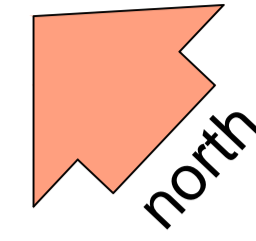
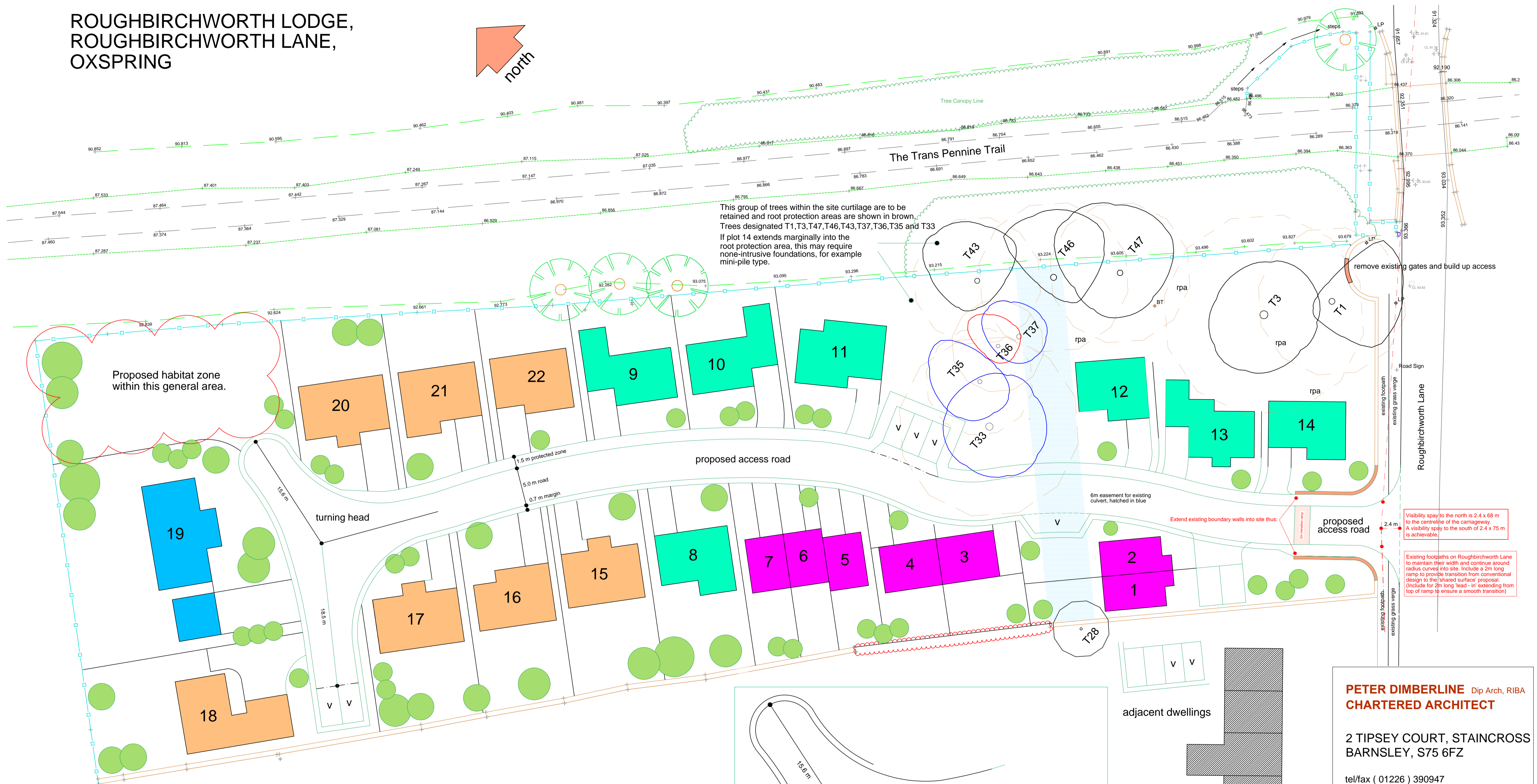


**PROPOSED LAYOUT AT 1:250**  
**ROUGH BIRCHWORTH LODGE,**  
**ROUGH BIRCHWORTH LANE,**  
**OXSPRING**



1) This drawing and the design and details depicted thereon are the copyright of Peter Dimberline Chartered Architect.  
 2) All dimensions on this drawing are to be checked by the Contractor and any discrepancies are to be reported to the Architect.  
 3) Do not scale critical dimensions off this drawing.  
 4) Contractor to ensure that all Health & Safety requirements (CDM Regulations) in relation to this project will be complied with.



