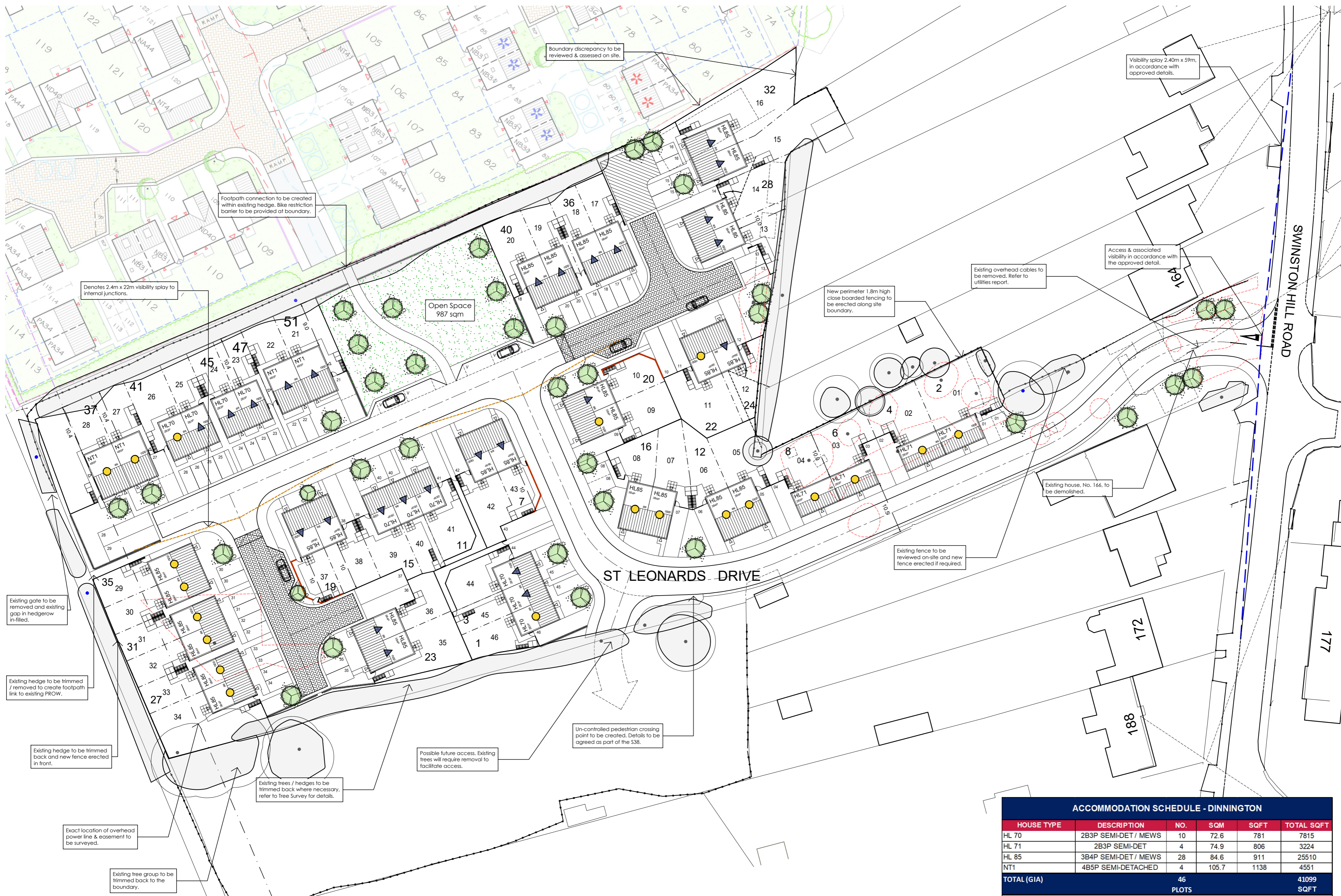


Swinston Hill Road, Dinnington



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Do not scale from this drawing. Work to figured dimensions only. All dimensions to be checked on site prior to the execution of any work.

For the avoidance of doubt all dimensions are measured to wall structure and not the finishes unless otherwise stated.

Where any discrepancy is found to exist within or between drawings and/or documents a should be reported to the architect immediately.

MPSL Planning & Design Ltd. shall not be liable for any use of drawings and documents for any purpose other than for which the same were prepared by or on behalf of MPSL Planning & Design Ltd.

GENERAL

- Denotes shared ownership properties.
- Denotes affordable rent properties.

SURFACE FINISHES

- Denotes 5.0m spine street with 2.0m wide footpath to one or both sides.
- Denotes 5.0m shared access street with 0.9m wide margin - Block Paved.
- Denotes shared access drives.
- Driveway division to be indicated by a post hole.
- Denotes visitor on-street parking.
- Denotes visitor parking bays - 6no. bays proposed across the site.
- Denotes hard standing surface for waste and recycling bin storage.
- Denotes shed secured on concrete slab base.

BOUNDARY TREATMENTS

- Denotes 1.8m high brick to match development facings.
- Denotes 1.8m high close-boarded fence.
- Denotes 1.8m high divisional fence.
- Denotes 0.9m high timber post and rail fencing.
- Denotes existing fence with new fence to be erected in front of it, within the site boundary.
- Denotes access gates to private gardens.

LANDSCAPING

- Denotes existing trees to be retained - Root protection area indicated by dashed line. Refer to the Tree Survey for further details.
- Denotes existing trees to be removed - Refer to the Tree Survey for further details.
- Denotes proposed landscaping - Refer to landscaping layout for further details.

Note: Existing hedgerow to be trimmed back to allow erection of new boundary treatment, refer to tree survey for further details.

Note: Layout subject to engineers review, Boundary discrepancy check, and level review. Refer to engineer's drawing for Part M compliance.

NO.	DESCRIPTION	DATE	BY
01	Issue for planning submission	12/01/22	MP
02	Issue for planning submission	12/01/22	MP
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HOOPER
planning & design

PROPOSED SITE LAYOUT

Proposed Residential Development, Swinston Hill Road, Dinnington, Rotherham.

21134 SL01 01 PP

1:500 @ A2 JAN 2022 FOR PLANNING

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ACCOMMODATION SCHEDULE - DINNINGTON					
HOUSE TYPE	DESCRIPTION	NO.	SQM	SQFT	TOTAL SQFT
HL 70	2B3P SEMI-DET / MEWS	10	72.6	781	7815
HL 71	2B3P SEMI-DET	4	74.9	806	3224
HL 85	3B4P SEMI-DET / MEWS	28	84.6	911	25510
NT1	4B5P SEMI-DETACHED	4	105.7	1138	4551
TOTAL (GIA)		46			41099
		PLOTS			SQFT
46					41099

Grass Site Area (Acres)	3.76
POS Area / Landscape Buffers	0.58
1 Sided Road	0.15
Nett Site Area (Acres)	3.03
NETT DEVELOPABLE FOOTAGE	13564