Appendix 3

Indicative Site Layout

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The general contractor is responsible for the verification 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 . Note	Date	By\Chk
A.	02.09.09	CO
Layout amended and mix altered.		
B.	26.01.11	RJJ
Three wheelchair bungalows incorporated and schedule amended to suit.		
D.	04.02.11	RJJ
Other development sites removed. 2No. 2P4B bungalows indicated		
E.	15.02.11	SH
Units increased in size. Layout revised following design development. Drawing scale increased & layout rotated to fit A1 sheet.		
F.	22.03.11	SH
Wheelchair bungalows removed at client request, replaced with x4 no. 2B4P houses. Plot numbers amended accordingly.		
G.	24.03.11	SH
Wheelchair bungalows added within additional LA site.		
H.	17.05.11	CO
Drawing now based on Topographical Surveys, Layout amended to suit.		
I.	17.05.11	CO
Minor amendments to external hard / soft landscaping, boundary treatments and car parking layouts.		

NEW LODGE CRESCENT

BEVERLEY CLOSE

KIRKSTALL ROAD

LANGSETT ROAD

GANTON PLACE

NEW LODGE CRESCENT

WENSLEY ROAD

BURN PLACE

MALTON PLACE

WENSLEY ROAD

SHERBURN ROAD

Plot 12 2B4P
Plot 11 2B4P
Plot 10 2B4P
Plot 9 2B4P
Plot 8 2B4P
Plot 7 2B4P
Plot 4 3B5P
Plot 3 3B5P
Plot 5 3B5P
Plot 6 3B5P
Plot 2 3B5P
Plot 1 3B5P
Plot 40 2B3P Wheelchair Bunglaow
Plot 39 2B3P Wheelchair Bunglaow
Plot 13 Type 3B5P
Plot 14 Type 2B4P
Plot 15 Type 3B5P
Plot 16 Type 3B5P
Plot 17 Type 3B5P
Plot 18 Type 3B5P
Plot 19 Type 4B6P
Plot 20 Type 4B6P
Plot 21 Type 4B6P
Plot 22 Type 4B6P
Plot 23 Type 4B6P
Plot 24 Type 4B6P
Plot 25 Type 3B5P
Plot 26 Type 3B5P
Plot 27 Type 2B4P
Plot 28 Type 2B4P
Plot 29 Type 3B5P
Plot 30 Type 3B5P
Plot 31 Type 2B4P
Plot 32 Type 2B4P
Plot 33 Type 2B4P
Plot 34 Type 2B4P
Plot 35 Type 2B4P
Plot 36 Type 2B4P
Plot 37 Type 2B4P
Plot 38 Type 3B5P

Schedule of Accommodation

3b5p house		-	16no.
2b4p house		-	16no.
4b6p (2.5 Storey) House		-	6no.
2b3p Wheelchair Bungalow		-	2no.
Total		**-**	**40no.**
Site area 1	0.43ha	-	1.01acres
Site area 2	0.76ha	-	1.90acres
Site area 3	0.09ha	-	0.20acres
Total area	**1.28ha**	**-**	**3.16acres**
Density	32 units / ha	-	13 units / acre

200% residents parking

NOTE: Layout dependant upon confirmation of legal site boundary; Topographical Survey; confirmation of exact sewer position, size and easement zone required; & is subject to Highway approval

