Proposed Residential Development at Cote Lane, Thurgoland

PLANNING LAYOUT LAYERS KEY:

- EXISTING WALL
- 1800mm STONE WALL
- STONE RETAINING WALL (VARYING IN HEIGHT)
- 1800mm TIMBER FENCE
- 900mm METAL ESTATE RAILINGS
- 450mm KNEE HIGH RAIL
- YORKSHIRE WATER EASEMENT
- PILLARS
- BOLLARDS (750mm IN HEIGHT)
- LOCKABLE REAR ACCESS GATE
- AFFORDABLE PLOT
- GRASSED AREAS (FRONT GARDEN)
- GRASSED AREAS (REAR GARDEN)
- BLOCK PAVING
- TARMACADAM

NOTE:
BUILDING MATERIALS ARE TO COMPRISE OF ARTSTONE WALLING WITH CALDERDALE GREY FLAT CONCRETE ROOF TILES THROUGHOUT THE SITE

LANDSCAPE PROPOSALS KEY:

EXISTING TREES & HEDGES

- EXISTING TREES AND HEDGES RETAINED
- EXISTING TREES AND HEDGES REMOVED

PROPOSED TREES

- SEMI-MATURE TREE (18-25cm GIRTH)
- EXTRA HEAVY STANDARD TREE (14-16cm GIRTH)
- STANDARD TREE (8-10cm GIRTH)
- SPECIMEN SHRUB

PROPOSED HEDGES

- DECIDUOUS HEDGE
- EVERGREEN HEDGE

PROPOSED SHRUB PLANTING

- ORNAMENTAL SHRUBS AND HERBACEOUS PERENNIALS

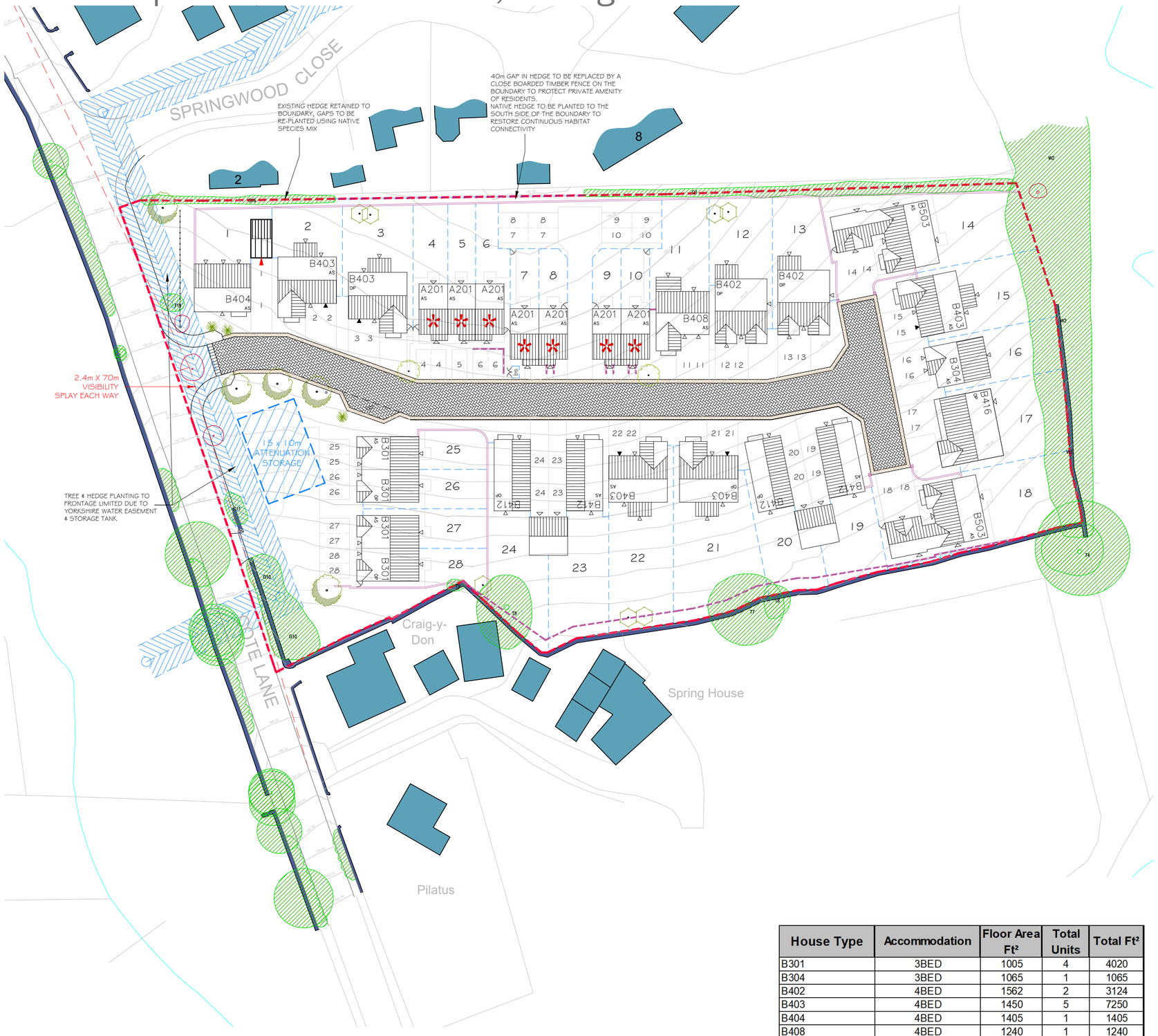
LANDSCAPE TREATMENTS

TREE PLANTING
Extensive planting of semi-mature trees, extra heavy standards and standards are proposed throughout the development to create a structure to the new housing which is in keeping with the scale and context of the development, breaking up the rooflines of the housing when viewed from a distance. Where practical there will be an emphasis of native species which are locally provenant and trees will be procured and planted in accordance with BS8545:2014. Trees will be selected from the indicative list below:

SHRUB PLANTING
A mix of evergreen and deciduous shrubs/ climbing plants and herbaceous perennials will be planted throughout the site to give enclosure and structure to the development and all year round interest. Medium/ large species will be planted against screen fences and walls where space permits and medium / low mixes will be will be planted into front gardens, mews courts and around parking areas.

ORNAMENTAL HEDGE PLANTING
Beech hedges are proposed on the site frontage to define private realm. Lower growing evergreen hedging is proposed in situations where demarcation between public and private space is required without the need for tall enclosure. The evergreen hedges will be planted in various sizes according to species availability.

GRASS TREATMENTS
A variety of grass treatments are proposed throughout the site to define different areas of space and use. Front gardens will be turfed with a quality ornamental turf. Public areas on the site frontage will be seeded with a hard wearing amenity seed mix suitable for close mowing.



House Type	Accommodation	Floor Area Ft²	Total Units	Total Ft²
B301	3BED	1005	4	4020
B304	3BED	1065	1	1065
B402	4BED	1562	2	3124
B403	4BED	1450	5	7250
B404	4BED	1405	1	1405
B408	4BED	1240	1	1240
B412	4BED	1335	4	5340
B416	4BED	1740	1	1740
B503	5BED	2227	2	4454
A201	2BED	754	7	5278
Total			28	34916

Rev	By	Note	Date

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PROJECT Cote Lane, Thurgoland
TITLE Proposed Site Layout
DATE January 2019 SCALE 1:500@A2
DWG. NO 03 REVISION L
DRAWN JG CHECKED

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