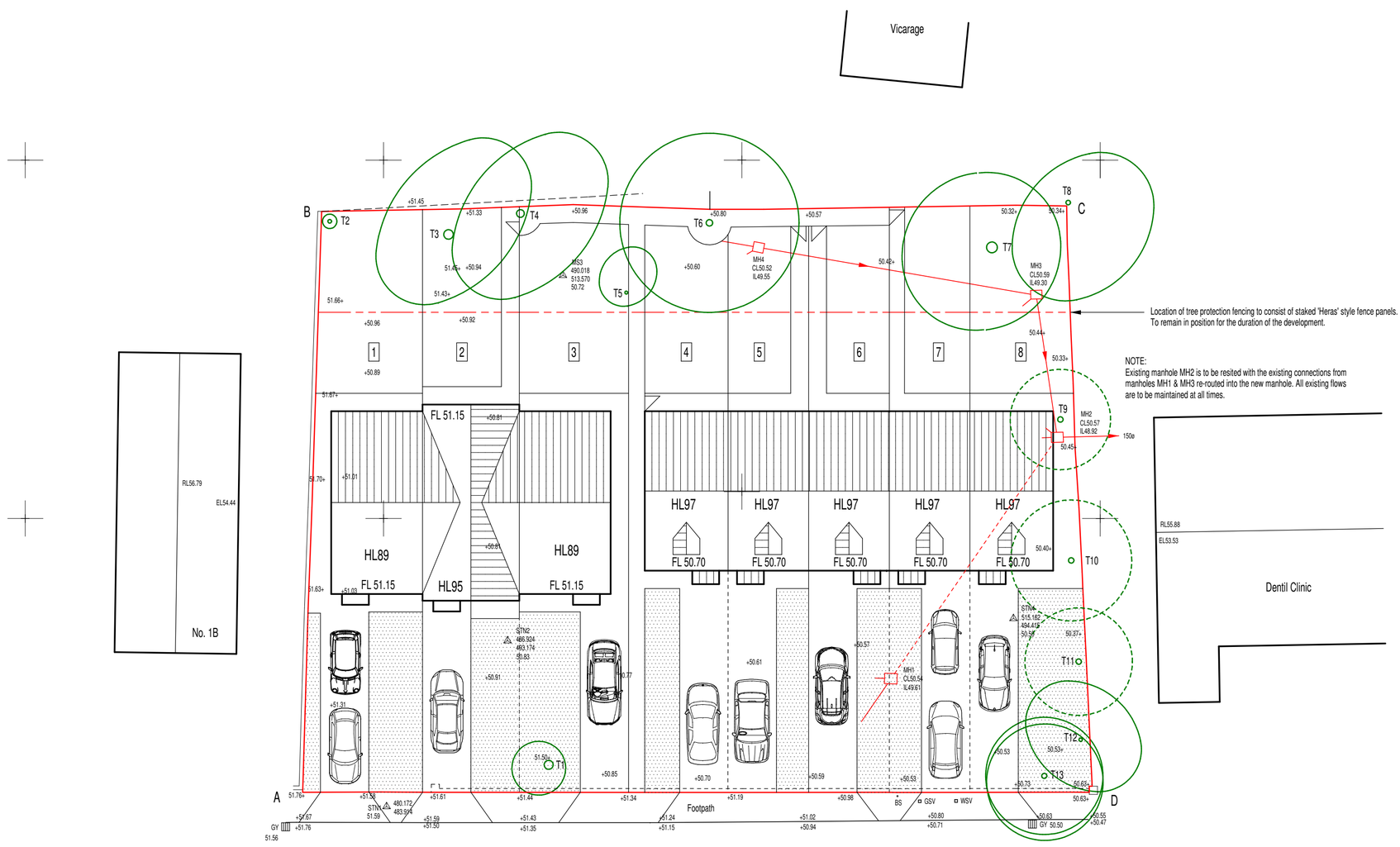


Site Plan

Notes

Plan based on topographic survey prepared by M Smith Surveys.
Levels related to OSBM located opposite 3 Cemetery Road - Value 54.483m

Total Site Area - 0.140 ha/ 0.346 acres.

House Type Schedule:
HL97 - 3 Bedroom Town House 5 Block - 5 No. units.
89/95 - 3 Bedroom Town House 3 Block - 3 No. units.
Total No. Units - 8 No.

House Type Floor Areas:
HL97 - 97.44m²/1049ft²
HL89 - 92.16m²/992ft²
HL95 - 98.64m²/1062ft²

Total Floor Area - 770.16m²/8290ft²
Housing density = 57 units per hectare/23 units per acre.
Floor area = 5501m² per hectare/23959ft² per acre.

Boundary Treatments:

Type F1 1800mm high vertical boarded fence

Type F2 900mm high black cast iron railings

Note: All rear boundaries are to be type F1 fences.

Point A to B - Existing brick retaining wall & fence to be retained.
Point B to C - Type F1 fence.
Point C to D - Type F1 fence.
Point D to A - Existing brick wall to be retained with gaps formed to accommodate new drives.

Existing Tree Information:
T1 - Sycamore - To be retained.
T2 - Leylandii - To be retained.
T3 - Sycamore - To be retained.
T4 - Beech - To be retained.
T5 - Holly - To be retained.
T6 - Maple - To be retained.
T7 - Sycamore - To be retained.
T8 - Cherry - To be retained.
T9 - Willow - To be removed.
T10 - Sycamore - To be removed.
T11 - Maple - To be removed.
T12 - Cherry - To be retained.
T13 - Sycamore - To be retained.

The front gardens are to be planted with a variety of shrubs to be specified by the individual house occupants.

EXTERNAL MATERIALS
Audley Red Mixture bricks.
Off white render to HL95 unit
Calderdale Slate concrete tiles.

Amendments.

Date: October 2018	Drawn: R.W. Saxton.
Drawing Title: Site Plan	
Drawing No. 18.022.2	Scale: 1/200 @ A2 size

Project Title:

Proposed Residential Development at Cemetery Road, Grimethorpe, Barnsley for Hoober Ltd.

SAXTON DESIGN LIMITED
Architectural Design Consultants
Unit 1 Brancroft Farm - Bawtry Road - Austerfield - Doncaster - DN10 6EZ
Telephone : 01302 - 771660 email: rob@unicombox.co.uk