

Former Garage Site Springfield Avenue, Hatfield

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 40215_T_REV0 (Apr 21) and information has been extracted from the JCA Arboricultural Report Ref: 17033/AJB dated May 2021

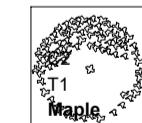

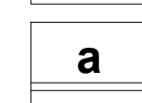
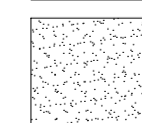
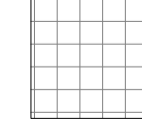

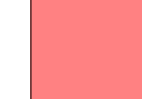
SCHEDULE OF ACCOMMODATION:

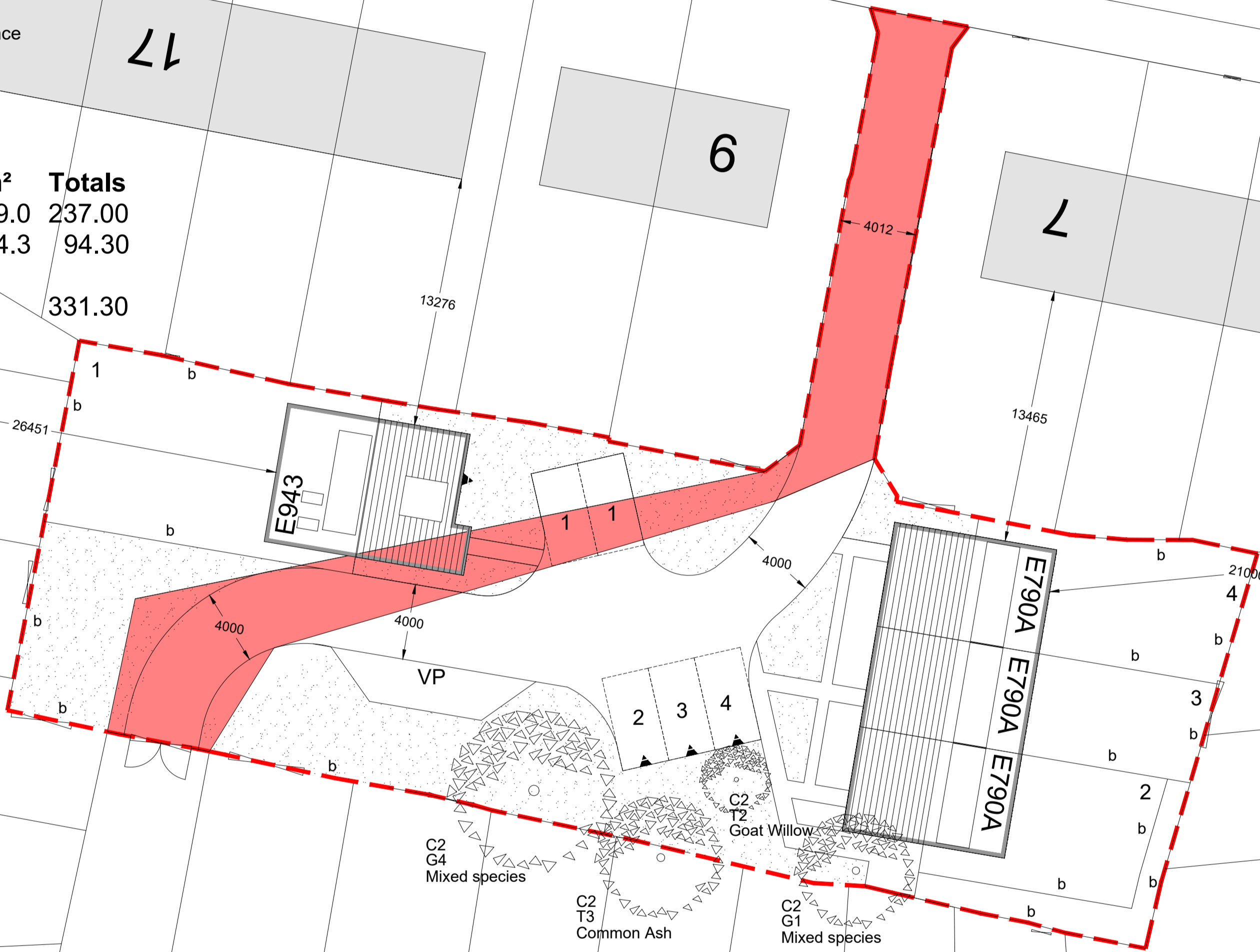
Code	Description of type	No	m ²	Totals
E790	2 Bedroom 4 person House	3	79.0	237.00
E943	2 Bedroom 4 person Dormer Bungalow	1	94.3	94.30
TOTAL	SQUARE METRES ON SITE	4		331.30

