SITE AREA 0.36 Ha

Schedule of Accommodation	Floor Area	Garage
2No Type A - 3 Bed two storey Detached	71.8sqm	16.0sqm
2No Type B - 4 Bed two storey Detached	130.2sqm	16.0sqm
4No Type B1- 4 Bed two storey Detached	119.5sqm	15.4sqm

Refer to Drawings P2 -P4 for indicative details of proposed dwellings:

Existing trees - Refer to Tree Report for details.

New tree and hedge landscape planting subject to detailed landscape design.

Extg Housing

Extg Housing to Wordsworth Road

Existing metal fencing and conifer hedge within adjacent land to northern boundary.

Existing metal security fence to Yorkshire Water Reservoir land.

Contours in meters

Existing metal security fence to Yorkshire Water Reservoir land.

Private Drive 4.5m wide serving Plots 4 - 8.

Y Water Land
Covered Reservoir

Construct Access Road 5.5m wide with 0.6m hard margins to adoptable standards and provide turning for service vehicles.

Retain tree planting, clear undergrowth and improve landscaping to be agreed as part of future application.

Minor footpath realignment; existing route shown in red.

Telecommunication mast

Metal boundary fence

Existing footpath to Cross Street

Access to be taken from Estate Road.

OSBM Triangulation Pillar

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

Area of trees and overgrown bushes

1.8m close boarded timber fence 0.5m from edge of footpath to western boundary.

Existing footpath to Byron Drive

Existing footpath

Existing footpath to Mayfield

Bottom of Bank

Top of Bank

Rock face

Private Drive

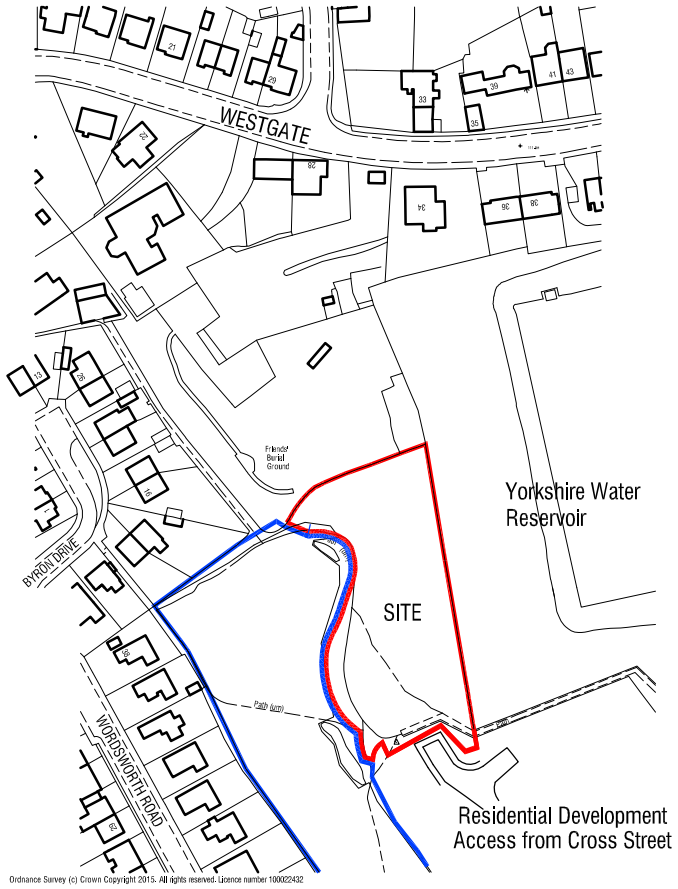
Access Road

Metal boundary fence

RESIDENTIAL DEVELOPMENT

Existing development under construction.

BLOCK PLAN 1:500



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LOCATION PLAN 1:2500

Rev B 23.02.2017 - Update footpath details and red line boundary.
Rev A 27.01.2017 - Red line boundary revised.

RESIDENTIAL DEVELOPMENT
LAND OFF CROSS STREET
MONK BRETTON
BARNSLEY

OUTLINE PROPOSALS

BLOCK PLAN

mboothdesign
architectural design and building consultants

Fairfield House
Barnsley S70 2FL
T: 01226 286256
M: 07881898300
E: mboothdesign@btconnect.com

Scale	1:500 @ A3	Drawn	MJB
Date	NOV 2016	Ref.	16.35
Dwg No.	P1	Rev.	B

0cm 2cm 4cm

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