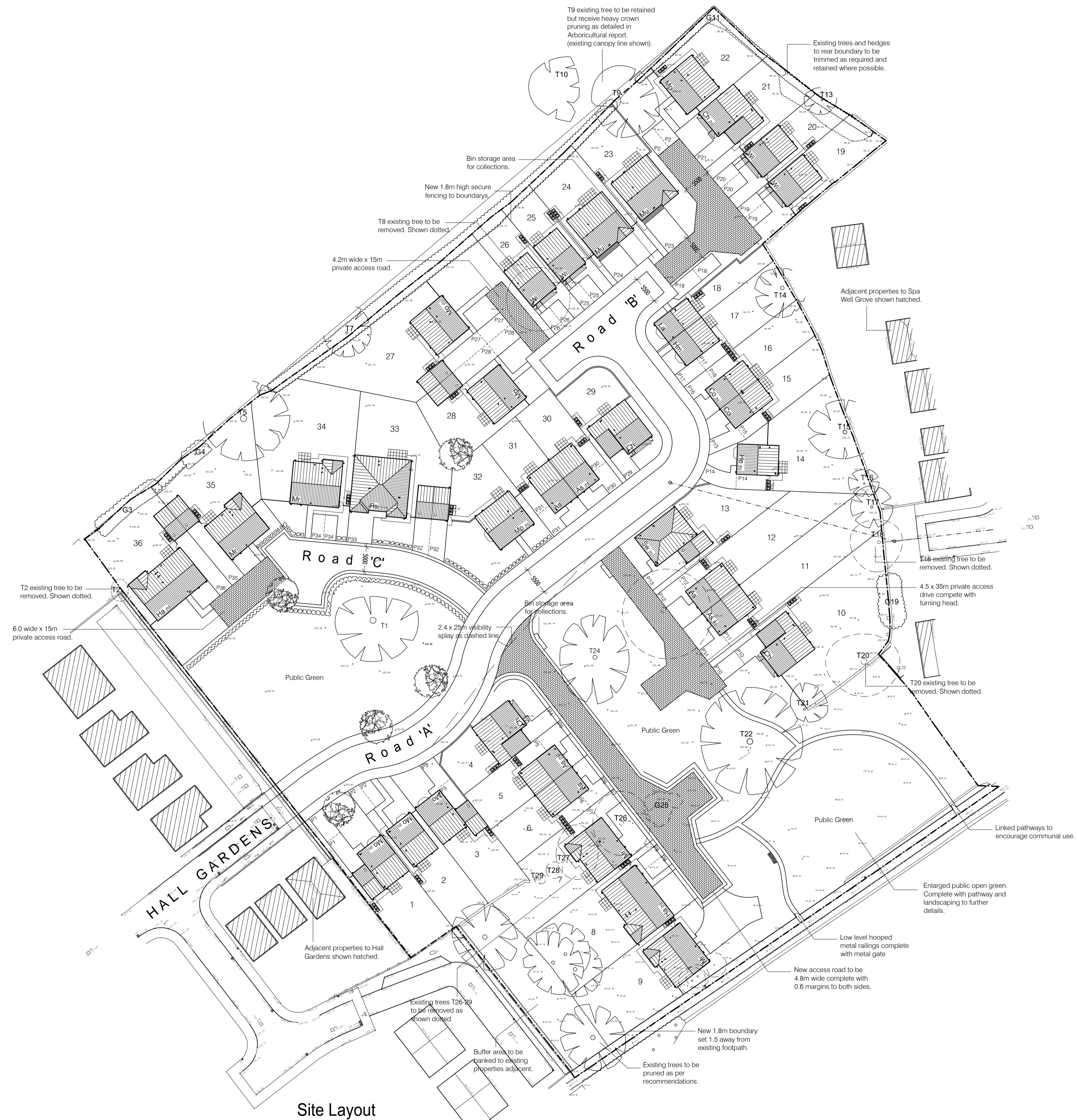
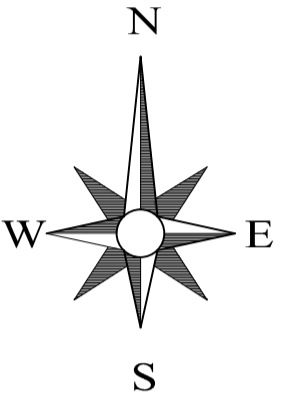


