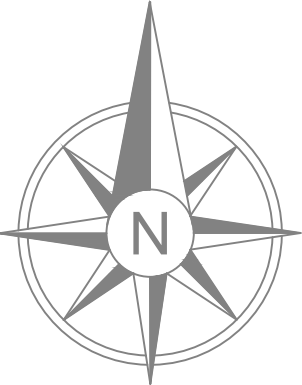


Barnsley Road, **DENBY DALE**



- GATE
- LOCKABLE GATE (SERVING REAR GARDEN ACCESS PATHS - KEY TO ALL THOSE PLOTS WHICH IT SERVES)
- REFUSE COLLECTION POINTS (400x750mm paving slab) 3 wheeled bins to be provided to each dwelling to Kirklees CC recycling/ collection policy.
- STARTER HOMES

PARKING SCHEDULE - DENBY DALE			
KIRKLEES COUNCIL REQUIREMENTS			
House type	Spaces	Plots	total
1 bed house	1	8	8
2 bed house	2	3	6
3 bed house	2	13	26
4 bed house	3	8	24
5 bed house	3	2	6
Visitors - 25%	0.25	34	8.5
TOTAL			70.5
ACTUAL PROVISION			
1 bed house	1	8	8
2 bed house	2	3	6
3 bed house	2	12	24
3 bed house	3	1	3
4 bed house	3	7	21
4 bed house	4	1	4
5 bed house	3	2	6
Visitors		34	7
TOTAL			71
OVER PROVISION			0.5
Includes garages of 6x3m			

TREE SURVEY LEGEND

- GROUP
- TREE CANOPY GRADES
 - CATEGORY A
 - CATEGORY B
 - CATEGORY C
 - CATEGORY U
 - ROOT PROTECTION AREA
 - EXISTING TREES TO BE REMOVED
- FOR FURTHER DETAILS OF TREES REFER TO ARBORICULTURAL REPORT BY IAIN TAVENDALE.

ACCOMMODATION SCHEDULE	
HOUSE TYPE DESCRIPTION	
STARTER HOMES 20% = 7 UNITS	
TYPE A - 1 BEDROOM TERRACE HOUSE	7
PRIVATE UNITS	
TYPE A - 1 BEDROOM TERRACE HOUSE	1
TYPE B - 2 BEDROOM SEMI/ TERRACE HOUSE	3
TYPE B1 - 3 BEDROOM SEMI DETACHED HOUSE	4
TYPE C - 3 BEDROOM DETACHED HOUSE	2
TYPE C1 - 3 BEDROOM DETACHED HOUSE	1
TYPE C2 - 3 BEDROOM SEMI DETACHED HOUSE	3
TYPE C3 - 3 BEDROOM SEMI DETACHED HOUSE	1
TYPE G - 4 BEDROOM LINK DETACHED HOUSE	1
TYPE P - 4 BEDROOM DETACHED HOUSE	2
TYPE R - 3 BEDROOM SEMI DETACHED HOUSE	2
TYPE S - 4 BEDROOM DETACHED HOUSE	5
TYPE T - 5 BEDROOM DETACHED HOUSE	2
TOTAL	34



B	Plots 9 amended to C type	19.09.23
A	Plots 10 & 12 repositioned.	31.08.23
Rev	Description	Date

Client	
YORKSHIRE COUNTRY PROPERTIES	
Project	
PROPOSED RESIDENTIAL DEVELOPMENT AT BARNSELEY ROAD, DENBY DALE	
Title	
SITE LAYOUT - REPLAN OF PLOTS 9-12	
Drw. No.	Rev. Scale Drawn Checked Date
1903-RP-01	B 1:500@A2 - - 08/23

SITE LAYOUT PLAN - Scale 1:500@A2