

Former Care Home Site

Goodison Boulevard, Cantley

1:200 Site Layout Plan based on
Topographical Survey

GENERAL NOTES:

Do not scale from this drawing. All contractors must visit the site and be responsible for taking and checking dimensions.
All construction should be taken from figured dimensions only.
Any discrepancies between drawings, specifications and site conditions must be brought to the attention of DMBC Technical Services Department.

DMBC Technical Services accepts no responsibility or liability for any reliance placed on, or use made of, this plan by anyone other than those stated above

This layout is based on the Greenhatch Group Topographical Survey, drawing reference 40216_T_REV0 (June 21) and information has been extracted from the JCA Arboricultural Report Ref: 17034/AJB dated July 2021

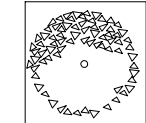
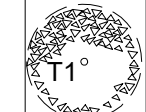
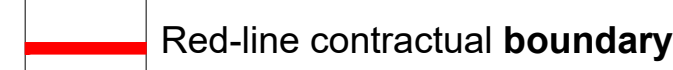
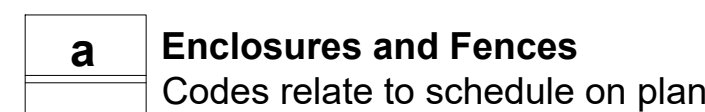
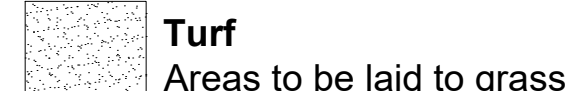
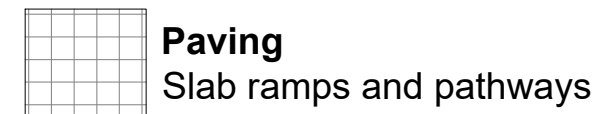
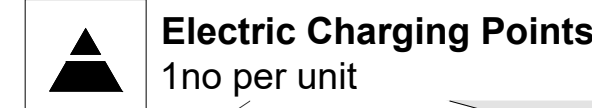
SCHEDULE OF ACCOMMODATION:

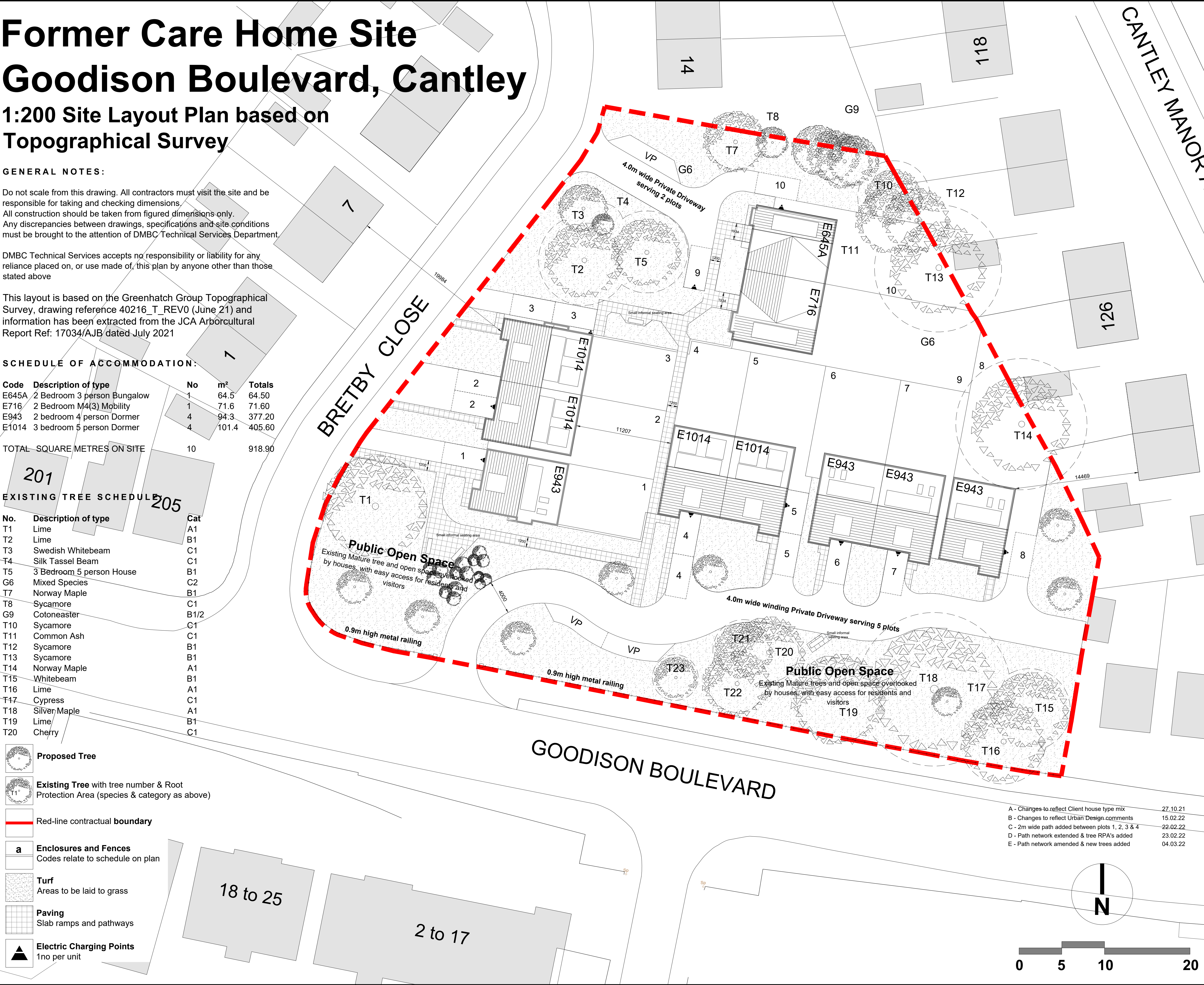
Code	Description of type	No	m ²	Totals
E645A	2 Bedroom 3 person Bungalow	1	64.5	64.50
E716	2 Bedroom M4(3) Mobility	1	71.6	71.60
E943	2 bedroom 4 person Dormer	4	94.3	377.20
E1014	3 bedroom 5 person Dormer	4	101.4	405.60

