Ambulance Station

Fire Station

SHEFFIELD ROAD

LAIRDS WAY

Small Trees & Bushes

Area of land to be re-graded to suit the new driveway

Existing landscape and foliage to be retained.

Existing trees & shubs to be cut back

Top of Bank

Existing Lamp post.

Extent of existing highway to be made good where necessary

Existing footpath retained.

New highway to be adopted by Local Highway Planning and Authority.

Private Drive

Plot 01 375 S/O
Plot 02 375 S/O
Plot 03 375 S/O
Plot 04 375 S/O
Plot 05 375 S/O
Plot 06 375 S/O
Plot 07 265 S/R
Plot 08 265 S/R
Plot 09 265 S/O
Plot 10 384
Plot 11 384
Plot 12 384
Plot 13 384
Plot 14 4124 (Show Home)
Plot 15 4118
Plot 16 384
Plot 17 384
Plot 18 4118
Plot 19 4118
Plot 20 384
Plot 21 384
Plot 22 4118
Plot 23 384
Plot 24 384
Plot 25 384
Plot 26 384
Plot 27 384
Plot 28 4124
Plot 29 4124
Plot 30 384
Plot 31 384
Plot 32 4124
Plot 33 384
Plot 34 384
Plot 35 384
Plot 36 384

+209.20
+210.20
+210.70
+211.10
+212.10
+212.00
+212.00
+211.90
+211.90
+210.50
+211.10
+211.70
+212.10
+212.10
+212.40
+212.70
+213.00
+213.30
+212.70
+212.20
+211.60
+211.40
+212.60

WMF 2.0M
WMF 1.8M
WPF 1.8M

1:200 SCALE BAR
0 5 5 10 20 Metres

Schedule of Accommodation

Affordable
Type 265 - 2B3P 2 storey house @ 65m² - 03no.
Type 375 - 3B4P 2 storey house @ 75m² - 06no.

Sale
Type 384 - 3B5P 2 storey house @ 84m² - 19no.
Type 4118 - 4B6P 2 storey house @ 118m² - 04no.
Type 4124 - 4B6P 2 storey house @ 124m² - 04no.
Total - 36no.

Site area - 1.42 ha - 3.51 acres

Density - 25.3 units/ha - 10.3 units/acre
S/O = Shared Ownership S/R = Social Rent

Notes

Layout dependant upon confirmation of legal site boundary, Arboricultural survey, Statutory Services Information & subject to Highway approval

Drainage strategy subject to further detailed design, subject to Phase I & II Geo-technical Survey and Drainage Assessment.

Boundary Treatments & Finish floor levels subject to further detailed design.

Aspect distances subject to agreement with local authority.

Site visit not undertaken.

Plot 14 to become the Show Home.

- Hedging
- Low Shrub Planting
- Block Paving

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The general contractor is responsible for the verification all dimensions on site and the architect is to be informed of any discrepancy.

The status of information contained in a computer copy of this drawing shall be limited to that conveyed by the paper copy.

Revisions:

Rev A 10.05.2016 DRP/JRW
Plot references updated.
Rev B 12.05.2016 DRP/JRW
Updated following YH comments dated 12th May.
Rev C 26.05.2016 DRP/JRW
Layout updated to reflect the larger 4118 & 4124 house types.
Rev D 26.05.2016 DRP/JRW
Layout updated to reflect the latest 4124 house types and the private drive serving plot 27 altered.
Rev E 12.07.2016 DRP/JRW
Plots 1-9 moved by 750mm to accommodate the surface water drainage.
Rev F 15.07.2016 DRP/JRW
Plot 35 Driveway relocated. Drawing status updated for planning approval.

Strategic | TEAM GROUP

Drawing Status			
☐	preliminary	■	planning
☐	information	☐	tender
☐	comment	☐	construction
☐	approval	☐	record/as built

Scale	1/200 @ a0
Date	May 2016
Drawn/Checked	DRP/JRW
Dwg No	2121.121.100F

Site Layout
Lairds Way / Sheffield Road Penistone STG

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