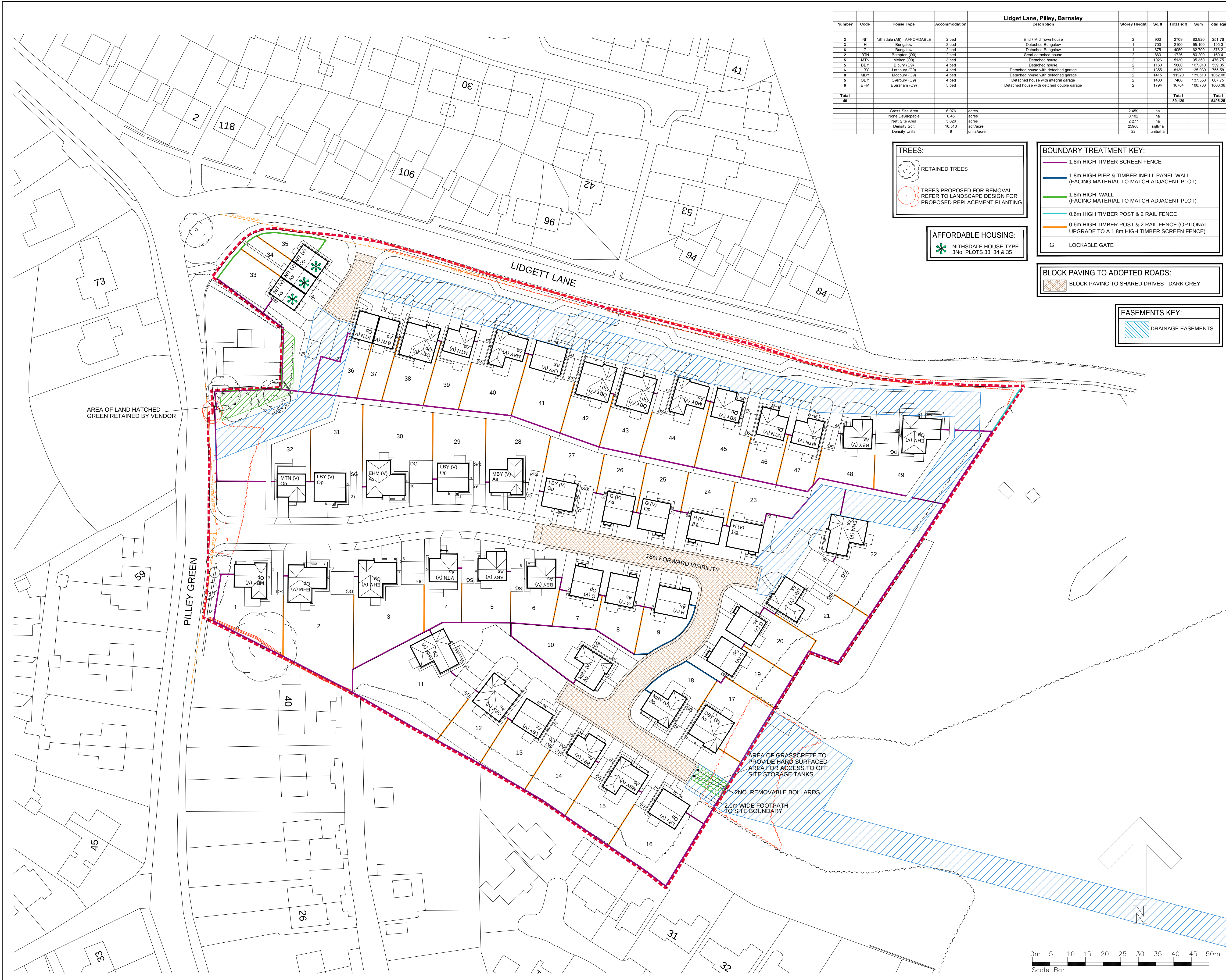




Lidgett Lane, Pilley, Barnsley									
Number	Code	House Type	Accommodation	Description	Storey Height	Sq/ft	Total sqft	Sqm	Total sqm
3	NIT	Nithsdale (A9) - AFFORDABLE	2 bed	End / Mid Town house	2	903	2709	83.920	251.78
3	H	Bungalow	2 bed	Detached Bungalow	1	700	2100	66.100	195.3
6	G	Bungalow	2 bed	Detached Bungalow	1	675	4050	62.700	376.2
2	BTN	Bampton (C9)	2 bed	Semi detached house	2	863	1726	80.200	181.4
5	MTN	Melton (C9)	3 bed	Detached house	2	1009	5130	95.550	476.75
6	BBY	Blbury (C9)	4 bed	Detached house	2	1160	5800	107.810	539.05
6	LBY	Lathbury (C9)	4 bed	Detached house with detached garage	2	1355	6130	125.800	735.58
8	MBY	Modbury (C9)	4 bed	Detached house with detached garage	2	1415	11320	131.510	1052.08
5	OBY	Overbury (C9)	4 bed	Detached house with integral garage	2	1480	7400	137.560	687.75
6	EHM	Evenham (C9)	5 bed	Detached house with detached double garage	2	1794	10764	166.730	1000.35
Total							Total		Total
49							66,129		5486.23
		Gross Site Area	6.078	acres		2,459	ha		
		Nett Site Area	0.45	acres		0.182	ha		
		Nett Site Area	5.626	acres		2,277	ha		
		Density Sift	10,910	units/acre		2668	units/ha		
		Density Units	9	units/acre		22	units/ha		

TREES:

 RETAINED TREES

 TREES PROPOSED FOR REMOVAL
REFER TO LANDSCAPE DESIGN FOR PROPOSED REPLACEMENT PLANTING

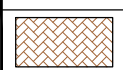
AFFORDABLE HOUSING:

 NITHSDALE HOUSE TYPE
3NO. PLOTS 33, 34 & 35

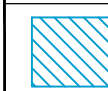
BOUNDARY TREATMENT KEY:

- 1.8m HIGH TIMBER SCREEN FENCE
