



- LEGEND**
- 4no. Plan Type A ('Holly') 2B/3P Bungalow at 77.5m² approx. (integrated single garage at 16m² in addition)
 - 3no. Plan Type Aa ('Birch') 3B/5P Bungalow at 98m² approx. (single garage at 16m² in addition)
 - 6no. Plan Type B ('Hawthorn') 3B/5P 2 storey House at 89m² approx.
 - 17no. Plan Type C ('Poplars') 4B/6P 2 storey House at 108m² (integrated single garage at 16m² in addition)
 - 10no. Plan Type D ('Malherb') 4B6P 2 storey house at 135m² (integrated single garage at 16m² in addition)
 - 13no. Plan Type E ('Swaine') 3B5P 2 storey house at 126.86m² (integrated single garage at 16m² in addition)
 - 10no. Plan Type F ('Chestnut') 4B7P 2 storey house at 117.96m² (integrated single garage at 16m² in addition)
 - 16no. Plan Type G ('Aspen') 3B5P 2 storey house at 88.34m²
 - 4no. Plan Type H ('Willows') 3B5P 2 storey house at 96m²
 - 4no. Plan Type L ('Elm') 2B4P 2 storey house at 78m²
 - 5no. Plan Type M ('Rowan') 3B5P 2 storey house at 88.34m² (integrated single garage at 16m² in addition)
 - 5no. Plan Type N ('Mountain Ash') 3B6P 2.5 storey house at 128m² (integrated single garage at 16m² in addition)
 - 97no. Dwellings in total
 - Properties have 2no. designated car parking spaces, or a single garage and designated parking space
 - Site area: 5.57ha approx. (13.78 acres) (inclusive of Green Belt undeveloped land)
 - Density: 17.41 dwellings per hectare

- Ibstock red brick Mercia Antique
- Ibstock buff mix brick Argyll Multi
- Ibstock buff brick Caledonian buff blend
- Accompanied with a 'c' to the house type reference denotes a corner plot variation
- ▨ Denotes raised plateau to aid traffic calming and indicate shared surface residential access
- Denotes Visibility Splay
- ▨ Denotes Sales area
- ▨ Denotes area likely to be banked
- Denotes vegetation buffer to North and North-East site boundaries. See drawing P103 Proposed Landscaping Plan for detail
- ▨ Denotes spaces formed for public use and identification within the development
- ▨ Denotes public open space for informal play. Natural overlooking from Plots 84 - 89 to the North and existing properties on Windhill Avenue
- ▨ Denotes space for children's play area. Space and equipment TBC. Natural overlooking from Plots 84 - 89 to the North and existing properties on Windhill Avenue
- Denotes footpath access
- ▨ Denotes managed area of undevelopment Green Belt land.
- ▨ Denotes private drive
- ▨ Denotes residential refuse collection point
- ▨ Denotes proposed location of sub station
- ▨ Denotes block paving to flush junction for speed mitigation

7.5m easement provided for Yorkshire Water maintenance to proposed foul and s/w sewer route

Existing Sycamore to be retained

7m easement provided for adopted sewer to proposed pond

Maintenance access incorporated for balancing pond

Size of balancing pond to suit discharge rate of 42l/s as agreed with Highways, Engineering & Transportation Department of BMBC

Windhill Hill - Informal open play space (area of undeveloped Green Belt)

Existing Poplar to be retained

Area not accessible to the public (area of undeveloped Green Belt)

REV	DATE	DESCRIPTION	DRW	CHKD
Y	04-01-17	Road line boundary amended following discussion with BMBC	CY	CY
X	11-10-16	Plots 12 and 13 amended to type A units with external works amended to suit	CY	CY
W	22-06-16	Assessments made to junction (adj Plot 08) following BMBC meeting on 16.06.16	CY	CY
V	20-05-16	Equipment access provided to sewers in NE corner and balancing pond in SE corner	GW	GW
U	04-05-16	Sub station location identified to rear of Plot 07. General layout of sewer to be confirmed following comments from BMBC on 13.05.16. Plots 12 & 13, private road frontage to be confirmed	CY	CY
S	22-04-16	General layout amended to reflect Highways comments from BMBC of 12.04.16, private road frontage to be confirmed	CY	CY
R	30-03-16	General layout amended to reflect Highways comments from BMBC	CY	CY
Q	29-02-16	2no trees identified in Phase 1 report included and noted. Balancing pond area and location amended. House type units amended to C.Y. units	CY	CY
P	22-01-16	Assessments made to the overall site plan layout in accordance with comments made during meeting at BMBC on 14-01-16	AD	AD
N	08-01-16	Assessments made to incorporate comments made by the planning department dated 16 December 2015	AD	AD
M	23-10-15	Assessments made to layout to accommodate 10m distance largely between the site boundary and property, as feasibility as possible	AD	AD
L	05-10-15	Assessments made to plot 44 and 70 houses following motion made to the positioning of the site boundary as requested by BMBC	AD	AD
K	16-09-15	Legend updated for house type G 'Aspen'	AD	AD
J	01-09-15	Visibility splays shown and minor amendments made to highway layout	AD	AD
H	18-08-15	Minor amendments made to plot 07 house type	AD	AD
G	18-08-15	Assessments made to remove flats and reconfigure layout to 102 houses	AD	AD
F	29-07-15	Minor amendments made	AD	AD
E	29-07-15	Additional one bedroom flats (Plan Type L) added	AD	AD
D	29-07-15	Notes amended	AD	AD
C	29-07-15	One bedroom flats (Plan Type L) added to layout	AD	AD
B	29-07-15	Assessments made to reduce oil-de-ice road formation and increase street scene presence	AD	AD
A	14-07-15	Assessments made to site and road layout	AD	AD

MICHAEL HYDE AND ASSOCIATES LIMITED
chartered architects

PROJECT TITLE: **WILLOWGARTH FORMER SCHOOL SITE, BRIERLEY ROAD, GRIMETHORPE**

DRAWING TITLE: **PROPOSED SITE PLAN**

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DRAWN/CHECKED: AD/AD DATE: JUN 2015 SCALE: 1:500 @ A1

JOB NO: 3SC8 DRAWING: P101 REVISIONS: Y

DO NOT SCALE FROM DRAWING