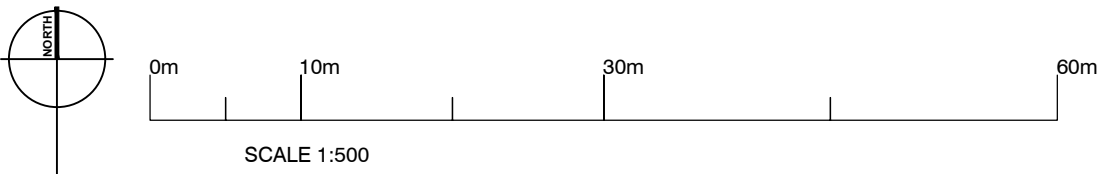


House Type	Occupancy	Type	GIA		No.	%
			m²	ft²		
HL67	2 Bed	2 Storey	67.64	728	10	22.7%
HL70	2 Bed	2 Storey	72.68	782	2	4.5%
HL85	3 Bed	2 Storey	84.64	911	7	15.9%
HL89	3 Bed	2 Storey	89	958	8	18.2%
HL95	3 Bed	2 Storey	89	958	6	13.6%
HL97	3 Bed	2.5 Storey	97.44	1049	9	20.5%
HL115	3 Bed	2 Storey	121	1302	2	4.5%
OVERALL TOTAL			3779	40679	44	100.0%
SITE AREA (GROSS)			Acres	Hectares		
SITE AREA (NET)			2.92	1.18		
UNIT DENSITY			17	Units/Acre	AREA DENSITY	15526
			41	Units/Hectare		38366
						ft² / acre
						m² / hectare
NOTE : THE RED LINE INDICATES THE PROPOSED PLANNING APPLICATION BOUNDARY AND IS SUBJECT TO CONFIRMATION. ALL LEGAL BOUNDARIES SHALL BE CONFIRMED BY THE CLIENT. THIS DRAWING IS BASED ON A TOPOGRAPHICAL SURVEY PROVIDED BY A THIRD PARTY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL THIRD PARTY ENGINEERING PROPOSALS. THE TREES INDICATED ON THIS DRAWING REPRESENT THOSE CONTAINED WITHIN THE TOPO SURVEY PROVIDED. FOR PROPOSED TREES AND LANDSCAPING PROPOSALS, PLEASE REFER TO SEPARATE ARCHITECTS' PROPOSALS.						
IMPORTANT NOTE: This layout is based on an Ordnance Survey Plan and therefore actual boundaries and layout may vary following results of Site Topographical Survey and Title Boundaries						



- Legend**
- Boundary Treatments:**
- 1.8m high screen wall
 - 1.8m high feathered edge fence
 - 1.5m high close boarded fence with 300mm trellis
 - Retaining wall. See Engineer's details.
 - Front entrance door
 - Secondary entrance door
 - Lockable personnel gate
 - Visitor Parking
 - Shared private driveway - Tarmacadam
- Refuse and recycling:**
- Waste provision per dwelling. LA bins to be placed onto permanent paved area. 900x1800mm flag base to bin storage area
 - Bin Collection Point with flag based to size indicated on drawing
- Paved Patio Area**
- To consist of 2no. row of 600x600 slabs positioned central to door. Paths to be 900mm wide to front entrance. All other paths to be 600mm to side and rear of dwellings with 150mm margin adjacent dwelling. Shared paths to rear and side to be increased to 900mm wide.
- Garage
 - Planning Boundary Line
- Trees and Hedgerows:**
- Existing trees to be retained and protected within the development
 - Root protection zone of existing tree to be retained
 - Indicative landscaping
 - Tree/Shrubs to be removed

D	Stand-off distances to existing properties added.	20.11.20	H51	H51
C	Updated to reflect clients comments	25.08.20	H51	H51
B	House Type mix updated	13.08.20	H51	H51
A	Pump station and attenuation pond added	23.07.20	H51	H51

Rev	Details	Date	By	Chk
	DATE	26.03.2020	DRAWN	H51
	SCALE	1:500@A2	CHK	H51

Barnsley Road, Goldthorpe

Site Layout

Dwg No	H51-BRG-001	Rev	D
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