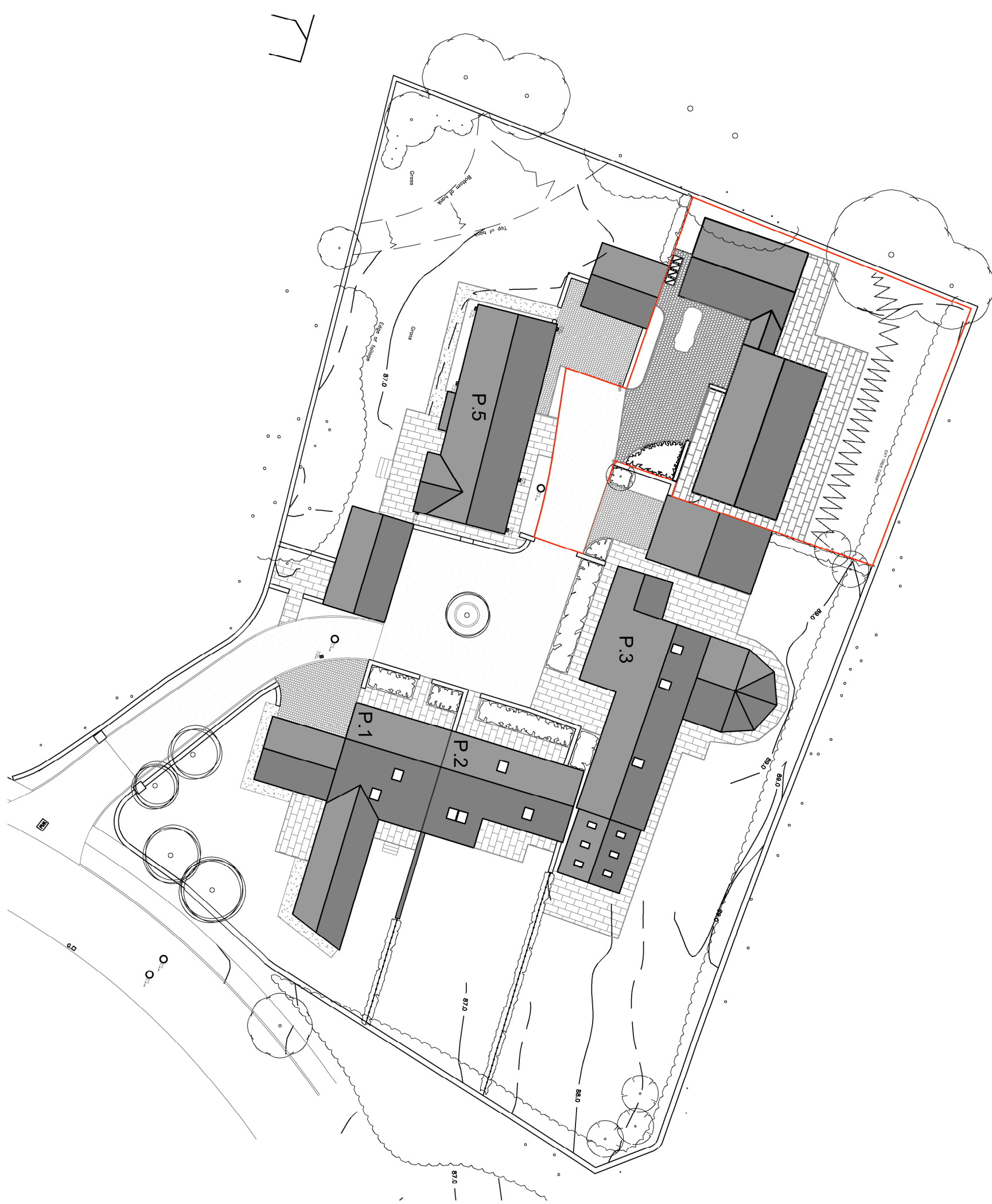


General Notes:
This drawing must be used only for the intended purpose as identified within the drawing legend below.
Although a scale is identified, this drawing must not be scaled from for the purpose of construction or manufacture.

Project Specific Notes:



SITE MASTERPLAN 1:400 @ A1

Notes:

External Landscaping Materials

In the main similar materials are intended for the proposed development as defined within the original approved application 14/1480.

Private drives are proposed as a block paving (permeable should ground conditions be favorable) similar in proportion to traditional stone sets, such as Marshalls Tegula Original or similar.
Paths and terraced areas are proposed as stone flagged - either reclaimed or new.

Shared drives are proposed as bound gravel.
Boundary walls facing on to the main courtyard are proposed as drystone walls with random sized topers.
Rear boundaries between plots are treated timber fences of a 'hit & miss' style.

Drainage - Foul.

Within the site area the existing bungalow (Plot 5) is served by a combined drainage system. A site wide drainage system has not yet been developed but it envisaged that the dwellings will connect to the existing system or that a new fw connection will be required to the mains sewer located in highway, Oaks Wood Drive. Further negotiations will be required with Yorkshire water to confirm.

