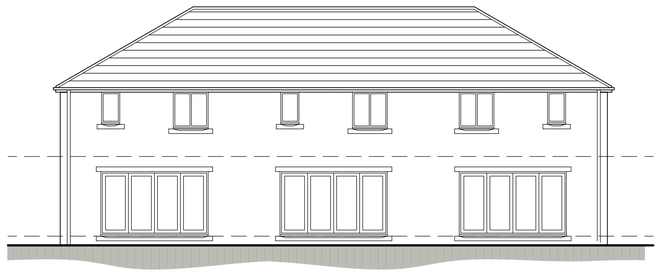
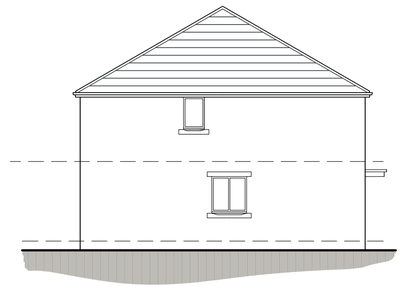


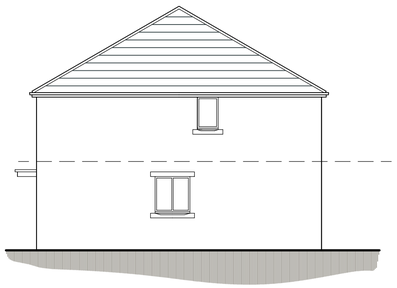
FRONT ELEVATION



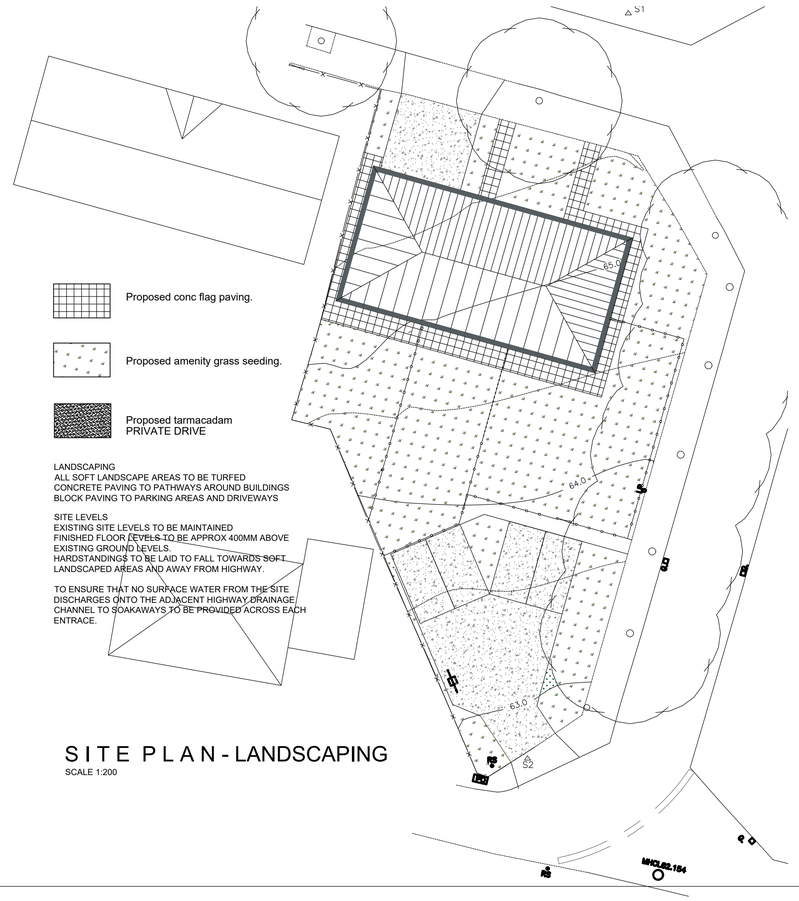
REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



Proposed conc flag paving.

Proposed amenity grass seeding.

Proposed tarmacadam
PRIVATE DRIVE

LANDSCAPING
ALL SOFT LANDSCAPE AREAS TO BE TURFED
CONCRETE PAVING TO PATHWAYS AROUND BUILDINGS
BLOCK PAVING TO PARKING AREAS AND DRIVEWAYS

SITE LEVELS
EXISTING SITE LEVELS TO BE MAINTAINED
FINISHED FLOOR LEVELS TO BE APPROX 400MM ABOVE EXISTING GROUND LEVELS.
HARDSTANDINGS TO BE LAID TO FALL TOWARDS SOFT LANDSCAPED AREAS AND AWAY FROM HIGHWAY.

TO ENSURE THAT NO SURFACE WATER FROM THE SITE DISCHARGES ONTO THE ADJACENT HIGHWAY DRAINAGE CHANNEL TO SOAKAWAYS TO BE PROVIDED ACROSS EACH ENTRACE.

