

INDICATIVE SITE LAYOUT

Notes: Sketch schemes may be based on plan information of unknown origin and is subject to verification and survey. Contractors must verify all dimensions on site before commencing any work or shop drawings. This drawing is not to be scaled. Use figured dimensions only. Ensure digital versions are plotted at 'Actual Size'. Building areas are liable to adjustment over the course of the design process due to ongoing construction detailing developments. Subject to statutory approvals and survey. The bar above is to check that the drawing has been printed to scale.

Legend:

- Red line denotes Proposed Site area
3.64 Ha (8.99 Acres)
- Orange line denotes HS2 Allocation Site area
4.03 Ha (9.96 Acres)
- Green hatch denotes area of retained grassland of ecological value
Area = 1.74 Ha (4.30 Acres)
- Blue hatch denotes attenuation basin
Area = 0.06 Ha (0.16 Acres)
- Yellow hatch denotes public open space
Area = 0.04 Ha (0.11 Acres)
- Access retained
Yellow hatch denotes public open space
Area = 0.03 Ha (0.08 Acres)
- Existing sewers with 4m easement
- Proposed sewer with 4m easement
- Dot-dashed line denotes 2.4m by 43m visibility splays
- Proposed Access/Mews Court (shown hatched) with 2m service strip (dashed)
(See TECHNICAL APPENDIX TO BETTER PLACES TO WORK AND BETTER PLACES TO LIVE IN SOUTH YORKSHIRE for details)
- Proposed Local Street (See TECHNICAL APPENDIX TO BETTER PLACES TO WORK AND BETTER PLACES TO LIVE IN SOUTH YORKSHIRE for details)
- Existing sewers with 4m easement
- Proposed Private Drive (See TECHNICAL APPENDIX TO BETTER PLACES TO WORK AND BETTER PLACES TO LIVE IN SOUTH YORKSHIRE for details)
- Dot-dashed line denotes 2.4m by 43m visibility splays

Site Details:

- Darton Primary School (Lower Department)
- The Chalet
- Rockwood Close
- Oaks Farm Drive
- Willow Brook Road
- Oaks Wood Drive
- Dartton Lane
- Pye Avenue
- Deerne Valley Way
- Dismantled Railway
- Track
- Over head cables
- Access retained
- Proposed private drive
- Lockshot Hill Lane
- Allotment Garden

Dimensions:

- 76.2m
- BH 75.51m
- 72.5m
- 70.5m
- BH 70.91m
- 71.6m
- 73.9m
- 77.6m
- 77.9m

Scale: 1:1000

Tip (disused)

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edward
architecture