RESIDENTIAL DEVELOPMENT
LAND OFF FOLLY WAY
MONK BRETTON
BARNSLEY

Detailed Proposals

SITE PLAN

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Fairfield House
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Scale	1:200 @ A1	Drawn	MJB
Date	May 2021	Ref.	19.38
Dwg No.	**WD1**	Rev.	-

0cm 2cm 4cm 6cm

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Dimensions for setting out in existing buildings are to be checked and verified on site.

Rev A 27.05.2021 - Add suggested locations for Electric Vehicle charging points; increase length of garages.

North

435960E

436000E

TYPE B1 FL 118.300 — 8
TYPE B1 FL 118.750 — 7
TYPE B FL 119.200 — 6
G6
TYPE B FL 118.600 — 5
G5 FL 118.500 G4
TYPE B FL 118.450 — 4
TYPE B FL 118.450 — 3
G3 FL 118.350 G2
TYPE A FL 118.400 — 2
TYPE A FL 118.200 — 1

1.8m Type A Fence
1.8m Type B Fence
Metal security fence Ht.2.45
Conifers. Ht 121.298
Conifers. Ht 122.087
Metal security fence Ht1.70
Bushes Ht. 121.717
Bushes Ht. 121.862
Unmade path
Top of Bank
Bottom of Bank
Stone pillar
Area of bushes
Rock face
Existing contours
Grass
Overgrown
Footpath
OSBM 118.263
OSBM Triangulation Pillar
No 37
No 50
Mobile phone mast Ht.131.871
Extg MH
EVCP
Gully
SP

Private Drive 4.5m wide serving Plots 6 - 7.

PRIVATE DRIVE
Tarmac finish to road and hard margins.

Construct Private Drive 5.5m wide with 0.7m hard margins to adoptable standards and provide turning for service vehicles.

Existing metal security fence to Yorkshire Water Reservoir land.

900mm high Type C fence to frontages.

2.0m no build zone at end of turning head

5.5m wide Access Road with 2.0m wide footpaths extended into site.

Footpath follows difinitive route of Footpath No 128 and not current desire line. Application site includes land up to and including correct footpath to allow re-alignment.

1.8m high Type A vertically close boarded timber fence 0.5m from edge of footpath to western boundary.

Minor footpath realignment; existing route shown in red.

Extend existing road and footpaths into site.

ACCESS ROAD

FOLLY WAY

Key:

- Buff pc conc or indian stone flag paths and terrace.
- Tarmac to driveways where shown.
- Permeable block paving to driveways where shown.
- New structural landscaping. Refer to Landscape layout for further details.
- Type A Fence - 1.8m high vertically close boarded timber fence.
- Type B Fence - 1.8m high conc post and vertically boarded timber panel fence with 300mm high gravel boards.
- Type C Fence - 0.9m high hoop top steel fencing to front gardens with black finish.
- 117.5 Existing Contour
- + 117.74 Existing Ground Level
- 117.700 Proposed Ground Level
- FL 118.450 Proposed Floor Level
- EVCP Min 7kW electric vehicle charging point - suggested locations.