SITE PLAN - LANDSCAPING
SCALE 1:200

WALLS TO BE FACING BRICKWORK: HANSONS CHELSEA SMOKED RED
ROOF TO BE MARLEY MODERN SMOOTH GREY INTERLOCKING CONCRETE TILES
WINDOWS TO BE WHITE UPVC

RAINWATER DRAINAGE
RAINWATER GOODS TO BE NEW 110MM UPVC HALF ROUND GUTTERS TAKEN AND CONNECTED INTO 68MM DIA UPVC DOWNPIPES. RAINWATER TAKEN TO SOAKAWAYS A MINIMUM OF 5M FROM BUILDINGS WITH MIN 1 CU M FILL BELOW INVERT AND SUBJECT TO PERCOLATION TEST

UNDERGROUND FOUL DRAINAGE
UNDERGROUND DRAINAGE TO CONSIST OF UPVC PROPRIETARY PIPE WORK TO GIVE A 1:40 FALL. SURROUND PIPES IN 100MM PEA SHINGLE. PROVIDE 600MM SUITABLE COVER (900MM UNDER DRIVES). SHALLOW PIPES TO BE COVERED WITH 100MM REINFORCED CONCRETE SLAB OVER COMPRESSIBLE MATERIAL. PROVIDE RODDING ACCESS AT ALL CHANGES OF DIRECTION AND JUNCTIONS. ALL BELOW GROUND DRAINAGE TO COMPLY WITH BS EN 1401-1: 2009.

INSPECTION CHAMBERS
UNDERGROUND QUALITY PROPRIETARY UPVC 450MM DIAMETER INSPECTION CHAMBERS TO BE PROVIDED AT ALL CHANGES OF LEVEL, DIRECTION, CONNECTIONS AND EVERY 45M IN STRAIGHT RUNS. INSPECTION CHAMBERS TO HAVE BOLT DOWN DOUBLE SEALED COVERS IN BUILDINGS AND BE ADEQUATE FOR VEHICLE LOADS IN DRIVEWAYS.

Amenity grass seeding.

1 A minimum of 100mm of clean topsoil to be spread over all areas of proposed amenity grass seeding.
2 Area to be cultivated using a disc harrow or rotovator, to 100mm depth then further cultivated to 50mm depth and rolled to produce a firm seed bed.
3 Pre-seed fertiliser to be applied at 50gm/m² and incorporated.
4 A low maintenance fescue/bent seed mix to be sown. Eg: British Seed Houses, A22 at 35gm/square metre.

Proposed conc flag paving.

Proposed amenity grass seeding.

Proposed tarmacadam
PRIVATE DRIVE

METHOD STATEMENT - CONSTRUCTION OF NEW DWELLINGS AT WEST STREET, GREAT HOUGHTON, BARNSLEY

SECTION 1 - ACCESS TO SITE FOR CONSTRUCTION TRAFFIC:

- Permanent access to be constructed at the start of project at the location of the proposed site entrance. Access constructed using type 1 hardcore laid and well compacted using a bomag roller.

SECTION 2 - THE PARKING OF VEHICLES OF SITE OPERATIVES AND VISITORS

- Limited parking will be available within the curtilage of the site. Operatives and visitors will be directed to suitable 'on street' parking areas.

SECTION 3 - DEMARCATION OF THE SITE/SECURITY HOARDING

- The site area will be secured by a perimeter fence to prevent unauthorised access.

SECTION 4 - DELIVERIES TO SITE &THE LOADING AND UNLOADING OF PLANT & MATERIALS

- All deliveries to site shall be guided in by a banksman wearing a Hi Vis vest to ensure safe access on to site from the highway.
- Where possible all deliveries to be unloaded within the site.
- All deliveries leaving site shall be guided out by a banksman wearing a Hi Vis vest and ensuring safe departure paying attention to members of the public and other traffic.

SECTION 5 - MEASURES TO CONTROL DUST & DIRT

- During dry periods of weather the site will be monitored for high levels of dust and, if required, will be controlled using sprinkler/hose pipe systems.
- Any mud and dirt transferred onto the road will be brushed and cleaned off daily to ensure the surrounding roads are kept as clean as possible.
- The banksman escorting vehicles out of the site will do a visual check of the road and footpath for dirt and take action if required.
- The Builder will inspect all vehicles and wash off any mud / debris to ensure they are clean & safe before driving onto the public highway.

