

PLANNING LAYOUT LAYERS KEY:

- EXISTING WALL
- 1800mm STONE WALL
- STONE RETAINING WALL (VARYING IN HEIGHT)
- 1800mm TIMBER FENCE
- 900mm METAL ESTATE RAILINGS
- 450mm KNEE HIGH RAIL
- YORKSHIRE WATER EASEMENT
- PILLARS
- BOLLARDS (750mm IN HEIGHT)
- LOCKABLE REAR ACCESS GATE
- AFFORDABLE PLOT
- GRASSED AREAS (FRONT GARDEN)
- GRASSED AREAS (REAR GARDEN)
- BLOCK PAVING
- TARMACADAM

NOTE:
BUILDING MATERIALS ARE TO COMPRISE OF
ARTSTONE WALLING WITH CALDERDALE GREY
FLAT CONCRETE ROOF TILES THROUGHOUT
THE SITE

LANDSCAPE PROPOSALS KEY:

EXISTING TREES & HEDGES

- EXISTING TREES AND HEDGES RETAINED
- EXISTING TREES AND HEDGES REMOVED

PROPOSED TREES

- SEMI-MATURE TREE (18-25cm GIRTH)
- EXTRA HEAVY STANDARD TREE (14-16cm GIRTH)
- STANDARD TREE (8-10cm GIRTH)
- SPECIMEN SHRUB

