NORTH

Clear out and supplement existing copse with additional tree planting subject to landscaping design.

Rev G
Improve existing access to form shared surface 4.8m wide with 600mm wide hard margins both sides.
Omit block paving - Road to be in tarmac finish.

Remove existing conifer hedge to boundary and install kerbs to within 150mm of boundary fence.

1.5m high timber post and rail fence.

Rev G
Front gardens to have 0.9m high timber fences.

Retain existing thorne hedge.

Rev B
Construct private drive 4.2m wide with free draining surface using opn textured porous tarmac or Marshalls Priora or similar approved permeable paving.
Maintain pedestrian footpath link.

Rev B
Construct driveways in Marshalls Priora or similar approved permeable paving.

REV B
Retain Ash tree T7.

Align with existing private road at site boundary.

Private Drive

Private Road 4.2m wide.

Line of existing public footpath.

Reconstruct existing bridge and culvert.

Turning Area for Service Vehicles

Private Access Road 4.5m wide to existing dwellings.

Hydro-brake Flow Control MH 2.6 l/s @ 800mm (225mm Md5)

Twin 600mm Dia Storage Ppe (1 in 500)

Rev F
Add turning Area for fire appliance

Rev D
Storage pipework to be min 3.0m from buildings.

Turning area for Fire Appliance 4.8m wide.

Rev G
Amend design of porch roof to Units 1 and 2.

UNIT 5 Type B — FL 47.850
UNIT 4 Type B
UNIT 3 Type B — FL 47.750
UNIT 2 Type A
UNIT 1 Type A — FL 47.700
G1 G2 G3 G4 G5

Rev B
Paths to be gravel or open jointed porous paving.

Rev G
1.8m high vertically boarded timber fences to rear gardens

REV B
Floor levels of new dwellings to be set at 600mm above level at top of bank to watercourse.

Rev G
1.8m high vertically boarded timber fences to rear gardens

Rev G
New 1.8m high timber post and concrete panel fence to southern boundary 1.8m high.

Elder - Poor condition remove.

T1 T2 T3 T6

T2 T3 T6
Existing trees to be protected during the course of construction by temporary fencing, details of which to be provided within an Arboricultural Method Statement to be submitted as part of further planning application.

Retain existing trees.

Existing watercourse.

Line of existing watercourse.

Existing outgrown hedge, G8 adjacent watercourse to be removed and replaced by adjacent landscape planting subject to detailed landscaping design.

Rev D
Realignment of bend subject to separate consent.

Rev D
Detailed proposals to include for softening existing end in watercourse to reduce effects of erosion, subject to necessary consents.

500mm Deep Hollow (gently contoured with 1/6 side slopes)
Base level 46.7m approx.
Providing 60 cu.m. minimum storage capacity
Around 73 cu.m - as shown.

100mm French drain

Landscaping

Wood post & panel Ht. 2.10

0.20 Brick wall Ht. 1.10

0.20 Concrete wall Ht. 0.90

0.20 Concrete wall Ht. 1.05

0.34 Stone wall Ht. 0.87

0.24 Brick wall Ht. 0.97

LANE END MEWS

THORNLEY SQUARE

HIGH STREET

168 High Street

Brick paving

Shire Barn

The Barn

9 Rectory Lane
Bungalow
FL 48.3 approx

Bungalow
FL 47.700 approx

13 Rectory Lane
Bungalow
FL 47.920 approx

Bungalow

17 Rectory Lane
Bungalow
FL 47.900 approx

17 Rectory Lane
Bungalow

21 Rectory Lane
Two storey dwelling
FL 48.300 approx

Existing trees to be retained

Extg trees to be removed.

Landscaping
The site has the benefit of semi-mature trees which are to be retained and protected where possible. A number of existing treesre to be removed.

Replacement tree planting where shown as follows:

Pa Prunus Avium (sweet cherry)	8-10 standard	2.5-3m
Sa Sorbus Aucuparia (Rowan)	8-10 standard	2.5-3m
Ac Acer Campestre Streetwise	8-10 standard	2.5-3m
~~Pc Pyrus Calleryana chanticleer~~	~~8-10 standard~~	~~2.5-3m~~

Trees to be UK provenance with undamaged and well brancing heads and single central leader, and healthy fibrous root system.

Trees to be planted into tree pits 75mm deeper than the root system and wide enough to accommodate the root system when fully spread. Break up bottom of pit and backfill with 3:1 excavated topsoil:peat free compost mix and slow release fertiliser.

Position softwood stake close to tree on windward side and drive vertically at least 300mm into bottom of pit before planting. Cut stake to 600mm above ground level and secure tree firmly but not rigidly to stake with 2No ties within 25mm of top of stake. Water in all trees on the day of planting with 25 litres of clean water, and continyue tpo water during spring and summer during dry spells..

47.373 Existing Ground Level

FL 47.450 Ground Floor levels of dwellings set at least 600mm above level of top of existing bank to watercourse as recommended by Flood Risk Assessment.

Schedule of Accommodation

Type A 2No 3/4 Bed 2 Storey Dwelling	1160 sq ft	2320 sqft
Type B 3No 3 Bed Bungalow	790 sq ft	1580 sq ft
	Total	**3900 sq ft**

Rev G 18.04.2019 - Minor amendment to design of porch roof to Units 1 and 2; change part of road surface from block paving to tarmac; update schedule of accommodation; add landscaping and fencing details.

Rev F 15.06.2015 - Amend position of Units 2 and 3 and provide turning area for Fire Appliance.

Rev E 02.01.2015 - Add water storage hollow to south of watercourse.

Rev D 17.10.2014 - Reposition SW storage pipes 3.0m away from buiuldings; Illustrate outline proposals for improvements to watercourse at south corner of site to reduce existing erosion.

Rev C 22.07.2014 - Surface water drainage proposals added. To be read in conjunction with Stevenson Associates Drainage Calculation Report.

Rev B 14.07.2014 - Amend plot layout and reduce to 5No dwellings; retain alignment of existing watercourse and culvert; retain tree T7; reduce extent of adopted road; identify proposed floor levels min 600mm above top of bank to watercourse.

Rev A 16.01.2014 - Move dwellings to North to achieve min distance of 3m from gable wall of Unit 1 to top of bank of watercourse. Amend detail at south west corner of site where diverted watercourse reconnects.

RESIDENTIAL DEVELOPMENT LANE END MEWS THURNSCOE

OUTLINE PROPOSALS

SITE LAYOUT PLAN

mboothdesign
architectural design and building consultants
Fairfield House
Berneslai Close Barnsley
S70 2FL
T: 01226 286256
M: 07881898300
E: mboothdesign@btconnect.com

Scale	1:200 @ A1	Drawn	MJB
Date	OCT 2013	Ref.	13.28
Dwg No.	P1	Rev.	G

0cm 2cm 4cm 6cm

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