

PROPOSED SITE PLAN.
1:200

PLOT.	BEDROOM.	GROSS AREA.	NET AREA.
1	3	94M2 / 1011SQ/FT	94M2 / 1011SQ/FT
2	3	94M2 / 1011SQ/FT	94M2 / 1011SQ/FT
3	3	141M2 / 1561SQ/FT	141M2 / 1561SQ/FT
4	3	141M2 / 1561SQ/FT	141M2 / 1561SQ/FT
5	4	122M2 / 1313SQ/FT	122M2 / 1313SQ/FT
6	4	122M2 / 1313SQ/FT	122M2 / 1313SQ/FT
7	4	195M2 / 2099SQ/FT	159M2 / 1711SQ/FT
8	5	249M2 / 2680SQ/FT	211M2 / 2271SQ/FT
9	5	265M2 / 2852SQ/FT	228M2 / 2454SQ/FT

1:200
4m 0 4m 8m 12m 16m 20m

KEY:

Application Boundary

Proposed Buildings:
Refer to Architects details.

Existing Trees retained:
To be maintained and protected in accordance with BS5837

HARDWORKS
Surfaces and Finishes

Access Driveway:
Asphalt Concrete (Vehicular grade) with new kerb edging where required.

Private Courtyard:
Permeable Resin bound aggregate in Gold Quartz or equal approved with buff resin

Flagstone paving:
Locally sourced yorkstone paving flags laid on mortar bed. Random staggered coursing 300-600mm wide with mortar joints.

Stone Sett edging:
Locally sourced Yorkstone setts laid in stretcher bond across gateway and to edge of resin bound aggregate. 150mm wide x random lengths laid on mortar bed.

Brick Paths:
Clay paving bricks laid in herringbone pattern with soldier course edging. Grey mix 205x50x60mm laid on compacted sand bed with mortared edge course.

Gravel Terraces:
Permeable Resin bound aggregate in Gold Quartz or equal approved with buff resin

Steps:
Yorkstone paving 400mm long tread with 150mmm brick riser.

Walling:
300mm wide 1.2m high wall with flat stone coping. Stone and jointing to match building with 600mm square piers where shown. SEE (72)001

Water Feature:
600mm wide rill (min. 300mm deep) with naturalized marginal planting.

Fencing:
1.8m high close boarded timber fencing with min. 100x75mm timber posts set at 1.8m centres. All timber to be pressure treated FSC softwood. See (72)001

Estate Railing in Common Areas:
3.6m wide 1.8m high close boarded timber gates. All timber to be pressure treated FSC softwood and stained grey to match building detailing. See (72)001

LED Street Light
3.0m 60 Watt

Electric Vehicle Charging point

SOFTWORKS

Proposed Trees:
Ornamental multi-stem see Xanthe Quayle Schedule. Min. 450mm approved topsoil to BS3882 over approved clean sub-soils from site.

Proposed Ornamental Planting:
Mix of Herbaceous perennials, grasses and shrub planting. see Xanthe Quayle Schedules 'Shrub Planting A'

Hedgerows:
Mix of hedgerow planting see Xanthe Quayle Schedule

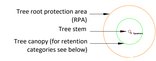
Wildflower Meadow:
Reinstatement of wildflower meadow allowing existing soil bank to colonise and over seed with locally sourced flowering meadow seed mix 5g/m2 in swathes along contour lines and around orchard trees

Proposed Lawn:
Tillers Arena or similar approved. Min. 150mm of approved topsoil to BS3882

Proposed Road Signage
'Share Space' Sign
TSRGD 2016 Diag. 886

BAT BOX
ENCLOSED IBSTOCK TYPE C
SMOOTH BUFF

TREE IDENTIFICATION KEY.



Category A trees of high quality

Category B trees of moderate quality

Category C trees of low quality

Removed Tree

REVISION	DESCRIPTION	DATE
A	TREE SURVEY ADDED	7/6/24
B	OUTLINE OF PROJECTION OF 119 MARSH LANE AND NEW BUNGALOW AT 107A ADDED ALONG NORTH-EASTERN BOUNDARY	16/7/24
C	ALTERATION TO HIGHWAYS LAYOUT	26/7/24
D	ALTERATIONS TO PLANNERS COMMENTS	22/8/24
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

NOTES

2021 Northern Design Awards Finalist
2022 Best of Houzz Service
BUILD 2021 Home Builder Awards
BUILD Architecture Awards 2019

STATUS
PLANNING DRAWING

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PROJECT TITLE: MARSH LANE
DRAWING TITLE: PROPOSED SITE PLAN
SCALE: 1:200 | DRAWN: EG | CHECKED: JH | PROJECT REFERENCE: ODS_23/666
PAPER SIZE: A0 | DWG NUMBER: (20)008 | DATE: 1/3/24 | REVISION: D
CLIENT: HALSTEAD HOMES