



Site layout as proposed:

21 x 28 4P GIA 75.8m<sup>2</sup>  
9 x 38 6P GIA 95.6m<sup>2</sup>  
45 car parking spaces

Layout criteria:

Lifetime Homes

On plot (non-communal) parking:

2500 x 5000mm

At least one space should be able to be widened to 3300mm, (900mm pathway to side to use for this acceptable)

No gradient > 1:60 (front to back)

No crossfall > 1:40 (side to side)

Communal / shared / visitor parking:

3300 x 5000mm

Access routes need to be 1200mm

No gradient requirements

Approach to dwellings from parking:

Kept to a minimum and level or gently sloping

No gradient > 1:60

No crossfall > 1:40

Where the topography prevents level route, the principal route may be gently sloping (max 1:10 for up to 5m). It will need top and bottom level landings of no less than 1.2m

If a distance in excess of 50m cannot be avoided, level resting areas should be provided along the route.

Part M requirements

On plots which are reasonably level, wheelchair users should normally be able to approach the principal entrance. Exceptionally, for more steeply sloping plots, it is considered reasonable to provide for stick or crutch users.

On steeply sloping plots a stepped approach would be reasonable.

Level approach is considered <1:20, at least 900mm wide

Ramped approach can be used for gradients 1:15 - 1:20

WCP = Waste collection point for temporary location of bins on collection days.

I AREAS A TO G = 97m<sup>2</sup>

planting with:

Shrubs:

30 HEBE AUTUMN GLORY 25-30cm + 7 ROSA BONICA 30-45cm

30 LAVANDULA VERA 25-30cm

30 ROSMARINUS OFFICINALIS 30-45cm

30 CORMUS ALBA ELEGANTISSIMA 45-60cm

30 BUDDLEIA DAVIDI 45-60cm in 2/3 litre pots.

80 PHORADENDRUM TENAX 30-45cm ALL planted at 600mm CENTS in Groups of 5-7

Herbaceous:

14 ACHILLEA

14 CROCOSTIA

14 GERANIUM

14 HENROCALLIS

14 NEPETA

14 RUDBECKIA

14 SALVIA

14 STACHYS

14 FESTUCA

in 2 litre pots.

ALL PLANTED at 600mm CENTS in Groups of 3-5

NATIVE PLANTING AREA H = 303m<sup>2</sup>

65 ACER CAMPESTRE

65 AMELANCHIER LAMARCKII

65 CARPINUS BETULUS

65 CRATAEGUS MONOGYNA

65 CORYLUS AVELLANA

65 PRUNUS PADUS

65 SORBUS AUCUPARIA all 60-90 BR

II TREES all standards 8-10 cm girth BR.

T1 3 NO BETULA PENDULA

T2 3 NO SORBUS AUCUPARIA

T3 4 NO ACER CAMPESTRE

T4 4 NO AMELANCHIER LAMARCKII

T5 3 NO PRUNUS AVELLANA

T6 3 NO PRUNUS SERRATA

as shown.

IV BULB planting: 4000?

100 CROCUS

100 GALANTHUS

100 NARCISSUS

100 HYACINTHOIDES

planted randomly in groups of 40

NOTE: This drawing incorporates information from other external sources and its veracity is restricted accordingly.

**Atkinson**  
CONSTRUCTION GROUP

Robin Ashley Architects

Hawk Works,  
105 Mary Street,  
Sheffield, S1 4ET.  
t: 0114 258 7450 f: 0114 258 6379  
e: r.ashley@robinashley.co.uk  
www.robinashley.co.uk

project: Snape Hill Road, Darfield

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scale: 1:200 @ A0 / 1:400 @ A2

original size: A0

issue: Approval

drawn: SAF

checked: DJU

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