Sandygate Lane

Doncaster Road

PLOT 2 section
PLOT 4 section
PLOT 6 section
PLOT 8 section
PLOT 10 section
PLOT 12 section
PLOT 14 section
PLOT 16 section
PLOT 18 section

Block Type A
48.80(Garage)
48.95(GFFL)
51.65(FFFL)
49.30(Garage)
49.45(GFFL)
52.15(FFFL)
50.00(Gardge)
50.15(GFFL)
52.85(FFFL)
50.80(Garage)
50.95(GFFL)
53.65(FFFL)
51.45(Garage)
51.60(GFFL)
54.30(FFFL)

Block Type B
Block Type C
1STEP
2STEP

1 in 2.5 banking

PUBLIC FOOTPATH Trans Pennine Trail

ACCESS TO MCDONALDS

Existing Building

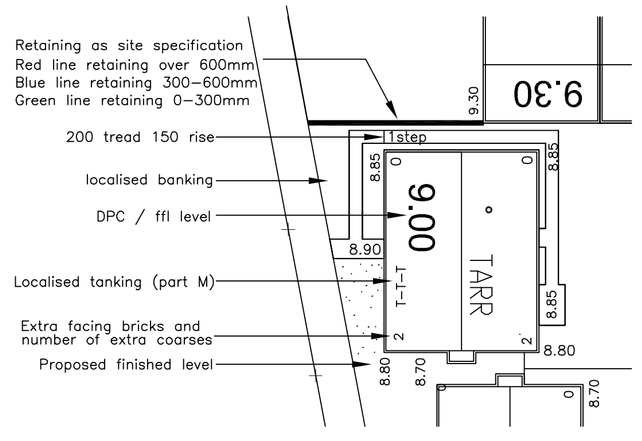
McDonalds restaurant

Doncaster Road

EXTERNAL WORKS DESIGN PRINCIPLES
The design of this site is initially based on Part M of the building regulations and guidance from NHBC requirements.
Maximum drive gradients are set at 1:12 at the worst point. A level threshold is to be provided in front of the main access door.
Garden gradients are set at a maximum 1:10 this is in line with other developers Strata Homes and Taylor Wimpey, NHBC maximum is 1:6, a garden gradient used by Gleeson Homes.

Considering the carbon footprint of the muck shift including horizons from foundations and drainage excvations it is proposed to form a maximum 1:2.5 banking adjacent the Pennine Trail. This will aid the screening of the gardens as well as lifting garden levels. We have taken on board comments from the planning authority, such that the majority of back gardens are largely 1:12 or flatter

Hatching denotes 1:2.5 banking



This layout is based on part M of the building and as such all levels are critical. The relationship between the level threashold and the point of access to the highway should be checked prior to setting of the FFL
Tanking due to the level threashold should be to developer standard detail. Fencing, paving and drive construction is in line with the site specification

D. Layout revised in line with current planning layout, further detail and design statement added 28-11-18
C. Layout revised in line with planning submission 16-4-18
B. Further detail added 14-9-17
A. Full redesign following change in layout 1-9-17

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Black Stone Developments

Sandygate Lane, Stairfoot
External Works

DRAWN BY rab
SCALE 1:200 DATE Nov16
DRAWING No 1073-11-1 REV D

PRELIMINARY ONLY
Based on Site Plan Issued 26-11-18