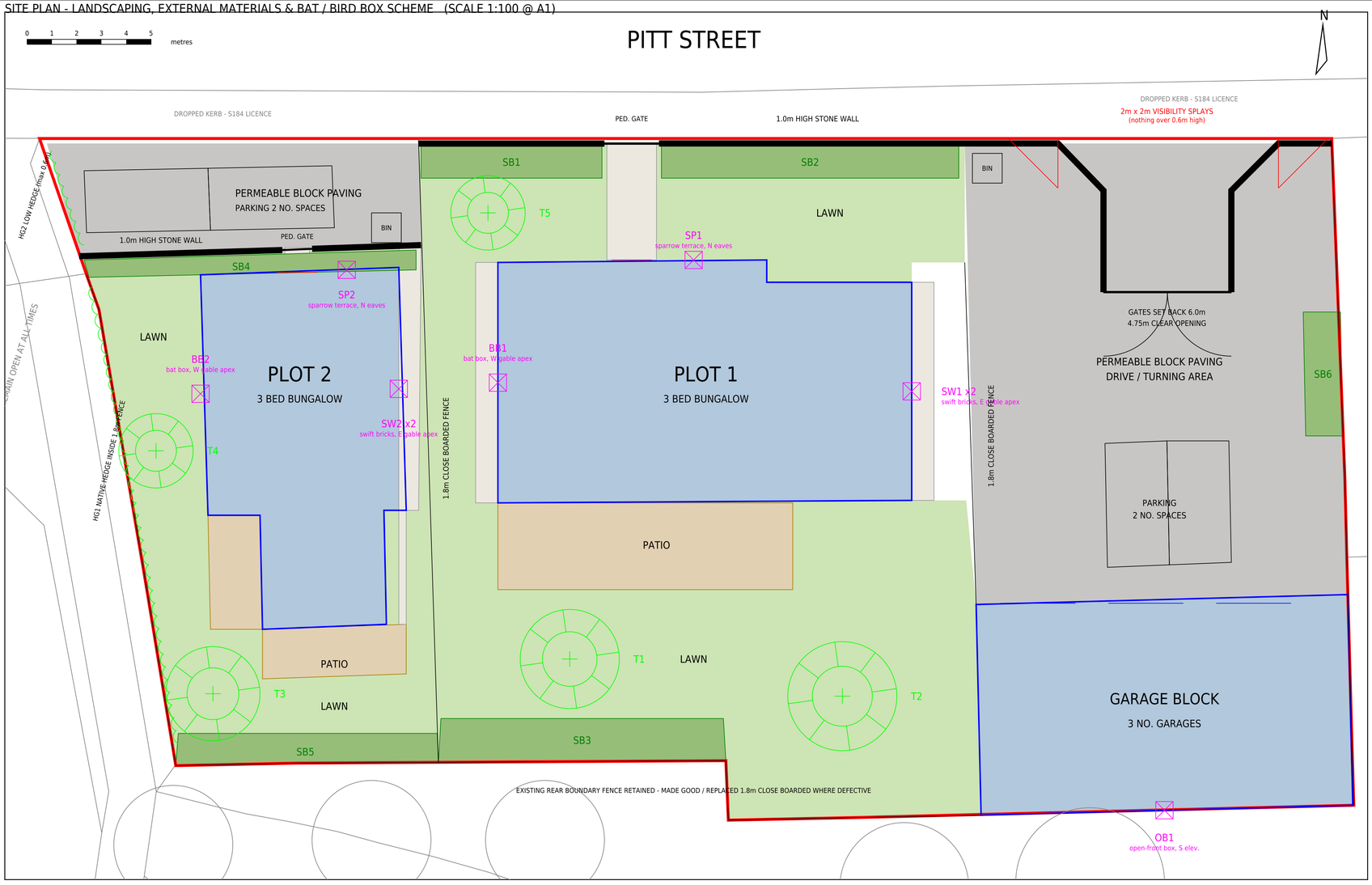
SITE PLAN - LANDSCAPING, EXTERNAL MATERIALS & BAT / BIRD BOX SCHEME (SCALE 1:100 @ A1)



