

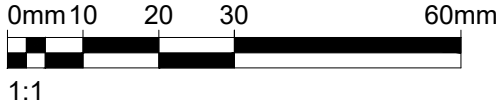


1 PROPOSED SKETCH STREET SCENE (FROM MARKET STREET)
Scale: 1:250

2 PROPOSED SKETCH SITE PLAN SHOWING BOUNDARY
Scale: 1:750

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR. REPORT ANY DISCREPANCIES TO DRAWING AUTHOR AND PROPERTY SERVICES TEAM. DRAWING OR CONTENTS SHOULD NOT BE DUPLICATED WITHOUT PRIOR CONSENT.

DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DOCUMENTS INCLUDING BUT NOT LIMITED TO DRAWINGS, SPECIFICATIONS, SCHEDULES



NOTES



- Soft Landscaping (turf + shrubs)
- Tarmac (with PCC kerb edgings) to Driveways and shared private drives - Build up to SPDs to accommodate 12.5 tonnes (fire appliance)
- Tarmac (with PCC kerb edgings) to adoptable pavements and public foot-path to green open space
- Paving slabs (with PCC pin kerb edgings) to pathways, patios and bin storage areas.
- Block paving margin with small kerb upstand to protect bow top fencing. Flush at drive locations
- ASHP Air Source Heat Pump

Each property will have one electric car charging point.

Each property will have provision for gigabit capable full fibre broadband inline with South Yorkshire Superfast guidelines.

Each property will have provision for storage for 4 bins per property in line with BMBC standard collection

Note: This drawing to be read in conjunction with Drg No. 00-DR-A-013 Boundary Treatments

Schedule of accommodation

- Plot 1 - 2B 3P Semi-Detached Bungalow
 - Plot 2 - 2B 3P Semi-Detached Bungalow
 - Plot 3 - 2B 3P Detached Bungalow
 - Plot 4 - 3B 5P Detached House (Dual aspect)
 - Plot 5 - 2B 4P Semi-Detached House
 - Plot 6 - 2B 4P Semi-Detached House
 - Plot 7 - 3B 5P Detached House
 - Plot 8 - 2B 4P Semi-Detached House
 - Plot 9 - 2B 4P Semi-Detached House
- Site Area = 2882m² or 0.71 Acres

C5	Bat + Bird box information added to BMBC Ecologist requirements.	13/01/23	MJY
C4	Construction Issue	20/12/22	MJY
P3	Red line site boundary amended	08/06/22	MJY
P2	Shared drive arrangement amended to Highways requirements.	28/03/22	MJY
P1	First Issue- Planning Issue	16/12/21	MJY
Rev	Notes	Date	Issued By



SERVICE
BMBC Housing Growth Team

PROJECT
Goldthorpe Market New Build Development

TITLE
Proposed Site Plan

PROJECT REF 07-01-106436	DRAWING REFERENCE 00-DR-A-020	REV C5
SCALE As Noted	DISCIPLINE ARCHITECTURE	SHEET SIZE A1
PURPOSE OF ISSUE CONSTRUCTION		Drawn MJY Checked XX

- Denotes New Bird box to be Manthorpe Swift Brick - Terracotta. To be built into facing brick leaf and installed on gable ends at good height and avoiding windows.
- Denotes New Bat box to be Vivaro Pro Build-in WoodStone (UK brick size). To be situated on the southern & western elevations and installed under the eaves and away from windows.

1 PROPOSED SITE PLAN
Scale: 1:200