

Site Plan

Notes.

All boundary information provided by client.

HOUSE TYPE SCHEDULE:

HL70A/B - 2 bedroom town house	3
HL82 - 3 bedroom town house	1
HL89/95 - 3 bedroom semi-detached house	4
HL89/95/89 - 3 bedroom town house	3
Total No. Units	11

Total Site Area = 0.227 hectares / 0.56 acres

PRIVATE DRIVE:
Drive to be 5.0m wide for initial length off Barber Street widening out to 6.0m as shown.
Drive to be finished in tarmac & be capable of withstanding an axle load of 26 tonnes to ensure compliane with Approved Documen Volume 1 Part B5.

Individual parking spaces are to be finished in block paving.

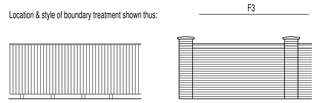
EXTERNAL MATERIALS

A - Audley Red Mixture facing bricks - Artstone cills - Calderdale Slate Grey tiles.
B - Bradgate Light Buff facing bricks - Artstone cills - Calderdale Slate Grey tiles.
C - Render off white colour - Artstone cills - Calderdale Slate Grey tiles.

Plot 1 - A
Plot 2 - A
Plot 3 - A
Plot 4 - A
Plot 5 - A
Plot 6 - C
Plots 7 - A
Plots 8 to 11 - B

BOUNDARY TREATMENTS

Location & style of boundary treatment shown thus:



Note: All rear boundaries are to be type F1 fences.

External Site Boundaries as follows:
Point A to B - Existing timber post & panel fence to be retained.
Point B to C - Existing timber post & panel fence to be retained.
Point C to D - Barber Road frontage - Type F3 railings with gaps for house access.
Point D to A - Victoria Street - Type F1 timber fence.

LANDSCAPING DETAILS

TREES
A - Acer Campestre
B - Betula Pendula
C - Malus Floribunda
D - Prunus Padus
E - Sorbus Joseph Rock

New tree to be planted

All trees to be 8 - 10cm girth [standards] 2.75 - 3.00m high with stacks 75mm dia. extending 300mm into the head of the tree. Trees to be twice tied with durable rubber ties. Bone meal & peat to be added to the root system at the time of planting.

The front & rear gardens are to be turfed or seeded.

Amendments

A: December 2017:
Trees adjacent to the new section of footpath to Victoria Street omitted.
Parking bays to plots 9 to 11 revised to conform to Environment & Transport Services requirements.
Indicative floor levels added to plan.
Boundary treatments added to plan.
Existing trees along eastern boundary to be retained shown on plan.

B: December 2017:
All existing trees along the eastern boundary now removed.

Date: October 2017	Drawn: R.W. Saxton.
Drawing Title: Site Plan	
Drawing No. 17.024.2 Rev B	Scale: 1/200 @ A1 size

Project Title:

Proposed Residential Development at Barber Street, Hoyland, Barnsley for Hoober Ltd.

SAXTON DESIGN LIMITED
Architectural Design Consultants
Unit 1 Brancroft Farm - Bawtry Road - Austerfield - Doncaster - DN10 6EZ
Telephone : 01302 - 771660 email: rob@unicombox.co.uk