North

REMOVE DELAPIDATED METAL FENCE AND REPLACE WITH POST AND RAIL FENCE. LAY REMAINS OF HAWTHORNE HEDGE AND INTRODUCE SUPPLEMENTARY HEDGE PLANTING AS SPECIFIED.

EXISTING TREES TO BE RETAINED.

EXISTING STONE WALL

CLOSE EXISTING ACCESS WITH WALL TO MATCH AS BEFORE.

REMOVE EXISTING WALL AND STEPS AND GRADE LEVELS TO SUIT.

1.35M HIGH STONE WALL

RETAIN TARMAC SURFACE UP TO GATE.

PARTIALLY BUILD UP EXISTING ACCESS BUT RETAIN ACCESS FOR MAINTENANCE AND FIT 3.6M WIDE FIVE BAR TIMBER FIELD GATE TO BE LOCKED WHEN NOT IN USE.

OUTLINE OF EXISTING BUILDING SHOWN IN BROKEN RED LINE.

T4 IS IDENTIFIED WITHIN THE SURVEY AS A POTENTIALLY HAZARDOUS TREE AND SHOULD BE REMOVED.

EXISTING CONTOURS

1 FL 281.350

2 FL 280.900

3 FL 281.500

4 FL 281.500

5 FL 282.500

Garage FL 281.400

Garage FL 280.750

Garage FL 281.350

Garage FL 281.350

Garage FL 281.750

VP

Bin Store

SPECIMEN TREE

VIEW B

VIEW A

COURTYARD

TARMAC FINISH TO ACCESS ROAD AND PARKING COURT

PRIVATE ACCESS ROAD

PRIVATE DRIVE

1.35M HIGH STONE WALL

4.5m

5.5m

4.0m

TARMAC AND SUBBASE TO BE REMOVED AND USED FOR FILL WHERE APPROPRIATE. REINSTATE TOPSOIL AND INTRUDUCE NATIVE PLANTING IN ACCORDANCE WITH THE LANDSCAPING PROPOSALS.

NATIVE HEDGE

TIMBER POST AND RAIL FENCE

PLANT AVENUE OF BEECH TREES TO SITE FRONTAGE.

CLOSE EXISTING ACCESS AND CONSTRUCT STONE WALL TO MATCH EXISTING ALONG BOUNDARY LINE.

EXISTING STONE BOUNDARY WALL

PRIOR TO OCCUPATION OF THE DWELLINGS CLOSE EXISTING ACCESS AND CONSTRUCT STONE WALL TO MATCH EXISTING ALONG BOUNDARY LINE.

WHAMS ROAD

OLD MANCHESTER ROAD

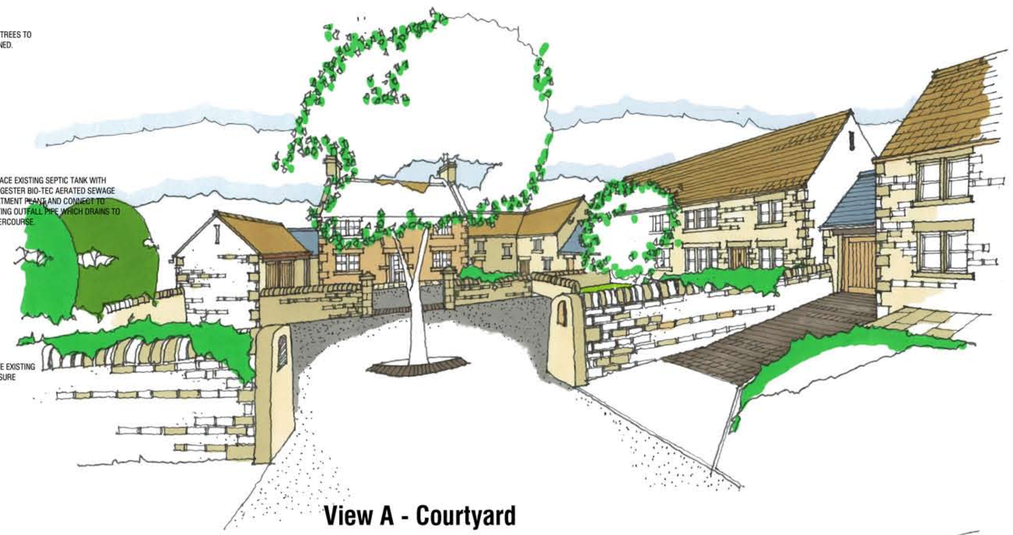
PRIVATE ACCESS ROAD 5.5M WIDE AS SHOWN WITH 2.0 X 2.0M SPLAYS TO DROP KERB AT JUNCTION WITH OLD MANCHESTER ROAD. MAXIMUM GRADIENT OF ROAD 1 IN 20 FOR FIRST 10M.

