



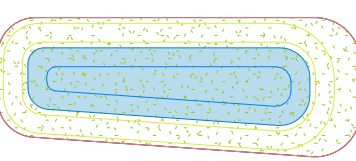
LANDSCAPING KEY:

- REAR GARDEN BIN LOCATION AREA - Waste and recycling bins as per North Lincolnshire Council requirements: to accommodate 3nr 140 litre wheeled bins and 2nr 38 litre recycling boxes per property. Small cycle storage area and shed to be provided to all properties (1nr pp).
- Water Butt 1nr per plot 150litre
- EXISTING TREES - to be removed to facilitate construction. Refer to BS5837:2012 Tree Report for details.
- EXISTING TREES - to be retained and protected during construction. Refer to BS5837:2012 Tree Report for location and details. Root Protection Zone of retained trees shown hatched.
- PROPOSED TREES - Refer to Landscape Masterplan & Planting Details for further details.
- PROPOSED TREES - OUTSIDE PRIVATE GARDENS Refer to Landscape Masterplan & Planting Details for further details.
- SURROUNDING TREES - Indicative only
- DROP-KERB - vehicle crossover to private parking bays.
- NEW ADOPTED ROAD & FOOTPATH - Tarmac Finish - Refer to details by Eastwood Consulting Engineers
- PRIVATE DRIVE - SHARED SURFACE - Brick Sets Finish - Refer to details by Eastwood Consulting Engineers
- PARKING BAYS - Parking bays. 2500mm x 5000mm
- HEDGING - to front / side gardens.600-1000mm high
- TURF - Turfing to rear garden areas 150mm topsoil certified from a 'clean' source. Refer to any site remediation requirements. Rear gardens to be rotivated and stone picked prior to turfing. Provide mowing strip (300mm) to turfed areas adjacent walls & fences.
- TURF & PLANTING AREA
- PCC PAVING FLAGS - All main access paths to be 900mm wide. Paths around perimeter of dwellings to be 900mm wide. Cross fall max 1:40.
- PROPOSED INFORMAL OPEN SPACE - 2160m²
- INDICATES REQUIRED PROPERTY DISTANCES: Indicates existing property rear elevation - 18m minimum distance Indicates existing property side elevation - 12m minimum distance
- EXISTING PYLON LOCATIONS
- RESTRICTED AREA SUBJECT TO AN EXISTING DEED OF GRANT WITH NORTHERN POWERGRID TO OVERHEAD ELECTRICITY CABLES. Defined as the land and air space under and between the overhead electric lines and within a distance of 35 feet/ 10.7m, measured horizontally outwards from the outermost conductor or earth wire on either side of the overhead electric lines. Note: The outer most cables have been surveyed and positioned as shown on the plan. The restricted area is offset by 11m to allow for any discrepancies.
- EASEMENT - Historic agreement for an underground pipeline running parallel and to the West of the un-adopted section of Park Farm Road. NOTE: The pipeline is a redundant industrial gas line owned by BOC Gases. Utility Services records available and included in the submitted D&A Statement. BOC have confirmed in writing, the pipeline can be removed.
- BOUNDARY TREATMENTS:
- A BRICK WALL - 1800mm high, 215mm thick brick wall with brick coping and piers as/ if required. Height measured from highest adjacent ground level and stepped as appropriate.
- B DIVISIONAL HIT AND MISS TIMBER FENCING 1800mm high hit and miss timber fencing with concrete posts. Height measured from highest adjacent ground level and stepped as appropriate. NB cases of retaining to be supported by gravel boards.
- C PERIMETER TIMBER FENCING 1800mm high close boarded timber fencing with concrete posts. Height measured from highest adjacent ground level and stepped as appropriate. NB cases of retaining to be supported by gravel boards.
- D METAL RAILINGS 900mm high decorative galvanised metal railings with black painted finish.
- E LINCOLNSHIRE RAILINGS 900mm high timber post and rail (3nr rails)
- EXISTING FENCING - To be retained.
- G1 1800mm high FLB timber gate with galvanised ironmongery and locking facility.
- G2 1800mm high decorative galvanised metal gate and metal gate posts with black painted finish. Gate fitted with latch.
- G3 Metal footpath barrier to Ajax Court access. Type and design to be agreed with DOCO.

SuDS/ BNG FEATURES KEY:

NOTE: Indicative Only. To be designed by Civil Engineer.

