

RESIDENTIAL DEVELOPMENT LAND OFF FOLLY WAY MONK BRETTON BARNSLLEY

Detailed Proposals

SITE PLAN

mboothdesign
architectural design and building consultants

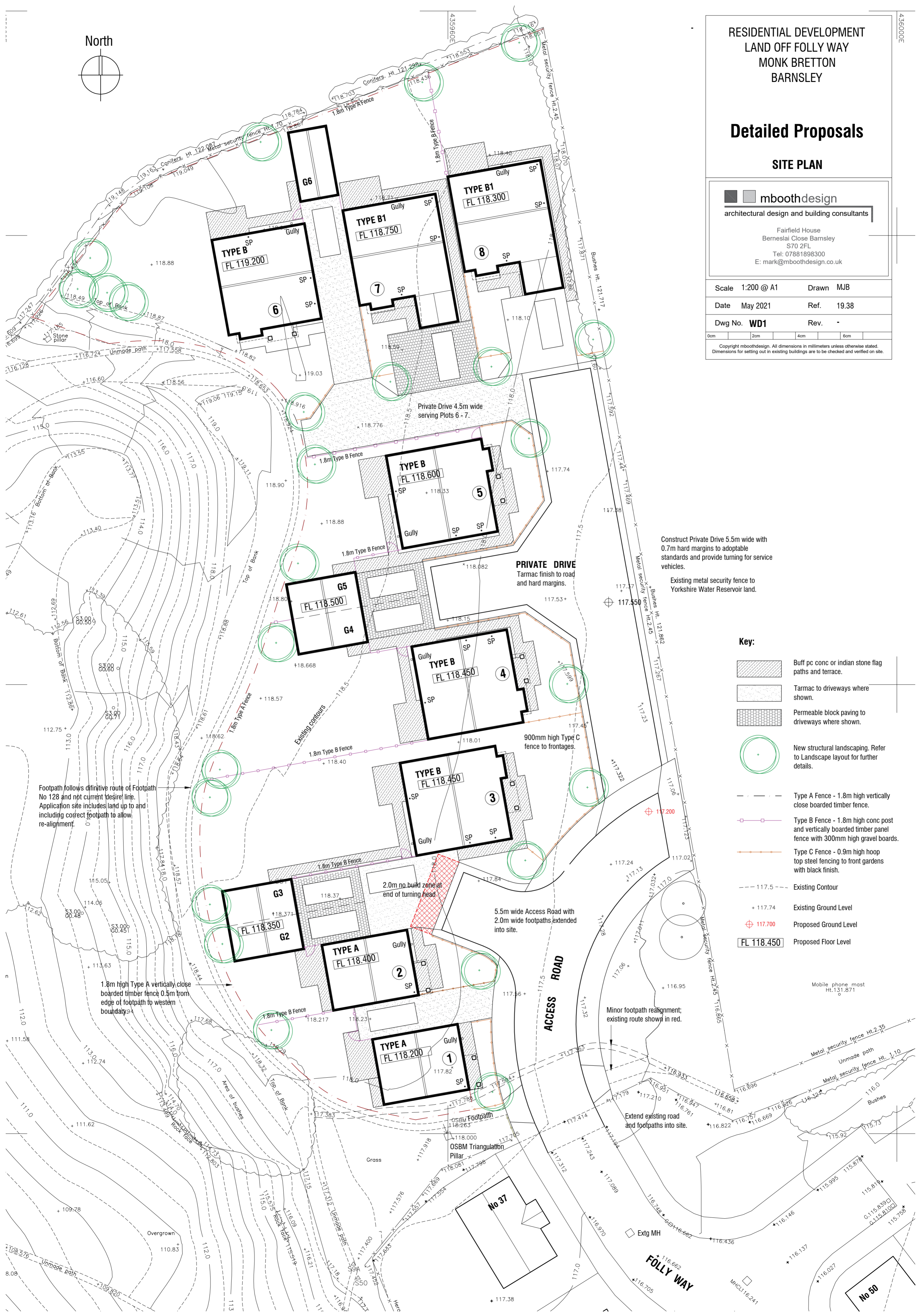
Field House
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Scale 1:200 @ A1 Drawn MJB

Date May 2021 Ref. 19.38

Dwg No. **WD1** Rev. -

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Footpath follows definitive route of Footpath No 128 and not current desire line. Application site includes land up to and including correct footpath to allow re-alignment.

1.8m high Type A vertically close boarded timber fence 0.5m from edge of footpath to western boundary.

2.0m no build zone at end of turning head.

5.5m wide Access Road with 2.0m wide footpaths extended into site.

PRIVATE DRIVE
Tarmac finish to road and hard margins.

Construct Private Drive 5.5m wide with 0.7m hard margins to adoptable standards and provide turning for service vehicles.

Existing metal security fence to Yorkshire Water Reservoir land.

Extend existing road and footpaths into site.

Minor footpath realignment; existing route shown in red.

Key:

- Buff pc conc or indian stone flag paths and terrace.
- Tarmac to driveways where shown.
- Permeable block paving to driveways where shown.
- New structural landscaping. Refer to Landscape layout for further details.
- Type A Fence - 1.8m high vertically close boarded timber fence.
- Type B Fence - 1.8m high conc post and vertically boarded timber panel fence with 300mm high gravel boards.
- Type C Fence - 0.9m high hoop top steel fencing to front gardens with black finish.
- Existing Contour
- Existing Ground Level
- Proposed Ground Level
- Proposed Floor Level