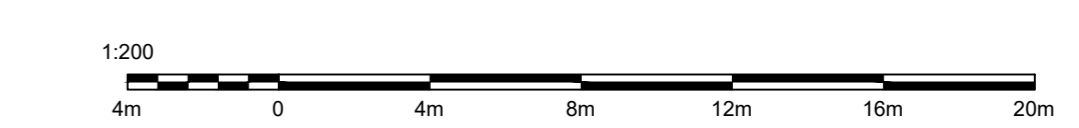




- KEY:**
- Application Boundary
 - Proposed Buildings: Refer to Architects details.
 - Existing Trees retained: To be maintained and protected in accordance with BS5837
- HARDWORKS**
Surfaces and Finishes
- Access Driveway: Asphalt Concrete (Vehicular grade) with new kerb edging where required.
 - Shared Road: Block Paving laid in herringbone pattern with soldier course edging. Buff mix 205x50x60mm laid on compacted sand bed with mortared edge course
 - 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 150mm 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 fill (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: 3.5m wide 1.2m 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: Tiles 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.**
- Tree root protection area (RPA)
 - Tree stem
 - Tree canopy floor retention categories see below
 - Category A trees of high quality
 - Category B trees of moderate quality
 - Category C trees of low quality
 - Removed Tree

PLOT	BEDROOM	GROSS AREA	NET AREA
1	4	130M ² / 1399SQ/FT	130M ² / 1399SQ/FT
2	3	141M ² / 1561SQ/FT	141M ² / 1561SQ/FT
3	3	141M ² / 1561SQ/FT	141M ² / 1561SQ/FT
4	4	122M ² / 1313SQ/FT	122M ² / 1313SQ/FT
5	4	122M ² / 1313SQ/FT	122M ² / 1313SQ/FT
6	4	155M ² / 2099SQ/FT	155M ² / 1711SQ/FT
7	5	249M ² / 2680SQ/FT	211M ² / 2271SQ/FT
8	5	265M ² / 2852SQ/FT	228M ² / 2454SQ/FT



PROPOSED SITE PLAN.
1:200

REVISION	DESCRIPTION	DATE
A	TREE SURVEY ADDED	7/6/24
B	OUTLINE OF PROJECTION OF 19 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
E	ALTERATIONS TO REMOVE DORMER ROOF WINDOWS ON PLOTS 1&2	12/09/24
F	ALTERATIONS TO HIGHWAYS & PLANNERS COMMENTS	19/09/24
G	ALTERATION TO HIGHWAYS LAYOUT	26/09/24
H	ALTERATION TO HIGHWAYS LAYOUT	30/09/24
I	FIRE ROUTE CONFIRMED AND PLOT 8 WATER MIST SYSTEM ADDED	4/10/24



ORANGE DESIGN STUDIO.
ARCHITECTURAL PRACTICE

1:200 EG ODS_23/666

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PLANNING DRAWING
MARSH LANE
PROPOSED SITE PLAN
JH
1/3/24
HALSTEAD HOMES