New Lodge, Barnsley.

Proposed Site Layout

Scale: 1:500 @ A1, Date: June 2011, Drg No. 11012: 01 B

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MPSL planning & design



Key:

- Denotes existing trees to be retained
- Denotes proposed tree planting
- Denotes existing sewers & easements
- Denotes proposed dwarf wall to front boundary plots
- 1.8m high close boarded fence
- 1.5m high Plot divisional Fence
- 0.9m high Plot divisional Fence

Schedule Of Accommodation			
House Type		Size	No.
665	2 Bed Semi / Terrace	665 SqFt	25No.
763	3 Bed Semi / Terrace	763 SqFt	38No.
828	3 Bed Detached / Semi	828 SqFt	6No.
843	3 Bed Detached	843 SqFt	1No.
1011	3 Bed Detached	1011 SqFt	12No.
1179	3 Bed Bungalow	1179 SqFt	2No.
Total		**66,980 sqft**	**84No**
Site Area 2.49 A 1.00 Ha			

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New Lodge, Barnsley - Proposed Site Layout

DEVELOPMENT TO BE CONSTRUCTED IN ACCORDANCE WITH THE 2010 BUILDING REGULATIONS SPECIFICATION.

Schedule Of Accommodation

House Type		Size	No.
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Site Area
2.49 A
1.00 Ha

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- Do not scale from this drawing - Work to figured dimensions only. All dimensions to be checked on site prior to the execution of any work.
- For the avoidance of doubt all dimensions are measured to wall structure and not the finishes unless otherwise stated.
- Where any discrepancy is found to exist within or between drawings and/or documents it should be reported to the architect immediately.
- MPSL Planning & Design Ltd. shall not be liable for any use of drawings and documents for any purpose other than for which the same were prepared by or on behalf of MPSL Planning & Design Ltd.

N

Key:

- Denotes existing trees to be retained
- Denotes trees to be removed
- Denotes grass
- Denotes existing sewer and easement
- 1.2m high wall
- 1.8m high close boarded fence
- 1.5m high Plot divisional Fence
- 0.9m high Plot divisional Fence

Note: Refer to PDP landscaping scheme for tree positions.

Rev	Date	Revision	Initial
J	08.08.11	Surveyed easements added and plot 70 changed to 665. 2no. 1011 removed and replaced with bungalows. Gables removed from the 828 types.	sh
H	29.07.11	8no. 771 house types changed to 665 types.	sh
G	01.07.11	Kirkstall Road shown as Topo Survey	ac
F	24.06.11	Minor amendments prior to submission.	sh
E	24.06.11	Garage location to plot 48 amended. (attached)	mpsl
D	21.06.11	Plots 48-56 relocated due to inaccuracies of site boundary adjacent to plot 48	mpsl
C	23.05.11	Layout changes made following pre-app meeting. Plots relocated, footpath widths standardized & walls added.	mpsl
B	18.03.11	Layout amended to incorporate topo boundaries	mpsl
A	11.03.11	Client comments incorporated.	mpsl

Client: keepmoat HOMES

Drawing Title: PROPOSED SITE LAYOUT

Project: Proposed Residential Development at New Lodge, Barnsley

Job No	Drg No	Stage	
11012	01	FOR APPROVAL	
Scale	Date	Drawn	Rev
1:500 @ A1	08/03/2011	Sh	J

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Hatch areas denotes existing sewers and easements to be retained.

Dwarf wall and railings to front boundary of plots to New Lodge Crescent, refer to separate details.

Hatch areas denotes existing sewers and easements to be retained.

Potential Sales Centre

Dwarf wall and railings to front boundary of plots to Langsett Road, refer to separate details.

Dwarf wall and railings to front boundary of plots to Langsett Road, refer to separate details.

KIRKST.
NEW LODGE CRESCENT
KIRKSTALL ROAD
WAKEFIELD ROAD
BEVERLEY CLOSE
LANGSETT ROAD
Hall
Playground
91.9m
93.1m
92.6m
93.6m
91.3m
91.5m

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A0

Millimetres At Original Drawing Size
0 10 20 30 40 50

General Notes

1. SCALE WITH CAUTION FROM PRINTED DRAWINGS.
Confirm all critical dimensions with Engineer. If in doubt ask.
2. This drawing is to be read in conjunction with all other relevant drawings and details.
3. Should there be any conflict between the details indicated on this drawing and those indicated on other drawings the Engineer should be informed PRIOR to construction on site.
4. Land Interest approval has been obtained from the relevant Authority, it should be understood that all drawings issued are Preliminary and NOT for construction. Should the contractor commence site work prior to such approval being given, it is entirely at his own risk.
5. All dimensions are in millimetres unless otherwise stated.
6. The BSP Ground Investigation and Risk Assessment information for this project must be reviewed and understood by the contractor PRIOR to the commencement of any works on site.
7. Finished floor levels are subject to change by +/- 300mm during the detailed design process.

