

Only figured dimensions should be used.
 Scaled dimensions should be checked with the Architect.
 This drawing together with the design, is the property and copyright of the Architect and must not be reproduced without written permission

PLOTS 1 - 10
 4 BEDROOM
 3 PARKING (1 INTERNAL, 2 DRIVEWAY)
 1 BATHROOM, 2 E/S

-  TREES TO BE REMOVED
-  RETAINING WALLS
-  REDUCED BOUNDARY LINE
-  ADDITIONAL OWNERSHIP LINE
-  EXISTING TREES PROPOSED TO BE RETAINED WITH PROTECTION STRATEGIES TO ARBORICULTURIST DESIGN & SPEC.
-  PROPOSED TREES COMPLIMENTARY TO EXISTING SPECIES

 Site Boundary: 0.58 Ha
 Domestic Curtilage: 0.39 Ha

Plot No.	House Type	No. of Beds	Combined GIA
1	B	3	187 SQM
2	B	3	187 SQM
3	A	3	166 SQM
4	A	3	166 SQM
5	B	3	187 SQM
6	B	3	187 SQM
7	A	3	166 SQM
8	A	3	166 SQM
9	C	3	166 SQM
10	C	3	166 SQM

Rev	Description	Drawn	Auth'd	Date
F	UPDATED TO REINTEGRATE TREES INTO SCHEME	EP	JC	05.01.26
E	UPDATED TO LATEST PARAGON HIGHWAY COMMENTS	EP	JC	11.11.25
D	AMENDED AND INDICATED AREAS OF RETENTION	HB	JC	29.08.25
C	AMENDED MODEL AND DRAWINGS TO REFLECT PARAGON HIGHWAY COMMENTS FOR 1:20 GRADIENT ON ROAD LEADING INTO SITE. RE INTRODUCED RETAINING WALLS AND AMENDED PLOT LEVELS AS NECESSARY.	AO	JC	12.06.25
B	INDICATED 2-METER ACOUSTIC BARRIER; ADDED PARKS TO THE REAR ELEVATIONS OF PLOTS 3, 4, 7, 8, 9 & 10; ALTERED RED BOUNDARY LINE TO ACCOMMODATE TURNING HEAD	HB	JC	06.11.24
A	REDUCED THE SIZE OF THE DWELLINGS. CREATED MORE SPACE BETWEEN PROPERTIES (MIN 3M) AND SOME VARIATION BETWEEN DWELLINGS.	HB	JC	20.08.24

DO NOT SCALE OFF THIS DRAWING

ACUMEN
 Designers & Architects
 acumenarchitects.co.uk 01484 544 000
 Headrow House, Old Leeds Road, Huddersfield HD1 1SG

Client: **MR ALI**

Project: **DEVELOPMENT OF 10 No. PLOTS AT KINGSLEY AVENUE**

Project No	Drawing No	Rev
2779	ACU(100)05	F

Description: **PROPOSED SITE PLAN**

Scale	Date Drawn	Drawn By	Authorised By
1 : 250 @ A1	NOV 25	HB	JC

Purpose of Issue
 Planning Building Regs Tender Construction Comment Info

2-METER BARRIER TO BE ERECTED WITH A MINIMUM SUPERFICIAL MASS OF 15KG/M2 TO ENSURE THE BARRIER ATTENUATION IS NOT COMPROMISED BY SOUND PASSING THROUGH THE BARRIER. CONSTRUCTION TO COMPRISE OF TIMBER OF AT LEAST 20MM THICKNESS IN ALL PLACES AND 25MM TIMBER BOARDS MASS TO BE AROUND 16KG/M2. TIMBER BOARDS SHOULD CONTINUE ACROSS FENCE POSTS AND WITH LARGE OVERLAPS TO PREVENT GAPS APPEARING OVER TIME

Existing tree to be retained through arboriculturist protection strategy methods.

Existing trees to be removed.

Existing tree to be retained through arboriculturist protection strategy methods.

Proposed road turning head sloping down at 1:20 gradient.

Relocated Parking for No.20

Proposed road sloping down at 1:20 gradient.

Garden to be uplifted using reclaimed soil and hardcore

No. 18 Existing attached dwelling to be demolished to provide site access subject to highways comments.

Proposed Garden Boundary

1:40 fall before rumble strip.

Proposed road sloping down at 1:40 gradient.
 23m Forward visibility splay. Any walls or shrub planting to be no higher than 0.6 metres above nearside carriageway channel.
 2 No. Visitor's Parking space.

Proposed Site Plan
 1 : 250

