

**PROPOSED SITE PLAN**  
Scale 1:500

**SCHEDULE OF HOUSE TYPES**

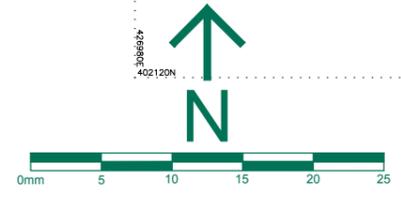
NUMBER OF	TYPE	SQ/FT
2	2 BED	820
2	3 BED	984
2	4 BED	2059
<b>6</b>		



- ECOLOGY**
- SCHWEGLER BAT TUBE 1FR LOCATED AT HIGH LEVEL - REFER TO HOUSE PLANS AND ELEVATIONS FOR DETAILS. 3NO.
  - ALLOW FOR 3NO SCHWEGLER GENERAL PURPOSE 2F BAT BOXES INSTALLED IN A CLUSTER ON T2 AS DESCRIBED IN ECOLOGY APPRAISAL.
  - SCHWEGLER SWIFT NEST BOX AT LEAST 5.5M ABOVE GROUND LEVEL. 3NO.
  - VIVARO PRO HOUSE SPARROW NEST BOX. 2NO.
  - ALLOW FOR 2NO SCHWEGLER GENERAL PURPOSE NEST BOX 1B LOCATED IN EXISTING TREES AT SITE PERIMETER - POSITIONS TO BE AGREED.

- MATERIALS**
- CALDERDALE DARK BROWN ROOF TILES
  - OGEE SECTION GUTTERS AND CIRCULAR RAINWATER PIPES IN ALUMINIUM WITH BLACK POWDER COAT FINISH
  - WHITE DOUBLE GLAZED UPVC WINDOWS SET INTO 75MM REVEALS
  - CHIMNEY STACKS WITH CLAY CHIMNEY POT
  - TARMAC FINISH TO ACCESS ROAD, PAVEMENTS
  - TRANSITION STRIP AS REQUIRED BY HIGHWAYS
  - BLOCK PAVING TO PARKING AREAS & DRIVES
  - PAVING TO PRIVATE PATHS & PATIOS
  - ALL WET ROOMS WINDOWS TO BE OBSCURED GLAZING

- TREES RETAINED
- ROOT PROTECTION
- TREES REMOVED
- INDICATIVE LANDSCAPING**
- TREES
- PLANTING
- HEDGING



Client : LAND OFF MILLSTONES  
Project : OXSPRING SHEFFIELD

Drawing : PROPOSED SITE PLAN

Hill Top House, Hill Top, Newmillerdam, Wakefield, WF2 6QB  
T : 077710394783  
E : info@syndicatedesignltd.co.uk

Scale @ A3 1:500  
Date 28/02/23  
Checked MF  
Drawn MF  
Drawing No. MSO-002  
Rev. J

**syndicate design limited**  
architectural solutions