Private Drive Construction

Drives for Single Dwellings:
Wearing Course – 20mm minimum compacted thickness
Base Course – 40mm minimum compacted thickness
Dense Bitumen Macadam.
Bitumen Macadam
Sub-base – 150mm minimum compacted thickness crushed run or similar approved.

Drives for Multiple Dwellings:
Wearing Course – 20mm minimum compacted thickness
Stone Mastic Asphalt
Base Course – 40mm minimum compacted thickness Dense Bitumen Macadam
Bitumen Macadam
Sub-base – 150mm minimum compacted thickness crushed run or similar approved.

Key:

Preliminary FFLs — FFL 122.0

Preliminary earthworks (height and slope shown) — 1:3 batter

Approximate location and height of retaining wall/fag on edge — FM/FCE 0.3m

Additional brickwork and height — 0.45m

Preliminary spot level — 124.13 +

Existing level

Proposed Linear Drain — LD

New boundary fence

Proposed 0.9m plot divisional fence

Proposed 1.8m close boarded fence

Proposed 1.2m brickwork walls

Rev	Description	Date	Drawn	Appr
F	Site layout amended and updated to suit	16th Aug 2011	SMS	CE
E	Amended to suit client comments	27th July 2011	SMS	CE
D	Amended for revised planning layout	1st July 2011	SMS	CE
C	Amended to client comments	11th May 2011	SMS	
B	Garage and external areas amended for client comments	15th April 2011	SMS	CE
A	Amended to client comments	15th April 2011	SMS	CE

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Drawing Status
FOR APPROVAL

Client
KEEPMOAT HOMES

Project Title
New Lodge
Barnsley
South Yorkshire

Drawing Title
Levels and External Works Plan

Drawn By:	CE	Checked By:	CD
Scale:	1:250 (A0)		
Approved By:	CE	Date:	28th March 2011

Drawing Number: 11068/100 — Revision: F

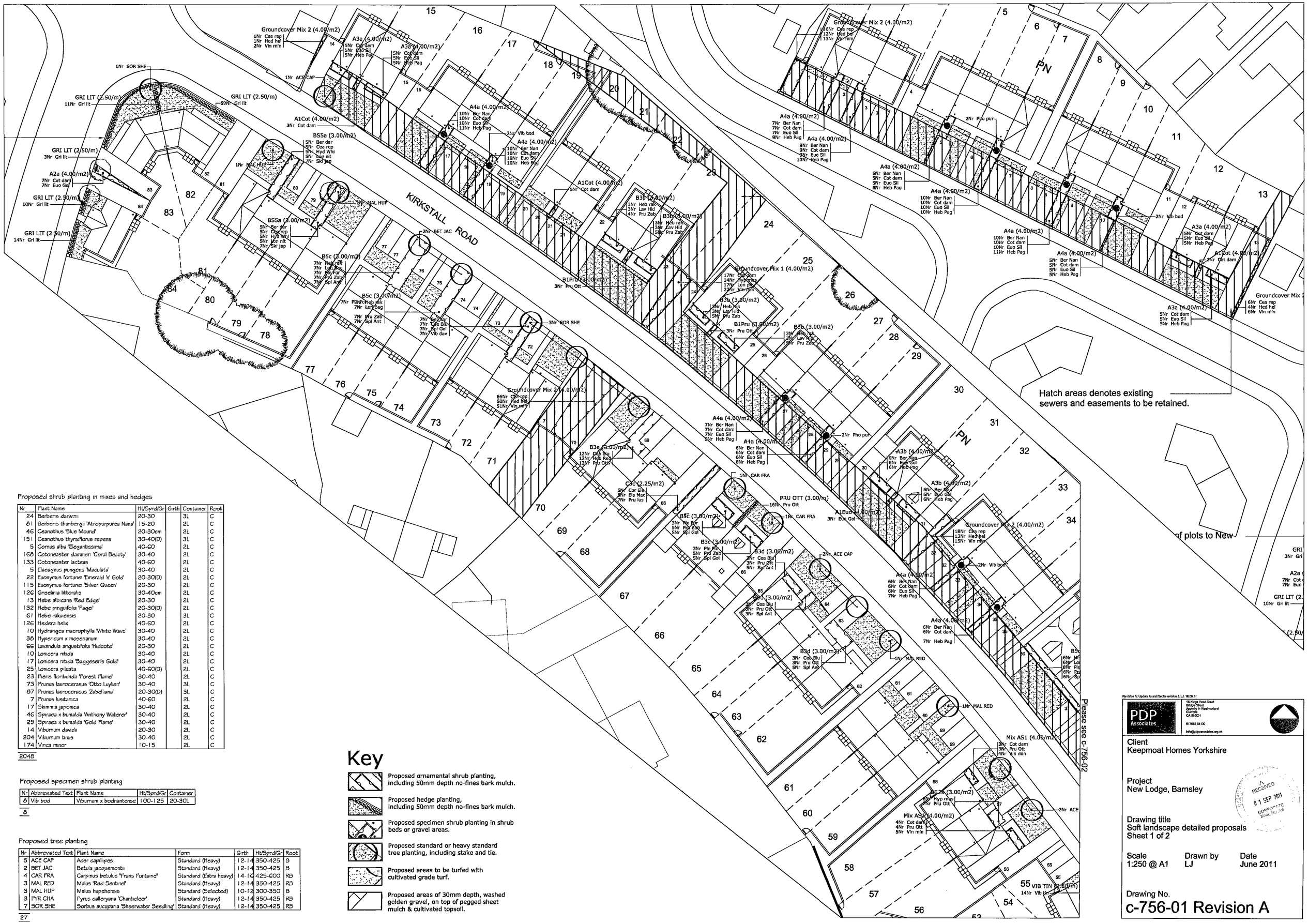
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HAYDOCK & TODD
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SITE SURVEY

