© Acanthus WSM Architects

The general contractor is responsible for the verification of all dimensions on site and the architect is to be informed of any discrepancy.

The status of information contained in a computer copy of this drawing shall be limited to that conveyed by the paper copy.

Revisions:

Rev A	25.06.18	HK\JDK

Boundary Key updated following design development.

Edwins Close

Catherines Walk

Lamp post.

Existing right of way formally stopped up and street furniture removed following LA approval.

Indicative location of attenuation tank. Subject to engineers detailed design.

Highway width increased to 6100mm following LA Highways approval

New 2.0m footway provided

Existing visitors parking removed, following LA approval.

Boundary taken from interpolated OS base. Location to be confirmed on site.

Existing tree to be removed.

Public footpath to subject to improvement works, Extent to be confirmed by LA.

Pedestrian access via K-frame or similar subject to further detailed design.

Bin store subject to further detailed design.

Bin store subject to further detailed design.

Removal or rear garden right of access to be confirmed.

No side window at first floor level. (plot 19 only)

Boundary to be confirmed.

Telegraph Pole to be relocated.

Schedule Of Accommodation

2B3P Ground Floor Apts Type 267	@ 67m²	04no.
2B3P First Floor Apts Type 280	@ 80m²	04no.
2B3P Bungalow Type 262	@ 63.6m²	06no.
2B4P 2 storey house Type 268	@ 68m²	22no.
2B4P 2 storey house Type 268A	@ 68m²	07no.
2B4P 2 storey house Type 278	@ 76.8m²	03no.
3B5P 2 storey house Type 384	@ 83.8m²	08no.
Total		54no.

2 no. 262 and 3no. 278 house types to be shared ownership.

Area	1.55ha	3.85acres
Density	34.8 dwellings/ha	14.0 dwellings/acre

Notes

Layout dependant upon, Arboricultural survey, Statutory Services Information & subject to Highway approval.

Drainage strategy subject to further detailed design, subject to Phase I & II Geo-technical Survey and Drainage Assessment.

Existing drainage and possible easements subject to further investigations.

Boundary Treatments & Finish floor levels subject to further detailed design.

Aspect distances subject to agreement with local authority approval.

Layout based upon topographical survey by H&H surveys ltd. Drawing Number (WSM335SP_2D) & Interpolated OS base. It has been assumed that all Trees/shrubs can be removed to facilitate proposed development.

Key

- Type 1: 900mm high black powder coated square galvanised steel railings.
- Type 2: Brick piers with artstone copings, 900mm high black powder coated square galvanised steel railings inbetween.
- Type 3: 1.8m High hit & miss treated timber fence boarded both sides. With concrete gravel board and concrete posts.
- Type 4: 1.8m High hit & miss treated timber fence boarded both sides and 300mm treated trellis. With concrete gravel board and concrete posts.
- Type 5: Dwarf brick wall with piers and artstone copings with 1.35m high hit & miss treated timber fence infill panels above.

Arboricultural Key:

- Proposed Trees shown are indicative. exact quantity and positioning to be determined.
- Existing tree to be retained.
- Existing tree root protection area.
- Existing tree to be removed.
- Proposed shrub planting.

Highways Key:

- Highway turning head amended to form new site entrance.
- Existing highway to be retained, to avoid Highway stopping up notice and drainage diversion.

Drainage Key:

- Proposed attenuation tank.

Material Schedule

- Grass/Turfed Areas.
- 600mm x 600mm flag paving.
- Tarmacadam parking space.
- Block paved Mews Court to be adopted by LA highways department.

1:250 SCALE BAR

0 1 2 5 10 20 Metres

Leeds&Yorkshire HOUSING ASSOCIATION

Drawing Status

☐	preliminary	☐	planning
☐	information	☐	tender
☐	comment	■	construction
☐	approval	☐	record/as built

Scale	1:250 @ A0
Date	June 2018
Drawn\Checked	HK\JDK
Dwg.No	2791.14.1000A

Site Layout
Catherines Walk
St Edwins Close, Barnsley
Leeds & Yorkshire HA

Acanthus WSM Architects

Studio 11, The Basilica, 2 King Charles Street, Leeds LS1 6LS. TEL. 0113 239 3414. E-Mail. architects@acanthuswsm.com