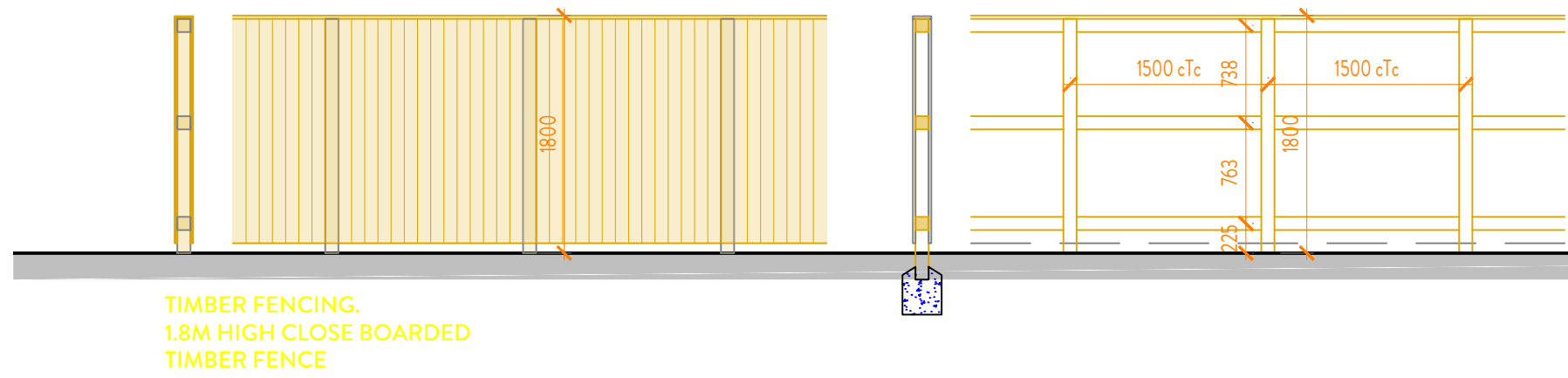


166.7m

PROPOSED SITE PLAN.
1:200

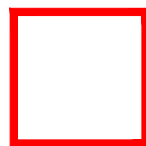


BOUNDARY TREATMENTS.
AS SHOWN ON SITE PLAN & IN KEY.

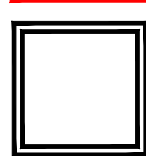
TREE PLANTING SCHEDULE

Tree No.	Common Name	Botanical Name	Size Category	Stem Girth (cm)	Pot Size (L)	Approx. Height (m)	Qty
1	Sessile Oak	Quercus petraea	Large	10-12	45	3.5-4.0	3
2	Pedunculate Oak	Quercus robur	Large	10-12	45	3.5-4.0	3
3	Silver Birch	Betula pendula	Large	8-10	35	3.0-3.5	3
4	Small-leaved Lime	Tilia cordata	Medium	8-10	35	3.0-3.5	3
5	Rowan	Sorbus aucuparia	Medium	8-10	35	3.0-3.5	2
6	Wild Cherry	Prunus avium	Medium	8-10	35	3.0-3.5	2
7	Hawthorn	Crataegus monogyna	Small	6-8	25	2.0-2.5	5
8	Hazel	Corylus avellana	Small	6-8	25	2.0-2.5	5

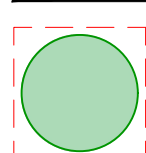
KEY:



Application Boundary

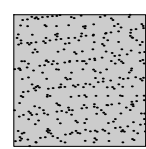


Proposed Buildings:
Refer to Individual Plots.

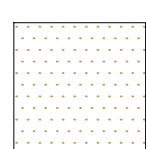


Existing Trees retained:
To be maintained and protected in accordance with BS5837

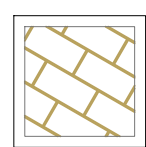
HARDWORKS
Surfaces and Finishes



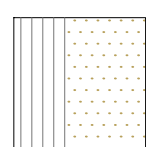
Access Driveway:
Asphalt Concrete (Vehicular grade) with new kerb edging where required.



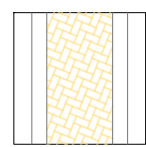
Private Courtyard:
Permeable Resin bound aggregate in Gold Quartz or equal approved with buff resin



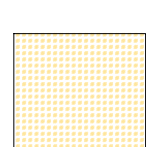
Flagstone paving:
Locally sourced Yorkstone paving flags laid on mortar bed. Random staggered coursing 300-600mm wide with mortar joints.



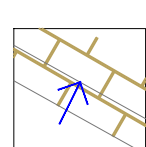
Stone Sett edging:
Locally sourced Yorkstone setts laid in stretcher bond across gateway and to edge of resin bound aggregate. 150mm wide x random lengths laid on mortar bed.



