LANDSCAPING:

SOFT LANDSCAPING

ALL EXISTING LANDSCAPE FEATURES
TO BE MAINTAINED EXCEPT THOSE SHOWN TO BE
REMOVED. REFER TO ABORICULTURAL IMPLICATIONS
ASSESSMENT REF 8690/AW/AIA)

ALL NEW GARDEN AREAS TO REAR , FRONT AND
SIDE OF PROPERTIES TO GRASSED

HARD LANDSCAPING:
ACCESS ROAD AND DRIVEWAYS (REFER TO ENGINEER'S DETAILS)

TREES:

TREE REMOVALS AND REPLANTING IN ACCORDANCE WITH
ABORICULTURAL IMPLICATIONS
ASSESSMENT REF 8690/AW/AIA) AND TPO SPLIT DECISION 2010/1012.

ANY RETAINED TREES TO BE PROTECTED WITH FENCING IN ACCORDANCE WITH SCHEME TO BE SUBMITTED TO AND APPROVED IN WRITING BY LPA PRIOR TO COMMENCMENT OF WORKS.

ENCLOSURE

1.8M HIGH CLOSE BOARDED FENCE AND 225X900MM HIGH FACING
BRICK WALL TO BE ERECTED
TO ALL SIDE BOUNDARIES

ALL FRONT GARDENS TO BE OPEN PLAN

STATION CO-ORDINATES

Reference	East	North	Elevation
ST01	438443.651	401953.671	109.98
ST02	438475.836	402009.668	105.89
ST03	438417.028	401979.804	110.56
ST04	438401.044	401994.662	111.05
ST05	438418.546	402002.208	109.87
ST06	438443.541	402000.441	108.65
ST07	438408.361	402028.576	108.93
ST08	438459.079	402001.914	106.49
ST09	438438.022	402018.840	108.28
ST10	438439.749	402033.472	107.61
ST11	438395.686	402043.389	109.51
ST12	438392.760	401994.167	111.53
ST13	438368.610	402004.679	112.11

THE ROOT PROTECTION AREA (RPA) IS THE MINIMUM AREA AROUND A TREE WHICH SHOULD BE LEFT UNDISTURBED, IN ORDER TO AVOID DAMAGE TO THE ROOTS OR THE ROOTING ENVIRONMENT.

IF WORK NEEDS TO CARRIED OUT WITHIN THE RPA THEN SPECIALIST SURFACES OR SPECIALIST CONSTRUCTION TECHNIQUES MUST BE CONSIDERED. CARE MUST ALSO BE TAKEN TO AVOID GROUND COMPACTION WITHIN THE RPA AND THE STORAGE OF MATERIALS IS NOT PERMITTED. ANY EXCAVATIONS WHICH ARE REQUIRED WITHIN THE RPA MUST ONLY BE CARRIED OUT BY HAND.

T.P.O. APPROVED WORKS TO **T71**
THIN CROWN BY 20%
LIFT CROWN TO 5.5M
CROWN REDUCE NORTHERN SECTION
BY 30%

94 WOOD WALK

PRIVATE RECREATIONAL AREA

ACCESSWAY

1.8M HIGH CLOSE BOARDED FENCE

EXISTING 225MM ADOPTED COMBINED SEWER

SITE PLAN 1:200

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES ON THE DRAWING PRIOR TO CONSTRUCTION.

ALL DIMENSIONS TO BE CHECKED ON SITE.

(IF IN DOUBT, ASK)

REVISIONS		Date
A.	4.5M WIDE ROAD PLOT 2 FOOTPRINT	14.9.10
B.		1.10.10
C.		4.11.10
D.		9.11.10
E.	T71 WORKS	15.11.10
F.	PLANNING AMENDMENTS	2.1.11
G.	PLOTS 1&2 ROTATION	4.1.11
H		7.1.11

ANDREW BAILEY
Chartered Architect
RIBA
Chartered Practice
arb

PROJECT:
94 WOOD WALK
WOMBWELL
BARNSLEY

CLIENT
MR J. HARTE

DRAWING
SITE PLAN

JOB NO: 1:10:83865
01 REV. H
DATE: AUGUST 2010

NOTES
PAPER SIZE A1.

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING WHICH IS THE PROPERTY OF THE COMPANY. IT IS NOT TO BE USED OR DISCLOSED IN ANY WAY EXCEPT AS AUTHORISED BY THE COMPANY.CLIENT IS RESPONSIBLE FOR PROVIDING ARCHITECT WITH CORRECT SITE BOUNDARY/OWNERSHIP DEFINITIONS AND ANY COVENANTS OR EASEMENTS RELATING TO THE SITE. ARCHITECT WILL ASSUME SITE BOUNDARIES AS CLEARLY DEFINED, UNLESS OTHERWISE INFORMED BY CLIENT. NO WORK TO BE CARRIED OUT WITHOUT PLANNING PERMISSION AND UNTIL A BUILDING REGULATIONS APPLICATION HAS BEEN SUBMITTED. ANY WORK CARRIED OUT BEFORE BUILDING REGULATIONS APPROVAL HAS BEEN GRANTED WILL BE STRICTLY AT CLIENTS OWN RISK.
ANY BUILDING WORKS WITHIN 6M OF A NEIGHBOURING HOME'S FOUNDATIONS MAY REQUIRE YOU TO NOTIFY THE OWNER OF THAT PROPERTY OF YOUR INTENTIONS AT LEAST ONE MONTH BEFORE YOU START WORK.
WORK TO AN EXISTING PARTY WALL REQUIRES YOU TO GIVE AT LEAST TWO MONTHS NOTICE OF YOUR INTENTIONS. IF CONSENT TO CARRY OUT WORK CANNOT BE REACHED PROCEDURES DEAILING WITH AN DISPUTE SHOULD BE FOLLOWED (THE PARTY WALL ACT 1996).

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