PROPOSED HEDGES

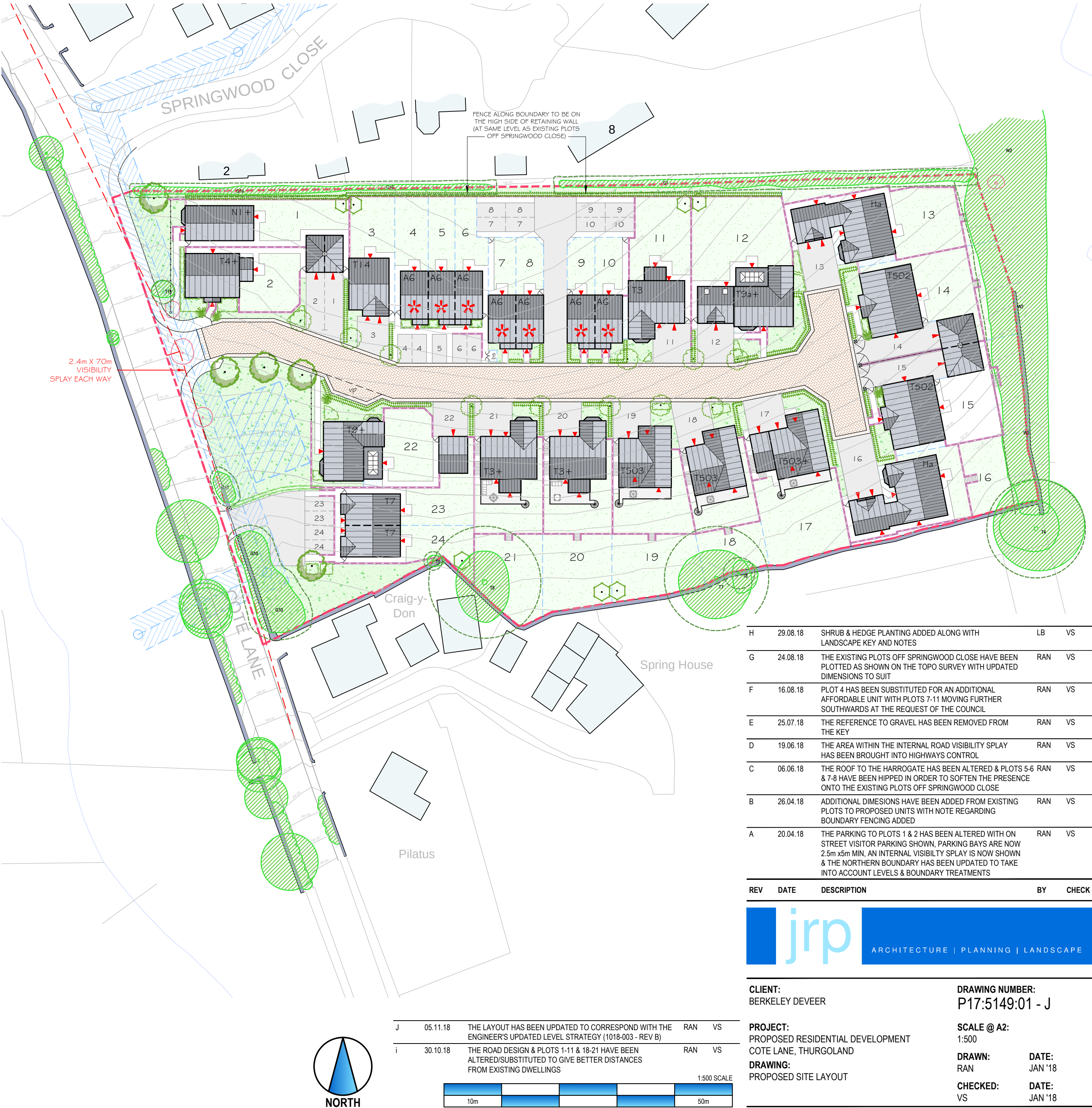
- DECIDUOUS HEDGE
- EVERGREEN HEDGE

PROPOSED SHRUB PLANTING

- ORNAMENTAL SHRUBS AND HERBACEOUS PERENNIALS

SCHEDULE OF ACCOMMODATION:

AFFORDABLE	HOUSETYPE	AMOUNT
AG	A6 2 STOREY 2 BED 7411 ²	7 No.
OPEN MARKET	HOUSETYPE	AMOUNT
T7	T7 2 STOREY 3 BED 10011 ²	2 No.
T14	T14 2 STOREY 3 BED 10611 ²	1 No.
N1+	N1+ 2 STOREY 4 BED 13311 ²	1 No.
T4+	T4+ 2 STOREY 4 BED 14121 ²	1 No.
T3	T3 2 STOREY 4 BED 14221 ²	1 No.
T9+	T9+ 2 STOREY 4 BED 18281 ²	1 No.
T502	T502 2 STOREY 5 BED 20131 ²	2 No.
T503	T503 2/3 STOREY 5 BED 21191 ²	2 No.
T503+	T503+ 2/3 STOREY 5 BED 21191 ²	1 No.
T3+	T3+ 2/3 STOREY 5 BED 21681 ²	2 No.
HARROGATE	HARROGATE 2 STOREY 5 BED 22021 ²	2 No.
T9a+	T9a+ 2 STOREY 5 BED 22211 ²	1 No.
TOTAL No.		24 No.



H	29.08.18	SHRUB & HEDGE PLANTING ADDED ALONG WITH LANDSCAPE KEY AND NOTES	LB	VS
G	24.08.18	THE EXISTING PLOTS OFF SPRINGWOOD CLOSE HAVE BEEN PLOTTED AS SHOWN ON THE TOPO SURVEY WITH UPDATED DIMENSIONS TO SUIT	RAN	VS
F	16.08.18	PLOT 4 HAS BEEN SUBSTITUTED FOR AN ADDITIONAL AFFORDABLE UNIT WITH PLOTS 7-11 MOVING FURTHER SOUTHWARDS AT THE REQUEST OF THE COUNCIL	RAN	VS
E	25.07.18	THE REFERENCE TO GRAVEL HAS BEEN REMOVED FROM THE KEY	RAN	VS
D	19.06.18	THE AREA WITHIN THE INTERNAL ROAD VISIBILITY SPLAY HAS BEEN BROUGHT INTO HIGHWAYS CONTROL	RAN	VS
C	06.06.18	THE ROOF TO THE HARROGATE HAS BEEN ALTERED & PLOTS 5-6 & 7-8 HAVE BEEN HIPPED IN ORDER TO SOFTEN THE PRESENCE ONTO THE EXISTING PLOTS OFF SPRINGWOOD CLOSE	RAN	VS
B	26.04.18	ADDITIONAL DIMESIONS HAVE BEEN ADDED FROM EXISTING PLOTS TO PROPOSED UNITS WITH NOTE REGARDING BOUNDARY FENCING ADDED	RAN	VS
A	20.04.18	THE PARKING TO PLOTS 1 & 2 HAS BEEN ALTERED WITH ON STREET VISITOR PARKING SHOWN, PARKING BAYS ARE NOW 2.5m x 5m MIN, AN INTERNAL VISIBILITY SPLAY IS NOW SHOWN & THE NORTHERN BOUNDARY HAS BEEN UPDATED TO TAKE INTO ACCOUNT LEVELS & BOUNDARY TREATMENTS	RAN	VS

REV	DATE	DESCRIPTION	BY	CHECK
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jrp ARCHITECTURE | PLANNING | LANDSCAPE

CLIENT: BERKELEY DEVEER	DRAWING NUMBER: P17:5149:01 - J
PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT COTE LANE, THURGOLAND	SCALE @ A2: 1:500
DRAWING: PROPOSED SITE LAYOUT	DRAWN: RAN DATE: JAN '18
	CHECKED: VS DATE: JAN '18

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