

Station Road, SKELMANTHORPE



SITE LAYOUT PLAN - Scale 1:500@A2

- NOTES:
- GATE
 - LOCKABLE GATE (SERVING REAR GARDEN ACCESS PATHS - KEY TO ALL THOSE PLOTS WHICH IT SERVES)
 - REFUSE COLLECTION POINTS (600x750mm paving slab) 3 wheelie bins to be provided to each dwelling to Kirklees CC recycling/ collection policy.
 - STARTER HOMES

PARKING SCHEDULE - SKELMANTHORPE			
KIRKLEES COUNCIL REQUIREMENTS			
House type	Spaces	Plots	total
1 bed house	1	7	7
2 bed house	2	3	6
3 bed house	2	13	26
4 bed house	3	7	21
Visitors - 25%	0.25	30	7.5
TOTAL			67.5
ACTUAL PROVISION			
1 bed house	1	7	7
2 bed house	2	3	6
3 bed house	2	13	26
4 bed house	3	4	12
4 bed house	4	3	12
Visitors			8
TOTAL			71
OVER PROVISION			3.5
Includes garages at 6x3m			

TREE SURVEY LEGEND

TREE CANOPY GRADES

- CATEGORY A
- CATEGORY B
- CATEGORY C
- CATEGORY U
- ROOT PROTECTION AREA
- TREE SHADE (24 hr)

FOR FURTHER DETAILS OF TREES REFER TO ARBORICULTURAL REPORT BY IAIN TAVENDALE.

ACCOMMODATION SCHEDULE

HOUSE TYPE DESCRIPTION	NO
AFFORDABLE 20% = 6 UNITS	
TYPE A 1 BEDROOM TERRACE HOUSE	6
PRIVATE UNITS	
TYPE A1 1 BEDROOM SEMI DETACHED HOUSE	1
TYPE B 2 BEDROOM SEMI DETACHED HOUSE	3
TYPE C 3 BEDROOM SEMI DETACHED HOUSE	3
TYPE C1 3 BEDROOM LINK DETACHED HOUSE	1
TYPE C2 3 BEDROOM SEMI DETACHED HOUSE R/R	4
TYPE E 3 BEDROOM LINK DETACHED HOUSE	1
TYPE F 3 BEDROOM TOWNHOUSE (Split level)	4
TYPE G 4 BEDROOM LINK DETACHED HOUSE	1
TYPE H 4 BEDROOM DETACHED HOUSE	1
TYPE J 4 BEDROOM LINK DETACHED HOUSE	1
TYPE K 4 BEDROOM DETACHED HOUSE	1
TYPE L 4 BEDROOM DETACHED HOUSE R/R	1
TYPE M 4 BEDROOM DETACHED HOUSE	1
TYPE N 4 BEDROOM DETACHED HOUSE	1
TOTAL	30



C.	Plots 19 to 27 amended in accordance with tree officer comments.	03/08/20
B.	Additional 3 parking spaces added.	27/10/20
A.	Amended to planning comments.	09/10/19

REV	DESCRIPTION	DATE
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PARKER PEEL
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Client
YORKSHIRE COUNTRY PROPERTIES

Project
PROPOSED RESIDENTIAL DEVELOPMENT AT
STATION ROAD,
SKELMANTHORPE

Title
SITE LAYOUT PLAN

Drw. No.	Scale	Drawn	Checked	Date	Rev.
1902-SI-04	1:500@A2	RP	-	04/19	C