# Land off Watermill Gardens, Penistone, South Yorkshire

**N**ORTH

## Electric car charging Point.

Mode 3 electric vehicle charging point with a type 2 outlet socket.

- External wall of dwelling or garage. | E
- Bollard. | ●

## Enclosures

0.6m high artificial stone wall with 1.8m piers and fence panels between.

1.8m board fence.

1.2m post & rail fence.

1.2m estate railings.

## External Materials.

Facing material - Artificial Stone.

Facing material - Render.

Roof tile - Condron Senior Slate (Black).

## Soft Landscaping

Proposed tree planting.

Proposed hedging.

Proposed shrub planting.

Mown Grass.

Garden Shed location (Cycle storage).

For detailed landscape design refer to Landscape Architects drawings and specification.



Existing sewer

Flood Zone 2

Attenuation

Public Open Space 790sqm

Attenuation

Allocation HS70.

Traditional Estate Road

Private Drive

Watermill Gardens

Watermill Court

Watermill Mews

Huddersfield Road

Nether Royd

A 628

River Don

## Schedule of Accommodation

### House Types

| | | | | |
|---|---|---|---|---|
| H4 | 2 b 2 St | 781 | 04 | 03,124 |
| Newton | 3 B 2 St | 1006 | 05 | 05,030 |
| Farnham | 4 B 2 St | 1191 | 03 | 03,573 |
| Chatsworth | 4 B 2 St | 1554 | 01 | 01,554 |
| Brompton | 3 B 2 St | 1665 | 02 | 03,330 |
| Kirby | 6 B 2 St | 2758 | 02 | 05,516 |
| **Site Total** | | | 17 | 22,127 |

Gross Site Area = 0.74 Ha (1.82 Acres)
Nett Site Area = 0.66 Ha (1.63 Acres)

13,574 SqFt Per Acre

25.75 DPH

| C | JD | Boundary adjacent plot 1 amended. | 14.11.23 |
|---|---|---|---|
| B | JD | Proposed roof tile amended. Sheds added to plots 14-17. Bin hard standings added to shared private drives. Plot 11 & 12 parking amended. Plot 13 garage moved forward. | 07.11.23 |
| A | JD | Proposed attenuation added. | 26.10.23 |
| Rev | By | Note | Date |

| Status | Planning |
|---|---|
| | Sketch  Planning  Tender  Construction  As Built |

## PRA | Architecture

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PROJECT  Land off Watermill Gardens, Penistone, S Yorkshire

TITLE  Proposed Site Layout

CLIENT  Mulgrave Developments Ltd

DATE  26.09.23  SCALE  1:500@A2

DRAWING 1286.04  REVISION  C

DRAWN  JD  CHECKED  JD

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# Proposed Site Layout