NOTES

This drawing is a feasibility sketch only and no design assessment has been undertaken at this stage for a CDM Cordinator.
It is based on O.S. Plan information. Licence No. 100020449 and is subject to survey, ground investigation, confirmation of all boundaries (ownership) and all Statutory approvals.

N E S W

LEGEND
7 No. 4-bed detached
5 No. 3-bed detached
4 No. 3-bed semi-detached with integral garage
10 No. 3-bed town houses
3 No. 3-bed town houses with integral garage
4 No. 2-bed bungalows
33 No. Total

Site area approx. 1.49 ha
Developable site area approx. 1.25 ha
Density 25.7 units per ha

River Don
Environment Agency's 8m 'No Build Zone' from top of bank
Surface water to discharge to Cubley Brook
Existing Footbridge
Environment Agency's 8m 'No Build Zone' from top of bank
Works
Provisional position of sewage lift pump
Assumed line of culverted water course with 3m 'No Build' zone either side
Planning Application boundary
Access required modified as necessary
Forward visibility may be required to curve
Existing combined sewer
Private Drive
Retaining Wall
Parking for residents of Sheffield Road
Town Houses
Bungalows
Jackie's Novelties site
Existing Commercial Units
Britania Public House
New 5.5m wide road into site with 2m pavements and 6m radius kerbs to junction with Sheffield Road
Existing boundary wall to public house amended to provide visibility splay
New road entrance formed. Carriageway widened by 500mm at entrance and 2.4 x 46m visibility splays to North-West & South-East
QUEEN ST
SHEFFIELD ROAD
192.5
193.0
194.0
195.0
196.0
196.5
R24.0m
R6.0m
2.0m
5.5m
2.4m
0.5m
46.0m

Site Layout Plan

Residential Development at Boxmill Lane, Penistone

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Rev. G - 17.07.13: Alterations to entrance road, one plot added and red line boundary amended
Rev. F - 10.12.12: Alterations to entrance road
Rev. E - 17.09.12: Position of culvert added & plots amended
Rev. D - 02.06.12: Mains drainage added
Rev. C - 16.05.12: Visibility splay amended
Rev. B - 20.03.12: Apartments Removed
Rev. A - 16.09.11: Entrance & Layout amended

Client
Harard Developments (Penistone) Ltd

Project
Residential Development, Land to the rear of Sheffield Road, Box Mill Lane, Penistone.

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