PLANNING LAYOUT LAYERS KEY:

- 1800mm BRICK WALL
- 1800mm TIMBER FENCE
- 450mm KNEE HIGH RAIL
- APPLICATION BOUNDARY
- APPLICATION BOUNDARY (LAND OWNERSHIP NOT WITHIN APPLICATION)
- LOCKABLE GATE
- TREES
- CARS (VISITOR PARKING)
- BLOCK PAVING (SHARED SURFACES)
- BLOCK PAVING (BRINDLE)
- CYCLE STORE / BIN STORAGE
- EV CHARGING POINT
- BIN COLLECTION POINT

ADDITIONAL NOTES:

PV PANELS TO BE PROVIDED ON EACH PLOT. POSITION SUBJECT TO LOCATION / ORIENTATION OF PLOT.

SCHEDULE OF ACCOMMODATION:

KEEPMOAT HOMES

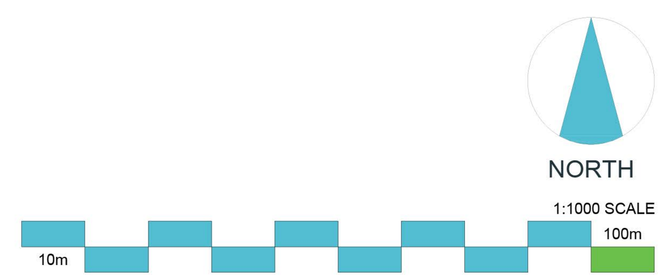
HOUSETYPE REPRESENTATION	HOUSETYPE INFO	AMOUNT
QH	QUARTERHOUSE 2.5 STOREY 1 BED QUAD BLOCK	12 No.
RUT	RUTLAND 2 STOREY 2 BED SEMI	8 No.
WAL	WALBROOK 2 STOREY 3 BED SEMI	4 No.
PAD	PADBURY 2 STOREY 2 BED SEMI / TERRACE	5 No.
WAL	WALKHAM 2 STOREY 3 BED SEMI	12 No.
SEA	SEACOURT 2 STOREY 3 BED SEMI	8 No.
FEW	FEWSTON 2 STOREY 3 BED SEMI	10 No.
HOL	HOLGATE 2 STOREY 3 BED SEMI	10 No.
WES	WESTBOURNE 2 STOREY 3 BED SEMI	15 No.
PEP	PEPPER 2 STOREY 3 BED DETACHED	11 No.
SEL	SELSET 2.5 STOREY 3 BED SEMI / TERRACE	13 No.
DEN	DENTON 2.5 STOREY 3 BED SEMI	16 No.
SWA	SWARBOURNE 2.5 STOREY 3 BED SEMI	9 No.
OLD	OLDBURY 2.5 STOREY 4 BED SEMI	10 No.
THI	THIRLMERE 2 STOREY 4 BED DETACHED	13 No.
CLA	CLAYTON 2 STOREY 4 BED DETACHED	11 No.
	TOTAL No.	167 No.

SAUL HOMES

HOUSETYPE REPRESENTATION	HOUSETYPE INFO	AMOUNT
LA	LAUREL 2 STOREY 2 BED SEMI / TERRACE / DETACHED	3 No.
CO	COLLINGWOOD 2 STOREY 2 BED SEMI	17 No.
HM	HEMLOCK 2 STOREY 3 BED SEMI / TERRACE	3 No.
HO	HOLLY 2 STOREY 3 BED DETACHED / TERRACE	9 No.
S	SPRUCE 2 STOREY 3 BED DETACHED	3 No.
AS	ASPEN 2 STOREY 3 BED SEMI	2 No.
BR	BROOKE 2 STOREY 3 BED SEMI / DETACHED	11 No.
WI	WILLOWS 2 STOREY 3 BED DETACHED	6 No.
LI	LIME 2 STOREY 3 BED SEMI / DETACHED	5 No.
SW	SWAINE 2 STOREY 3 BED DETACHED	4 No.
MO	MOUNTAIN ASH 2.5 STOREY 3 BED DETACHED	3 No.
CH	CHESTNUT 2 STOREY 4 BED DETACHED	9 No.
MP	MAPLE 2 STOREY 4 BED DETACHED	13 No.
MU	MULBERRY 2 STOREY 4 BED DETACHED	5 No.
	TOTAL No.	93 No.
	COMBINED TOTAL No.	260 No.