Drainage - Surface Water

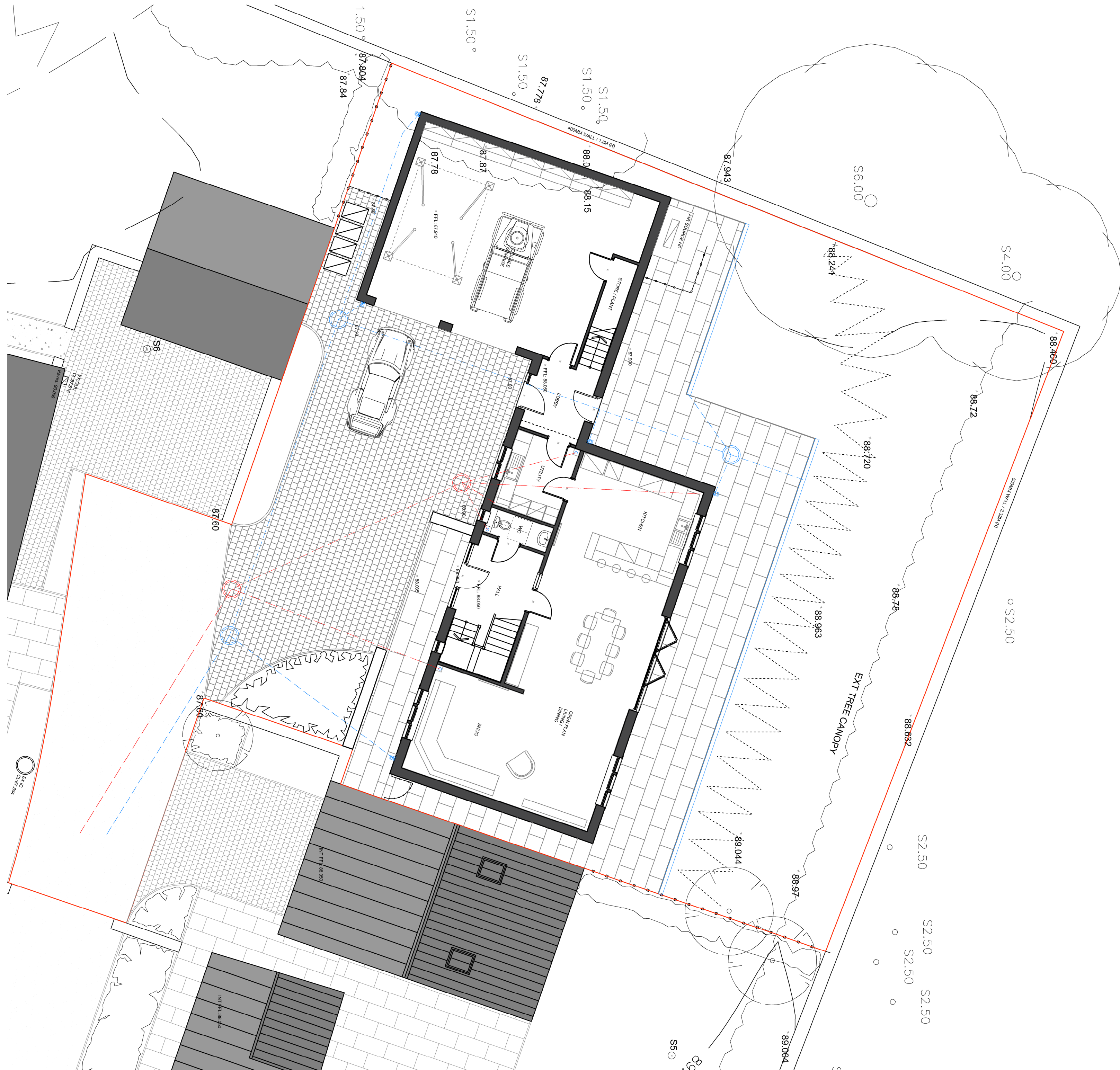
It is understood that the existing ground conditions are predominantly clay and that soakaways will therefore be unsuitable. Further site testing within the curtilage of Plot 4 will be undertaken to confirm conditions and whether some of the SW can be discharged in this manner. If soakaways are unavailable a positive system will be adopted with suitable attenuation and an agreed limited discharge rate. The system will be designed either as a site wide sw system or limited to the requirements of Plot 4. Linear Aco type sw drains will be adopted where necessary and to prevent significant discharge where ground levels require.

Planting

To the front of the plot limited shrub planting will be provided to soften the paved areas of private drives.

Heating System

It is currently proposed that Plot 4 will utilise 'air-source heat pump' as the primary heating system. This has been carefully located to the rear of the dwelling to ensure that all other properties and the habitable spaces of the dwelling are shielded from any associated noise. Further to this a timber screen has been sited to hide the installation from view in the rear garden of Plot 4.



PROPOSED PLOT 4 GA 1:100 @ A1

Project :			OLD OAKS FARM, DARTON PLOT 4		
Drawing Title :			PROPOSED GA SITE PLAN		
Scale :	Date :	Size :			
1:100/400	DEC. 16	A1			
Drawing No :	Rev:				
KB-16-03	-				

Client Reference :
MR K. BOOKER

Purpose of Issue :
PLANNING CONSENT

Revision: _____ Date: _____