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

1:500 SCALE BAR

0 5 10 20 30 Metres

DRAFT

Site Layout

Newlodge Crescent - Phase II
Barnsley
Yorkshire Housing

YORKSHIRE HOUSING

drawing status

approval
construction
preliminary
record
■ information
comment
tender

Scale 1:500 @ a1

Date Oct.2008

Drawn\Checked SH\RJJ

Dwg.No 2121.23.01I

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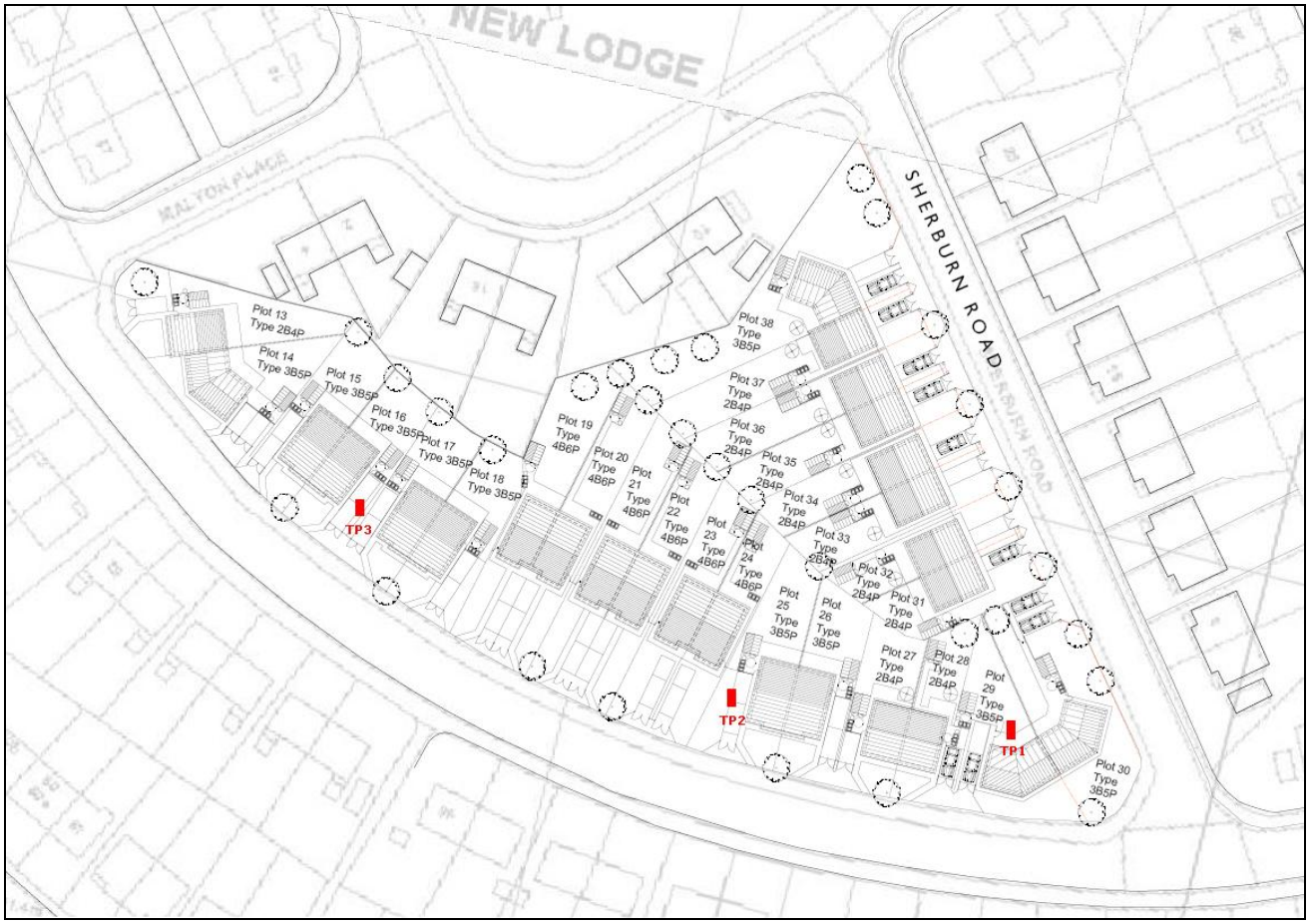
S:\2121\2 New Lodge - Phase II\Drawings\Design Information\2121.23.01I - Phase II Layout.dwg, 9:10, 19/05/2011 16:58:59, cmain, DWG To PDF.pc3, Layers: p10, ISO full bleed A1 (594.00 x 841.00 MM), 1:1

Appendix 4

Soak-away Test Results



Beverley Close, North Site.



Sherburn Road, South Site.

