



- LEGEND**
- 2no. Plan Type A ('Holly') 2B/3P Bungalow at 77.5m<sup>2</sup> approx. (integrated single garage at 16m<sup>2</sup> in addition)
  - 3no. Plan Type Aa ('Birch') 3B/5P Bungalow at 98m<sup>2</sup> approx. (single garage at 16m<sup>2</sup> in addition)
  - 6no. Plan Type B ('Hawthorn') 3B/5P 2 storey House at 89m<sup>2</sup> approx.
  - 17no. Plan Type C ('Poplars') 4B/6P 2 storey House at 108m<sup>2</sup> (integrated single garage at 16m<sup>2</sup> in addition)
  - 10no. Plan Type D ('Malherb') 4B/6P 2 storey house at 135m<sup>2</sup> (integrated single garage at 16m<sup>2</sup> in addition)
  - 13no. Plan Type E ('Swaine') 3B/5P 2 storey house at 126.86m<sup>2</sup> (integrated single garage at 16m<sup>2</sup> in addition)
  - 11no. Plan Type F ('Chestnut') 4B/7P 2 storey house at 95.9m<sup>2</sup> (integrated single garage at 16m<sup>2</sup> in addition)
  - 16no. Plan Type G ('Aspen') 3B/5P 2 storey house at 88.34m<sup>2</sup>
  - 4no. Plan Type H ('Willows') 3B/5P 2 storey house at 96m<sup>2</sup>
  - 4no. Plan Type L ('Elm') 2B/4P 2 storey house at 78m<sup>2</sup>
  - 6no. Plan Type M ('Rowan') 3B/5P 2 storey house at 88.34m<sup>2</sup> (integrated single garage at 16m<sup>2</sup> in addition)
  - 5no. Plan Type N ('Mountain Ash') 3B/6P 2.5 storey house at 128m<sup>2</sup> (integrated single garage at 16m<sup>2</sup> in addition)
  - 97no. Dwellings in total
- Properties have 2no. designated car parking spaces, or a single garage and designated parking space
- Site area: 5.57ha approx. (13.78 acres) (inclusive of Green Belt undeveloped land)  
Density: 17.41 dwellings per hectare

- Ibstock red brick Mercia Antique
- Ibstock buff mix brick Argyl Multi
- Ibstock buff brick Caledonian buff blend
- Accompanied with a 'c' to the house type reference denotes a corner plot variation
- ▨ Denotes raised plateau to aid traffic calming and indicate shared surface residential access
- ⋯ Denotes Visibility Splay
- ▭ Denotes Sales area
- ▭ Denotes area likely to be banked
- Denotes vegetation buffer to North and North-East site boundaries. See drawing P103 Proposed Landscaping Plan for detail
- ▨ Denotes spaces formed for public use and identification within the development
- ▨ Denotes public open space for informal play. Natural overlooking from Plots 84 - 89 to the North and existing properties on Windhill Avenue
- ▨ Denotes space for children's play area. Space and equipment TBC. Natural overlooking from Plots 84 - 89 to the North and existing properties on Windhill Avenue
- Denotes footpath access
- ▨ Denotes managed area of undevelopment Green Belt land.
- ▨ Denotes private road
- ▨ Denotes residential refuse collection point

Size of balancing pond to suit discharge rate of 42l/s as agreed with Highways, Engineering & Transportation Department of BMBC

R	30-03-16	General layout amended to reflect Highways comments from BMBC	CY	CY
G	29-02-16	20m trees identified in Phase 1 report included and noted, balancing pond size and location amended, house type areas amended to C.L.	CY	CY
P	22-01-16	Amendments made to the overall site plan layout in accordance with comments made during meeting at BMBC on 14-01-16	AD	AD
N	08-01-16	Amendments made to incorporate comments made by the planning department dated 15 December 2015	AD	AD
M	23-10-15	Amendments made to layout to accommodate 10m distance largely between the site boundary and property, as feasibility as possible	AD	AD
L	05-10-15	Amendments made to plot 44 and 70 houses following motion made to the positioning of the site boundary as requested by BMBC	AD	AD
K	16-09-15	Legend updated for house type G 'Aspen'	AD	AD
J	01-09-15	Visibility splays shown and minor amendments made to highway layout	AD	AD
H	18-08-15	Minor amendments made to plot 44 houses	AD	AD
G	18-08-15	Amendments made to remove flats and reconfigure layout to 102 houses	AD	AD
F	29-07-15	Minor amendments made	AD	AD
E	29-07-15	Additional one bedroom flats (Plan Type L) added	AD	AD
D	29-07-15	Notes amended	AD	AD
C	29-07-15	One bedroom flats (Plan Type L) added to layout	AD	AD
B	29-07-15	Amendments made to reduce cut-deck road formation and increase street scene presence	AD	AD
A	14-07-15	Amendments made to site and road layout	AD	AD
REV	DATE	DESCRIPTION	DRW	CHKD

**MICHAEL HYDE AND ASSOCIATES LIMITED**  
chartered architects

PROJECT TITLE: **WILLOWGARTH FORMER SCHOOL SITE, BRIERLEY ROAD, GRIMETHORPE**

DRAWING TITLE: **PROPOSED SITE PLAN**

MANCHESTER  SHEFFIELD

51 BARTON ARCADE ALLIANCE HOUSE  
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DRAWN/CHECKED: **AD/AD** DATE: **JUN 2015** SCALE: **1:500 @ A1**

JOB NO.: **3SC8** DRAWING: **P101** REVISIONS: **R**

DO NOT SCALE FROM DRAWING



Windhill Hill - Informal open play space (area of undeveloped Green Belt)

Existing Poplar to be retained

Area not accessible to the public (area of undeveloped Green Belt)

Denotes site boundary