BIRCHWOOD LANE
New driveway and highway crossover to be provided
Access to farm to be left open
Storm Water Pumping Station
Below Ground Storm Water Storage Facility
Shared Private Drive
Sub Station
JEPSON CLOSE
PICCAVER CLOSE
Capped Mineshaft
Shady Farm
SIMPSON CLOSE
MOUNTAIN CLOSE
MARRIOTT CLOSE
TOPHAM CLOSE
DOAR CLOSE
WATSON CLOSE
EMERGENCY TURNING FACILITY
FOOTPATH
PUBLIC OPEN SPACE
BALANCING FACILITY/SUDS
PUBLIC RIGHT OF WAY - FOOTPATH
Garage
LB
175
191
191a
193
161
145
145a
147
162
168
158
158a
158b
206
206a
206b
194
196a
208
G15-B2
G13-B2
G14-B2
G4-C1
G6-U
T7-U
T2-C1
T3-B3
T4-C1
G3-C1
T9-B2
T10-B2
G7-B2
T22-U
T24-B3
G12-C2
T27-D2
T29-B1
T30-U
T31-B1
T32-U
T33-A2
T34-C1
T41-A2
T42-B2
T43-A2
T44-B2
T46-B2
T12-B1
T13-C1
T14-U
T15-U
T16-U
T17-U
T18-U
T19-U
T20-C1
T21-C1
G10-B2
G11-C1
G9-C1

N

SITE LAYOUT KEY

- DEVELOPMENT BOUNDARY
- 1.8m TIMBER GATE
- BCP BIN COLLECTION POINT
- DISCOUNTED OPEN MARKET PLOTS
- STREET LIGHTS
- EVCP (EV CHARGING POINTS TO BE OHME EPOD CHARGER (7KW) COLOUR: BLACK
- ARMOURED CABLE FOR CAR CHARGING POINT - INSTALL AS PER LOCATIONS ON LAYOUT
- FOUL & STORM DRAINAGE EASEMENT
- 450MM HIGH KNEE RAIL
- SCR 1800MM HIGH SCREEN WALL
- 1800MM HIGH CLOSE BOARDED FENCE
- 1200MM HIGH POST & RAIL FENCE

ECOLOGICAL KEY

POSITIONS IN ACCORDANCE WITH MITIGATION & ENHANCEMENT PLAN REFERENCE: BCS-BWB-ZZ-XX-RP-LE-001 BY BWB

- **INTEGRATED BIRD BOX (160) - REFER TO SEPARATE DWG. FOR EXACT LOCATION & TYPE**
- **EXTERNAL BAT BOX (9)**
- **INTEGRATED BAT BOX (40) - REFER TO SEPARATE DWG. FOR EXACT LOCATION & TYPE**
- **EXTERNAL BIRD BOX (6)**
- **HEDGEHOG HOLE (137)**
- **BRASH AND LOG PILE (4)**
- **HEDGEHOG HOUSE (3)**

SCHEDULE

Discounted Open Market

Denby	2	2	16
Askern	2	2	1
Ripon	3	2	2
Fernlee	3	2	4
Baildon	3	2.5	33
Saltaire	3	2.5	4
			60

Market

Askern	2	2	8
Ripon	3	2	9
Fernlee	3	2	9
Baildon	3	2.5	6
Cadeby	3	2	7
Oakwood	3	2	7
Leyburn	3	2	23
Saltaire	3	2.5	6
Wentbridge	4	2	10
Horbury	4	2	20
Dalton	4	2.5	5
Cookridge	5	2	6
Thornton	5	2	12
Bilbrough	5	2	6
Darley	5	2	4
			138

Total	**198**
Average Market House Type Size	
Coverage	

MATERIALS LAYOUT KEY

T - TILE
B - BRICK
BD - BRICK DETAIL

NOTE; HEAD DETAIL TO BE RED ENGINEERING BRICK

RETAINING & SCREEN WALLS TO MATCH MAIN BODY BRICK OF ADJOINING PLOT

ROOF TILE

A	RUSTIC RED - CALDERDALE EDGE
B	BROWN TILE - CALDERDALE EDGE
C	RUSTIC GREY - CALDERDALE EDGE

BRICK

1	MARSHALLS HUDSON SUNRISE
2	MARSHALLS HINTON RUSSET
3	TOBERMORE KINGSTON MOORLAND

BRICK DETAIL

D1	RED ENGINEERING

FASCIA'S & SOFFIT'S: BLACK
RAINWATER GOODS/FOUL: BLACK
WINDOWS: WHITE
FRONT DOOR: BLACK
DOOR FRAMES: WHITE
GARAGE DOOR: BLACK
FOOTPATH & PATIOS TO PLOTS: BUFF RAVEN FINISH
SHARED DRIVES (WHERE APPLICABLE): TARMAC
TRADITIONAL ROADS, FOOTPATHS AND CARRIAGEWAYS: TARMAC
POS FOOTPATHS: BOUND GRAVEL

REV	DATE	BY	AMENDMENTS
M	12.02.26	CW	Brick screen wall to the rear boundary of Plots 58-64 & 71 changed to close boarded fencing.
L	02.12.25	CW	Plot 57 boundary screen wall replaced with close boarded fence.
K	15.10.25	CW	Discounted open market symbol shown on relevant plots. Number of bedrooms for the Ripon HT updated on the accomodation schedule.
J	08.09.25	CW	Ecological key and symbol locations/quantities updated.
H	09.07.25	CW	Boundaries to the rear of Plots 136 & 139 garages revised.
G	10/06/25	CW	Retaining information updated to rear of Plots 1-5, 8-15 & 36-44 to suit as built. Plot 1 garage pulled away from the boundary by 500mm & turning head added on the shared drive opposite Plot 2.
F	29/04/25	JW	Engineering information added. Materials added. Ecology info added. Boundaries updated to Plots 1-5, 8-15 & 36-44 to suit as built. Plots 6, 7, 20, 21 & 76 footpaths revised. Plots 16, 19 & 23-25 parking updated. Plots 67, 91, 95, 103, 146, 149 & 161 changed to Ripon End_All house types. Screen walls & footpaths revised to relevant units associated with Plots 84-106. Garage removed from Plot 143. 450mm knee rail added.
E	23/10/24	JW	BCP location for plot 123-126 amended.
D	18/09/24	JW	Affordable ranged swapped with Discounted open market equivalent.
C	04/06/24	JW	Sales garage moved back an extra meter. SCR updated to align with layout and mine shaft locations updated in accordance with 'SDI-XOT Somercotes - strip and inspect (training)'
B	07/05/24	CW	Detached garages omitted from plots 228 & 227.
A	17/11/23	CW	Detached garages omitted from Cadeby hts.

AVANT homes
Avant House, 6 and 9 Tallys End, Barbborough, Chesterfield, S43 4WP.
Tel. 01246 573790, Fax. 01246 573 741.
www.avanthomes.co.uk

DATE:	SCALE:	DRAWN BY:
08/11/2023	1:500 @ A0	DB

DWG TITLE: Site Layout

PROJECT: Seely Fields, Somercotes

DWG No. 6170 - 200 REV. M

K:\00_PROJECTS\6170 - Seely Fields, Somercotes\3. Architecture\5. Site Layouts\1. Site Layouts\6170-200 - Seely Fields - Site Layout