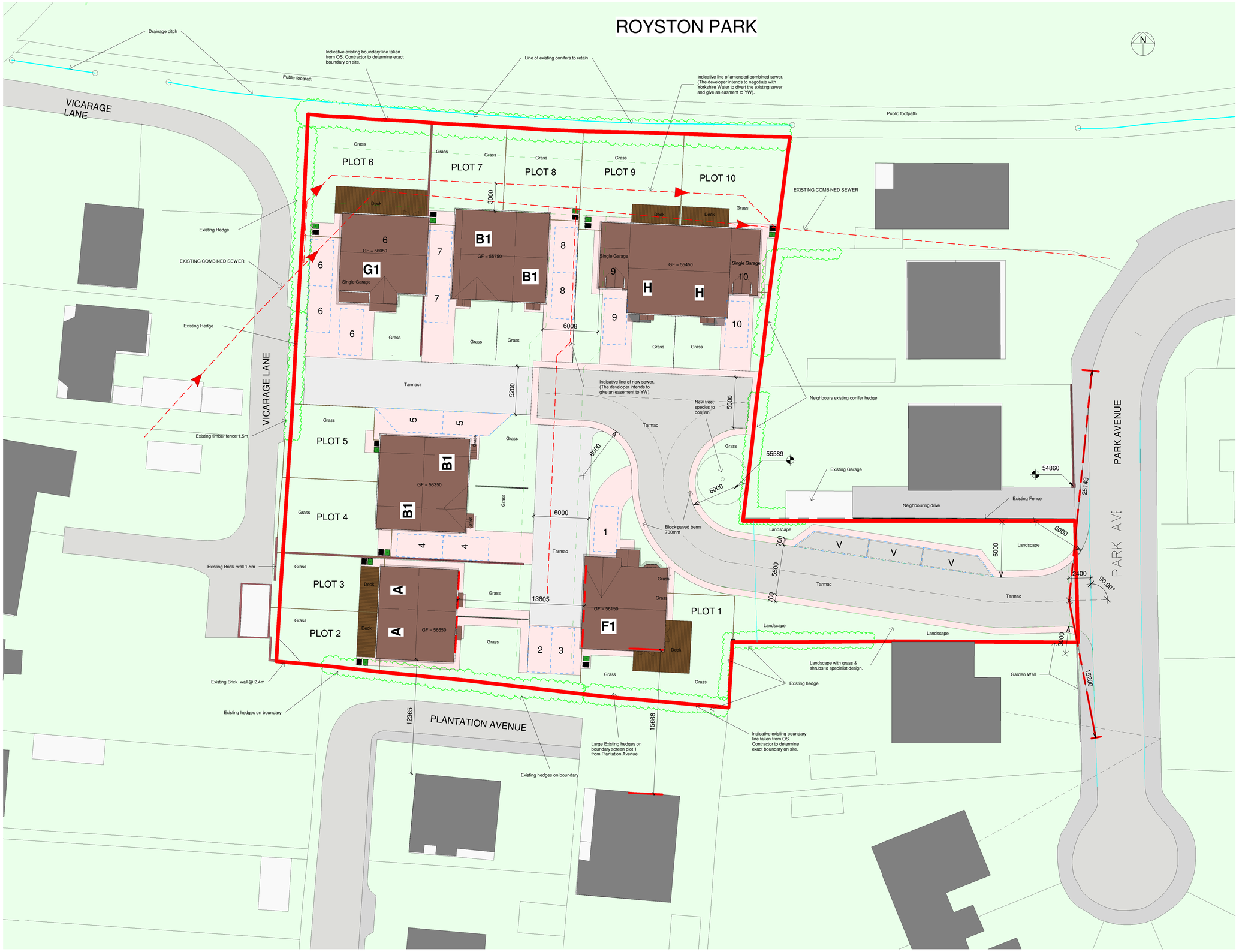
ROYSTON PARK



Site Plan - As Proposed

1 : 200

LEGEND

2 No. **Type A** - 2 Bed, 2-storey dwelling.
Gross internal area 65 sq m (703 sq ft).

4 No. **Type B1** - 3 Bed, 2-storey dwelling.
4 X Gross internal area 79 sq m (848 sq ft).

1 No. **Type F1** - 4 Bed, 2-storey dwelling.
Gross internal area 142 sq m (1559 sq ft).

1 No. **Type G1** - 4 Bed, 2-storey dwelling.
Gross internal area 144 sq m (1554 sq ft).

2 No. **Type H** - 4 Bed, 2-storey dwelling.
Gross internal area 121 sq m (1307 sq ft).

10 no. Total dwellings.

Site Area total - 0.357 ha (0.882 acres).

Density - 28 dwellings per hectare.

Car Parking

4 no. integral garages (all garage spaces are a min of 3.0 c 6.0m).

16 no. driveway / in plot spaces.

3 no. on street spaces. (adjacent to access road).

23 no. total spaces.

0 5 10 15 20

Meters 1:200

Rev	Date	Drawn	Description
A	12/05/2016	SL	House types amended, and road layout amended to suit.
B	21/03/2016	SL	Units 2 and 3 amended to type A V2 as client instruction.
C	21/03/2016	SL	Boundary amended as survey.
D	24/06/2016	SL	Plot No's indicated on the site plan
E	13/09/2016	SL	Position of existing and diverted sewer indicated
F	14/09/2016	SL	Topographic survey informatioon revealed on Site Plan
G	12/10/2016	SL	Tree survey information added to site plan
H	12/10/2016	SL	Plot 11 and 12 changed to type D 4 bed semi to allow room for new sewer connection and required easment to YW
I	12/10/2016	SL	Type C house type garage amended.
J	17/10/2016	SL	Adoptable road amended to 5500 with 700 berms, private roads amneded to 5000 width, and turning head ammended as highways comments.
K	17/10/2016	SL	Plot 1 amneded to detatched garage and re-organised on plot as amendments to roads.
L	18/10/2016	SL	Garrage added for plot ,3 and Plot 7 flipped as client instruction
M	20/10/2016	SL	Parking for plots 2 and 6 amended, Garage added for plot 3, private roads amended to 5200 and 6000 wide respectively to aid manouvering of cars.
N	20/10/2016	SL	Radius of access road increased and layout amended to enable ingress and egress from Park Avenue by refuse vehicle in forward gear. Visitor parking amended.
O	31/10/2016	SL	Access road amended to meet highway at 90degrees as highways instruction.
P	03/11/2016	SL	Visitor parking bays amended to allow adoption as client instruction
Q	23/11/2016	SL	Layout amended to 10 2 storey units as planners request.
R	24/11/2106	SL	House Type B1 widened to improve bedroom layout. The tandem parkin area to the side of plots 4,5 and 7 reduced in width to 3100mm as agreed with highways.
S	25/11/2016	SL	House Type B1 amended to mirrored semi as client instruction.
T	11/01/2017	SL	Plot 6 House type G amended to G1 with single garage to allow easment for access to diverted sewer.
U	12/01/1017		Plot 6 parking amnended

PLANNING

Self Architects

Client:
D Noble Limited

Project:
Proposed Housing Development Park Avenue, Royston, Barnsley, S71 4AD

Title:
Site Plan - As Proposed

Scales:	Drawn:	Date:	Checked:
1 : 200	SL	12/01/2017 15:49:03	MS

Drawing no: 4200 03

Rev: U

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