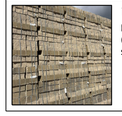
KEY

- Lawn - turf (soft landscaping)
- Shrub / planting bed (see planting schedule)
- Permeable block paving - drive, parking & forecourt
- Patio - 600 x 600 riven sandstone paving
- Path - 450 x 450 buff concrete flags, 900mm wide
- Approved dwellings & garage block (dwg 24-050-01B)
- 1.0m high stone boundary wall to match dwellings, stone coping
- 1.8m high close boarded timber fence, concrete posts
- Hedge (HG1 native mix / HG2 low evergreen)
- Proposed tree - see planting schedule (T1-T5)
- Existing off-site tree retained (JCA 22198)
- 2m x 2m pedestrian visibility splay (condition 10)
- Bat / bird box location (see schedule)
- Site boundary / application site

PLANTING SCHEDULE (CONDITION 4 - SOFT LANDSCAPING)

Ref	Species	Common name	Size / planted height	No.	Position / notes
T1	Malus 'Evereste'	Crab apple	Standard, 10-12cm girth, 3.0-3.5m planted ht, 60L container	1	Plot 1 rear garden. Replacement planting for trees removed pre-application
T2	Sorbus aucuparia	Rowan	Standard, 10-12cm girth, 3.0-3.5m planted ht, 60L container	1	Plot 1 rear garden, min 4m from garage block
T3	Betula pendula	Silver birch	Standard, 10-12cm girth, 3.5-4.0m planted ht, 60L container	1	Plot 2 rear garden, min 3m from rear boundary
T4	Amelanchier lamarckii	Juneberry	Multi-stem, 2.5-3.0m planted ht, 45L container	1	Plot 2 rear garden
T5	Amelanchier lamarckii	Juneberry	Multi-stem, 2.0-2.5m planted ht, 35L container	1	Plot 1 front garden, clear of visibility splays
HG1	Native hedge mix: Crataegus monogyna 50%, Corylus avellana 20%, Acer campestre 15%, Rosa canina 10%, Ilex aquifolium 5%	Hawthorn, hazel, field maple, dog rose, holly	60-80cm bare-root whips, double staggered row at 5 per linear metre, planted ht 0.6-0.8m	22m	Plot 2 west boundary, inside 1.8m fence adjacent to public footpath. Maintain at 1.8m
HG2	Ilex crenata 'Dark Green'	Japanese holly	3L pots, 40-50cm, 3 per linear metre, planted ht 0.4-0.5m	5m	Plot 2 forecourt west edge. Maintained at max 0.6m high
SB1 / SB2	Mixed ornamental shrubs: Lavandula angustifolia 'Hidcote', Hebe 'Red Edge', Choisya ternata 'Sundance', Viburnum tinus, Euonymus 'Emerald Gaiety'	Lavender, hebe, Mexican orange, laurustinus, euonymus	3L pots, 30-40cm planted ht, 3-4 per m2; bark mulch 75mm	18m2	Plot 1 front garden beds against boundary wall. Max 0.6m where within 2m of the access
SB3 / SB5	Native / wildlife shrubs: Cornus sanguinea, Viburnum opulus, Sambucus nigra, Ilex aquifolium, Ribes sanguineum, with Hedera helix groundcover	Dogwood, guelder rose, elder, holly, flowering currant, ivy	3L pots, 40-60cm planted ht, 2 per m2; bark mulch 75mm	39m2	Rear boundary beds to both plots, below retained off-site trees. Hand-dug planting pits only within RPAs
SB4	Lavandula angustifolia 'Hidcote', Erigeron karvinskianus, Geranium 'Rozanne'	Lavender, fleabane, cranesbill	2L pots, 20-30cm planted ht, 5 per m2	10m2	Plot 2 strip between front wall and dwelling
SB6	Photinia x fraseri 'Red Robin', Pittosporum tenuifolium	Photinia, pittosporum	5L pots, 60-80cm planted ht, 1.5 per m2	7m2	Plot 1 drive, east boundary strip - screening to fence
Lawn	Turf: Rolawn Medallion or equal cultivated turf on 100mm topsoil to BS 3882	-	-	approx 820m2	All lawn areas as shown. Topsoil to be free of weed, stone and debris

EXTERNAL MATERIALS - CLIENT'S SELECTED PRODUCTS, REFERENCE IMAGES 1-4 (CONDITION 6)



1. External walls

Reconstituted stone walling blocks, buff / cream, rock-faced (split-face) finish, laid coursed. Client's selected product - photo of stock. Sample available on request.



2. Roof tile

Sandtoft Danum TLE (thin leading edge) interlocking concrete tile - Brown. Dry ridge and dry verge to match.



