All existing trees along river bank in public open space to be retained

Environment Agency's 8m 'No Build Zone' from top of bank

Existing informal path formalized with bark chippings

Outline of existing trees to be removed

Surface water to discharge to Cubley Brook

Environment Agency's 8m 'No Build Zone' from top of bank

Outline of existing trees to be removed

Forward visibility splay may be required.To further detail design and Highways approval.

Existing conifer hedge to be retained to back edge of new pavement

Dropped kerb

Foul drainage pumping station

Access to car park from Queen Street.

2m x 2m visibility splays to ends of driveways

2m wide footway

Existing vehicular access to commercial units retained

Existing vehicular access to public house retained

Boundary wall set back by 1570mm to provide 2.4 x 46m visibility splay

Existing Commercial Units

Britania Public House

Works

Public Open Space

River Don

Cubley Brook

QUEEN ST

SHEFFIELD ROAD

Site Layout Plan

Residential Development at Boxmill Lane, Penistone

Notes

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This drawing is based on topographical survey by Initial Surveys drawing no. 6691-A0 file number IS/0208/6691/J10 dated 04/03/2008, and O.S. Plan information. Licence No. 100020449 and is subject to ground investigation, confirmation of all boundaries (ownership) and all Statutory approvals.

LEGEND

No.	Housetype
6	A - 2B/3P detached bungalow at 66.2m² (713 ft²)
2	B - 1B/2P detached bungalow at 44.1m² (475 ft²)
6	C - 3B/4P detached bungalow at 73.2m² (788ft²)
2	D - 3B/5P detached bungalow at 80m² (861ft²) + detached garage
4	E - 3B/5P 2-storey semi-detached houses at 83.2m² (895ft²)
5	F - 4B/6P detached 2½ storey houses at 133.9m² (1441 ft²) + integral garage
5	G - 4B/6P detached 2½ storey houses at 151.8m² (1634 ft²) + integral garage

30 No. Total

58 No. on plot parking spaces including garages
+ 2 No. visitors spaces

Site area = 1.48ha (3.66 acres)
Density = 20.3 dwellings per hectare.

Existing trees to be retained

Adopted highway soakaway

Private soakaway

Rev:	Date:	Drawn:	Description:
A	26.01.15	SJ	Various amendments to the layout
B	29.01.15	SJ	Amendments to the layout
C	10.02.15	SJ	House types F & G added
			House type B amended
D	11.02.15	SJ	House type F amended
E	21.07.15	SJ	Various amendments at the request of the Planning Officer
F	23.09.15	SJ	Existing levels & proposed plot levels added
G	09.10.15	SJ	Site drainage details added
H	11.01.16	SJ	Amendments to highway design at request of Planning
I	15.01.16	SJ	Amendments to site entrance
J	07.03.17	AJB	Existing right of way added
K	30.03.17	SJ	Ownership boundary to rear of garages added
L	07.04.17	LF	Footpaths & patios added. Gates reconfigured.
M	27.04.17	SJ	Soil pipe pop-ups, rainwater pipes & entrance door positions added
N	12.05.17	SJ	Areas of housetypes F & G corrected on the legend

PLANNING

Self Architects

Client: Harard Developments (Penistone) Ltd

Project: Residential Development, Sheffield Road, Box Mill Lane, Penistone, Sheffield

Title: Site Layout Plan

Scales: 1:500 @ A2 | Drawn by: SJ | Date: Jan 2015

Drawing no: 4145-01 | Rev: N | Checked: --

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