

**RESIDENTIAL DEVELOPMENT
LAND OFF CROSS STREET
MONK BRETTON
BARNSLLEY**

PROPOSALS

SITE PLAN

mboothdesign
architectural design and building consultants

Fairfield House
Barnsley S70 2FL
T: 01226 286256
M: 07881898300
E: mark@mboothdesign.co.uk

Scale 1:200 @ A2 Drawn MJB
Date DEC 2019 Ref. 19.38
Dwg No. P1 Rev. A

Copyright mboothdesign Ltd. All dimensions in millimetres unless otherwise stated. Dimensions for setting out in existing buildings are to be checked and verified on site.



- 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.
 - Proposed Foul drainage for adoption.
 - Existing Contour
 - Existing Ground Level
 - Proposed Level

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.

Retain and improve existing landscaping.

Minor footpath realignment; existing route shown in red.

Extend existing road and footpaths into site.

150mm foul drainage for adoption with connection to existing sewer in Folly Way.

Mobile phone mast
Ht. 131.871

Metal security fence Ht. 2.35

Unmade path

Metal security fence Ht. 1.10

Bushes

115.92

115.73

115.81

115.83

115.84

115.758

G. 115.839

G. 115.810

115.758

115.81

115.83

115.84

115.85

115.86

115.87

115.88

115.89

115.90

115.91

115.92

115.93

115.94

115.95

115.96

115.97

115.98

115.99

116.00

116.01

116.02

116.03

116.04

116.05

116.06

116.07

116.08

116.09

116.10

116.11

116.12

116.13

116.14

116.15

116.16

116.17

116.18

116.19

116.20

116.21

116.22

116.23

116.24

116.25

116.26

116.27

116.28

116.29

116.30

116.31

116.32

116.33

116.34

116.35

116.36

116.37

116.38

116.39

116.40

116.41

116.42

116.43

116.44

116.45

116.46

116.47

116.48

116.49

116.50

116.51

116.52

116.53

116.54

116.55

116.56

116.57

116.58

116.59

116.60

116.61

116.62

116.63

116.64

116.65

116.66

116.67

116.68

116.69

116.70

116.71

116.72

116.73

116.74

116.75

116.76

116.77

116.78

116.79

116.80

116.81

116.82

116.83

116.84

116.85

116.86

116.87

116.88

116.89

116.90

116.91

116.92

116.93

116.94

116.95

116.96

116.97

116.98

116.99

117.00

117.01

117.02

117.03

117.04

117.05

117.06

117.07

117.08

117.09

117.10

117.11

117.12

117.13

117.14

117.15

117.16

117.17

117.18

117.19

117.20

117.21

117.22

117.23

117.24

117.25

117.26

117.27

117.28

117.29

117.30

117.31

117.32

117.33

117.34

117.35

117.36

117.37

117.38

117.39

117.40

117.41

117.42

117.43

117.44

117.45

117.46

117.47

117.48

117.49

117.50

117.51

117.52

117.53

117.54

117.55

117.56

117.57

117.58

117.59

117.60

117.61

117.62

117.63

117.64

117.65

117.66

117.67

117.68

117.69

117.70

117.71

117.72

117.73

117.74

117.75

117.76

117.77

117.78

117.79

117.80

117.81

117.82

117.83

117.84

117.85

117.86

117.87

117.88

117.89

117.90

117.91

117.92

117.93

117.94

117.95

117.96

117.97

117.98

117.99

118.00

118.01

118.02

118.03

118.04

118.05

118.06

118.07

118.08

118.09

118.10