Drawn	J.P.T.
Date of Survey	May / June 2007
Survey ref. No.	S1530

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Proposed shrub planting in mixes and hedges

Nr	Plant Name	Ht/Sprd/Gr	Girth	Container	Root
24	Berberis darwinii	20-30		3L	C
81	Berberis thunbergii 'Atropurpurea Nana'	15-20		2L	C
46	Ceanothus 'Blue Mound'	20-30cm		2L	C
151	Ceanothus thyrsiflorus repens	30-40(D)		3L	C
5	Cornus alba 'Elegantissima'	40-60		2L	C
168	Cotoneaster dammeri 'Coral Beauty'	30-40		2L	C
133	Cotoneaster lacteus	40-60		2L	C
5	Elaeagnus pungens 'Maculata'	30-40		2L	C
22	Euonymus fortunei 'Emerald 'n' Gold'	20-30(D)		2L	C
115	Euonymus fortunei 'Silver Queen'	20-30		2L	C
126	Griselinia littoralis	30-40cm		2L	C
13	Hebe albicans 'Red Edge'	20-30		2L	C
132	Hebe pinguifolia 'Pagei'	20-30(D)		2L	C
61	Hebe rakaiensis	20-30		3L	C
126	Hedera helix	40-60		2L	C
10	Hydrangea macrophylla 'White Wave'	30-40		2L	C
38	Hypericum x moserianum	30-40		2L	C
66	Lavandula angustifolia 'Hidcote'	20-30		2L	C
10	Lonicera nitida	30-40		2L	C
17	Lonicera nitida 'Baggesen's Gold'	30-40		2L	C
25	Lonicera pileata	40-60(D)		2L	C
23	Pieris floribunda 'Forest Flame'	30-40		2L	C
73	Prunus laurocerasus 'Otto Luyken'	30-40		3L	C
87	Prunus laurocerasus 'Zabeliana'	20-30(D)		3L	C
7	Prunus lusitanica	40-60		2L	C
17	Skimmia japonica	30-40		2L	C
46	Spiraea x bumalda 'Anthony Waterer'	30-40		2L	C
29	Spiraea x bumalda 'Gold Flame'	30-40		2L	C
14	Viburnum davidii	20-30		2L	C
204	Viburnum tinus	30-40		2L	C
174	Vinca minor	10-15		2L	C

2048

Proposed specimen shrub planting

Nr	Abbreviated Text	Plant Name	Ht/Sprd/Gr	Container
8	Vib bod	Viburnum x bodnantense	100-125	20-30L

8

Proposed tree planting

Nr	Abbreviated Text	Plant Name	Form	Girth	Ht/Sprd/Gr	Root
5	ACE CAP	Acer capillipes	Standard (Heavy)	12-14	350-425	B
2	BET JAC	Betula jacquemontii	Standard (Heavy)	12-14	350-425	B
4	CAR FRA	Carpinus betulus 'Frans Fontaine'	Standard (Extra heavy)	14-16	425-600	RB
3	MAL RED	Malus 'Red Sentinel'	Standard (Heavy)	12-14	350-425	RB
3	MAL HUP	Malus hupehensis	Standard (Selected)	10-12	300-350	B
3	PYR CHA	Pyrus calleryana 'Chanticleer'	Standard (Heavy)	12-14	350-425	RB
7	SOR SHE	Sorbus aucuparia 'Sheerwater Seedling'	Standard (Heavy)	12-14	350-425	RB

27

Key

- Proposed ornamental shrub planting, including 50mm depth no-fines bark mulch.
- Proposed hedge planting, including 50mm depth no-fines bark mulch.
- Proposed specimen shrub planting in shrub beds or gravel areas.
- Proposed standard or heavy standard tree planting, including stake and tie.
- Proposed areas to be turfed with cultivated grade turf.
- Proposed areas of 30mm depth, washed golden gravel, on top of pegged sheet mulch & cultivated topsoil.

