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

Proposed access as per 2018/90151

New 2m footpath

PRIVATE DRIVE

MEWS COURT

Oversized road to accommodate attenuation storage underneath

Refuse turning Area

Possible drainage easement into adjacent site

Bin Col.

Hedge Boundry with timber post & wire fence incorporated.

Trees 14G to be removed to make way for new PRoW.

Existing Stone Wall

Proposed PRoW

Proposed Stone Retaining Wall

Private Drive

Shared Access

Open Space

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

Metal railings to continue

Existing Stone Wall Repaired and fix timber fence on top.

Defines proposed public right of way

1.2m high railway sleeper retaining structure

1.8m high railway sleeper retaining structure

1.8m high retaining wall

Hedge Boundry with timber post & wire fence incorporated.

Possible drainage easement into adjacent site

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

STREAM ---> · 24.25m syphon · SEWER OVER FLOW CHAMBER · CULVERT · Mkr Post · ToW · Sill · Gutter · Ridge · MH · GY · FENCE · GATE · WOOD POST AND WIRE FENCE · RANDOM STONE WALL · RANDOM RTN STONE WALL · BURN ROAD

STND | E 412026.718 N 418976.363 RL 172.380

STNA E 412017.780 N 418920.563 RL 169.225

STN E F 412037.419 N 418867.473 RL 170.557

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.

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
R	06/01/23	Boundary Treatments amended.	GG	GG
Q	22/12/22	Existing tree survey incorporated. Plots 17-22 amended. Proposed PRoW added (Plot 11 amended)	GG	GG
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

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: R

1-200 Scale Bar (metres) 5 10 15 20

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