St. Helens Avenue, Barnsley

WARNING TO HOUSE-PURCHASERS
Property Misdescriptions Act 1991

Buyers are warned that this is a working drawing and is not intended to be treated as descriptive material describing, in relation to any particular property or development, any of the Specified matters prescribed by any Order made under the above Act. The contents of this drawing may be subject to change at any time and alterations and variations can occur during the progress of the works without revision of the drawing. Consequently the layout, form, content and dimensions of the finished construction may differ materially from those shown. Nor do the contents of this drawing constitute a contract, part of any contract or warranty.

Landscaping Schedule

All plant stock to be to BS3936 1965 Part 1
All landscape work to comply with BS4428 1989

Trees

Trees to be standard 8-10cm stem circumference 1m from ground level with 1 stake and 2 ties per tree

T1 Betula Pendula 'Silver Birch'
T2 Prunus Avium 'Plena'
T3 Sorbus Aria 'Chrysophylla'
T4 Sorbus Aucuparia 'Mountain Ash'

Shrubs

Berberis x Stenophylla	600-900mm 3L
Berberis Thunbergii	450-600mm 3L
Cotoneaster Conspiluus Decorus	300-450mm 3L
Cornus Alba	600-900mm 3L
Cornus Sanguinea	600-900mm 3L
Mahonia Japonica	450-600mm 3L
Prunus Laurocerasus 'Otto Luyken'	450-600mm 3L
Pyracantha 'Mojave'	600-900mm 3L
Rosa Camina	450-600mm 3L
Rosa Rugosa 'Max Graf'	450-600mm 3L
Cytisus Praecox	450-600mm 3L

Climbers

Clementis Montana - Rubens
Lonicera Japonica 'Halliana'
Parthenocissus Tricuspidata Veitchii

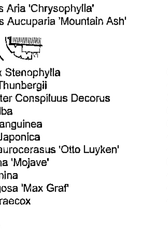
Ground Cover

Hypericum Calycinum	150-200mm 2L
Vinca Minor	200-300mm 2L

Density 3 per square metre, unless otherwise stated.
Shrubs to BS 3936 to be planted in debris & weed free beds 30cm deep. Topsoil to BS 3882, beds to be artfully structured with smaller species to front and edges. Plants to be set out whilst still in pots, under supervision, to ensure optimum compostion prior to planting.

MATERIALS	PLOTS
HANSON VILLAGE HARVEST MULTI WITH HANSON WORCHESTER RED MULTI DETAIL BRICK MARLEY MODERN OLD ENGLISH DARK RED ROOF TILE WITH RED HIP/RIDGE TILES.	11-15, 23-26, 35-39, 48-62.
HANSON WORCHESTER RED MULTI WITH HANSON VILLAGE MULTI DETAIL BRICK MARLEY MODERN SMOOTH GREY ROOF TILE WITH GREY HIP/RIDGE TILE.	1-10, 16-22, 27-31, 40-47, 71-83.

North





Schedule of Accommodation

Houses

Addiston	11	(852)
Cherdale	3	(857)
Drummond	8	(720)
Farnieston	2	(767)
Buckingham	4	(1060)
Windermere	6	(1159)
Alderney	8	(1209)
Kentmere	2	(1068)
Appleby	6	(1091)
Fesedale	1	(1110)
Woodcote	14	(1130)
	65	66'455

Apartments

Fairkirks	6	(565)
Atkill	2	(653)
	8	4'096

Totals	73	70'151

Site Figures

Gross Site Area =	4.34 Acres
Undevelopable Area =	0.00 Acres
Net Site Area =	4.34 Acres
Footage =	16'394 ft.sq/Acre
Units	16.59 units/acre

Legend

- Proposed dwelling and house type code
- Proposed garage to be built
- Denotes handing of plot
- Denotes shared area to be tarmac surfaced with red chippings finish
- Standard 1800mm high screen fence
- 600mm High Knee-rail detail
- Standard 1800mm wall / fence detail
- 1500mm high plot divisional fence
- 900mm high post and 2 rail plot divisional fence
- 900mm high railings
- Proposed tree planting
- Proposed shrub planting
- * Rear access to garage

		DATE	INT'LS
	Plots 60-62 re-numbered plots 61-63. Screen fence shown fronting plots 16-19	19.10.09	KL
	Footpath link plot 29 clarified.	24.08.09	KL
	Footpath to plots 26-63 & 78/79. Block paved	02.07.09	KL
	Re-sited adjacent plots 42-52 redesigned to		
	Plots 59 & 60 and car parking area replanned.	30.03.09	KG
	Mews/flats replaced with 8 town houses.	25.03.08	KL
	Plots 1 - 10 garages revised	26.07.07	KL
G	Conservation added to plot 80	27.03.07	KL
F	Electric sub-station repositioned	22.02.07	KL
E	Electric sub-station shown adjacent plot 28.	21.02.07	KL
D	Service margins added	16.02.07	KL
C	Private drive serving plots 14 - 18 amended to an adoptable highway. Boundary treatment revised to a pier & panel wall fronting plots 7 - 10	25.01.07	KL
B	Layout revised following meeting with Planning and Highways Officer.	08.01.07	KL
A	Additional Landscaping shown to the Southern and Western boundaries. Plots 78 & 79 revised to ease vehicular monouvering	18.12.06	KL

BARRATT

BARRATT SHEFFIELD
THORNCLIFFE HALL
THORNCLIFFE PARK
CHAPELTOWN
SHEFFIELD
S35 2PH

TELEPHONE 0114 257 2500
FAX 0114 257 2501

St. Helens Avenue, Barnsley

Title: Planning & Landscape Layout

Drawn	Date	Drawing Number	Rev
KL	16/11/06	SPL 41/01	N
Checked	Scale 1:500		

Barnsley Metropolitan Borough Council
27 OCT 2009
Corporate Mail Room

Planning & Landscape Layout