LEGEND

- Private drive entrance to consist of Herringbone pattern brick paviors laid to manufacturers recommendations
- Private drive to plot 1 & private parking areas to plots 5,6 & 7, to consist of tarmacadam
- Private front gardens to be laid with turf and landscaped in accordance with landscape layout
- Private footpaths to each plot to consist of pcc flags, as shown, laid to manufacturers recommendations.
  Patio areas to consist of 600x600x50mm pcc flags
  Footpath areas to consist of 450x450x50mm pcc flags
- Private dividing fence to consist of concrete posts set at 1800mm distance complete with gravel boards accordingly and with timber fence panels between, all stepped according to gradients
- Existing trees, hedges, shrubs and vegetation

Mimimum 4m wide easement required to plots 4, 5, 6 & 7 due to existing gas main running East to West
Any adjacent wall foundations to be taken below gas main level or within minimum 45o angle of bottom of gas main

Existing stone wall to Roughbirchworth Lane to be provided with new openings for both vehicular and pedestrian and to be made good afterwards.
New steps to be provided to plots 5,6 & 7 according to the levels

No habitable structure is to be provided within the 176 contour (flood plain) indicated blue

Rev	Notes	Date
D	Site Layout adjusted to accord with new EA data and boundary lines adjusted accordingly	17.05.21

Garry Greetham Associates
Residential Design Consultant
Westwood House
18 Carr Lane
Tankersley
Barnsley S75 3BE
Tel(01226)746573

PROJECT	Residential Development
CLIENT	G 3 Homes Ltd
TITLE	Site Layout
ADDRESS	Roughbirchworth Lane, Oxspring, Penistone, Sheffield. S36 8YE
DRAWN BY	ggg
SCALE	1:200
DATE	Nov 20
DRAWING No	940– 02
REV	D

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