

# ROYSTON PARK



## 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 76 sq m (814 sq ft).
- 1 No. **Type F1** - 4 Bed, 2-storey dwelling.  
Gross internal area 142 sq m (1559 sq ft).
- 1 No. **Type G** - 4 Bed, 2-storey dwelling.  
Gross internal area 164 sq m (1771 sq ft).
- 2 No. **Type H** - 4 Bed, 2-storey dwelling.  
Gross internal area 121 sq m (1307 sq ft).

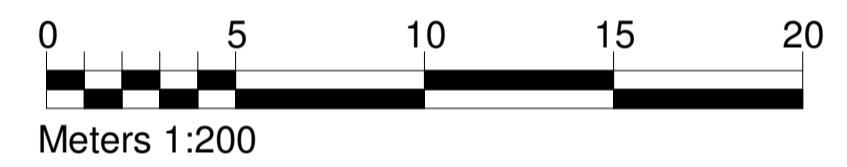
10 no. Total dwellings.

Site Area total - 0.357 ha (0.882 acres).

Density - 28 dwellings per hectare.

## Car Parking

- 5 no. integral garages (all garage spaces are a min of 3.0 c 6.0m).
- 15 no. driveway / in plot spaces.
- 3 no. on street spaces. (adjacent to access road).
- 23 no. total spaces.



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 information 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 easement 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 amended to 5000 width, and turning head amended as highways comments.
K	17/10/2016	SL	Plot 1 amended to detached garage and re-organised on plot as amendments to roads.
L	18/10/2016	SL	Garage added for plot 3, and Plot 7 flipped as client instruction
M	20/10/2016	SL	Parking for plots 2 and 4 amended. Garage added for plot 3, private roads amended to 5200 and 6000 wide respectively to aid manoeuvring 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 adaption as client instruction
Q	23/11/2016	SL	Layout amended to 10 2 storey units as planners request.

**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	23/11/2016 15:56:14	M5

Drawing no:	Rev:
4200	03
	Q

246 St Andrews Road, Sheffield, S11 9AL  
T: 0114 258 8125  
E: design@selfarchitects.co.uk W: www.selfarchitects.co.uk

## Site Plan - As Proposed

1:200

PLANNING