TOTAL SQUARE METRES ON SITE 10 918.90

EXISTING TREE SCHEDULE

No.	Description of type	Cat
T1	Lime	A1
T2	Lime	B1
T3	Swedish Whitebeam	C1
T4	Silk Tassel Beam	C1
T5	3 Bedroom 5 person House	B1
G6	Mixed Species	C2
T7	Norway Maple	B1
T8	Sycamore	C1
G9	Cotoneaster	B1/2
T10	Sycamore	C1
T11	Common Ash	C1
T12	Sycamore	B1
T13	Sycamore	B1
T14	Norway Maple	A1
T15	Whitebeam	B1
T16	Lime	A1
T17	Cypress	C1
T18	Silver Maple	A1
T19	Lime	B1
T20	Cherry	C1

-  **Proposed Tree**
-  **Existing Tree with tree number & Root Protection Area (species & category as above)**
-  **Red-line contractual boundary**
-  **Enclosures and Fences**
Codes relate to schedule on plan
-  **Turf**
Areas to be laid to grass
-  **Paving**
Slab ramps and pathways
-  **Electric Charging Points**
1no per unit



- A - Changes to reflect Client house type mix

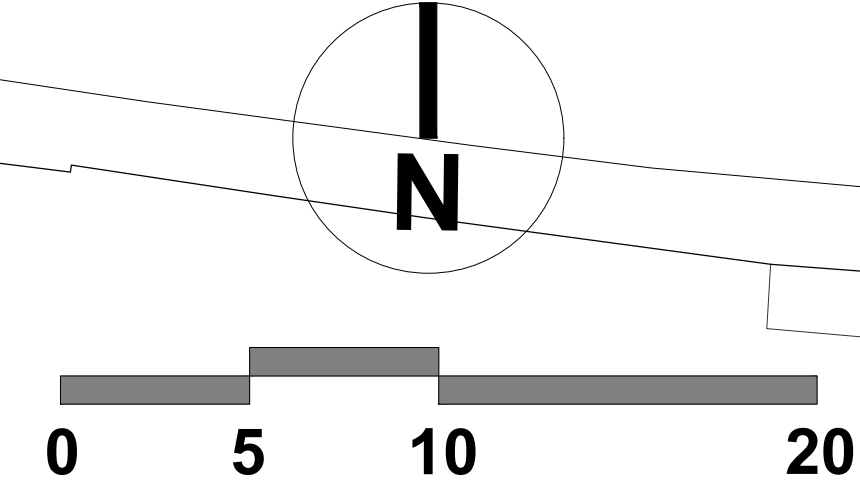
27.10.21
- B - Changes to reflect Urban Design comments

