



SITE LAYOUT LAYERS KEY:

- 1800mm BRICK WALL
- 3000mm TIMBER FENCE
- 1800mm TIMBER FENCE
- 1000mm RAILINGS
- 1000mm POST & RAIL FENCE
- 450mm KNEE HIGH RAIL
- EXISTING PUBLIC RIGHT OF WAY
- OVERHEAD ELECTRICAL CABLE (TO BE REMOVED)
- AFFORDABLE UNIT
- STARTER HOUSE
- REAR ACCESS GATES (LOCKABLE)
- BIN COLLECTION POINT
- INDICATIVE SURFACE WATER SOAKAWAY POSITION WITH NO BUILD ZONE
- BLOCK PAVING
- GRASSED AREAS (FRONT GARDEN)
- GRASSED AREAS (REAR GARDEN)
- DECORATIVE AGGREGATE
- TARMACADAM

SCHEDULE OF ACCOMMODATION:

HOUSETYPE	AMOUNT
PA34 (889P) 2 STOREY 3 BED SEMI TERRACE	19 No.
PT36 (931P) 2 STOREY 3 BED SEMI DETACHED	4 No.
PA44 (1170P) 2 STOREY 4 BED DETACHED	18 No.
NB31 (1091P) 2 STOREY 3 BED SEMI DETACHED	34 No.
NT41 (124P) 2 STOREY 4 BED DETACHED	15 No.
NT40 (124P) 2 STOREY 4 BED DETACHED	1 No.
ND40 (129P) 2 STOREY 4 BED DETACHED	18 No.
NA44 (138P) 2 STOREY 4 BED DETACHED	9 No.
TOTAL No.	118 No.
COMBINED TOTAL No.	157 No.

AFFORDABLE/STARTER UNITS

HOUSETYPE	AMOUNT
PA25 (889P) 2 STOREY 2 BED SEMI TERRACE	16 No.
PA34 (889P) 2 STOREY 3 BED SEMI TERRACE	12 No.
PT36 (931P) 2 STOREY 3 BED SEMI DETACHED	3 No.
NB31 (1091P) 2 STOREY 3 BED SEMI DETACHED	8 No.
TOTAL No.	39 No.

REV	DATE	DESCRIPTION	BY	CHECK
N	11.11.19	SOAKAWAY POSITIONS UPDATED IN LINE WITH DRAINAGE LAYOUT 'X-Ref_Drainage 22.10.19'	LS	RAN
M	16.10.19	RAILINGS ADDED TO PLOTS 17, 29, 31, 55, 61, 64, 67, 76-77, 79, 94, 98, 101, 102, 107-108 & 149	LS	THS
L	15.10.19	PLOT 129 PARKING ALTERED TO REAR. RAILINGS ADDED TO PLOTS 19, 28, 37-39, 59 & 154	LS	THS
K	24.09.19	BOUNDARY TREATMENTS ADJUSTED AROUND RECREATION GROUND & PLOTS 4, 24, 25, 28, 42, 47, 56-57, 61, 64, 78, 99, 120, 125, 129, 140, 143-145 & 149-153	LS	THS
J	19.09.19	7M OH ELECTRICITY CABLE EASEMENT ADDED. PLOTS 117-133, 136-145, 148-157 MOVED CLEAR OF EASEMENT. PLOTS 76-77 CHANGED TO PA34 HOUSETYPE. PLOTS 113-116 ALTERED TO IMPROVE TURNING HEAD. PLOTS 117 & 136 CHANGED TO ND40 HOUSETYPE. PLOTS 144-145 CHANGED TO NB31 HOUSETYPES. PLOTS 149-150 CHANGED TO PA25 HOUSETYPES. SOAKAWAY POSITION ADJACENT TO PLOT 154 ADJUSTED	LS	THS
I	13.09.19	SOAKAWAY POSITIONS UPDATED IN LINE WITH DRAINAGE LAYOUT 'X-Ref_Drainage 02.09.19'	LS	RAN
H	09.09.19	TRACKING ADDED TO DRAWING FROM HIGHWAY ENGINEERS DRAWING: 18181-RL-19-XX-M2-C-2018 Vehicle Tracking Plan IN ACCORDANCE WITH GLEN DUNKLEY'S INSTRUCTION (06.09.19). TURNING HEADS TO PLOTS 37-39 & 54-61 LENGTHENED. WALL TO PLOT 40 MOVED AWAY FROM HIGHWAY	LS	RAN
G	28.08.19	SHARED SURFACE SERVING PLOTS 5-15 & 109-119 ADJUSTED TO PROVIDE ADEQUATE MANOEUVRING FACILITY FOR A FIRE APPLIANCE. WALLS TO GARDENS OF PLOTS 5, 13 & 120 MOVED AWAY FROM HIGHWAY WITH VISITOR PARKING BEING RELOCATED	LS	RAN
F	22.08.19	PARKING ARRANGEMENTS TO PLOTS 10 & 11 ADJUSTED TO INC. GARAGE SPACE & INC. PARKING SPACE IN ORDER TO PROVIDE MANOEUVRING FACILITY FOR A FIRE APPLIANCE IN LINE WITH ROTHERHAM HIGHWAYS COMMENTS	LS	RAN
E	13.08.19	PARKING ARRANGEMENTS TO PLOTS 26 & 27 ALTERED. PLOTS 41-55 ADJUSTED TO REDUCE STEPS IN ELEVATIONS. DRIVEWAY TO PLOT 116 EXTENDED	LS	RAN
D	09.08.19	LAYOUT UPDATED IN LINE WITH HIGHWAYS & PLANNERS COMMENTS 05.08.19 - REGARDING GARDEN DEPTHS. REAR TO REAR DIMENSIONS. OVERLOCKING & SOAKAWAY LOCATIONS. SHARED SURFACE TO PLOTS 32-42 UPGRADED TO FULL ROAD	LS	RAN
C	25.04.19	THE EXISTING HEDGE TO THE REAR OF PLOTS 115-118 HAS BEEN RE-INTRODUCED BACK INTO THE SCHEME AT THE REQUEST OF THE PLANNERS	RAN	VS
B	15.04.19	THE DOUBLE SOAKAWAY ADJACENT TO PLOTS 105-106 HAVE BEEN SPLIT BETWEEN THE TWO FRONT GARDENS AT THE REQUEST OF THE ENGINEERS	RAN	VS
A	12.04.18	VARIOUS BOUNDARY TREATMENTS HAVE BEEN ALTERED/INTRODUCED. VISITOR PARKING HAS BEEN PROVIDED THROUGHOUT THE SITE & THE NA44 (PLOT54) HAS BEEN SUBSTITUTED FOR A NT40 TYPE	RAN	VS

01 / PROPOSED SITE LAYOUT

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jrp ARCHITECTURE | PLANNING | LANDSCAPE

CLIENT: TAYLOR WIMPEY
 PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT
 DINNERINGTON
 DRAWING: PROPOSED SITE LAYOUT

DRAWING NUMBER: P18:5202:01 - N
 SCALE @ A1: 1:500
 DATE: APRIL '19

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