



- LEGEND**
- 2no. Plan Type A ('Holly') 2B/3P Bungalow at 77.5m² approx. (integrated single garage at 16m² in addition)
 - 3no. Plan Type Aa ('Birch') 3B/5P Bungalow at 98m² approx. (single garage at 16m² in addition)
 - 6no. Plan Type B ('Hawthorn') 3B/5P 2 storey House at 89m² approx.
 - 17no. Plan Type C ('Poplars') 4B/6P 2 storey House at 108m² (integrated single garage at 16m² in addition)
 - 10no. Plan Type D ('Malherb') 4B/6P 2 storey house at 135m² (integrated single garage at 16m² in addition)
 - 13no. Plan Type E ('Swaine') 3B/5P 2 storey house at 126.86m² (integrated single garage at 16m² in addition)
 - 11no. Plan Type F ('Chestnut') 4B/7P 2 storey house at 117.96m² (integrated single garage at 16m² in addition)
 - 16no. Plan Type G ('Aspen') 3B/5P 2 storey house at 88.34m²
 - 4no. Plan Type H ('Willows') 3B/5P 2 storey house at 96m²
 - 4no. Plan Type L ('Elm') 2B/4P 2 storey house at 78m²
 - 6no. Plan Type M ('Rowan') 3B/5P 2 storey house at 88.34m² (integrated single garage at 16m² in addition)
 - 5no. Plan Type N ('Mountain Ash') 3B/6P 2.5 storey house at 128m² (integrated single garage at 16m² in addition)
 - 97no. Dwellings in total
 - Properties have 2no. designated car parking spaces, or a single garage and designated parking space
 - Site area: 5.57ha approx. (13.78 acres) (inclusive of Green Belt undeveloped land)
 - Density: 17.41 dwellings per hectare

- Ibstock red brick Mercia Antique
- Ibstock buff mix brick Argyll Multi
- Ibstock buff brick Caledonian buff blend
- Accompanied with a 'c' to the house type reference denotes a corner plot variation
- ▨ Denotes raised plateau to aid traffic calming and indicate shared surface residential access
- ⋯ Denotes Visibility Splay
- ▭ Denotes Sales area
- ▭ Denotes area likely to be banked
- Denotes vegetation buffer to North and North-East site boundaries. See drawing P103 Proposed Landscaping Plan for detail
- ▨ Denotes spaces formed for public use and identification within the development
- ▨ Denotes public open space for informal play. Natural overlooking from Plots 84 - 89 to the North and existing properties on Windhill Avenue
- ▨ Denotes space for children's play area. Space and equipment TBC. Natural overlooking from Plots 84 - 89 to the North and existing properties on Windhill Avenue
- Denotes footpath access
- ▨ Denotes managed area of undevelopment Green Belt land.
- ▨ Denotes private drive
- ▨ Denotes residential refuse collection point
- ⋯ Denotes visibility splays
- ▨ Denotes proposed location of sub station

7.5m easement provided for Yorkshire Water maintenance to proposed foul and s/w sewer route

Existing Sycamore to be retained

7m easement provided for adopted sewer to proposed pond

Maintenance access incorporated for balancing pond

Size of balancing pond to suit discharge rate of 42l/s as agreed with Highways, Engineering & Transportation Department of BMBC

REV	DATE	DESCRIPTION	DRW	CHKD
V	20-05-16	Engagement access provided to sewers in NE corner and balancing pond in SE corner	GMH	CY
T	04-05-16	Sub station location identified to rear of Plot 97. General layout alterations to address Highways comments from BMBC. 01.03.16. Plot 97 removed	CY	CY
S	22-04-16	General layout amended to reflect Highways comments from BMBC of 14.04.16. Minor road layout colour revised for clarity	CY	CY
R	30-03-16	General layout amended to reflect Highways comments from BMBC	CY	CY
Q	29-02-16	2no trees identified in Phase 1 report included and noted. Balancing pond size and location amended. House type areas amended to C.L. Amendments made to the overall site plan layout in accordance with comments made during meeting at BMBC on 14.01.16	AD	AD
P	22-01-16	Amendments made to incorporate comments made by the planning department dated 15 December 2015	AD	AD
N	08-01-16	Amendments made to layout to accommodate 10m distance largely between the site boundary and property, as feasibility as possible	AD	AD
M	23-10-15	Amendments made to plot 44 and 70 houses following revision made to the positioning of the site boundary as requested by BMBC	AD	AD
L	10-10-15	Legend updated for house type G 'Aspen'	AD	AD
K	01-09-15	Visibility splays shown and minor amendments made to highway layout	AD	AD
H	18-08-15	Minor amendments made to plot 47 house type	AD	AD
G	18-08-15	Amendments made to remove flats and reconfigure layout to 102 houses	AD	AD
F	29-07-15	Minor amendments made	AD	AD
E	29-07-15	Additional one bedroom flats (Plan Type L) added	AD	AD
D	29-07-15	Notes amended	AD	AD
C	29-07-15	One bedroom flats (Plan Type L) added to layout	AD	AD
B	29-07-15	Amendments made to reduce cut-deck road formation and increase street scene presence	AD	AD
A	14-07-15	Amendments made to site and road layout	AD	AD

MICHAEL HYDE AND ASSOCIATES LIMITED
chartered architects

PROJECT TITLE: **WILLOWGARTH FORMER SCHOOL SITE, BRIERLEY ROAD, GRIMETHORPE**

DRAWING TITLE: **PROPOSED SITE PLAN**

MANCHESTER □ SHEFFIELD ■

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DRAWN/CHECKED: **AD/AD** DATE: **JUN 2015** SCALE: **1:500 @ A1**

JOB NO: **3SC8** DRAWING: **P101** REVISIONS: **V**

DO NOT SCALE FROM DRAWING

Brierley Road

Willowgarth Street

Willowgarth Street

Willowgarth Street

Willow Road

Willow View

Willow View

Little Willow Lane

Windhill Avenue

Windhill Hill - Informal open play space (area of undeveloped Green Belt)

Existing Poplar to be retained

Area not accessible to the public (area of undeveloped Green Belt)

Balancing pond

Existing foul and surface water sewers to be reconstructed