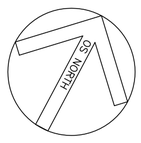

2.4M X SITE FRONTAGE VISIBILITY SPLAYS TO NEW ACCESS WITH NO OBSTRUCTION GREATER THAN 1050MM HIGH .

Moor Lane

5.0M WIDE X MIN 10M LONG SHARED SURFACE ACCESS TO MOOR LANE WITH AUTO GATES WITH AT LEAST 5M MARGIN .

MHCL 140.977

2.0 X 2.0M INTERVISIBILITY SPLAYS TO NEW ACCESS WITH NO OBSTRUCTION GREATER THAN 600MM HIGH .

UNIT 1

Ex Farmhouse

UNIT 2

UNIT 3

UNIT 4

ART-STONE COBBLES.

MIN 3.6M WIDE DRIVE TO UNIT 2 AT LEAST 10.0M LONG.

ART-STONE FLAGS.

Fit point

ICCL 139.018

ICCL 139.188

ICCL 138.182

REMOVED SHRUBS

EXISTING POST AND RAIL FENCE TO BE RETAINED AND MADE GOOD WHERE NECESSARY.

REMOVED SHRUBS

ART-STONE FLAGS.

1.5M HIGH STONE BOUNDARY WALLS TO MATCH EXISTING IN EVERY RESPECT.

1.5M CLOSE BOARDED TIMBER FENCE AND GATES FORMING BIN STORES.

Removed Building (126.2M²)

Removed Building (96.8M²)

GARAGE 4

GARAGE 5

GARAGE 3

PLANTING BED WITH SUITABLE MIXED HARDY GROUND COVER PLANTING.

NEW L/C A/B

WHERE NEW ACCESS UNDER TREE CANOPY USE "NO-DIG" SOLUTION WITH PERMEABLE FINISH FOR IRRIGATION.

3.0M WIDE TARMAC ROADWAY

GENERALLY U/GRND SERVICES TO BE OUTSIDE H/WAY BOUNDARY BUT ANY U/GRND SERVICES UNDER NARROW SECTION OF ROADWAY TO BE IN PERMANENT DUCTS/ PCC TRENCHES FOR EASE OF MAINTENANCE AND REPLACEMENT AND TO MAINTAIN ACCESS TO DWELLINGS.

FINAL DETAILS AND SPECS OF NEW ROADWAY TO BE AGREED WITH LOCAL HIGHWAYS AUTHORITY TO ENSURE SUITABILITY FOR ADOPTION.

ALL SURFACE WATER RUN-OFF TO BE COLLECTED AND DISPOSE OF WITHIN SITE UNLESS OTHERWISE AGREED IN WRITING WITH LOCAL AUTHORITY.

5.0M WIDE TARMAC ROADWAY

600MM MARGIN IN ART-STONE COBBLES.

1.5M CLOSE BOARDED TIMBER FENCE AND GATES FORMING BIN STORES.

6.0M WIDE PARKING COURT/ ROADWAY ACCESS TO GARAGES AND NEW BUILDS.

TARMAC ROADWAY

NEW LANTERN STYLE LIGHTING COLUMN AS AGREED WITH HIGHWAYS DEPARTMENT.

ART-STONE COBBLES.

Existing delapidated Building (48.5M²)

C	11/03/2019	Renumbered & Prep'd for Resubmission.
B	06/12/2018	Various Plng/Hways/Cnsrvtn qualifications.
A	08/06/2018	Highways qualifications.

Revision	Date.	Description.

STONE BAR FARM, MOOR LANE, BIRDWELL, BARNSLEY, S70 5TY.

DESIGN PROPOSALS 4

Overall Site Plan.

Crown Homes

Building Design Services

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Scale: 1:200 @ A1	Date: FEB 2018
Ref: 201707	Drwg No: 04

0 cm | 2 cm | 4 cm | 6 cm