15.02.22
- C - 2m wide path added between plots 1, 2, 3 & 4

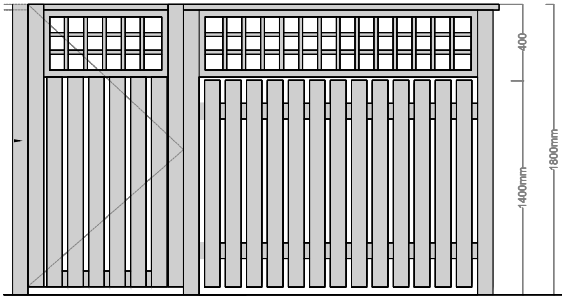
22.02.22
- D - Path network extended & tree RPA's added

23.02.22
- E - Path network amended & new trees added

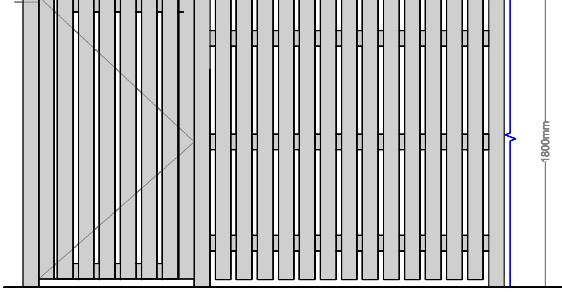
04.03.22



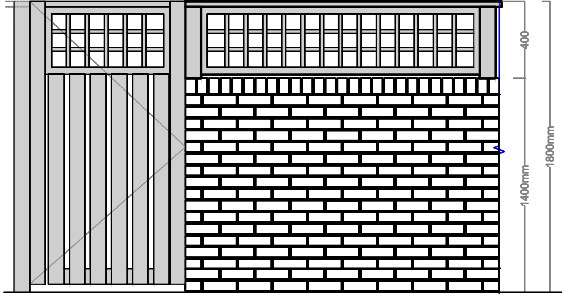
MEANS OF ENCLOSURE:



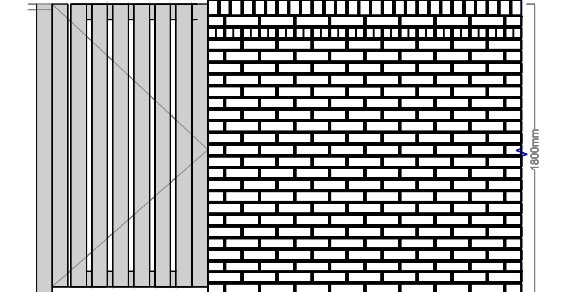
ENCLOSURE STYLE A
1800mm high timber fence with trellis top



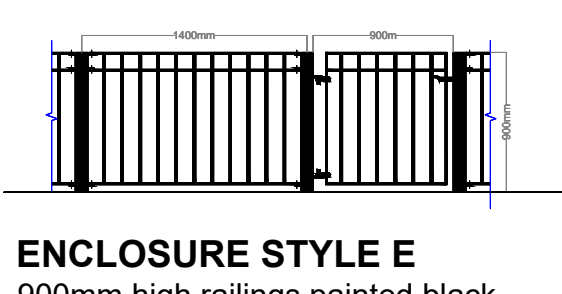
ENCLOSURE STYLE B
1800mm high timber fence



ENCLOSURE STYLE C
1800mm high brick wall with trellis top



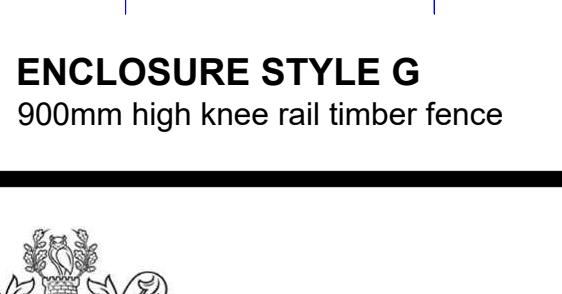
ENCLOSURE STYLE D
1800mm high brick wall



ENCLOSURE STYLE E
900mm high railings painted black



ENCLOSURE STYLE F
900mm high brick wall with piers



ENCLOSURE STYLE G
900mm high knee rail timber fence



Doncaster
Council

Property Services - Design

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Title: Former Care Home Site
Goodison Boulevard, Cantley
DONCASTER
SITE LAYOUT
Phase 2 Council Houses

Dwg No: PQ2807 /AD / 10

Scale: 1:200 @ A1 Date: Mar 22
Drawn By: PF Designed By: PF

File Location: REF Revision E