LOW LAITHES VILLAGE
OLD FARM LANE
WOMBWELL
BARNSLEY

PROPOSALS

SITE PLAN

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Scale	1:200 @ A1	Drawn	MJB
Date	July 2014	Ref.	14.02
Dwg No.	P1	Rev.	D

0cm 2cm 4cm 6cm

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Rev A 08.08.2014
Update to suit amendments to Respite and Visitor Accommodation and Communal Accommodation/ Unit 6.

Rev B 15.08.2014
Add bat boxes to Unit 6, Respite Unit R2 and Visitor Unit B; show cycle parking area.

Rev C 22.09.2014
Highways amendments:
- Add 2No Disabled Parking spaces adjacent Main Entrance.
- Add signage to existing disable parking space in Visitor Car Park.
- Reposition cycle park at end of Visitor Car Park and include space for 3No motor cycles parking.

Rev D 20.12.2014
- Amend Sites B D and add Site G.

Key

- Existing Buildings
- Proposed Buildings
- New tree and landscape planting subject to detailed landscape design.
- Existing hedges and trees
- +42.490 Existing levels
- 42.900 Proposed levels
- FL - 40.000 Proposed floor levels

Existing Resdiential Accommodation

Existing Resdiential Accommodation

Ex Res Use

LOW LAITHES VILLAGE

Existing Resdiential Accommodation

Existing Resdiential Accommodation

Main Entrance, Reception and Offices

Site B

Central Kitchen

Kitchen Extension

Yard

Site G

Vocational Suite

7 FL - 43.550 45.8sqm

8 FL - 42.800 45.8sqm

Staff Accommodation

Site D

R1 FL - 40.100 45.8sqm

R2 FL - 39.500 45.8sqm

R3 FL - 38.825 45.8sqm

Site A

1 2 3 4 5 6

FL - 43.400 FL - 43.400 FL - 43.400 FL - 43.400 FL - 42.800 FL - 42.650

Communal Area

Plant

Boiler House

Services

Site E

WORKSHOP

Workshop Extension

Site C

Visitor Accommodation 65.7sqm A FL - 44.200

Visitor Accommodation 65.7sqm B FL - 44.200

Visitor Car Park 12 Spaces

Car Park 1 16 Spaces

Car Park 2 13 Spaces

Site F

Car Park 3 12 Spaces

Car Park 5 17 Spaces

Car Park 4 20 Spaces

Access Road

Ownership Boundary

Build stone retaining wall between access road and rear gardens of Units 1 to 4. See drawing P2 for further details.

Reallign access road and maintain turning area for service and delivery vehicles and build stone retaining wall to accommodate change in levels between Existing Building and road.

Proposed Workshop extension, 2 bays to rear of existing building, refer to drawing ref: P4 for further details.

Sycamore - Early-mature rooted at top of bank - no impact from development.

Reposition gates to Workshop.

2No 2 Bed residential buildings to provide temporary accommodation for visiting relatives and friends. Refer to drawing ref: P5 for further details.

Bat Box to gable end of Unit B.

Ridge level of Visitor accommodation 48.350.

Internal paths between living units and communal areas at max 1 in 20 gradients.

Ramp from existing path levels at 1 in 12.

1.5m high timber fence to rear boundaries.

Allocate two spaces for Visitor Accommodation.

Double low beech hedge between Car Park and Visitor Accommodation.

Post and rail fence to maintain hedge and enclose Visitor Accommodation.

Re-align access road

Parking areas in free draining compacted stone enclosed with beech hedging.

Form rear garden area for Unit 8 and alter footpath and parking space adjoining.

Rev C Motor cycle parking

Rev C Relocate cycle shelter with access via Visitor Parking.

Rev C - Existing Dis Parking - add signage to prevent mis-use.

Rev C Add 2No Disabled Parking spaces within close proximity to Reception/Main Entrance and realign footpath at rear.

Existing road allignment.

Bat Box to gable end of Unit 6.

Retain low level frontage planting and remove larger conifer and adjacent ornimental tree.

R1 to be set into ground levels at rear with grading to avoid retaining.

3No 1 Bed Living Units to provide respite care; refer to drawing ref P6 Rev C for further details.

1.5m high timber fence to rear boundaries.

Step floor levels to suit existing gradient and grade rear gardens to adjacent field levels.

Bat Box to gable end of R3.

Tree panting/landscaping to provide softening to Respite Units at approach to Low Laithes Village.

nove small saplings from a to be developed and lant to supplement existing planting within adjacent d.