

# Hoyle Mill Road, Barnsley



All plant stock to be to BS3936 1965 Part 1  
All landscape work to comply with BS4428 1989

## Trees

Trees to be standard 8-10cm stem circumference 1m from ground level with 1 stake and 2 ties per tree

T1 Betula Pendula 'Silver Birch'  
T2 Prunus Avium 'Plena'  
T3 Sorbus Aria 'Chrysophylla'  
T4 Sorbus Aucuparia 'Mountain Ash'

## Shrubs

Berberis x Stenophylla 600-900mm 3L  
Berberis Thunbergii 450-600mm 3L  
Cotoneaster Conspilius Decorus 300-450mm 3L  
Cornus Alba 600-900mm 3L  
Cornus Sanguinea 600-900mm 3L  
Mahonia Japonica 450-600mm 3L  
Prunus Laurocerasus 'Otto Luyken' 450-600mm 3L  
Pyracantha 'Mojave' 600-900mm 3L  
Rosa Canina 450-600mm 3L  
Rosa Rugosa 'Max Graf' 450-600mm 3L  
Cytisus Praecox 450-600mm 3L

## Climbers

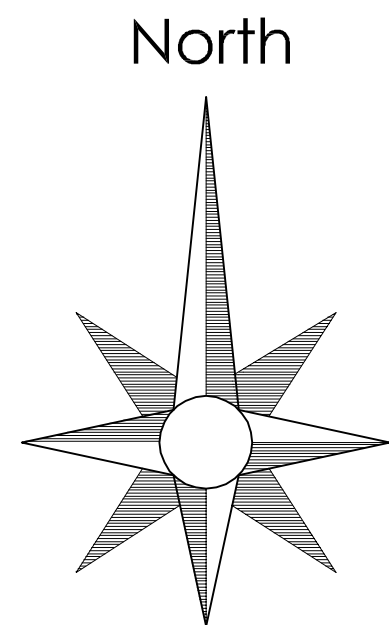
Clementis Montana - Rubens  
Lonicera Japonica 'Halliana'  
Parthenocissus Tricuspidata Veitchii

## Ground Cover

Hypericum Calycinum 150-200mm 2L  
Vinca Minor 200-300mm 2L

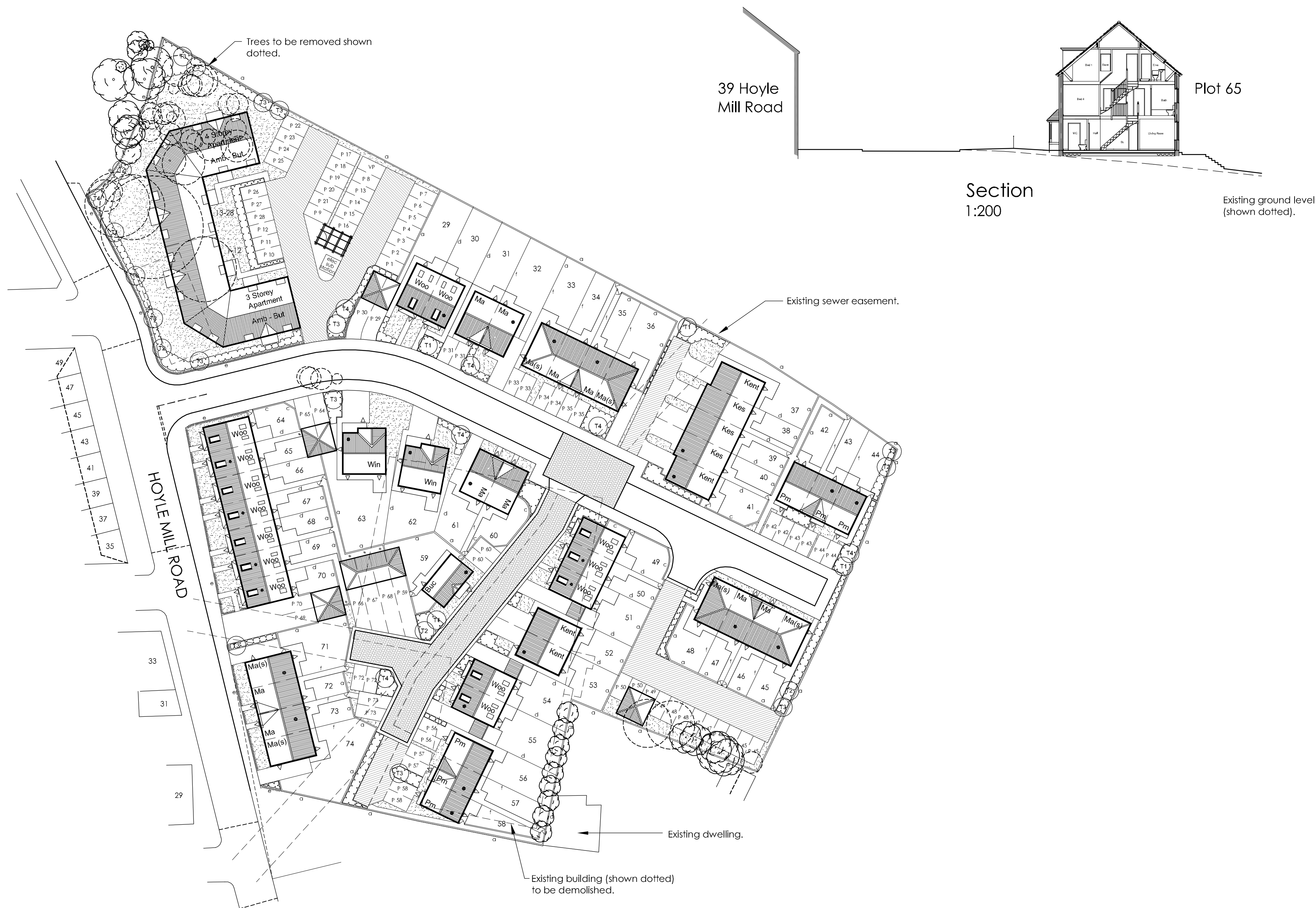
Density 3 per square metre, unless otherwise stated.  
Shrubs to BS 3936 to be planted in debris & weed free beds 30cm deep. Topsoil to BS 3882, beds to be artfully structured with smaller species to front and edges. Plants to be set out whilst still in pots, under supervision, to ensure optimum composition prior to planting.

