

Key:

A_Keresforth Road
B_Site entrance as Approval No. 2018/0665 with visibility splays in both directions clear above 1m as Highways Engineer information
C_Existing trees and hedgerows to site perimeter retained in line with accompanying Tree report. Associated root protection areas/ canopy shown dotted.
D_New shared surface access Road with nominal 1 in 20 gradient including turning head to accommodate refuse vehicles constructed using permeable surfacing as specialist detail
E_Proposed parking apron to new dwelling houses with 4no parking spaces to each plot formed with porous surfacing undertaken in accordance with DCLG guidance on the permeable surfacing of front gardens note
F_Integral/ detached Double garage to suit arrangement with Up and over ppc aluminium garage doors
G_Landscaped private garden space as detailed design
H_Indigenous species tree planting to provide acoustic barrier to Motorway as landscape scheme
I_Acoustic timber fence to Southern and Eastern boundaries as specialist detail
J_Refuse/ recycling Storage
K_Electric vehicle charging point
L_Oversize front door with ramped approach and level threshold within recessed entrance
M_Reclaimed stone cavity wall construction with feature kneelers and gutter corbels to match local vernacular along Keresforth Road
N_Composite windows in stone surrounds
O_ Ppc aluminium Folding sliding doors in opening in new wall linked to external patio areas
P_Stone water tabling and oversize kneelers to gable walls
Q_Seamless metal rainwater goods linked to proposed surface water drainage
R_Natural slate roofing with low profile Velux style rooflights installed over bathroom/ landing spaces as manufacturers recommendations
S_Natural stone paving and retaining walls with stone steps where required all as detailed design
T_SSG Conservatory on stone plinth to match
U_Self contained annex
V_Feature timber stair with glass balustrading
W_Proposed island kitchen as specialist detail
X_Boundary treatments as Landscape design
Y_Indicative profile to rear of 37 Keresforth Road (no access)
Z_Drainage strategy and final connection as accompanying report

Drawings based on Ordnance Survey (Streetwise License No 100047474) and preliminary survey – design and drawing content subject to further Site Surveys, Structural Survey, Site Investigations, Planning and Statutory Requirements and Approvals.

Keresforth Road

Rev. Des. Date

0 1 2 3 4 5m
Scale 1:100

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Project	Residential development North of Keresforth Road, Dodworth, Barnsley
Client	Earledge Developments Ltd, Ashley Grange, Sheffield S36 7AH
Dwg Title	(21903)3_Ground Floor Plan
Scale	1: 100
Date	Apr 21