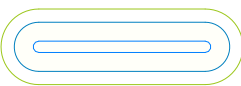
ATTENUATION BASIN -



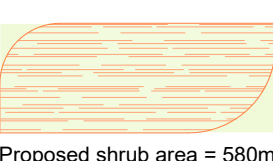
SWALE -



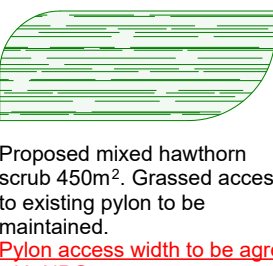
RAIN GARDEN -



NATIVE SHRUB PLANTING



MIXED SCRUB AREA -



SCHEDULE OF ACCOMMODATION:

House Type A: 1bed 2person flat 53m² (gross internal floor area) M4(1) M4(2) at ground floor level.	12nr
House Type B: 2bed 3person bungalow 65m² (gross internal floor area) M4(1).	3nr
House Type C: 1bed 2person bungalow 56m² (gross internal floor area) M4(1).	2nr
House Type D: 2bed 3person bungalow 64m² (gross internal floor area) M4(1).	1nr
House Type E: 2bed 4person house 83m² (gross internal floor area) M4(1).	20nr
House Type F: 3bed 4person house 91m² (gross internal floor area) M4(1).	2nr
House Type G: 3bed 5person house 96m² (gross internal floor area) M4(1).	11nr
House Type H: 3bed 4person house 93m² (gross internal floor area) M4(1).	3nr
House Type H1: 3bed 4person house 93m² (gross internal floor area) M4(1).	2nr
House Type J: 3bed 5person bungalow 103m² (gross internal floor area) M4(3).	1nr
House Type K: 4bed 5person house 116m² (gross internal floor area) M4(2). BME. 5b/7p house when adapted.	2nr
Total	59nr

PARKING SPACES - 74nr
1 Bed Flat - 0.5nr space per dwelling
1&2 Bed - 1nr space per dwelling
3+ Bed - 2nr spaces per dwelling (tandem)
CYCLE PARKING - 16nr (4nr visitor spaces)

DWELLINGS PER HECTARE 31.5nr

Total Site Area - 18887m² - (1.87 Hectares)

Dwellings per hectare based on the developable area - 15321m² - (1.5 Hectares) = 38.5nr

NOTE: REAR GARDEN AMENITY SPACE SIZES HAVE BEEN WORKED OUT BASED ON A MINIMUM OF 60% OF THE TOTAL INTERNAL FLOOR AREA OF EACH PROPERTY:
HT-A=32m² HT-D=38m² HT-H=56m²
X 3nr=96m² HT-E=50m² HT-H1=56m²
HT-B=39m² HT-F=91m² HT-J=62m²
HT-C=34m² HT-G=58m² HT-K=70m²

ALL PROPERTIES MEET THE MINIMUM REQUIREMENTS SET OUT ABOVE WITH THE MAJORITY FAR EXCEEDING THEM.

P3 Amendments following client comments	ST	11/08/26
P2 Amendments following client comments	ST	03/07/26
P1 First Issue	ST	23/06/26
Rev Description	Issued by	Date

REVISION

NOTES:
Do not scale from this drawing. Only figured dimensions are to be taken from this drawing. Contractor must verify all dimensions on site before commencing any work or shop drawings. Report any discrepancies to the architect before commencing work. If this drawing exceeds the quantities taken in any way the architects are to be informed before the work is initiated. Work within the Construction (Design & Management) Regulations 2015 is not to start until Pre Construction Health and Safety Information has been produced by the Principal Designer and a Principal Contractor has produced a Construction Phase Health and Safety Plan. This drawing is copyright and must not be reproduced without consent of BSB Architecture. This drawing originates from the CAD file: S:\2022\121808_Park Farm Road, Scunthorpe\010_BSB Drawings*015_In Progress\121808 - SITE_P3.rvt

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CLIENT

Ongo Developments Ltd

PROJECT

Residential Development
Park Farm Road, Scunthorpe,
North Lincolnshire

DRAWING TITLE

Proposed Site Layout

Drawing Status Planning (RIBA WS-03)	Scale 1:500	Sheet Size A1
Drawn ST	Date 11/06/26	
Checked JM	Date 03/08/26	
Drawing No. 21808_BSB_00_XX_DR_A_0025	Revision P3	