Soakaway Test Results

SA1 in TP1

Job No: S110508
Project: New Lodge Crescent, Barnsley
Client: Yorkshire Housing Association
Date: 10th June 2011

Soakaway Test Number = SA1

Time	Depth to Water
0	1280
1	1310
2	1350
5	1390
10	1440
15	1510
30	1660
60	1950
120	
180	

Test Pit Dimensions
Length = **1100** mm (Plan area = 0.44 m2)
Width = **400** mm
Depth = **1950** mm (Total depth)

Initial parameters
Depth to water = **1280** mm
Start time = **0** min

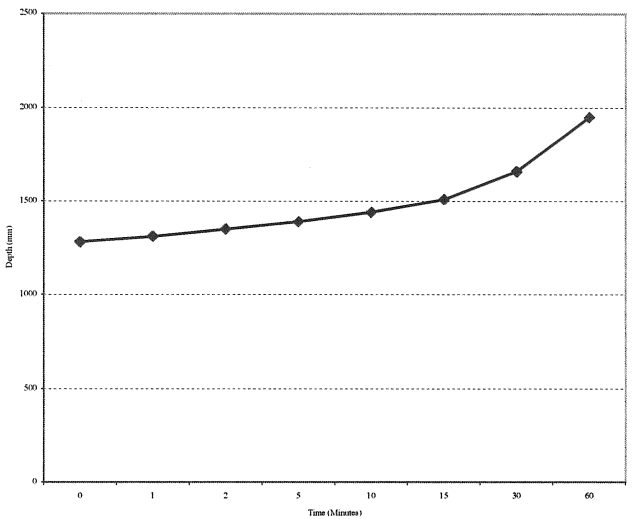
Average water depth = 335 mm
Change in water depth = 670 mm

Final parameters
Depth to water = **1950** mm
End time = **60** min

Time interval = 60 min

Average Soakaway Rate = 81.89 m3/sec*10-6
Average soakaway area = 1.45 m2 (sides + base)

Infiltration Rate = 56.67 m/sec*10-6



GROUND CONDITIONS

Depth (m)	Strata Description
0.00-1.15	Made Ground: Loose brown-grey sandy gravel fill containing brick fragments, concrete, ceramic, glass and sandstone.
1.15-1.95	Yellow-brown medium to coarse grained weathered SANDSTONE recovered as slightly clayey sand and gravel. Gravel is fine to coarse of sub-angular sandstone.

(based on BRE Digest 365)

Soakaway Test Results

SA2 in TP2

Job No: S110508
Project: New Lodge Crescent, Barnsley
Client: Yorkshire Housing Association
Date: 10th June 2011

Soakaway Test Number = SA2

Time	Depth to Water
0	1350
1	1370
2	1400
5	1450
10	1520
15	1610
30	1710
60	1800
120	
180	

Test Pit Dimensions
Length = **1200** mm (Plan area = 0.48 m2)
Width = **400** mm
Depth = **1800** mm (Total depth)

Initial parameters
Depth to water = **1350** mm
Start time = **0** min

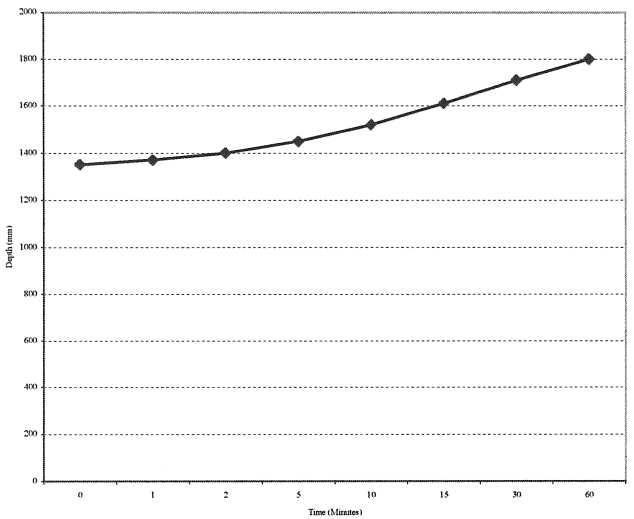
Average water depth = 225 mm
Change in water depth = 450 mm

