

This group of trees within the site curtilage are to be retained and root protection areas are shown in brown. Trees designated T1, T3, T47, T46, T43, T37, T36, T35 and T33. If plot 14 extends marginally into the root protection area, this may require non-intrusive foundations, for example mini-pile type.

Proposed habitat zone within this general area.

remove existing gates and build up access

Visibility splay to the north is 2.4 x 68 m to the centreline of the carriageway. A visibility splay to the south of 2.4 x 75 m is achievable.

Existing footpaths on Roughbirchworth Lane to maintain their width and continue around radius curved into site. Include a 2m long ramp to provide transition from conventional design to the 'shared surface' proposal. (Include for 2m long 'lead-in' standing from top of ramp to ensure a smooth transition)

- KEY**
- 5no. x 2-Bed Dwelling (Affordable)
  - 2no. x 3-Bed Dwelling (Affordable)
  - 13no. x 4-Bed Dwelling
  - 2no. x 5-Bed Dwelling

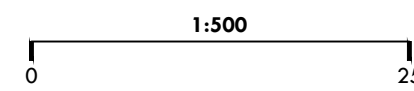
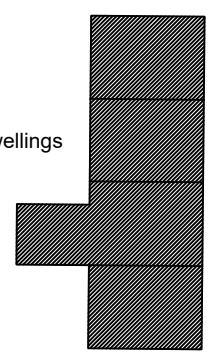
- Total: 22no. Dwellings**
- 2no. x 2-Bed Dwellings;
  - 5no. x 3-Bed Dwellings;
  - 13no. x 4-Bed Dwellings;
  - 2no. x 5-Bed Dwellings;

Dwellings approved under Outline Planning Permission Ref: 2018/1433

- LANDSCAPING KEY**
- Soft landscaping to Landscape Architect's details
  - Flag paving to landscape Architect's details
  - Indicative Trees. Further details to be provided by Arboriculturist and Landscape Architect

**GARDEN SIZING**  
All dwelling gardens are as approved under Outline Planning Permission and comply with minimum rear garden space as set out in the SYRDG i.e. a min 50 sqm for 2 bed houses and 60 sqm for 3 bed and over

adjacent dwellings



06	Amendments to Plots 20, 21 & 22	TK	23.03.2022
05	Amendments to Plots 20, 21 & 22	TK	04.03.2022
04	Landscaping information added for planning	TK	14.10.2021
03	House sizes and layouts amended	TK	07.10.2021
02	House sizes and layouts amended	TK	01.10.2021
01	Garages added	TK	21.09.2021
Rev:	Amendments:	Drawn By:	Date:

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Client: Sourced Capital  
Project Name: Proposed Residential Development of 22no Dwellings

Site Address: Land off Roughbirchworth Lane, Oxspring, Barnsley, S36 8YZ  
Drawing Sheet: Proposed Site Plan

Proj No: 21-118	Dwg No: P-002	Scale: 1:500 @ A3	Rev: 06	Drawing Purpose: Planning
Designed By: TMK	Drawn By: TMK	Checked By: MKW	Date of 1st Issue: 15.09.21	

Note: Only figured dimensions are to be used. All dimensions to be checked on site prior to construction, order or manufacture of any elements. In the event of any discrepancy, notify MKW Architecture Ltd immediately. This drawing remains the copyright of MKW Architecture Ltd and shall not be copied in whole or part without prior written consent of the Company Director.



# Land off Roughbirchworth Lane: Proposed Site Plan

NB: All boundary and party wall matters to be confirmed by client and subject to necessary boundary surveys