

Barnsley Road, DENBY DALE



- GATE
- LOCKABLE GATE (SERVING REAR GARDEN ACCESS PATHS - KEY TO ALL THOSE PLOTS WHICH IT SERVES)
- REFUSE COLLECTION POINTS (600x750mm 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		HQ
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	



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

Client
YORKSHIRE COUNTRY PROPERTIES

Project
PROPOSED RESIDENTIAL DEVELOPMENT AT
BARNLSLEY ROAD,
DENBY DALE

Title
SITE LAYOUT - REPLAN OF PLOTS 9-12

Drw. No. 1903-RP-01 Rev. B Scale 1:500@A2 Drawn - Checked - Date 08/23

SITE LAYOUT PLAN - Scale 1:500@A2