SCHEDULE OF ACCOMMODATION					
HALL GARDENS, BRIERLEY					
Quantity	Drawing No.	House Types	Details	Sqm	Sq ft
6	6	Aspen	3 Bedroom 2 storey house	88.3	950.9
4	10	Chestnut	4 Bedroom 2 storey house with integral garage	118.0	1269.7
2	12	Collingwood	2 Bedroom 2 storey house	79.7	858.1
1	36	Hemlock	3 Bedroom 2 storey house	85.0	914.5
1	46	Holly	3 Bedroom 2 storey house	85.1	916.3
1	36	Laurel	2 Bedroom 2 storey house	66.9	720.3
4	38	Maple	4 Bedroom 2 storey house	123.6	1330.6
3	16	Mountain Ash	3 Bedroom 2 1/2 storey house	129.1	1389.5
2	40	Mulberry	4 Bedroom 2 storey house with integral garage	147.1	1583.0
0	22	Rowan	3 Bedroom 2 storey house with garage	88.3	950.9
1	24	Swaine	3 Bedroom 2 storey house	128.4	1382.09
4	26	Willows	3 Bedroom 2 storey house	96.0	1033.3
		Bungalows			
4	28	Marlowe	2 Bedroom bungalow	76.9	827.3
2	30	Hawthorne	3 Bedroom bungalow	100.5	1081.6
1	42	Rosewood	3 Bedroom bungalow with integral garage	93.8	1010.0
<b>36 No. Plots</b>		Areas listed above exclude integral or detached garages			
<b>Site Area</b>		<b>2.021 Ha</b>	<b>4.99 Acres</b>		
<b>Green Space</b>		<b>0.4526 Ha</b>	<b>1.118 Acres</b>		
<b>Developable Area</b>		<b>1.5684 Ha</b>	<b>3.88 Acres</b>		
<b>Density</b>		<b>22.92 Units per Hectare</b>			



**NOTES**

- All rear gardens are a minimum of 10m long.
  - All pedestrian routes and paths to be 900mm, 1000mm where possible, minimum width. Maximum gradients 5m at 1 in 12, 10m at 1 in 15.
  - Secure gates to rear gardens to have minimum 850mm width. Gates with high quality locking mechanisms are proposed for access from public spaces to the rear of dwellings.
  - Surface water drainage proposals to High Huddleston's design - refer to separate drawings.
  - All site boundaries to be agreed on site prior to construction.
  - Building and road levels provisional pending detail drawings.
  - Roads to be to Highway's approval and adopted under a Section 38 Agreement.
  - This drawing is based on topographical survey by MS Land & Construction Services Ltd, drawing ref: TS-001
  - All to be checked on site prior to construction.
- Boundary treatments to dwellings to further details, but are generally as follows:
- Rear boundaries where properties are back to back - 1.8 m high hit and miss timber fence with concrete posts.
  - Boundaries between adjacent gardens - 1.8 m high hit and miss timber fence with concrete posts.
  - Side boundaries abutting public areas and rear boundaries abutting highways - 1.0 m high brick walls with brick piers and fence panels over a total height of 1.6m.
  - Fence panels positioned to the front edge of the brick wall (public side) to eliminate, where possible, footholds used for climbing.
  - Gates with high quality locking mechanisms are proposed for accesses from public spaces to the rear of dwellings.
  - Gas and electric meters to be positioned appropriately to the front of dwellings in an effort to deter bogus officials.



**KEY**

- Private Drives
- Raised plateau to aid traffic calming and indicate shared surface residential access
- Existing Trees to be retained.
- Existing Trees to be removed as shown dotted.
- Proposed tree locations.

Rev C 24th Nov '20 Alteration to access road serving Plot 4 to 9.  
 Rev B 13th Nov '20 Layout updated following comments from planning. Additional area included with enlarged green space.  
 Rev A 7th July '20 Layout redesigned following comments from planning. Stand off distances increased to existing trees. Overall development reduced from 38 No. to 33 No. plots.

**Project:** Development of Land at Hall Gardens, Brierley Barnsley, S72 9HT

**Title:** Site Layout

**Scale:** 1:500 @ A2 **Drawn:** PJ **Date:** 11 / 19 **Checked:**

**Drawing no.:** SH / HG / 01 **Rev:** C

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**Residential Development at Hall Gardens, Barnsley**

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