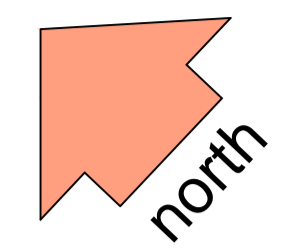
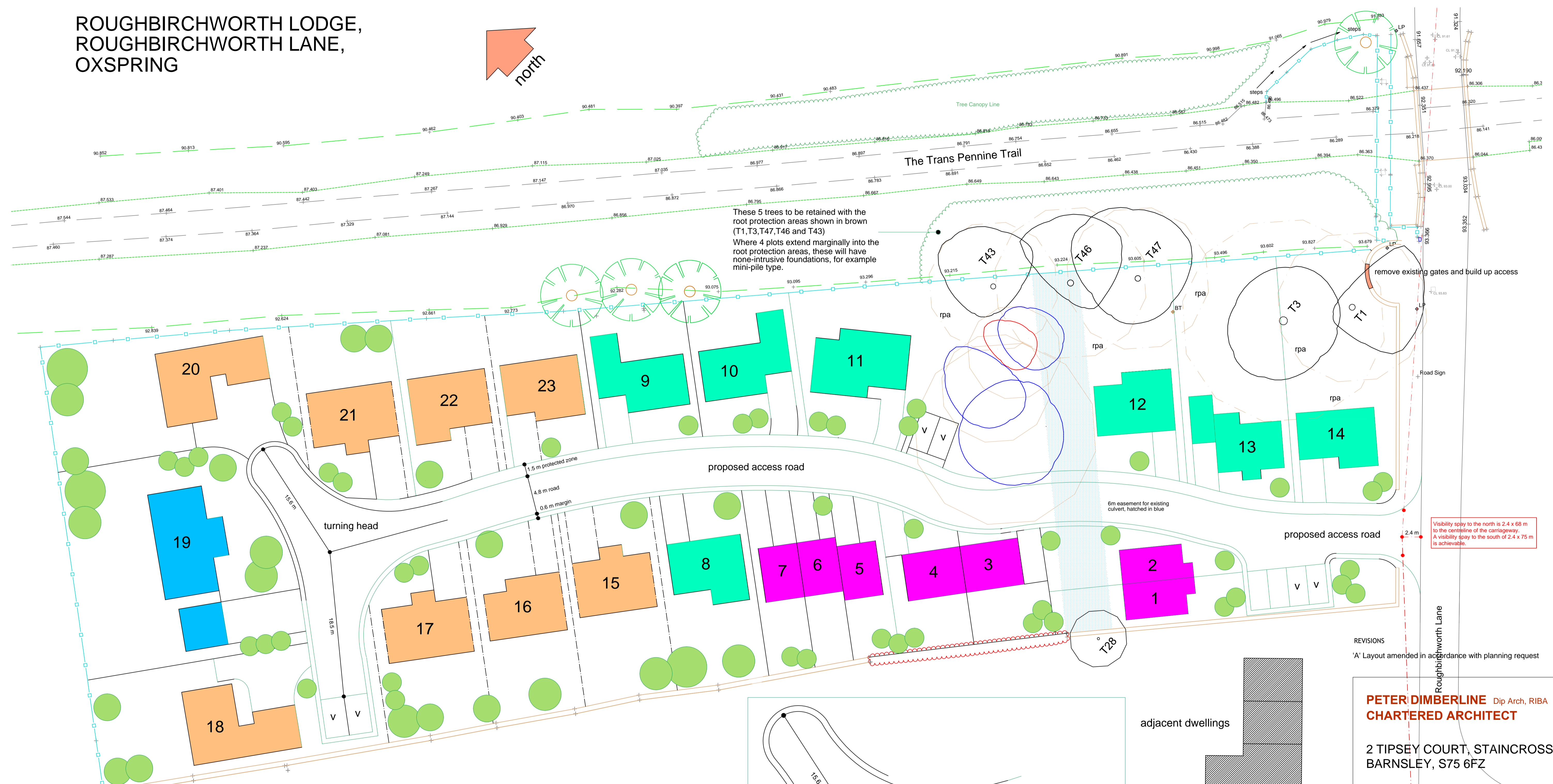


PROPOSED LAYOUT AT 1:250
ROUGH BIRCHWORTH LODGE,
ROUGH BIRCHWORTH LANE,
OXSPRING



1) This drawing and the design and details depicted thereon are the copyright of Peter Dimberline Chartered Architect.
 2) All dimensions on this drawing are to be checked by the Contractor and any discrepancies are to be reported to the Architect.
 3) Do not scale critical dimensions off this drawing.
 4) Contractor to ensure that all Health & Safety requirements (CDM Regulations) in relation to this project will be complied with.



These 5 trees to be retained with the root protection areas shown in brown (T1, T3, T47, T46 and T43)
 Where 4 plots extend marginally into the root protection areas, these will have none-intrusive foundations, for example mini-pile type.

Visibility splay to the north is 2.4 x 68 m to the centreline of the carriageway.
 A visibility splay to the south of 2.4 x 75 m is achievable.

REVISIONS
 'A' Layout amended in accordance with planning request

PETER DIMBERLINE Dip Arch, RIBA
CHARTERED ARCHITECT
 2 TIPSEY COURT, STAINCROSS
 BARNSELY, S75 6FZ
 tel/fax (01226) 390947
 email: pdimberline@tiscali.co.uk

CLIENT	Mr P Faxon
PROJECT	Proposed residential development
LOCATION	Site off Roughbirchworth Lane, Oxspring, (South of Trans Pennine Trail)
DRAWING	Proposed site layout
SCALES	1:250
DATE	Oct '18
DRWG No.	2017/28/03
REV.	A
DRAWN BY	PD

- A total of 23 dwellings proposed as listed below.
- phase 1 affordable dwellings 7no. (A mix of 3 and 2 bed)
 - phase 1 dwellings 7no. (Generally 4 bed)
 - phase 2 dwellings 8no. (Generally 4 bed)
 - 'signature plot' 1no. (Min 4 bed)
- NB:

All dwellings comply with minimum rear garden space as set out in the SYRDG ie a min 50 sq m for 2 bed houses and 60 sq m for 3 bed and over

Indicative tree planting thus :

