SHAW LANE

PARKSIDE

1

2

2a

61.2m

notes

No dimensions to be scaled from this drawing which is the property of the company. it is not to be used or disclosed in any way except as authorised by the company. The client is responsible for providing architect with correct site boundary/ownership definitions and any covenents or easements relating to the site. Architect will assome site boundaries as clearly defined, unless otherwise informed by client.
No work to be carried out without planning permission, until all pre start planning conditions have been discharged and until a building regulations application has been submitted.
Any work carried out before building regulations approval has been granted will be strictly at clients own risk.
Any building works within 6m of a neighbouring home's foundations may require you to notify the owner of that property of your intentions at least one month before you start work.
Work to an existing party wall requires you to give at least two months notice of your intentions. If consent to carry out work cannot be reached procedures dealling with an dispute should be followed (the party wall act 1996).

revision	description	date
A-D		29/9/17
E		17/12/18

NOTES

ALL LEVELS SHOWN ARE AS EXISTING
REFER TO HIGHWAYS ENGINEER'S DETAILS

PLANNING CONDITION NO. 5
ALL LOW PLANTING SHRUBS SHRUBS TO BE SOURCED AND PLANTED FUTURE HOME OWNERS TO ACHIEVE MAXIMUM GROWTH HEIGHT OF 600MM.

PLANNING CONDITION NO. 3

BOUNDARY DETAIL A
600MM CROMWELL
PITCH FACED STONE WALL

BOUNDARY DETAIL B
1.8M CROMWELL
PITCH FACED STONE
AND TIMBER
PANEL WALL

BOUNDARY DETAIL C
(BETWEEN ALL REAR GARDENS)
1.8M CLOSE BOARDED FENCE
ACOUSTIC FENCE TO SOUTHERN ELEVATION PLOTS 6,7,8

PLOT 1
PLOT 2
PLOT 1 PARKING
PLOT 2 PARKING
19.2m
PH (Closed)
Ridge 73.58
Ridge 73.46
Ridge 73.53
Eaves 70.06
Eaves 68.45
MH 63.00
Beer Drop
Tarmac Car Park
2.4X 43M VISIBILITY SPLAY
HIGH PRESSURE MAIN
MH
BOUNDARY
22.3
2m
FISH DAM LANE
SHAW LANE
Kerb
Drop Kerb
OH Wire
Existing Bus Stop
ST1 63.61
ST2 62.60
ST3 62.59
ST4 62.20
ST5 59.60
ToW 64.16
ToW 63.86
TARMACADAM
Stone Wall
Tarmac F/P
Grass verge
Concrete post/ Mesh Fence HT 2.2m
Concrete post/ Mesh Fence HT 2.0m
PLANNING CONDITION NO. 13
FISH DAM LANE HABITABLE WINDOWS.
ENHANCED DOUBLE GLAINMG SYSTEM
REFER TO BUILDING CONTROL SPECIFICATION NOTES

1. TYPE A.
2. TYPE A. GARAGE
3. TYPE B
4. TYPE A. GARAGE
5. TYPE D
6.
7.
8.
9.
10.
11.
12.
13.
14.
TYPE C
TYPE C (HANDED)
TYPE B (HANDED)

2MX2M INTERVISIBILITY SPLAY
60MM RECTANGULAR INTERLOCKING BLOCK PAVIORS
700MM HARD MARGIN PLASMOBILITY KERB

BOUNDARY DETAIL A
600MM CROMWELL
PITCH FACED STONE WALL

BOUNDARY DETAIL B
1.8M CROMWELL
PITCH FACED STONE
AND TIMBER
PANEL WALL

PLANNING CONDITION NO. 13
SOUTHERN BOUNDARY HABITABLE WINDOWS.
ENHANCED DOUBLE GLAZING SYSTEM
AND SYSTEM 3 MECHANICAL EXTRACT VENTILATION SYSTEM
WHERE AIR PERMEABILITY IS LESS THAN 5
REFER TO BUILDING CONTROL SPECIFICATION NOTES

TEMPORARY TREE PROTECTION FENCING TO ALL TREES.
HERAS FENCING AND AND BRACING INSTALLED IN ACCORDANCE WITH MANUFACTURER'S DETAILS TO BS 1722-18:2011

PLANNING CONDITION NO. 13
2M HIGH REFLECTIVE TIMBER ACOUSTIC BARRIER
MASS PER UNIT OF AT LEAST 10KG/M2
CONTRACTOR TO CONSULT WITH
ENS NOISE CONSULTANTS FOR DETAILS
FENCE TO BE SEALED TO GROUND AND FITTED WITH COVER STRIPS TO PREVENT GAPS FORMING.

SCALE 1:1 (millimetres)
0 5000 10000 15000

STATION CO-ORDINATES

Reference	East	North	Elevation
ST1	436751.781	410010.466	63.61
ST2	436764.294	409965.138	62.60
ST3	436793.946	409974.506	62.59
ST5	436883.592	409948.990	59.60
ST4	436819.082	409977.325	62.20

SITE PLAN 1:200

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drawing title: SITE PLAN

project: WHARNCLIFFE ARMS RESIDENTIAL

for TRIPLE G DEVELOPMENTS LTD

scale 1:200/100 at A1

drawing no

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