This group of trees within the site curtilage are to be retained and root protection areas are shown in brown. Trees designated T1, T3, T47, T46, T43, T37, T36, T35 and T33. If plot 14 extends marginally into the root protection area, this may require none-intrusive foundations, for example mini-pile type.

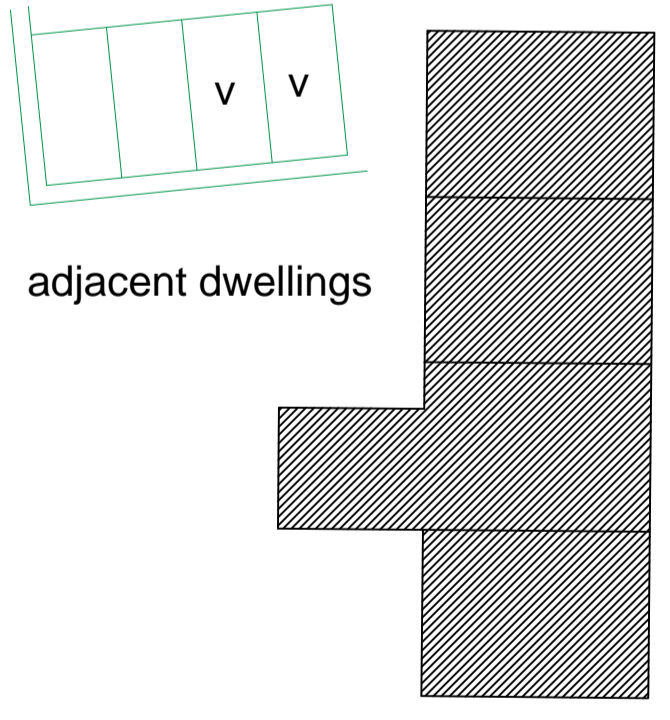
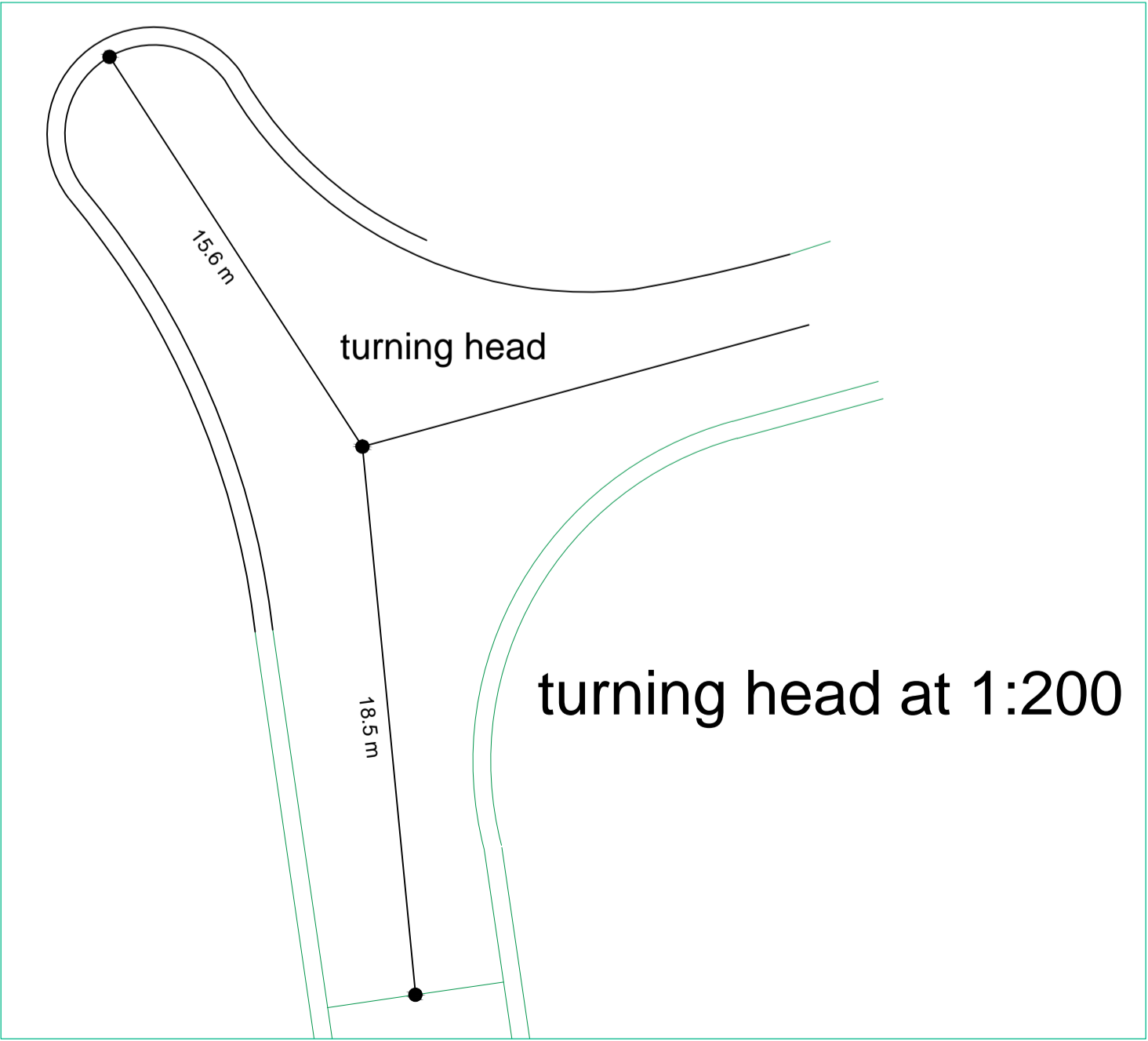
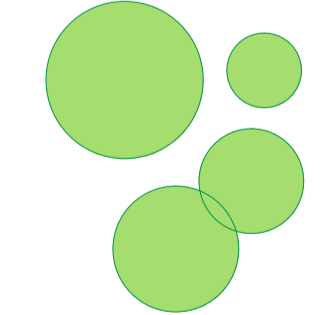
Visibility splay to the north is 2.4 x 68 m to the centreline of the carriageway. A visibility splay to the south of 2.4 x 75 m is achievable.

