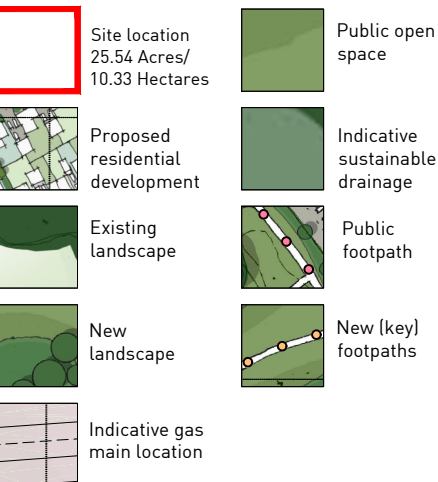


The contractor is responsible to ensure that no products are to be utilised that do not comply with relevant British and/or European Standards and/or Codes of Practice, COSHH Regulations, Construction Regulations, or which are known or suspected at the time of product selection and/or construction to be deleterious to health and safety or to the durability of the work or not in accordance with good building practices. The contractor is responsible for checking dimensions, tolerances, levels and references. This drawing is to be read in conjunction with all relevant consultants or specialists drawings. Any discrepancy to be notified to Baily Garner LLP and rectified before proceeding with the works on site or shop drawings. Where an item is covered by drawings to different scales, the larger scale drawing is to be worked to. Do not scale drawings. Figured dimensions to be worked to in all cases. This drawing and the copyrights and patents therein are the property of Baily Garner LLP and may not be used or reproduced without consent or attribution. Baily Garner LLP, 55 Charlotte Street, Birmingham, B3 1PX. 0121 236 2236. birmingham@bailygarner.co.uk



REVISION: D: C: DATE:

KEY



KEY DESIGN PRINCIPLES

1. Proposed vehicular access off Eckington Road;
2. Looped principal street;
3. Potential pedestrian crossing on Eckington Road;
4. Pedestrian connections to adjoining recreation field, bowling green and children's play area;
5. Potential pedestrian link to public footpath (subject to ownerships);
6. Principal tree lined street (street hierarchy);
7. New linear streetscape replicating existing Eckington Road building line (opposite);
8. Back to back patterns of housing (block structure principles) to tier massing with sloping landform;
9. Existing farm and dwelling to be removed;
10. Green link incorporating existing hedgerow and trees;
11. Potential location for (equipped) children's play area;
12. Ecology trail/ children's natural play;
13. Existing hedgerows retained (land safeguarded within public open space);
14. Landscaped public open space placed at high, medium and low levels of the site (filtering views of building mass from public footpath to the north);
15. Woodland walk;
16. Existing watercourse & pond;
17. Existing pumping station;
18. Approximate location of existing HP gas main (subject to confirmation of exact location through site);
19. Car free frontages overlooking green link; and
20. Steeply sloping landform.



CLIENT: RICHBOROUGH ESTATES LTD

PROJECT: LAND OFF ECKINGTON ROAD, COAL ASTON, DRONFIELD

DRAWING TITLE: PROPOSED ILLUSTRATIVE MASTERPLAN - OPTION 1
SHOWING INDICATIVE GAS MAIN LOCATION

JOB NUMBER:	DRAWING NUMBER:	REVISION:
30106	-	-
DATE:	D:	C:
01.02.2018	C.J.L	C.J.L
SCALE:	1:1000BA1	
PURPOSE OF ISSUE:	PRELIMINARY	