



Notes:

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All Dimensions are to be verified on site before any work commences. If any discrepancies, errors or emissions are noted, these are to be reported to STEN Architecture immediately.

If any other drawings are referenced within this layout, please refer to the specific detailed drawing for design, materials and specific working practices.

- 1 PRIMARY VEHICULAR ENTRANCE FROM HEMINGFIELD ROAD
- 2 RETAINED WALKING ROUTE THROUGH THE CENTRE OF THE SITE AND CONNECTION TO THE NORTH. THIS ROUTE IS SET IN A PLEASANT GREEN CORRIDOR WITH THE POTENTIAL TO INCLUDE NEW NATIVE PLANTING AND TREES
- 3 RETAINED PUBLIC RIGHTS OF WAY (FOOTPATH 17 AND 18)
- 4 ATTRACTIVE GREENSPACE AT THE DEVELOPMENT ENTRANCE
- 5 PROPOSED DRAINAGE BASIN
- 6 FEATURE SPACES AND GATEWAY BUILDINGS
- 7 POTENTIAL ACCESS TO ADJACENT LAND
- 8 RETAINED HEDGEROW ALONG THE EASTERN BOUNDARY
- 9 DEDICATED WALKING ROUTE
- 10 PROPOSED EQUIPPED PLAY AREA

- DEVELOPMENT PARCELS
- FRONTAGE AND BUILT FORM
- KEY PEDESTRIAN ROUTES
- VEHICLE ROUTES
- REAR BOUNDARIES
- EXISTING SEWER AND EASEMENT (subject to detailed survey)

NB:-

A) Proposed Landscaping is shown indicatively and subject to detailed design and recommendations from Ecology, Landscape, and Arboriculture consultants.

B) Proposed highways and footpaths are shown indicatively. All streets and routes will comply with Local Authority Guidance.

- Primary Streets will mainly comprise 5.5m highway, flanked by 2m footpaths.
- Shared Surfaces will be a maximum overall width of 7.2m including appropriate service margins.
- Private Drives will be a maximum of 5.5m.

STEN
ARCHITECTURE

SITE: HEMINGFIELD, BARNSELY			
TITLE: ILLUSTRATIVE MASTERPLAN			
SCALE AT A2: 1:1250	DATE: DEC 2023	DRAWN: SSH	CHECKED:
PROJECT NO: 2344	DRAWING NO: 2344:01	REVISION: C	