3. Windows and doors

uPVC casement windows and French doors, Golden Oak woodgrain foil (both faces); composite front door to match.



4. Fascia, soffit and bargeboard

Eurocell uPVC fascia capping board, Golden Oak, 200mm - product code CB200WO; soffit and bargeboards to match.

EXTERNAL MATERIALS SCHEDULE (CONDITION 6)

Element	Material / product	Colour / finish
External walls	Reconstituted stone walling blocks, rock-faced (split-face) finish, laid coursed with buff mortar and bucket handle joints - client's selected product, ref. image 1	Buff / cream
Cills, heads & quoins	Smooth-faced reconstituted stone cills, heads and quoins to match walling (or equal approved)	Buff
Roof	Sandtoft Danum TLE (thin leading edge) interlocking concrete tile with matching dry ridge and dry verge - ref. image 2	Brown
Fascias / soffits	Eurocell uPVC fascia capping board 200mm (code CB200WO) with matching soffit boards and bargeboards - ref. image 4	Golden Oak woodgrain
Rainwater goods	112mm half-round uPVC gutters and 68mm round downpipes	Black
Windows	uPVC double glazed casement windows, 28mm argon-filled units - ref. image 3	Golden Oak woodgrain (both faces)
External doors	Composite front door; uPVC French doors to rear to match windows	Golden Oak woodgrain; chrome furniture
Entrance canopy	Oak framed entrance canopy on stone piers, roof tiled to match main roof	Natural oak
Garage block	Walling stone and roof tile as dwellings; steel sectional garage doors	As dwellings; doors Golden Oak effect
Boundary walls	Reconstituted stone walling to match dwellings, 1.0m high with weathered stone copings; 0.6m max within visibility splays	Buff
Gates	Hardwood timber vehicle gates 4.75m clear (Plot 1, set back 6m) and hardwood pedestrian gates	Stained golden oak
Fencing	1.8m close boarded timber fence on concrete posts and gravel boards	Pressure treated, natural
Drive / parking	Permeable concrete block paving (Marshalls Priora or equal) on permeable sub-base - see drainage engineer's design (condition 3)	Charcoal with brindle border
Patios / paths	600 x 600 riven sandstone (patios); 450 x 450 buff concrete flags (paths)	Buff

Note: external materials are the client's selected products shown in reference images 1-4 (bottom left). Samples of the walling stone and roof tile to be made available on site on request. Any substitution to be agreed in writing with the LPA before use.

BAT AND BIRD BOX SCHEME (CONDITION 7)

Ref	Provision	Location / height / aspect	No.	Product (or equal)
BB1 / BB2	Integrated bat box built into blockwork / brickwork	West gable apex of each dwelling, min 4.0m above ground, unobstructed flight line, away from windows and external lighting	2	Habibat 001 / Vivara Pro WoodStone build-in bat box
SW1 / SW2	Swift nest bricks built in at high level	East gable of each dwelling, 2 no. per gable at min 4.5m above ground, 1m apart, north / east aspect, clear drop below	4	Manthorpe GSB01 swift brick
SP1 / SP2	House sparrow terrace (3-chamber)	Front (north) elevation under eaves, min 2.5m above ground, clear of entrance door and lights	2	Vivara Pro WoodStone sparrow terrace / Schwegler 1SP
OB1	Open-fronted nest box (robin / wren)	Rear (south) elevation of garage block facing retained trees, 1.5-2.0m above ground, within SB3 planting	1	Vivara Pro WoodStone open nest box

All boxes to be installed before first occupation of the dwelling to which they relate and retained and maintained for the lifetime of the development. Integrated boxes to be built in during construction of the walls; no external lighting to be directed at any box. Locations shown on plan; exact positions to be confirmed on the Building Regulations elevations.