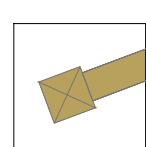
Brick Paths:
Clay paving bricks laid in herringbone pattern with soldier course edging. Grey mix 205x50x60mm laid on compacted sand bed with mortared edge course.



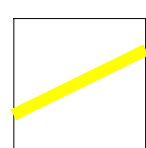
Gravel Terraces:
Permeable Resin bound aggregate in Gold Quartz or equal approved with buff resin



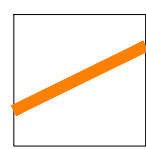
Steps:
Yorkstone paving 400mm long tread with 150mm brick riser.



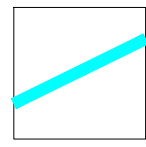
Walling:
400mm wide 1.5m high wall with stone copings. Stone and jointing to match building with 600mm square piers.



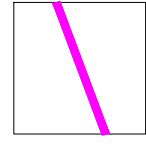
Fencing:
1.8m high close boarded timber fencing with min. 100x100mm timber posts set at 1.8m centres. All timber to be pressure treated FSC softwood.



EXISTING Walling:
Existing 1.5m high wall to be made good and retained.

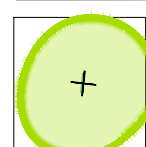


Estate Railings:
Feature Low-Level Estate Railings 1M high, painted black.

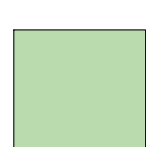


Driveway & Pedestrian Gates:
5.5m/1.2m wide, 1.8m high close boarded steel gates. All steel to be galvanized and powder coated in RAL7016

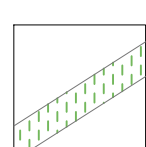
SOFTWORKS



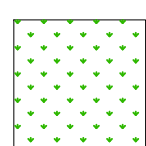
Proposed Trees:
Ornamental native multi-stem garden trees. Min. 450mm approved topsoil to BS3882 over approved clean sub-soils from site.



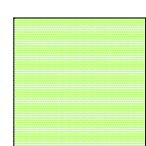
Proposed Ornamental Planting:
Mix of Herbaceous perennials, grasses and shrub planting. Min. 450mm approved topsoil to BS3882 over clean sub-soils from site.



Hedgerows:
Mix of hedgerow planting see individual labels for details. Soils as above.



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

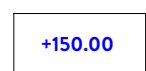


Proposed Lawn:
Tillers Arena or similar approved. Min. 150mm of approved topsoil to BS3882

LEVELS



Existing Levels

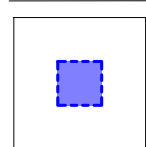


Proposed Levels



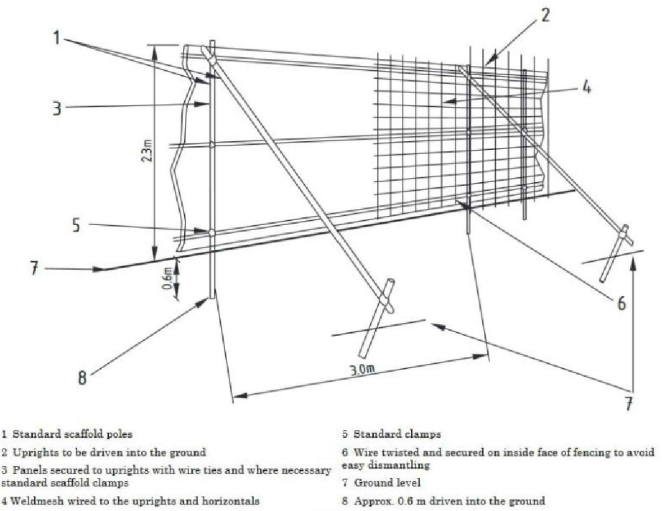
Mounding/slopes

BIN STORAGE & COLLECTION



Bin Storage hardstanding areas to be surfaced in yorkshire stone paving to match adjacent patio areas.
Bin Store to house a minimum of three 600x600 kirklees issued wheeled bins.
MAYFAIR TRIPLE WHEELIE BIN STORE
RAL 7016
POWDER COATED STEEL

TREE PROTECTION FENCING.
TEMPORARY DURING
CONSTRUCTION WORKS



2021

NORTHERN
DESIGN AWARDS

FINALIST

2022

Best of Houzz
Service

BUILD

2021
Home Builder
Awards

BUILD

Architecture
Awards

2019

REVISION	DESCRIPTION	DATE	NOTES
B	ALTERATIONS TO SCHEME FOLLOWING PLANNING OFFICER FEEDBACK	18.2.25	
C	PLANNING DOC INFORMATION ANNOTATED	11.8.25	
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