

Proposed Site Plan


redesign by Oak & Prosper



Note
 Design on this drawing is based on the proposal produced by Low Farm Properties for the site at Hawshaw Close, Platts Common, Barnsley under drawing refs:
 LFF/HC/SU/01
 LFF/HC/SI/01
 LFF/HC/CI/01
 LFF/HC/SI/01
 LFF/HC/WI/01
 Proposals provided have adapted the layouts portrayed across the above drawings to meet the client's brief and generate a positive and viable scheme on which Planning permission is to be obtained. The layouts put forward work to the constraints of the site and allow for the significant change in level, as documented within supporting drawings and documents.

Key
 For cross sections (as indicated through section line on site plan opposite) refer to drawing 03-010.

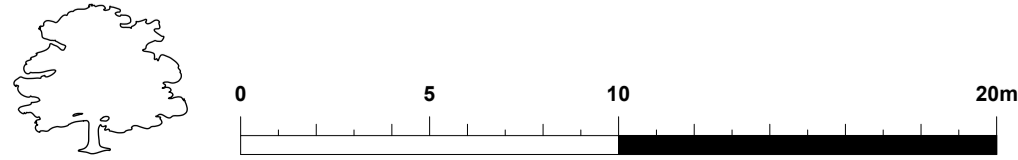
A hard and soft landscaping strategy has been identified across the proposed site plan to indicate how both the public and private spaces will be provided. Hard standing has been kept to a minimum where possible to allow additional grassed area and planting to be provided. Additionally, tree planting has been proposed where possible to soften the new build street scenes.

- Materials proposed to be used consist of the following:
- Tarmacadam surface to adopted roads and footpaths
 - Tarmacadam surface to private driveways
 - Concrete paving slabs to footpaths and private patios (to rear)
 - Rear gardens are to be provided with lawn turf
 - Front gardens will be provided as grass and low level shrubbery
-  denotes new species rich native hedgerow

design allows for sufficient space to provide 20m space car park to adjacent Phase 2 (currently under construction) with zone for retaining if necessary

Section AA

Section BB



Do not measure from this drawing and use typed dimensions only. The associated bar included is to check the drawing has been plotted to scale only. The contractor is to track all dimensions and report any discrepancies to Oak and Prosper immediately. Landscaping areas are to be based on the site plan to ensure accurate and safe design. It is the contractor's responsibility to ensure all proposed works are in accordance with the relevant planning and building regulations. All proposed works are subject to statutory approvals. Detailed areas are liable to change and the contractor is to ensure all works are in accordance with the approved plans and specifications. All rights reserved. This drawing has been prepared for the applicant's use and is not to be used for any other purpose without the written consent of Oak and Prosper. Construction Limited is a limited company registered under company number 032024 OP.FS.ZZ.DR.A.01.010. Email: sales@oakandprosper.co.uk Tel: 01935 317 101

Rev	Date	Description	By	CHK
P6	2024-11-05	Turning head repositioned and layout amended to suit	CY	CY
P5	2024-06-27	Proposed additional hedgerow included	CY	CY
P4	2024-05-07	Refuse points added and landscaping amended	CY	CY
P3	2024-03-21	Plot numbers changed and annotation included	CY	CY
P2	2024-03-17	House type name changed	CY	CY
P1	2024-03-15	Initial issue	CY	CY

Project
Hawshaw Bank S74 9ND
 Hoyland Barnsley

Newman Group Ltd

Drawing Title
 Proposed Site Layout

Scale	1:200 @ A1
Date	March 2024
Purpose	Planning
Job No.	032024
Drawing Ref.	032024.OP.FS.ZZ.DR.A.01.010
Revision	P6

