

Site Plan

Notes.

All boundary information provided by client.

HOUSE TYPE SCHEDULE

HL70 - 2 bedroom semi-detached house	2
HL70A - 2 bedroom town house	3
HL89/95 - 3 bedroom semi-detached house	6
HL89/95/89 - 3 bedroom town house	6
HL95D - 3 bedroom detached house.	1
	18

Total No. Units

Total Site Area = 0.346 hectares / 0.85 acres

HIGHWAYS
The exisiting School Street carriageway is to be retained with the end of the road re-shaped as shown with works carried out to the full satisfaction of Barnsley MBC under a Section 278 agreement between Hoober Ltd & the local authority.

The new turning head to School Street is to be 5.5m wide with 2.0m footpaths each side & be finished in tarmac.

BOUNDARY TREATMENTS

Location & style of boundary treatment shown thus:

Type F1
1800mm high vertical boarded fence

Type F2
1800mm high brick wall

Type F3
900mm high black cast iron railings with access gates to P.O.S.

Type F4
1800mm high brick pier & timber panel fence

Note: All rear boundaries are to be type F1 fences.

LANDSCAPING DETAILS

TREES
A - Acer Campestre
B - Betula Pendula
C - Malus Floribunda
D - Prunus Padus
E - Sorbus Joseph Rock

New tree to be planted

All trees to be 8 - 10cm girth [standards] 2.75 - 3.00m high with stacks 75mm dia. extending 300mm into the head of the tree. Trees to be twice tied with durable rubber ties. Bone meal & peat to be added to the root system at the time of planting.

The front gardens are to be planted with a variety of shrubs to be specified by the individual house occupants.

Existing trees T1 & T2 [located in plot 14] & T3 added to plan. Refer to tree report prepared by M. Cooper for details.

PLANNING CONDITIONS DISCHARGE:

Condition No.3 - Levels:
Refer to the following drawings prepared by EWE Associates for all level information:
Surface Water Drainage Layout [Drawing No. EWE/1576/03] - House floor levels.
Highway Levels [Drawing No. ewe/1576/02] - Road levels.

Condition 04 - External Materials:

Plot No.	Brick or render	Headers	Cills	Tiles
1	Bradgate Light Buff	Audley Red Mixture	Artstone to all plots	Calderdale Slate Grey to all plots
2	Bradgate Light Buff	Audley Red Mixture		
3	Render	Audley Red Mixture		
4	Bradgate Light Buff	Audley Red Mixture		
5	Render	Audley Red Mixture		
6	Bradgate Light Buff	Audley Red Mixture		
7	Audley Red Mixture	Bradgate Light Buff		
8	Audley Red Mixture	Bradgate Light Buff		
9	Audley Red Mixture	Bradgate Light Buff		
10	Audley Red Mixture	Bradgate Light Buff		
11	Render	Bradgate Light Buff		
12	Audley Red Mixture	Bradgate Light Buff		
13	Audley Red Mixture	Bradgate Light Buff		
14	Audley Red Mixture	Bradgate Light Buff		

Condition 5 - Construction Method Statement:
Refer to statement prepared by main contractors Keppie Construction [Mr G. Sanderson].

Condition 7 - Highways Condition Survey:
Refer to survey prepared by main contractor Keppie Construction [Mr G. Sanderson].

Condition 8 - Foul & Surface Water Drainage Details:
[a] Refer to the following drawings prepared by EWE Associates for all drainage details:
Surface Water Drainage Layout [Drawing No. EWE/1576/03].
Foul Water Drainage Layout [Drawing No. EWE/1576/05].

[b] Refer to ground investigation report prepared by Lythos Consulting

[c] Refer to calculations prepared by EWE Associates.

Condition 9 - Hard & Soft Landscaping:
New tree planting to be carried out as specified above.
The existing trees T1 & T2 are to be removed.
All drives & parking courts are to be finished in grey block paving.

Condition 12 - Boundary Treatments:
Boundary treatments to be as notated on plan & as specified above.

Amendments

A: September 2016:
Turning head serving plots 1 to 6 changed from mews court to tradtional carriageway 5.5m wide with 2.0m footpaths.
6 No. parking bays added to turning head to serve existing dwellings located on School Street.
Pedestrian accesses to the parking bays serving plots 7 & 8 revised to accommodate improved access to the respective front doors.
Location of existing trees T1, 2 & 3 added to plan.

B: October 2016:
Left hand radius into new turnign head reduced to 3.5m.
500mm marginn added to front of parking bays serving the existing dwellings located on School Street.

C: March 2017:
Information relating to discharge of planning conditions added to plan.

D: September 2017:
Phase 2 plots 6, 15 to 18 added to plan.
House type HL89/95 to plots 5 & 6 omitted & replaced with detached version of HL95 type in order to accommodate private drive serving plots 6, 15 to 18.
Type F3 railing fence added to side of plot 10 from rear to Station Road.
Colour coded screen fencing details adde to plan.

E: January 2018:
New trees to be planted re-sited a min 3.0m away from adopted carriageways.

Date: April 2016	Drawn: R.W. Saxton.
Drawing Title: Site Plan	
Drawing No. 16.011.2 Rev E	Scale: 1/500 @ A1 size

Project Title:

Proposed Residential Development at Station Road,
Bolton Upon Dearne for Hoober Ltd.

SAXTON DESIGN LIMITED
Architectural Design Consultants
Unit 1 Brancroft Farm - Bawtry Road - Austerfield - Doncaster - DN10 6EZ
Telephone : 01302 - 771660 email: rob@unicombox.co.uk