Final parameters
Depth to water = **1800** mm
End time = **60** min

Time interval = 60 min

Average Soakaway Rate = 60.00 m3/sec*10-6
Average soakaway area = 1.20 m2 (sides + base)

Infiltration Rate = 50.00 m/sec*10-6



(based on BRE Digest 365)

GROUND CONDITIONS

Depth (m)	Strata Description
0.00-0.50	Made Ground: Loose brown-grey sandy gravel fill containing brick fragments, concrete, ceramic and sandstone.
0.50-0.85	Brown slightly clayey slightly gravelly fine to coarse SAND. Gravel is fine to coarse of sub angular sandstone.
0.85-1.80	Yellow-brown medium to coarse grained weathered SANDSTONE recovered as slightly clayey sand and gravel. Gravel is fine to coarse of sub-angular sandstone.

Soakaway Test Results

SA3 in TP3

Job No: S110508
Project: New Lodge Crescent, Barnsley
Client: Yorkshire Housing Association
Date: 10th June 2011

Soakaway Test Number = SA3

Time	Depth to Water
0	1380
1	1390
2	1410
5	1460
10	1520
15	1630
30	1720
60	1800
120	
180	

Test Pit Dimensions
Length = **1100** mm (Plan area = 0.44 m2)
Width = **400** mm
Depth = **1800** mm (Total depth)

Initial parameters
Depth to water = **1380** mm
Start time = **0** min

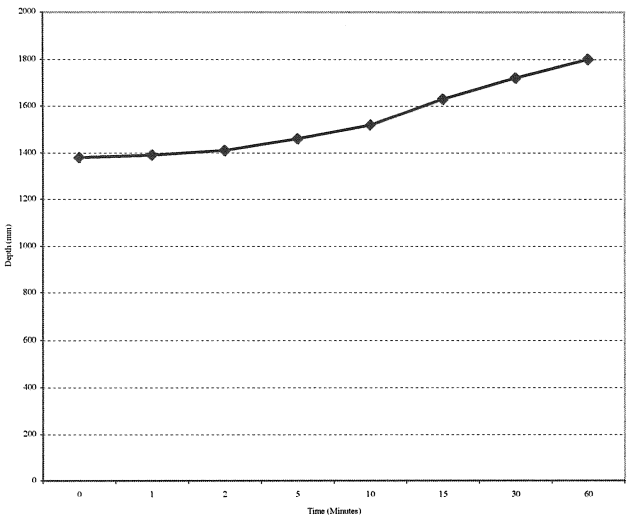
Average water depth = 210 mm
Change in water depth = 420 mm

Final parameters
Depth to water = **1800** mm
End time = **60** min

Time interval = 60 min

Average Soakaway Rate = 51.33 m3/sec*10-6
Average soakaway area = 1.07 m2 (sides + base)

Infiltration Rate = 47.98 m/sec*10-6



(based on BRE Digest 365)

GROUND CONDITIONS

Depth (m)	Strata Description
0.00-0.25	Made Ground: Patchy grass over clayey slightly gravelly sand fill.
0.25-0.70	Brown slightly clayey slightly gravelly fine to coarse SAND. Gravel is fine to coarse of sub angular sandstone.
0.70-1.80	Yellow-brown medium to coarse grained weathered SANDSTONE recovered as slightly clayey sand and gravel. Gravel is fine to coarse of sub-angular sandstone.