SPRINGFIELD AVENUE

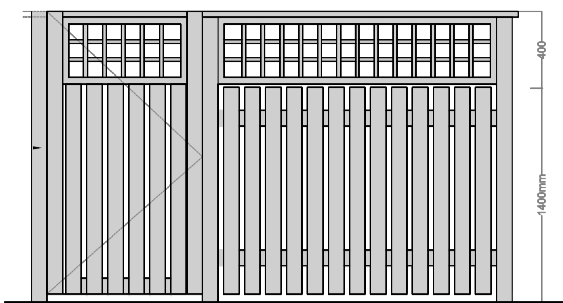
GRANGE AVENUE

LEYLAND AVENUE

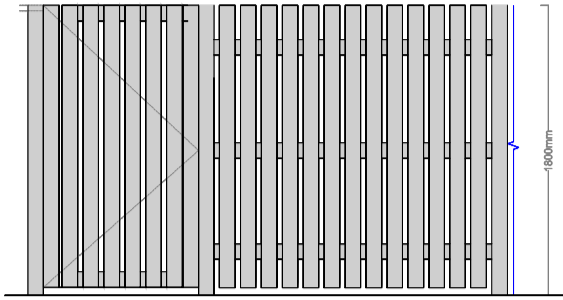
-  Existing Tree with species tree number and category
-  Red-line contractual boundary
-  Enclosures and Fences Codes relate to schedule on plan
-  Turf Areas to be laid to grass
-  Paving Slab ramps and pathways
-  Electric Charging Points 1no per unit
-  Existing legal access route to 31 Grange Avenue



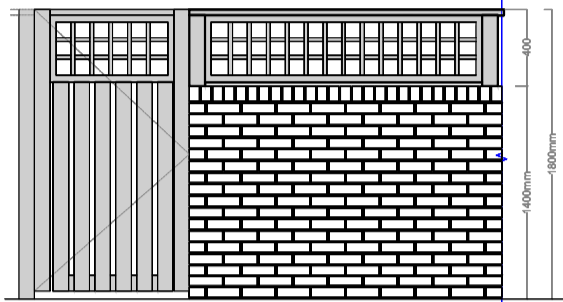
MEANS OF ENCLOSURE:



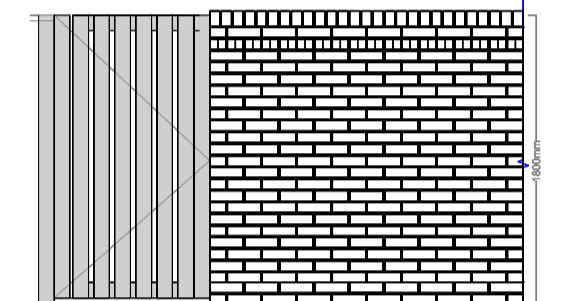
ENCLOSURE STYLE A
1800mm high timber fence with trellis top



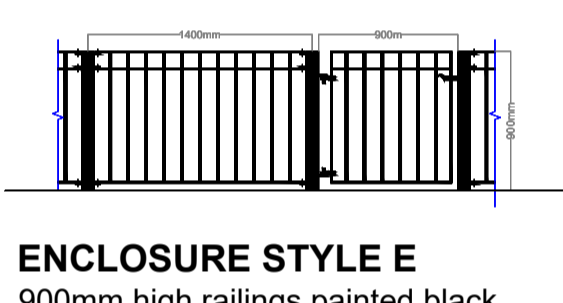
ENCLOSURE STYLE B
1800mm high timber fence



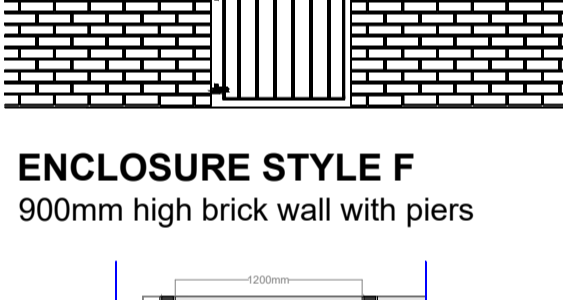
ENCLOSURE STYLE C
1800mm high brick wall with trellis top



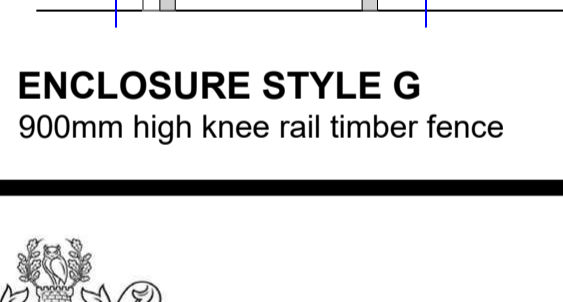
ENCLOSURE STYLE D
1800mm high brick wall



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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Former Garage Site
Springfield Avenue, Hatfield
DONCASTER
SITE LAYOUT
Phase 2 Council Houses

PQ2808 /AD / 10

1:200 @ A1	Date: May 22
Drawn By: PF	Designed By: PF

File Location: Revision