SITE PLAN

EXISTING TREES TO BE RETAINED.

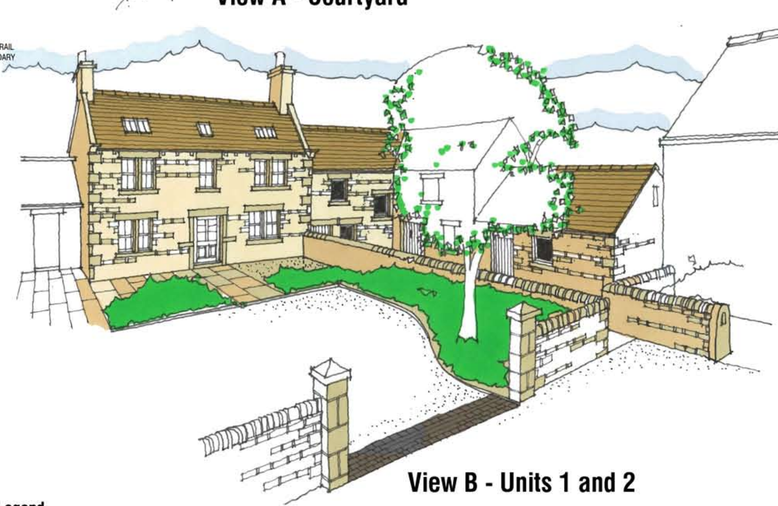
REPLACE EXISTING SEPTIC TANK WITH KLARGESTER BIO-TEC AERATED SEWAGE TREATMENT PLANT AND CONNECT TO EXISTING OUTFALL PIPE WHICH DRAINS TO WATERCOURSE.

REMOVE EXISTING ENCLOSURE



View A - Courtyard

REPLACE METAL FENCE WITH POST AND RAIL AND RETAIN/SUPPLEMENT HEDGE BOUNDARY AS BEFORE DESCRIBED.



View B - Units 1 and 2

Legend

- Marshalls Tegula Priora 'Original' permeable block paving to parking spaces.
- 600x450mm dark grey pre cast concrete flags.
- Sharp brown gravel on compacted base to be freedraining.
- 280.33 Existing Level
- ⊕ 281.320 Proposed Level
- T8 Existing Tree - Ref No refers to listing within Tree Survey by Arboricultural Consultant.
- Proposed Tree planting. Landscaping proposals shown are indicative. Please refer to the landscaping plan by FDA landscapes for the detailed layout.

B 01.03.2012 Add boundary details.
A 01.03.2012 Plan amended.

RESIDENTIAL DEVELOPMENT
THE FLOUCH INN
WHAMS ROAD
HAZELHEAD
SHEFFIELD

PROPOSALS

SITE PLAN

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Scale	1:50 & 1:100	Drawn	MJB
Date	AUGUST 2011	Ref.	11.17
Dwg No.	P1	Rev.	B

0cm 2cm 4cm 6cm

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