House Type	Occupancy	Type	GIA		No.	%
			m²	ft²		
OPEN MARKET						
HL67	2 Bed	2 Storey	67.64	728	6	15.0%
HL70	2 Bed	2 Storey	72.68	782	2	5.0%
HL85	3 Bed	2 Storey	84.64	911	13	32.5%
HL95	3 Bed	2 Storey	89	958	8	20.0%
HL97	3 Bed	2.5 Storey	97.44	1049	9	22.5%
HL115	4 Bed	2 Storey	121	1302	2	5.0%
TOTAL			3482	37485	40	100.0%
AFFORDABLE						
HL67 *	2 Bed	2 Storey	67.64	728	4	100.0%
TOTAL			270.6	2912	4	100.0%
OVERALL TOTAL			3753	40397	44	100.0%

	Acres	Hectares
SITE AREA (GROSS)	2.92	1.18
SITE AREA (NET)	2.62	1.06
UNIT DENSITY	15	Units/Acre
	38	Units/Hectare

AREA DENSITY		
14307	ft² / acre	
35354	m² / hectare	

NOTE : THE RED LINE INDICATES THE PROPOSED PLANNING APPLICATION BOUNDARY AND IS SUBJECT TO CONFIRMATION. ALL LEGAL BOUNDARIES SHALL BE CONFIRMED BY THE CLIENT. THIS DRAWING IS BASED ON A TOPOGRAPHICAL SURVEY PROVIDED BY A THIRD PARTY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL THIRD PARTY ENGINEERING PROPOSALS. THE TREE'S INDICATED ON THIS DRAWING REPRESENT THOSE CONTAINED WITHIN THE TOPO SURVEY PROVIDED. FOR PROPOSED TREES AND LANDSCAPING PROPOSALS, PLEASE REFER TO SEPARATE ARCHITECTS' PROPOSALS.

IMPORTANT NOTE:
This layout is based on an Ordnance Survey Plan and therefore actual boundaries and layout may vary following results of Site Topographical Survey and Title Boundaries

2.92 ACRES (GROSS)
0.30 ACRES (GROSS)

NORTH

0m 10m 30m 60m

SCALE 1:500

Legend

Boundary Treatments:

- 1.8m high screen wall
- 1.8m high feathered edge fence
- 1.8m high acoustic timber fence
- Retaining wall. See Engineer's details.
- Front entrance door
- Secondary entrance door
- Lockable personnel gate
- V Visitor Parking
- Shared private driveway - Tarmacadam
- Refuse and recycling:
  Waste provision per dwelling.
  LA bins to be placed onto permanent paved area.
  900x1800mm flag base to bin storage area
- Bin Collection Point with flag based to size indicated on drawing
- Paved Patio Area
  To consist of 2no. row of 600x600 slabs positioned central to door. Paths to be 900mm wide to front entrance. All other paths to be 600mm to side and rear of dwellings with 150mm margin adjacent dwelling. Shared paths to rear and side to be increased to 900mm wide.
- Garage
- Planning Boundary Line

Trees and Hedgerows:

- Existing trees to be retained and protected within the development
- Root protection zone of existing tree to be retained
- Indicative landscaping
- Tree/Shrubs to be removed

Rev	Details	Date	By	Chk
G	Rear access footpths amended	28.01.21	H51	H51
F	HL89 replaced with HL85 & HL95. Affordable plots denoted.	26.01.21	H51	H51
E	1500 +300 trellis fence omitted, 1800 acoustic fence added, existing fences noted, gates repositioned	18.12.20	H51	H51
D	Stand-off distances to existing properties added.	20.11.20	H51	H51
C	Updated to reflect clients comments	25.08.20	H51	H51
B	House Type mix updated	13.08.20	H51	H51
A	Pump station and attenuation pond added	23.07.20	H51	H51

DATE	26.03.2020	DRAWN	H51
SCALE	1:500@A2	CHK	H51

Barnsley Road, Goldthorpe

Site Layout

Dwg No	H51-BRG-001	Rev G

HOOBER homes®

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