EXISTING PEDESTRIAN ROUTE DIVERTED

ACCESS TO EXISTING SUB STATION

PEDESTRIAN ACCESS

OPEN SPACE

EXISTING ACCESS TRACK TO I SMITHY HILL

EXISTING COAL STORE

LANDSCAPING TO SCREEN DEVELOPMENT FROM OPEN FIELDS TO EAST

SMITHY HILL

VILLAGE GREEN

EXISTING WAR MEMORIAL

HALIFAX ROAD

DEVELOPMENT SUMMARY

INDICATIVE NETT AREA:
1.73 ACRES / 0.70 HECTARES

INDICATIVE GROSS AREA:
2.56 ACRES / 1.04 HECTARES

DWELLINGS ACHIEVABLE @ 30 -35 DPH:
21 – 25 DWELLINGS

INDICATIVE POS AREA:
0.49 ACRES / 0.20 HECTARES

STEN ARCHITECTURE
STEN Architecture Ltd
Suite 4, Unit 1
Benton Office Park
Bennett Avenue
Horbury
WF4 5RA
Tel: 01924 669424
www.sten-architecture.co.uk

0 10 20 30 40 50

ILLUSTRATIVE MASTERPLAN | DECEMBER 2017 | 1:500 @ A2

HALIFAX ROAD, THURGOLAND