Existing footpaths on Roughbirchworth Lane to maintain their width and continue around radius curves into site. Include a 2m long ramp to provide transition from conventional design to the 'shared surface' proposal. (Include for 2m long 'lead' - in extending from top of ramp to ensure a smooth transition)

- A total of 22 dwellings proposed as listed below.
- phase 1 affordable dwellings 7no. (A mix of 3 and 2 bed)
  - phase 1 dwellings 7no. (Generally 4 bed)
  - phase 2 dwellings 7no. (Generally 4 bed)
  - 'signature plot' 1no. (Min 4 bed)
- NB:

All dwellings comply with minimum rear garden space as set out in the SYRDG ie a min 50 sq m for 2 bed houses and 60 sq m for 3 bed and over

Indicative new tree planting thus :



**PETER DIMBERLINE** Dip Arch, RIBA  
**CHARTERED ARCHITECT**

2 TIPSEY COURT, STAINCROSS  
 BARNSELY, S75 6FZ

tel/fax ( 01226 ) 390947  
 email: pdimberline@tiscali.co.uk

CLIENT	Mr P Faxon
PROJECT	Proposed residential development
LOCATION	Site off Roughbirchworth Lane, Oxspring, (South of Trans Pennine Trail)
DRAWING	Proposed site layout
SCALES	1:250
DATE	Oct '18
DRWG No.	2017/28/03
REV.	B
DRAWN BY	PD

REVISIONS  
 'B' Layout amended to include final highway requirements  
 'A' Layout amended in accordance with planning request