Soakaway Test Results

SA4 in TP4

Job No: S110508
Project: New Lodge Crescent, Barnsley
Client: Yorkshire Housing Association
Date: 10th June 2011

SOLMEK

Soakaway Test Number = SA4

Time	Depth to Water
0	1280
1	1300
2	1330
5	1400
10	1470
15	1560
30	1700
60	1950
120	
180	

Test Pit Dimensions
Length = **1100** mm (Plan area = 0.44 m2)
Width = **400** mm
Depth = **1800** mm (Total depth)

Initial parameters
Depth to water = **1280** mm
Start time = **0** min

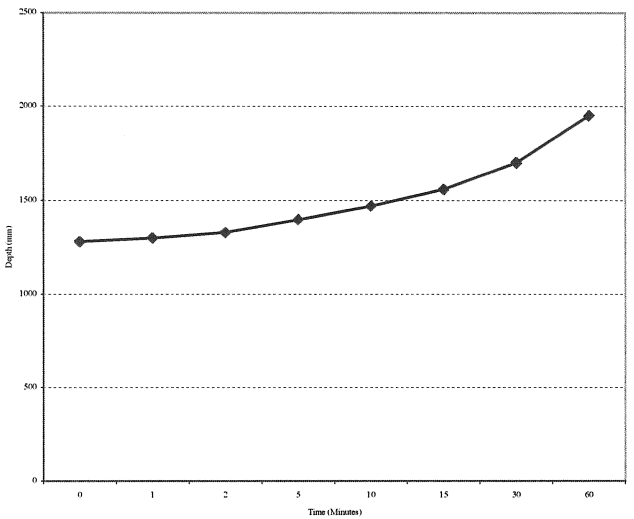
Average water depth = 185 mm
Change in water depth = 670 mm

Final parameters
Depth to water = **1950** mm
End time = **60** min

Time interval = 60 min

Average Soakaway Rate = 81.89 m3/sec*10-6
Average soakaway area = 1.00 m2 (sides + base)

Infiltration Rate = 82.30 m/sec*10-6



(based on BRE Digest 365)

GROUND CONDITIONS

Depth (m)	Strata Description
0.00-0.25	Made Ground: Patchy grass over clayey slightly gravelly sand fill.
0.25-0.70	Brown slightly clayey slightly gravelly fine to coarse SAND. Gravel is fine to coarse of sub angular sandstone.
0.70-1.80	Yellow-brown medium to coarse grained weathered SANDSTONE recovered as slightly clayey sand and gravel. Gravel is fine to coarse of sub-angular sandstone.

Soakaway Test Results

SA5 in TP6

Job No: S110508
Project: New Lodge Crescent, Barnsley
Client: Yorkshire Housing Association
Date: 10th June 2011

Soakaway Test Number = SA5

Time	Depth to Water
0	940
1	950
2	950
5	970
10	1040
15	1100
30	1200
60	1500
120	1950
180	

Test Pit Dimensions
Length = **1100** mm (Plan area = 0.44 m2)
Width = **400** mm
Depth = **1950** mm (Total depth)

Initial parameters
Depth to water = **940** mm
Start time = **0** min

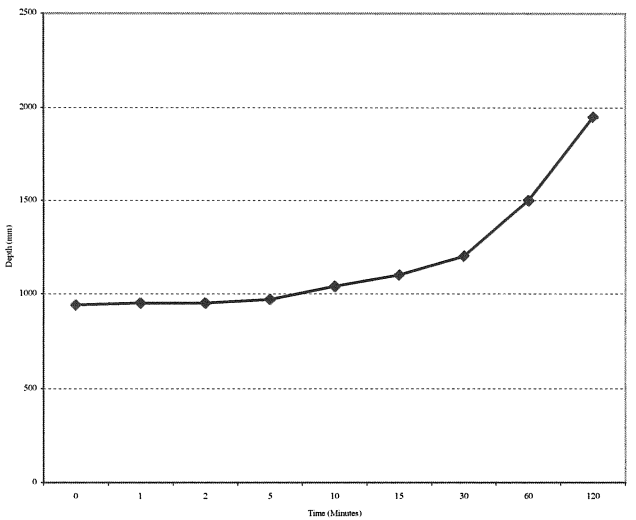
Average water depth = 505 mm
Change in water depth = 1010 mm

Final parameters
Depth to water = **1950** mm
End time = **120** min

Time interval = 120 min

Average Soakaway Rate = 61.72 m3/sec*10-6
Average soakaway area = 1.96 m2 (sides + base)