Revision A: Update to architect's revision J. LJ. 18.08.11

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Client
Keepmoat Homes Yorkshire

Project
New Lodge, Barnsley

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Drawing title
Soft landscape detailed proposals
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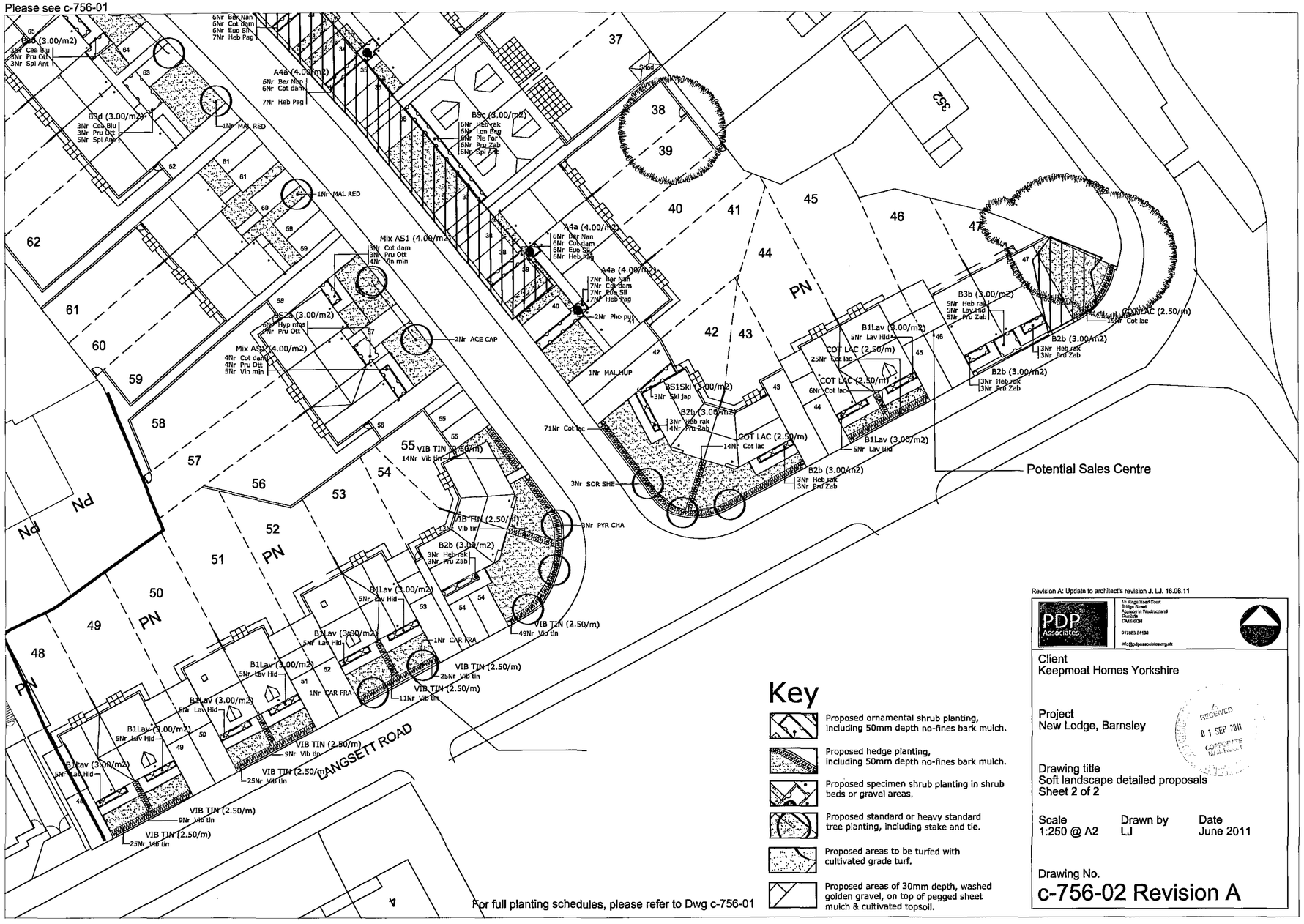
Scale
1:250 @ A1

Drawn by
LJ

Date
June 2011

Drawing No.
c-756-01 Revision A

Please see c-756-01



Key

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Revision A: Update to architect's revision J. LJ. 16.08.11

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Client
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Project
New Lodge, Barnsley

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Drawing title
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Scale	Drawn by	Date
1:250 @ A2	LJ	June 2011

Drawing No.
c-756-02 Revision A