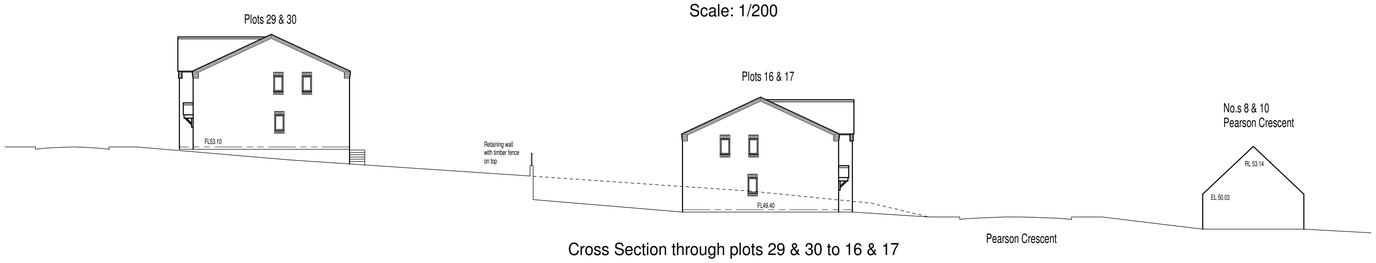


Cross Section through plots 27 & 28 to 18 & 19
Scale: 1/200



Cross Section through plots 29 & 30 to 16 & 17
Scale: 1/200



Site Plan

Notes.

All survey & boundary information supplied by client & is based on a topographic survey prepared by M Smith Surveys.

Site Area - 0.948 hectares / 2.34 acres [total of red line areas]

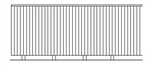
House Type Schedule.

HL70A - 2 Bedroom town house - 3 Block - 3
HL70A - 2 Bedroom town house - 4 block - 4
HL59 - 2 Bedroom semi-detached bungalow - 2
HL59A - 2 Bedroom semi-detached bungalow - 2
HL89/95 - 3 Bedroom semi-detached house - 14
HL94 - 3 Bedroom semi-detached house - 8
HL89/95 - 3 Bedroom town house - 3 block - 3
HL97 - 3 Bedroom town house - 4 block - 4
Note: House type HL70A 4 block plots 6 to 9 shaded blue as proposed affordable housing provision.

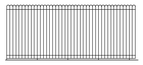
Total No. Units - 40

BOUNDARY TREATMENTS

Location & style of boundary treatment shown thus:



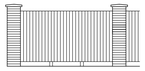
Type F1
1800mm high vertical boarded fence



Type F2
1800mm high black cast iron railings



Type F3
900mm high black cast iron railings



Type F4
1800mm high brick pier & timber panel fence

Note: All rear boundaries are to be type F1 fences.

LANDSCAPING DETAILS

TREES
A - Acer Campestre
B - Betula Pendula
C - Malus Floribunda
D - Prunus Padus
E - Sorbus Joseph Rock

New tree to be planted

All trees to be 8 - 10cm girth [standards] 2.75 - 3.00m high with stacks 75mm dia. extending 300mm into the head of the tree. Trees to be twice tied with durable rubber ties. Bone meal & peat to be added to the root system at the time of planting.

The front gardens are to be planted with a variety of shrubs to be specified by the individual house occupants.

EXTERNAL MATERIALS
Audley Red Mixture bricks.
Off white render.
Calderdale Slate concrete tiles.

EXISTING SEWERS

Existing surface water sewer shown thus:

Existing foul sewer shown thus:

Note: The location of the existing sewers & manholes are based on the accurate topographic land survey & Yorkshire Water sewer records. A 3.0m easement to each side of the existing sewers is shown coloured pink.

TREE PROTECTION
The existing tree located at the junction of Pearson Crescent & Wortley Avenue is to be protected during the construction period by 1.8m high staked Heras style fencing as noted on the plan.
No materials are to be stored within the enclosed area & no construction traffic is to enter. The fencing is only to be removed at the end of the construction period & replaced with F3 style railings in the location as indicated.

Amendments

A: October 2018:
2.0m wide footpath added to Wortley Avenue section.
Brick screen wall & electric gates added to entrance of parking court serving plots 5 to 11.
Plots 37 to 41 omitted & replaced with 2 No. pairs of HL70 2 bedroom semi-detached houses. Area re-designed to create open area at Wortley Avenue road junction & enhance views from plots 27 to 32.
Steps to new footpath link omitted, footpath gradient to be max 1 in 12.
Plots 33 to 36 re-aligned to overlook new footpath link.
Fence to bottom western section of footpath link changed from type F1 to F3.

B: October 2018:
Plots 1 to 5 & associated parking court re-designed.
Plots 20 to 28 re-designed with HL89/95 4 block omitted & replaced with 4 block HLA type.
Plots 37 to 40 re-designed with HL70 types omitted & replaced with HL57 & HL57A semi-detached bungalows.
Indicative floor levels & sections through site added.

C: December 2018:
Footpath added to side of plot 40 to provide footpath round all of Wortley Road island section.
Parking to plot 40 re-sited to the north east.
Section through plots 27 & 28 to plots 18 & 19 revised.
Floor levels revised to conform to engineers draft recommendations.

D: December 2018:
Section through plots 29 & 30 to plots 16 & 17 added to plan.

E: March 2019:
House types HL70A on plots 6 to 9 shaded blue as proposed affordable housing provision.

F: March 2019:
Boundary treatment designations added to plan in addition to colour coding.
Note added relating to tree protection measures.
Floor levels revised to conform to Shaun Tonge Engineering plans.
Steps to footpath link added as shown on Shaun Tonge Engineering plans.

Date: June 2018	Drawn: R.W. Saxton.
Drawing Title: Site Plan	
Drawing No. 18.012.2 Rev G	Scale: 1/500 @ A1 size

Project Title:

Proposed Residential Development at Pearson Crescent, Wombwell, Barnsley for Hoober Ltd.

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