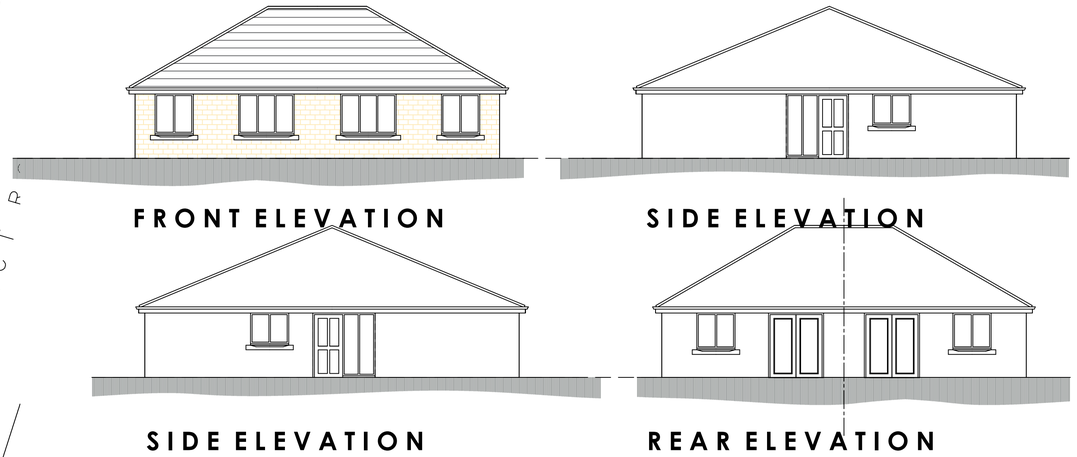


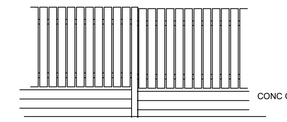
SITE PLAN

SCALE 1:200



WALLS TO BE FACING BRICKWORK: TERCA 65MM TRENTINO
ROOF TO BE MARLEY MODERN SMOOTH GREY INTERLOCKING CONCRETE TILES
WINDOWS AND DOORS TO BE WHITE UPVC

BOUNDARY TREATMENTS
A-B EXISTING BRICK WALL TO BE RETAINED
B-C SCREEN FENCE TYPE A
C-D FENCE TYPE A
D-E EXISTING BRICK WALL TO BE LOWERED TO 300MM ABOVE FOOTWAY LEVEL
E-F EXISTING WALL MTO BE RETAINED AT 1M ABOVE FOOTWAY LEVEL
F-G-H EXISTING WALL RETAINED AND FENCE AS TYPE A BUT 1200mm HIGH ALONG TOP OF WALL
H-A FENCE TYPE A
OPEN BOUNDARIES TO FRONTAGES
FENCE TYPE A TO BOUNDARIES BETWEEN PLOTS AT REAR



SCREEN FENCE TYPE A

1800MM HIGH AND STEPPED TO SUIT SITE CONTOURS
CONC POSTS
125X25MM DARK STAINED TIMBER
FENCING AND RAILS

PREPARATION AND PLANTING

All plant material shall conform to BS3936 Parts 1and 4 and BS 4428.
Topsoil to comply with BS3882, 1994.
Organic matter to be proprietary shrub planting compost, or approved compost derived from recycled organic matter.
Slow release fertiliser to be 'Enmag' or similar.

Tree planting

1 Trees to be planted into pits of an appropriate size to accommodate the root system without restriction.
2 Standard trees to be single staked using a 75mm diam machine rounded stake. Fixed to stake by proprietary rubber tree tie with spacer. Finished height of all stakes shall not exceed 1/3 height of tree above ground.
3 Tree pits to be back-filled with imported topsoil mixed with compost at a ratio of 3 parts soil to 1 part compost. 150gms slow release fertiliser to be added to each pit.

Amenity grass seeding.

1 A minimum of 100mm of clean topsoil to be spread over all areas of proposed amenity grass seeding.
2 Area to be cultivated using a disc harrow or rotovator, to 100mm depth then further cultivated to 50mm depth and rolled to produce a firm seed bed.
3 Pre-seed fertiliser to be applied at 50gm/m² and incorporated.
4 A low maintenance fescue/bent seed mix to be sown. Eg: British Seed Houses, A22 at 35gm/square metre.

PHASING

All trees and to be planted in the first dormant season (Nov to March) after completion of construction.
All hedge material, bare root and container plants, to be planted in the first March after completion of construction.
All grass to be seeded in the first season following completeion of construction. Between end May and End June or September.