LANDSCAPING NOTES (CONDITION 4)

1. This drawing is submitted for the discharge of conditions 4 (hard and soft landscaping), 6 (external materials) and 7 (bat and bird boxes) of planning permission 2024/0616. Drainage (condition 3) is covered by the drainage engineer's separate submission; permeable paving shown here forms part of the surface water run-off reduction and is to be constructed to the engineer's details.
2. Layout of dwellings, garages, access and parking is as approved on drawings 24-050-01B and 24-050-02. Plot 1 is to be constructed first; the landscaping to each plot is to be implemented in accordance with the condition as that plot is occupied.
3. Hard landscaping to each plot (drive, parking, paths, patio, walls, fences and gates) to be completed before occupation of that dwelling; the garage forecourt before first use of the garages. Drive and parking areas in a bound / permeable block surface, not loose chippings (condition 9).
4. All planting, seeding and turfing to be carried out in the first planting season (October - March) following occupation of the dwelling to which it relates or completion of the development, whichever is sooner. Any tree or plant which dies, is removed or becomes seriously damaged or diseased within 5 years of completion to be replaced in the next planting season with one of similar size and species.
5. Trees to be planted in 1.2m x 1.2m x 0.6m pits with broken-up base, backfilled with topsoil and tree planting compost, double-staked with rubber ties, 75mm bark mulch to 1m diameter, and watered in. Trees T1-T4 provide replacement planting for the trees removed from the site before the application (Tree Officer's comments, 15 October 2024).
6. Existing off-site trees beyond the rear and west boundaries are retained (JCA Arboricultural Report ref 22198, August 2024, category B). No construction access, storage, mixing, fires or changes in level within their root protection areas; the existing rear boundary fence is retained as protection during construction. Planting within RPAs by hand only.
7. Nothing to be planted, erected or allowed to grow above 0.6m within the 2m x 2m visibility splays to the Plot 1 access (condition 10). Boundary walls within the splays limited to 0.6m high.
8. Topsoil to BS 3882 to all planting beds (min 300mm) and lawns (min 100mm). Beds to receive 75mm composted bark mulch. All plants to BS 3936 and planted to BS 4428.
9. Bin stores: timber screened enclosures 1.2m x 1.2m within 25m of the collection point on Pitt Street as shown.
10. The public footpath (Wombwell FP 41) along the west boundary is to remain open and unobstructed at all times during construction.

HARD LANDSCAPING SPECIFICATION (CONDITION 4)

Drive, parking & forecourt	80mm permeable concrete block pavers on 50mm 6mm clean grit laying course, 350mm (min) open-graded 4/20mm permeable sub-base on geotextile; edge restraints in concrete. Sub-base depth and any outfall / overflow per drainage engineer's design. Falls away from highway; ACO channel at gate line (Plot 1) and footway edge (Plot 2)
Patios	600 x 600 x 22mm riven sandstone on full mortar bed, 100mm Type 1 sub-base; falls 1:80 away from dwelling, min 150mm below DPC
Paths	450 x 450 x 38mm buff pressed concrete flags on 25mm sharp sand, 100mm Type 1; 900mm wide
Boundary walls	Reconstituted stone walling blocks to match the dwellings (ref. image 1), 300mm thick solid wall, coursed, cement-lime mortar, on 600 x 300mm concrete strip foundation; weathered stone coping; 1.0m high above adjacent ground (0.6m max within visibility splays)
Fencing	1.8m close boarded (100 x 22mm featheredge on 75 x 50mm arris rails) on 100 x 100mm concrete slotted posts at 1.8m centres with 150mm concrete gravel boards
Gates	Hardwood framed, ledged and braced; vehicle gates on galvanised adjustable hinges with drop bolts, opening inwards only

White Agus
Architectural Services
OFFICE ONE, DRILL HALL, 11 EASTGATE, BARNSLEY, S70 2EU
Phone: 01226 208482
Email: info@whiteagus.co.uk
Web: www.whiteagus.co.uk

Project.
PROPOSED 2 NO. SELF-BUILD DWELLINGS
LAND ADJACENT 49 PITT STREET, DARFIELD, BARNSLEY, S73 8AS
PLANNING REF. 2024/0616

Client.
MR JAMES MASSON

Drawing Title.
LANDSCAPING, EXTERNAL MATERIALS AND BAT / BIRD BOX SCHEME
DISCHARGE OF CONDITIONS 4, 6 & 7

Date. OCT 2026
Scale. 1:100 @ A1
Ref. 24-050
Dwg. No. 06
Rev. A

Date	Suffix	Description
OCT 26	-	First issue for discharge of conditions
OCT 26	A	Materials schedule revised to client's selected products; reference images 1-4 added

DO NOT SCALE OFF THIS DRAWING. USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS TO BE CHECKED ON SITE. TO BE READ IN CONJUNCTION WITH DRAWINGS 24-050-01B, 24-050-02 AND THE DRAINAGE ENGINEER'S DETAILS. (C) WHITE AGUS LTD.