

Hoyle Mill Road, Barnsley



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 Conspilius 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

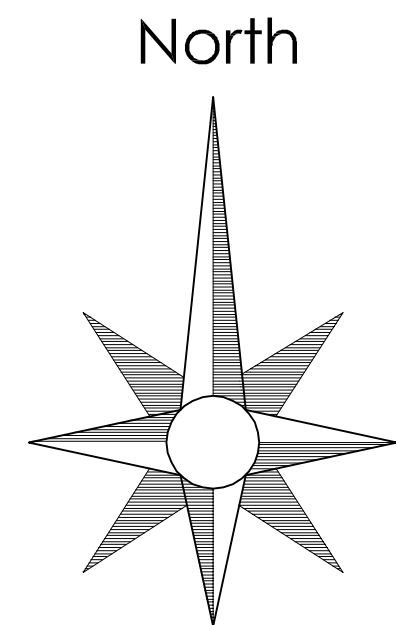
Clematis Montana - Rubens
Lonicera Japonica 'Halliana'
Parthenocissus Tricuspidata Veitchii

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 composition 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.	31-36, 42-48, 54-58, 62-63.
HANSON WORCHESTER RED MULTI WITH HANSON VILLAGE MULTI DETAIL BRICK MARLEY MODERN SMOOTH GREY ROOF TILE WITH GREY HIP/RIDGE TILE.	1-30, 37-41, 49-53, 59-61, 64-74.



Planning & Landscape Layout

Street Scene to Hoyle Mill Road

1:200



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.

Schedule of Accommodation

Houses			
Buchanan	2	897	1794
Palmerston	6	767	4602
Maldstone	16	832	13312
Windemere	4	1159	4636
Kentmere	4	1068	4272
Keswick	3	1155	3465
Woodcote	14	1190	16660
Emerdale	1	897	897
Gloucester	3	1069	3207
Total	53		52845

Site Figures

Gross Site Area 3.12 Acres
Undevelopable Area 0 Acres
Nett Site Area 3.12 Acres

Footage 16938 sq.ft./acre
Units/acre 16.99

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
- Service easement

F	Plots 1-28 removed and replaced with plots 75-81. Schedule updated to suit	11.03.11	SB
D	Materials Schedule updated.	10.01.08	KL
E	Rear gate added to plot 38. Easement added to rear of plots 45-48.	29.11.07	KL
C	Apartment numbering clarified.	19.11.07	KL
B	Existing sewer easement repositioned & layout revised.	30.04.07	KL
A	Landscaping added. Plots 44-46 adjusted to accommodate landscape buffer. Hipped roofs replaced with gables on plots 74 & 71. Materials schedule added.	27.03.07	KL
REV	DESCRIPTION	DATE	INT'L'S



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Job	Former J C Snell Ltd. Hoyle Mill Road, Barnsley		
Title	Planning & Landscape Layout		
Drawn	KL	Date	-
Checked		Scale	1:500
Drawing Number	SPL 42/01	Rev	F