


NOTES

1. 3 no. 3 bedroom 6 person dwelling houses on a new cul-de-sac accessed from Cobcar Street, named 'Cobcar Mews'.
2. 6 no. parking bays for residents, as outlined in SPG3 - Infill Residential Development guidance.
3. House opposite proposed site, separation distance to habitable rooms to front is 21m. Planting to ensure sufficient screening as necessary.
4. Existing double garage adjacent to proposal, access retained via Cobcar Mews.
5. Elsecar Midland Working Men's Club.
6. 3 no. parking bays for flexible use, shared between club and by residents of Cobcar Mews.
7. 1 no. disabled parking bay for the use of the club.
8. Three-point-turn turning circle for refuse vehicle or fire appliance, as proposed dwelling houses are further than 45m from Cobcar Street.
9. Access point to site for vehicles and pedestrians from Cobcar Street.

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|---|---|
| PROJECT | Elsecar Working Men's Club<br>Yorkshire |
| CLIENT | Minotaur Construction Ltd. |
| TITLE | Proposed Site Plan |
| NUMBER | 11ELS/002 |
| SCALE | 1:500 @ A3 |
| REVISION | - |
| DRAWN | JC |
| DATE | 31.05.2011 |
| CHECKED | JJL |
| APPROVED | MF |

All dimensions to be checked on site. Indicative drawings for information purposes only.

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