Key:

- Access road; bitmac finish
- Footpath; bitmac finish
- Paving slabs
- Grass/Lawn/Soft Landscaping
- Proposed tree
- Proposed shrubs
- Existing trees and shrubs

NB: Landscaping shown is indicative only; to be in accordance with separate landscape proposal/layout drawing and specification by specialists.

- Refuse Bins
- Bin collection points

Access as agreed under application 2017/90180

New 2m footpath

PRIVATE DRIVE

Proposed access as per 2018/90151

New 2m footpath

200

208

P.

G.

1.

2.

FFL - 180.60

FFL - 179.80

FFL - 180.90

FFL - 180.30

Bin Col.

VP.

MEWS COURT

1 in 40

FFL - 178.65

J

Bin Col.

Oversized road to accommodate attenuation storage underneath

1 in 20

Refuse turning Area

Possible drainage easement into adjacent site

Possible drainage easement into adjacent site

FFL - 180.225

FFL - 179.65

FFL - 179.075

FFL - 178.50

FFL - 177.925

FFL - 177.35

411900 E

411950 E

412000 E

RANDOM STONE WALL

TREE CANOPY

1.2m high railway sleeper retaining structure

Proposed Stone Retaining Wall

FENCE

FENCELINE AND TREES IN ACCESSIBLE

Existing Stone Wall

STREAM

Private Drive

Shared Access

Mass concrete retaining wall faced with stone with 1100mm high railings on top

Defines proposed public right of way

2.4 x 25m sightline

Metal railings to continue

Open Space

SEWER OVER FLOW CHAMBER

CULVERT

DENSE (BUSHES)

DENSE VEGETATION

HEDGE (CENTRE LINE IN ACCESSIBLE)

WOOD POST AND MESH FENCE

BURN ROAD

RANDOM RTN STONE WALL

RANDOM STONE WALL

GATE

STND E 412026.718 N 418976.363 RL 173.380

STNA E 412017.780 N 418920.563 RL 169.225

STN E 412037.419 N 418867.473 RL 170.557

418950 N

13G 12T 11T 10T 7G 6T 5T 4T 3G 2T 1T 14T 16G 17G 20T 26G 27G 36G 33G 32G 31G 30T 29H

Type E Type D Type D1 Type A Type B Type F Type G Type D2

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22

Gate Type G1: 1800mm high timber single leaf gate comprising of naturally finished external grade timber to match adjacent fencing.

Boundary Treatment: A — 1500mm high precast concrete post and timber infill panel fencing with 1200mm high naturally finished featheredge timber infill panels with a 300mm high precast concrete kicking panel beneath. Where party fencing occurs between two properties, a 1800mm high by 2-panel wide privacy screen is to be installed.

Boundary Treatment: B — 2100mm high precast concrete post and timber infill panel fencing with 1800mm high naturally finished featheredge timber infill panels with a 300mm high precast concrete kicking panel beneath.

Boundary Treatment: C — 1800mm high stone wall to match similar existing surrounding walls.

Note:
Continuous handrail required to external steps greater than 600mm above ground level.
Access gates to open min 400mm clear of bottom of steps, and/or achieve a full landing width clear where sited at head of external steps.

REV	DATE	AMENDMENT	BY	CHKD
P	05/09/22	Bin Collection Points added to Plots 9-11	GG	GG
O	26/07/22	Plot 11 amended and landscaping and retaining walls surrounding plot updated.	GC	GG
N	20/06/22	Plot 12 & 22 altered, retaining structures added.	GG	GG
M	17/05/22	Private drive amended to Plots 9-11. Plot 12 House Type amended. Slight lines added.	GG	GG

0 5 10 15 20

1-200 Scale Bar (metres)

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RIBA Chartered Practice

PROJECT:	Burn Road, Huddersfield		
CLIENT:	Wiggett Construction		
DRAWING:	Proposed Site Layout (Trees)		
DRAWN BY:	GC	CHECKED BY: GG	DATE: 26/10/2021 / SCALE: 1:200 @ A0
STATUS:	Planning	DRAWING No: 1354/P/001	REVISION: P