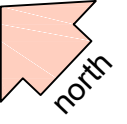


This group of trees within the site curtilage are to be retained and root protection areas are shown in brown. Trees designated T1, T3, T47, T46, T43, T37, T36, T35 and T33. If any plot extends marginally into the root protection area, this may require non-intrusive foundations, for example mini-pile type.

Proposed habitat zone within this general area.

remove existing gates and build up access



Roughbitchworth Lane

Visibility splay to the north is 2.4 x 68 m to the centreline of the carriageway. A visibility splay to the south of 2.4 x 75 m is achievable.

Existing footpaths on Roughbitchworth Lane to maintain their width and continue around radius curves into site. Include a 2m long ramp to provide transition from conventional design to the 'shared surface' proposal. (include for 2m long 'lead-in' extending from top of ramp to ensure a smooth transition)

adjacent dwellings

**KEY**

- TYPE A  
2no. x 3-Bed Dwelling (Affordable)
- TYPE B  
2no. x 3-Bed Dwelling (Affordable)
- TYPE C  
3no. x 2-Bed Dwelling (Affordable)
- TYPE D  
4no. x 4-Bed Dwelling
- TYPE E  
5no. x 4-Bed Dwelling
- TYPE F  
4no. x 4-Bed Dwelling
- TYPE G  
2no. x 5-Bed Dwelling

Dwellings approved under Outline Planning Permission Ref: 2018/1433

**LANDSCAPING KEY**

- Soft landscaping to Landscape Architect's details
- Flag paving to landscape Architect's details
- Indicative Trees. Further details to be provided by Arboriculturist and Landscape Architect

**GARDEN SIZING**

All dwelling gardens are as approved under Outline Planning Permission and comply with minimum rear garden space as set out in the SYRDG i.e. a min 50 sqm for 2 bed houses and 60 sqm for 3 bed and over

- Total: 22no. Dwellings**
- 3no. x 2-Bed Dwellings;
  - 4no. x 3-Bed Dwellings;
  - 13no. x 4-Bed Dwellings;
  - 2no. x 5-Bed Dwellings;

**1:500**

0	25
08 General changes to House Types as discussed with client and LPA	TK 25.07.2022
07 Changes to House Types	TK 28.06.2022
06 Amendments to Plots 20, 21 & 22	TK 23.03.2022
05 Amendments to Plots 20, 21 & 22	TK 04.03.2022
04 Landscaping information added for planning	TK 14.10.2021
03 House sizes and layouts amended	TK 07.10.2021
02 House sizes and layouts amended	TK 01.10.2021
01 Garages added	TK 21.09.2021
Rev: Amendments:	Drawn By: Date:

**mkw:architecture**  
architecture | design | development consultancy  
award-winning practice

MKW Architecture Ltd  
Suite 4, Earl Business Centre, Dowry St. Oldham, OL8 2ZF  
T: 0793292599 E: info@mkwarchitecture.com W: www.mkwarchitecture.com

Client:  
**Sourced Capital**

Project Name:  
**Proposed Residential Development of 22no Dwellings**

Site Address:  
**Land off Roughbitchworth Lane, Oxspring, Barnsley, S36 8YZ**

Drawing Sheet:  
**Proposed Site Plan**

Proj No: 21-118	Dwg No: P-002	Scale: 1:500 @ A3	Rev: 08	Drawing Purpose: Planning
Designed By: TMK	Drawn By: TMK	Checked By: MKW	Date of 1st Issue: 15.09.21	

Note: Only figured dimensions are to be used. All dimensions to be checked on site prior to construction, order or manufacture of any elements. In the event of any discrepancy, notify MKW Architecture Ltd immediately. This drawing remains the copyright of MKW Architecture Ltd and shall not be copied in whole or part without prior written consent of the Company Director.

# Land off Roughbitchworth Lane: Proposed Site Plan

NB: All boundary and party wall matters to be confirmed by client and subject to necessary boundary surveys