PROPOSED HEDGEROW BUFFER

FOOTPATH LINK SCHOLE HILL LANE

PROPOSED FENCE 1.8m CLOSE BOARDED

FOOTPATH TO BE RETAINED (AND RE-SURFACED WITH TARMAC)

CENTRAL OPEN SPACE

FOOTPATH LINK

HEDGEROW TO BE RETAINED

PROPOSED EXTENSION OF EXISTING HEDGEROW BUFFER

EXISTING STONE WALL

PROPOSED HEDGEROW BUFFER

EXISTING GATE TO BE REPLACED WITH A STONE WALL

OPEN SPACE

OPEN SPACE

PLOT 60-61 TO HAVE NO SIDE UTILITY DOOR. TO BE REPLACED BY 630x1050 WINDOW. GAS AND ELECTRIC METERS TO BE ON LONGER CABLE SIDE. SEE WORKING DRAWING PEN-HT-WD07.

CLAREL STREET

ST JO

BUFFER PLANTED HEDGEROW

BUFFER PLANTED HEDGEROW

MAINTENANCE STRIP

ACCESS TO MAINTENANCE STRIP

SIDE

REAR

13.9

19.6

18.9

24.3

15.3

20.0

16.2

15.0

21.0

21.0

21.0

17.9

RAMP

RAMP

HARTCLIFF ROAD

Existing dry stone wall to be demolished and rebuilt to provide a 2m footpath

New entrance feature dry stone wall with railings see drawing (PEN-2015:09)

PROPOSED RETAINING WALL (SITE ENTRANCE)

EXISTING RETAINING WALL

EXISTING POLES AND CABLES TO BE REMOVED

EXISTING CABLES TO BE DIVERTED AND PATH TO BE PRESERVED

KEY:

- DENOTES 1800 HIGH CLOSE BOARDED FENCE
- DENOTES 900 HIGH 2 POST AND RAIL TIMBER FENCE
- DENOTES 1800 HIGH SCREEN WALL / FENCE
- DENOTES 900 HIGH RAILINGS
- EXISTING HEDGEROWS
- PROPOSED HEDGEROWS (BUFFER)
- PROPOSED HEDGE PLANTING
- PROPOSED TURF PLANTING AREA
- BLOCK PAVING SURFACE
- PROPOSED TREE PLANTING
- RETAINED TREES

FOR FULL LANDSCAPE DETAILS SEE LANDSCAPE ARCHITECTS PLANS

SITE NETT DEVELOPABLE AREA = 11.3 ACRES
PUBILC OPEN SPACE PROVIDED = 1.6 ACRES (15%)

PARKING SPACES TO BE 5m X 2.5m
ALL DRIVEWAYS ARE A MIN OF 5.6m LONG
SINGLE DRIVES ARE 3m WIDE
DOUBLE DRIVEWAYS ARE 6m WIDE
6m x 3m GARAGES ARE INDICATED ON PLAN

- DENOTES AFFORDABLE HOUSING
- DUMMY WINDOW DETAIL ON GABLE END OF DOUBLE GARAGES
- DENOTES POSITION OF PHOTOVOLTAIC PANELS
- DENOTES POSITION OF STREET LIGHTING COLUMN

Rev B - 12.01.17 - CJB
Layout drawn onto CAD for application submission

PERSIMMON
Together, we make a home

Proposed Residential Development
Off Hartcliff Road, Penistone

Proposed Re Plan Planning Layout

Scale	1:500@A1	Drawing Number	PEN-2016:RP02b
Drawn By	CJB		
Checked By	SAC		JAN 2017