SECTION 6 - NOISE LEVELS DURING CONSTRUCTION

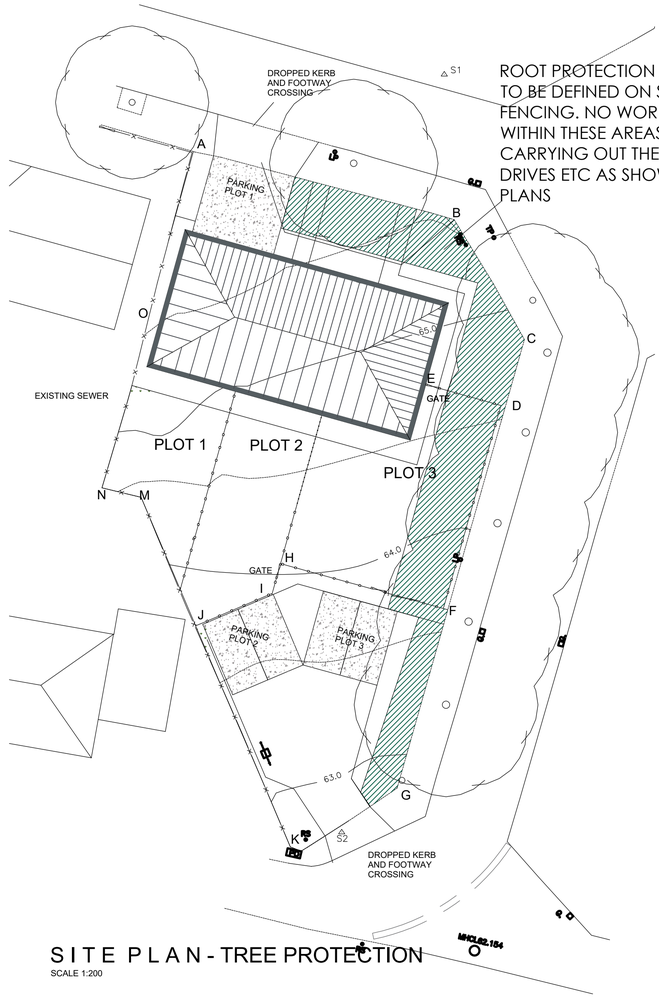
- Noise from plant will be kept to a minimum by using modern well maintained plant, incorporating appropriate silences etc.
- Site operatives will be reminded of the importance of being considerate to neighbouring properties and members of the public during the course of their work, keeping noise to a minimum.

SECTION 7 - NEIGHBOURING PROPERTIES

- The site foreman will liaise with neighbouring properties to ensure a good working relationship.

SECTION 8 - STORAGE OF MATERIALS & PLANT ON SITE

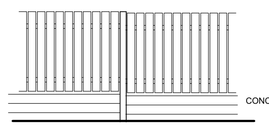
- Materials will be stored on site in a safe and tidy manner
- Plant will have a designated parking area.
- Waste materials will be removed to a skip and taken off site to keep the site safe and looking tidy.



ROOT PROTECTION AREA HATCHED GREEN TO BE DEFINED ON SITE WITH HERAS TYPE FENCING. NO WORKS OR STORAGE OF MATERIALS WITHIN THESE AREAS OTHER THAN FOR CARRYING OUT THE WORKS TO FOOTPATHS, DRIVES ETC AS SHOWN ON THE APPROVED PLANS

SITE PLAN - TREE PROTECTION
SCALE 1:200

BOUNDARY TREATMENTS
A-B-C-D NO BOUNDARY TREATMENT PROPOSED-OPEN FRONTAGE
D-E FENCE TYPE A WITH MATCHING GATE
D-E-F-I-J FENCE TYPE A
F-G-K NO BOUNDARY TREATMENT PROPOSED-OPEN FRONTAGE
K-J-M-N-O-A EXISTING TIMBER FENCING TO BE RETAILED
FENCE BETWEEN PROPERTIES AT REAR TO BE FENCE TYPE A



SCREEN FENCE TYPE A

1800MM HIGH AND STEPPED TO SUIT SITE CONTOURS
CONC POSTS
125X25MM DARK STAINED TIMBER
FENCING AND RAILS



LOCATION PLAN
SCALE 1:1250

White Agus PARTNERSHIP
ARCHITECTURAL SERVICES AND SURVEYORS
8 MORSTON BUSINESS PARK, WHALEY ROAD, BARUGH GREEN, BARNSLEY. S75 1HQ
Phone: 01226 208482
Fax: 01226 283030
Email: info@whiteaguspartnership.co.uk
Web: www.whiteaguspartnership.co.uk

Project.	Client.
RESIDENTIAL DEVELOPMENT ON LAND AT WEST STREET DARFIELD, BARNSLEY	PEARL DEVELOPMENTS
Drawing Title. PLANNING CONDITIONS	Date. APRIL 2018 / Scale. 1:100 @ A1
	Ref. 17–200 / Dwg. No. 06 / Rev.

Date	Suffix	Description	Date	Suffix	Description