| MATERIALS                                                                                                                                                        | PLOTS                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| HANSON VILLAGE HARVEST MULTI<br>WITH HANSON WORCHESTER RED<br>MULTI DETAIL BRICK<br>MARLEY MODERN OLD ENGLISH<br>DARK RED ROOF TILE WITH RED<br>HIP/RIDGE TILES. | 31-36, 44-46,<br>53-57, 62-63.          |
| HANSON WORCHESTER RED MULTI<br>WITH HANSON VILLAGE MULTI<br>DETAIL BRICK<br>MARLEY MODERN SMOOTH GREY<br>ROOF TILE WITH GREY HIP/RIDGE<br>TILE.                  | 1-30, 37-43,<br>47-52, 58-61,<br>64-74. |



# Planning & Landscape Layout

## Street Scene to Hoyle Mill Road 1:200



## WARNING TO HOUSE-PURCHASERS

Property Misdescriptions Act 1991

Buyers are warned that this is a working drawing and is not intended to be treated as descriptive material describing, in relation to any particular property or development, any of the Specified matters prescribed by any Order made under the above Act. The contents of this drawing may be subject to change at any time and alterations and variations can occur during the progress of the works without revision of the drawing. Consequently the layout, form, content and dimensions of the finished construction may differ materially from those shown. Nor do the contents of this drawing constitute a contract, part of any contract or warranty.

## Schedule of Accommodation

| Houses     |    |      |       |
|------------|----|------|-------|
| Buchanan   | 1  | 897  | 897   |
| Palmerston | 6  | 767  | 4602  |
| Maidstone  | 16 | 832  | 13312 |
| Windermere | 2  | 1159 | 2318  |
| Kentmere   | 4  | 1068 | 4272  |
| Keswick    | 3  | 1155 | 3465  |
| Woodcote   | 14 | 1190 | 16660 |

46 45526

| Apartments    |    |     |       |
|---------------|----|-----|-------|
| Buttermere GF | 4  | 669 | 2676  |
| Buttermere FF | 6  | 663 | 3978  |
| Buttermere TF | 4  | 633 | 2532  |
| Ambleside     | 14 | 652 | 9128  |
|               | 28 |     | 18314 |

Totals 74 63840

| Site Figures       |            |
|--------------------|------------|
| Gross Site Area    | 3.12 Acres |
| Undevelopable Area | 0 Acres    |
| Nett Site Area     | 3.12 Acres |

|            |                   |
|------------|-------------------|
| Footage    | 20462 sq.ft./acre |
| Units/acre | 23.72             |

## Legend

- Proposed dwelling and house type code
- Proposed garage to be built
- Denotes handing of plot
- Denotes shared area to be tarmac surfaced with red chippings finish
- Standard 1800mm high screen fence
- 600mm High Knee-rail detail
- Standard 1800mm wall / fence detail
- 1500mm high plot divisional fence
- 900mm high post and 2 rail plot divisional fence
- 900mm high railings
- Proposed tree planting
- Proposed shrub planting
- Rear access to garage
- Service easement

| B   | Existing sewer easement repositioned & layout revised.                                                                                                 | 30.04.07 | KL      |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---------|
| A   | Landscaping added, Plots 44-46 adjusted to accommodate landscape buffer. Hipped roofs replaced with gables on plots 74 & 71. Materials schedule added. | 27.03.07 | KL      |
| REV | DESCRIPTION                                                                                                                                            | DATE     | INT'L'S |



BARRATT

BARRATT SHEFFIELD  
THORNCLIFFE HALL  
THORNCLIFFE PARK  
CHAPELTOWN  
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|                |                              |       |       |
|----------------|------------------------------|-------|-------|
| Job            | Hoyle Mill Road,<br>Barnsley |       |       |
| Title          | Planning & Landscape Layout  |       |       |
| Drawn          | KL                           | Date  | -     |
| Checked        |                              | Scale | 1:500 |
| Drawing Number | SPL 42/01                    | Rev   | B     |