FEASIBILITY PLANS



OVERALL SITE AREA
5000sqm / 0.5hA
(approx)

NOTE A

Existing sub-station to be removed / relocated subject to agreements with northern power grid & following survey to confirm existing use (eg if supply is for demolished factory only or if supply feeds other surrounding properties)

TBC by Developer / Builder prior to commencement of any works

North

Site Plan
1 : 500

IMPORTANT NOTES

ALL MEASUREMENTS MUST BE CHECKED ON-SITE PRIOR TO COMMENCEMENT OF ANY WORKS.

MEASUREMENTS TO BE USED AS A GUIDE ONLY. PROPOSALS SUBJECT TO FULL TOPOGRAPHICAL SITE SURVEY TO ASCERTAIN CORRECT SITE LEVELS & EXACT BUILDING LOCATIONS, ETC.

ANY UNDERGROUND DRAINAGE ROUTES ARE INDICATIVE ONLY. TBC BY BUILDER ON-SITE & APPROVED BY YW AND BC PRIOR TO COMMENCEMENT OF ANY WORKS.

CADVIS3D HOLDS NO RESPONSIBILITY FOR UNDERGROUND DRAINAGE ON-SITE. YORKSHIRE WATER MAPPING REQUEST RECOMMENDED TO CHECK FOR EXISTING UNDERGROUND DRAINAGE RUNS (IF AVAILABLE)

NO UTILITY SERVICES TAKEN INTO ACCOUNT AT THIS STAGE - SUBJECT TO FULL SURVEY. GAS AND ELECTRICITY SUPPLIES ASSUMED FROM EXISTING HIGHWAY

ALL STRUCTURAL DESIGN TBC BY APPOINTED STRUCTURAL ENGINEER. ANY ALTERATIONS TO PROPOSED DESIGN DUE TO STRUCTURAL CONSTRAINTS IDENTIFIED BY ENGINEER TO BE AGREED/APPROVED BY CLIENT PRIOR TO COMMENCEMENT OF ANY WORKS

DRAWING TO BE USED FOR OUTLINE PLANNING & FEASIBILITY PURPOSES ONLY

0	SCALE 1:50	5m
0	SCALE 1:100	10m
0	SCALE 1:200	20m
0	SCALE 1:500	50m
0	SCALE 1:1250	125m

PROPOSED ACCOMMODATION SPECIFICATION

17No. DWELLING IN TOTAL

CONSISTING OF

11No. 2 / 3 BED SEMI DETACHED & TERRACED TOWNHOUSE PROPERTIES OVER 3 STOREY SOME WITH GARAGES (MARKED WITH 'G')

6No. 4 / 5 BED SEMI DETACHED 2.5 / 3 STOREY HOUSES WITH GARAGES (MARKED WITH 'G')

BOUNDARY WITH RAILWAY LINE TO INCLUDE 2.5M HIGH ACOUSTIC FENCE & EVERGREEN PLANTING (LAUREL OR SIMILAR)

CONTRASTING TARMAC & BLOCK SETS TO NEW ROADS & DRIVEWAYS

LANDSCAPING TBC BY LANDSCAPE ARCHITECT

HIGHWAYS DESIGN, LEVELS & DRAINAGE BY APPOINTED HIGHWAYS ENGINEER



Site Location Plan
1 : 1250

Cadvis3d ARCHITECTURAL DESIGN SERVICES
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project
Residential Development, Wembley Works, Hemingfield Road,
Barnsley S73 0LY

title
Site Plan - As Proposed

client
Akrams Group

GENERAL

DO NOT SCALE FROM THIS DRAWING.
ALL DIMENSIONS ARE TO BE CHECKED ON SITE AND CONFIRMED TO AUTHOR.
ALL FEASIBILITY STUDIES ARE SUBJECT TO FULL SITE SURVEY + LOCAL AUTHORITY APPROVALS.
ANY DISCREPANCIES OR VARIATIONS SHALL BE NOTIFIED TO CADVIS3D BEFORE WORK ON THE RELEVANT SECTION COMMENCES.
THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS AND / OR SPECIALISTS DRAWINGS / DOCUMENTS.
THE MATERIALS AND WORKMANSHIP OF ALL RELEVANT TRADES AND BUILDING OPERATIONS SHALL COMPLY WITH THE RECOMMENDATIONS OF CURRENT BRITISH STANDARDS AND CODES OF PRACTICE.
AS FAR AS REASONABLY PRACTICABLE, THIS DESIGN HAS BEEN PREPARED IN SUCH A WAY AS TO REDUCE THE RISKS TO THE HEALTH AND SAFETY OF PERSON(S) WHO MAY BE AFFECTED.

rev	date	dr	app	notes

scale: As indicated	drawn: PSI	apprv: ZA
date: APRIL 2020	path: G:\work docs\Architectural Jobs\1992 - Akram, Wombwell\Arch\Proposed\1992 proposedPLANNING.rvt	
status: PLANNING		
job no: 1992	dwg no: A(10)-01	rev: -