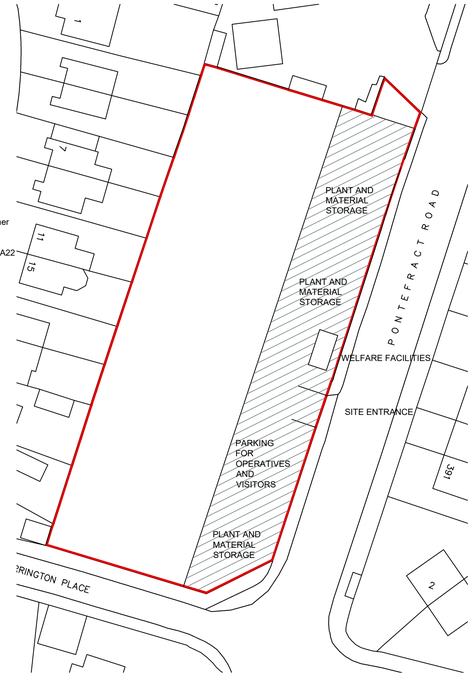
TREE PLANTING SITED CLEAR OF MAIN DRAIN RUNS TO AVOID DAMAGE FROM TREE ROUTES AS REQUIRED BY YWA.

Proposed conc flag paving.

Proposed amenity grass seeding.

Proposed tarmacadam PRIVATE DRIVE

Proposed selected standard tree planting. See schedule for species.



COMPOUND PLAN

SCALE 1:500

METHOD STATEMENT - CONSTRUCTION OF NEW DWELLING S AT PONTEFRACT ROAD BARNSLEY

SECTION 1 - ACCESS TO SITE FOR CONSTRUCTION TRAFFIC:

- Access will be via the existing site entrance points and associated footway crossings

SECTION 2 - THE PARKING OF VEHICLES OF SITE OPERATIVES AND VISITORS

- Adequate parking will be available within the curtilage of the site.

SECTION 3 - DEMARCATION OF THE SITE/SECURITY HOARDING

- The site area along the road frontage will be secured by a perimeter fence to prevent unauthorised access.

SECTION 4 - DELIVERIES TO SITE &THE LOADING AND UNLOADING OF PLANT & MATERIALS

- All deliveries to site shall be guided in by a banksman wearing a Hi Vis vest to ensure safe access on to site from the highway.
- Where possible all deliveries to be unloaded within the site.
- All delivery vehicles leaving site shall be guided out by a banksman wearing a Hi Vis vest and ensuring safe departure paying attention to members of the public and other traffic

SECTION 5 - MEASURES TO CONTROL DUST & DIRT

- During dry periods of weather the site will be monitored for high levels of dust and, if required, will be controlled using sprinkler/hose pipe systems.
- Any mud and dirt transferred onto the road will be brushed and cleaned off daily to ensure the surrounding roads are kept as clean as possible.
- The banksman escorting vehicles out of the site will do a visual check of the road and footpath for dirt and take action if required.
- The Builder will inspect all vehicles and wash off any mud / debris to ensure they are clean & safe before driving onto the public highway.

RAINWATER DRAINAGE
RAINWATER GOODS TO BE NEW 110MM UPVC HALF ROUND GUTTERS TAKEN AND CONNECTED INTO 68MM DIA UPVC DOWNPIPES. RAINWATER TAKEN TO SOAKAWAYS A MINIMUM OF 5M FROM BUILDINGS WITH MIN 1 CU M FILL BELOW INVERT AND SUBJECT TO PERCOLATION TEST

UNDERGROUND FOUL DRAINAGE
UNDERGROUND DRAINAGE TO CONSIST OF UPVC PROPRIETARY PIPE WORK TO GIVE A 1:40 FALL. SURROUND PIPES IN 100MM PEA SHINGLE. PROVIDE 600MM SUITABLE COVER (900MM UNDER DRIVES). SHALLOW PIPES TO BE COVERED WITH 100MM REINFORCED CONCRETE SLAB OVER COMPRESSIBLE MATERIAL. PROVIDE RODDING ACCESS AT ALL CHANGES OF DIRECTION AND JUNCTIONS. ALL BELOW GROUND DRAINAGE TO COMPLY WITH BS EN 1401-1: 2009.

INSPECTION CHAMBERS
UNDERGROUND QUALITY PROPRIETARY UPVC 450MM DIAMETER INSPECTION CHAMBERS TO BE PROVIDED AT ALL CHANGES OF LEVEL, DIRECTION, CONNECTIONS AND EVERY 45M IN STRAIGHT RUNS. INSPECTION CHAMBERS TO HAVE BOLT DOWN DOUBLE SEALED COVERS IN BUILDINGS AND BE ADEQUATE FOR VEHICLE LOADS IN DRIVEWAYS.

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Project.	Client.
RESIDENTIAL DEVELOPMENT AT 292 PONTEFRACT ROAD, LUNDWOOD BARNSLEY, S71 5JH	MASON BUILDING CONTRACTORS LTD.
Drawing Title. PLANNING CONDITIONS	Date. NOVEMBER 2018 / Scale. AS SHOWN
	Ref. 16-104 / Dwg. No. 10 / Rev.

Date	Suffix	Description	Date	Suffix	Description