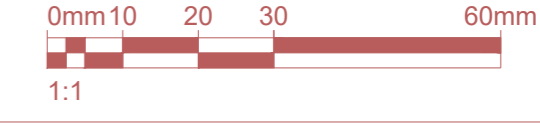


DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR. REPORT ANY DISCREPANCIES TO DRAWING AUTHOR AND PROPERTY SERVICES TEAM. DRAWING OR CONTENTS SHOULD NOT BE DUPLICATED WITHOUT PRIOR CONSENT.

DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DOCUMENTS INCLUDING BUT NOT LIMITED TO DRAWINGS, SPECIFICATIONS, SCHEDULES



NOTES

Schedule of accommodation

- Plot 1 - 2B 4P Semi-Detached House (GIFA 82m²)
 - Plot 2 - 2B 4P Semi-Detached House (GIFA 82m²)
 - Plot 3 - 3B 5P Semi-Detached House (GIFA 99.7m²)
 - Plot 4 - 3B 5P Semi-Detached House (GIFA 99.7m²)
 - Plot 5 - 2B 4P Semi-Detached House (GIFA 82m²)
 - Plot 6 - 2B 4P Semi-Detached House (GIFA 82m²)
 - Plot 7 - 3B 5P Semi-Detached House (GIFA 99.7m²)
 - Plot 8 - 3B 5P Semi-Detached House (GIFA 99.7m²)
 - Plot 9 - 3B 5P Detached House (GIFA 112.2m²)
- Site Area (Phase 2) = 1933m² or 0.48 Acres

- Soft Landscaping (turf to gardens)
- Black tarmac (with PCC kerb edgings) to Driveways - Refer to STE/24/10/04
- Tarmac (with PCC kerb edgings) to adoptable pavements and public foot-path to green open space - Refer to STE drawings for details.
- New concrete paving slabs as Messrs Marshalls Saxon 450 x 450mm 35mm thick - Colour: Buff laid on sub-base as STE drawing (with PCC pin kerb edgings) to pathways, patios and bin storage areas.
- Bonded porous resin aggregate finish to suitable sub-base. To be bounded by PC pin kerbs and haunchings. Contractor to submit proposal. Colour to be agreed.
- Denotes notional area of adoptable highway to be planned and re-surfaced as part of Phase 2 works. Note: Areas to be confirmed as part of S278 application and scope of potential BMBC Highways tarmac re-tread works.
- Denotes 2m x 2m visibility splay to driveways. No building within this zone; Fencing or planting in this zone not to be greater than 900mm height.

P8	House GIFAs added. Tender issue	29/11/23	MJY
P7	Drawing development.	17/10/23	MJY
P6	Visibility splays shown. Plots 1+2 and Plots 5+6 move backwards by 500mm. Planting adjusted to suit. Railings added to open space ends. Car swept path shown - All as Highways requirements.	19/09/24	MJY
P5	Planning Issue	05/07/24	MJY
P4	Boundary adjusted to Plot 1. Red line boundary amended.	26/04/24	MJY
P3	Plan updated to show new pavement to new-build areas and potential re-surfacing to existing highways.	12/12/23	MJY
P2	Plan updated to suit design panel/planning pre-app / client comments.	26/07/23	MJY
P1	First Issue	12/04/23	MJY
Rev	Notes	Date	Issued By



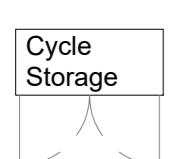
SERVICE		
BMBC Strategic Housing		
PROJECT		
Goldthorpe Housing Project		
TITLE		
Proposed Site Plan New Build Housing		
PROJECT REF	DRAWING REFERENCE	REV
GHP	GHP-PH2a-00-DR-A-022	P8
SCALE	DISCIPLINE	SHEET SIZE
1:200	ARCHITECTURE	A1
PURPOSE OF ISSUE		Drawn MJY Checked XX
TENDER		



Note: New works to create bay windows to 25 Co-Op & 28 Victoria Street to be carried out by others (outside this contract). Boundary wall works and garden landscaping to be included in this contract.

Refer to APP Goldthorpe Public Realm Drawings for works to streets & alleyways.

Note: New gable end works to 20 Co-Op Street to be carried out by others (outside this contract). Boundary wall works and garden landscaping to be included in this contract.



New Bicycle storage unit / shelter as Messrs Asgard all-metal Bike Shed x3 with front opening doors.



Denotes New Bird box to be Manthorpe Swift Brick - Terracotta. To be built into facing brick leaf and installed on gable ends at good height and avoiding windows.



Denotes New Bat box to be Vivaro Pro Build-in WoodStone (UK brick size). To be situated on southern or western elevations and installed on gable walls as high as possible but a minimum of 4m and away from windows.

Contractor to include for supply of 4 No. bins to each property obtained from BMBC. Bins to be in accordance with BMBC standard collection.

Contractor to provide rotary dryer to each property. Refer to Architectural Specification. Dryer to be left within property to allow Tenant to choose location and fix.

Note: Soil remediation is required for areas proposed for gardens and soft landscaping.
 - Contractor is to import new topsoil onto site in accordance with GI report to create the gardens and green open spaces.
 - A minimum thickness of 600mm is to be provided.
 - Contractor to allow for scraping back and removing existing sub-soil to allow for 600mm thickness of new topsoil throughout to suit existing and new finished landscaping levels shown on STE drawings.

Note: Solar PV panels mounted on roofs are shown notionally. Contractor to carry out works as described in Electrical Specification to design, supply and install. Contractor to provide fabrication drawings to Project Design Team for comment prior to installation.

Note: This drawing to be read in conjunction with Drg No. GHP-PH2-DR-A-023 Boundary Treatments

Refer to Shaun Tonge Engineering drawings for hard landscape external work descriptions.

Refer to Barnes Associates drawing No. BA23748_LD for soft landscaping works to 2 No. Open Green Spaces

Refer To Align Property Services drawings for public realm works to open spaces and alleys.

Refer to BMBC Streetlighting drawings for street-lighting works.