- 1.8m HIGH PIER & TIMBER INFILL PANEL WALL (FACING MATERIAL TO MATCH ADJACENT PLOT)
- 1.8m HIGH WALL (FACING MATERIAL TO MATCH ADJACENT PLOT)
- 0.6m HIGH TIMBER POST & 2 RAIL FENCE
- 0.6m HIGH TIMBER POST & 2 RAIL FENCE (OPTIONAL UPGRADE TO A 1.8m HIGH TIMBER SCREEN FENCE)
- G LOCKABLE GATE

BLOCK PAVING TO ADOPTED ROADS:

-  BLOCK PAVING TO SHARED DRIVES - DARK GREY

EASEMENTS KEY:

-  DRAINAGE EASEMENTS



DATE REVISIONS BY

09.01.20 A: Amended following planning comments: RB.
Turning head in front of plots 16 & 17 shortened to 25m. 2.0m wide footpath link, bollards and area of grasscrete added between end of turning head and site boundary for YW access. Section of road adjacent plots 33-36 amended and parking to plots 35 & 36 amended to avoid potential conflict between maneuvering vehicles. Shared drive access points increased to 4.8m wide where applicable. 18m forward visibility indicated around bend in front of plot 9. Retained and removed trees identified. Bungalow footprints increased to hit the minimum internal space standards.

11.01.20 B: Additional trees identified for removal adjacent the site boundary next to plots 16 & 17 to accommodate the new drainage connections and off-site storage.

11.01.20 C: Drainage easements finalised following receipt of engineering design. Note regarding vendors retained land added.



Avant Homes
Unit 2
Manner Court
Peel Avenue
Durkan
Wakefield
WF4 3PL

DRAWN RB. CHECKED DATE Nov 2019

DRG. No. 4178/201 REV. C

SCALE: 1:500

Site Layout

Lidgett Lane,
Pilley,
Barnsley