Designer Risk Assessment

Criteria	Location	Who's At Risk	Consequence	Mitigation
Trenches and excavation	Whole Site	Construction Staff	1. Risk of collapsing excavation 2. Falling debris into excavation 3. Risk associated with working in confined spaces	Contractor to determine safe methods of working in confined spaces, where necessary.
Working Adjacent to Live Traffic	Site boundaries adjacent to Doncaster Rd & Barnsley Rd	1. General Public 2. Construction Staff	1. Risk of Obstruction/Striking Passing vehicles 2. Risk of being struck by Plant machinery	Contractors safe method of working. Implementation of signing and traffic control measures. Contractor to provide appropriate protection barriers. Workers to wear high visibility clothing.
General Public / Children trespassing on site	Whole Site	1. General Public	Risk of public injury on site from trips, falls, falling from height, uncovered manholes / trenches	Ensure the site is properly secure and inform the surrounding public of site location and boundaries Give advance warning of the start of construction.
Effects of noise, dust or vibration of construction works.	Whole Site	1. General Public 2. Adjacent Properties 3. Construction Staff	1. Annoyance to General Public 2. Risk of health problems to General Public 3. Risk of health problems to Construction Staff	Contractor to determine safe methods of working through construction methods/sequences. Site staff to be provided with appropriate PPE relative to their nature of work. Work may also be undertaken at specific times, in sensitive areas to minimise disruption to adjacent properties.
Contaminated Ground	Whole Site	Construction Staff	Health risks to Construction Staff	It is always possible that contaminated land may be uncovered during the construction phase. The contractor should determine safe methods of working if contaminated land is encountered.
Existing Hedgerows	Whole Site	Construction Staff	Risk of puncture wounds, scratching from Hawthorn / Blackthorn hedging	Construction staff to be provided with appropriate Personal Protective Equipment (PPE) relative to their nature of work.
Retained Trees	Whole Site	1. General Public 2. Construction Staff	Risk of serious injury from falling branches.	Tree survey required to establish condition of trees and recommended works. All recommended works to be carried out with high priority works on unsafe trees carried out as soon as is reasonably practicable.
Farm Machinery	Farm and farm land adjacent to Whole Site boundaries	1. General Public 2. Construction Staff	Risk of serious injury from blades, flails, attachments and flying debris.	Contractor to produce a plan of work that eliminates the danger by avoidance of work at or near the area of danger.
Low-level Electric Overhead Power Lines	Running North to South towards Eastern site boundary	1. General Public 2. Construction Staff	1. Risk of death or serious injury from electrocution.	Contractor to produce a plan of work that where possible eliminates the danger by avoidance of work and site traffic at or near the overhead lines. If the danger cannot be eliminated, the risk must be managed by controlling access to, and work beneath overhead power lines.
Oil Pipeline	Running East to West through the northern corner of the site	1. General Public 2. Construction Staff	1. Risk of death or serious injury & polution.	Contractor to produce a plan of work that where possible eliminates the danger by avoidance of work and site traffic at or near the oil pipeline. If the danger cannot be eliminated, the risk must be managed by controlling access to, and work over and adjacent to pipeline.



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Rev | Date | Description | Drawn | Check

Architecture Planning Urban Design Landscape

CLIENT: KEEPMOAT HOMES & SAUL HOMES

PROJECT: DONCASTER ROAD, DARFIELD

DRAWING: SITE LAYOUT

DRAWING NUMBER: 23 5638 01

SCALE @ A1: 1:1000

DRAWN: JP DATE: JUN '24

CHECKED: VS DATE: JUN '24

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01 / SITE LAYOUT