Infiltration Rate = 31.57 m/sec*10-6



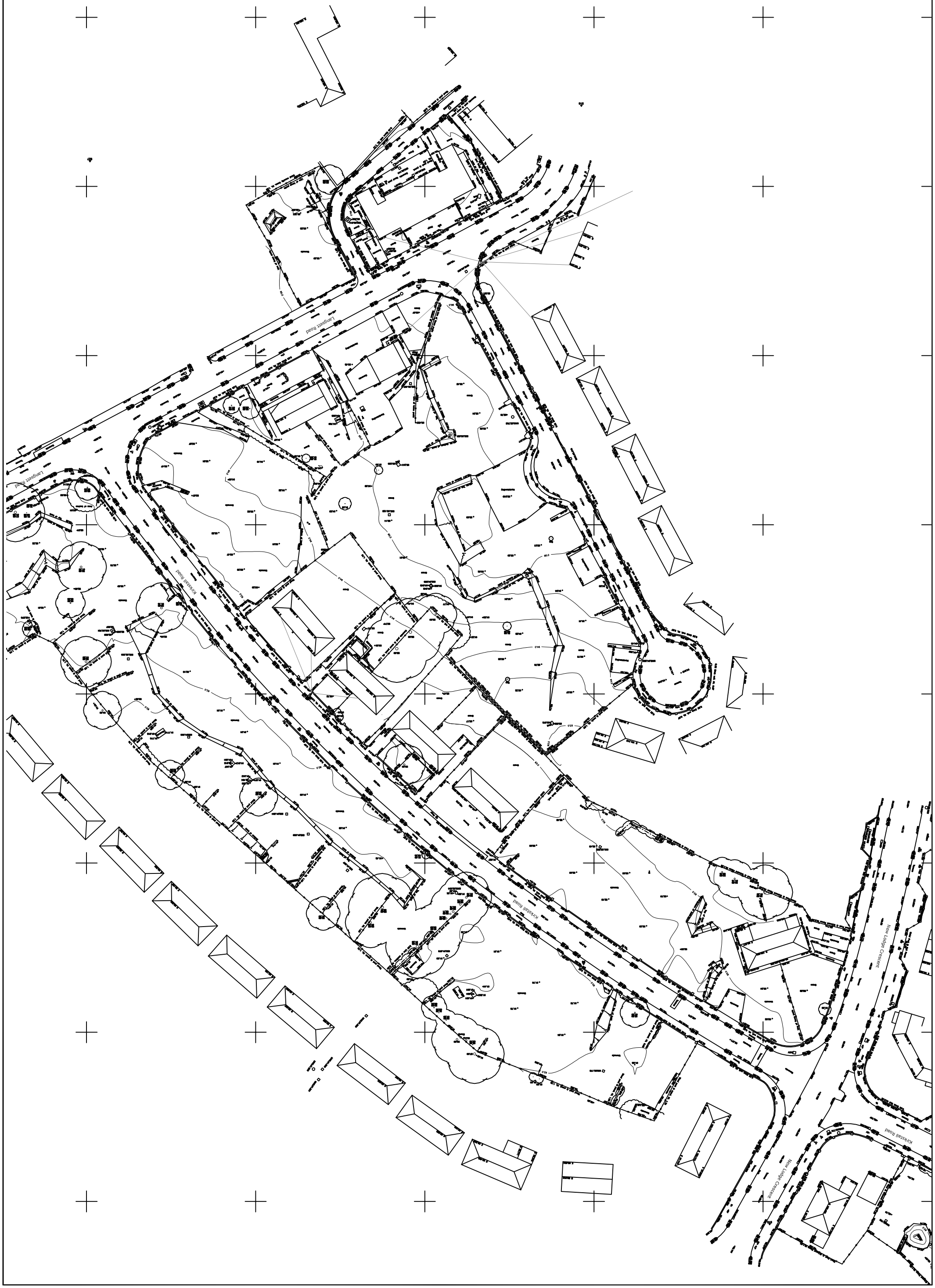
(based on BRE Digest 365)

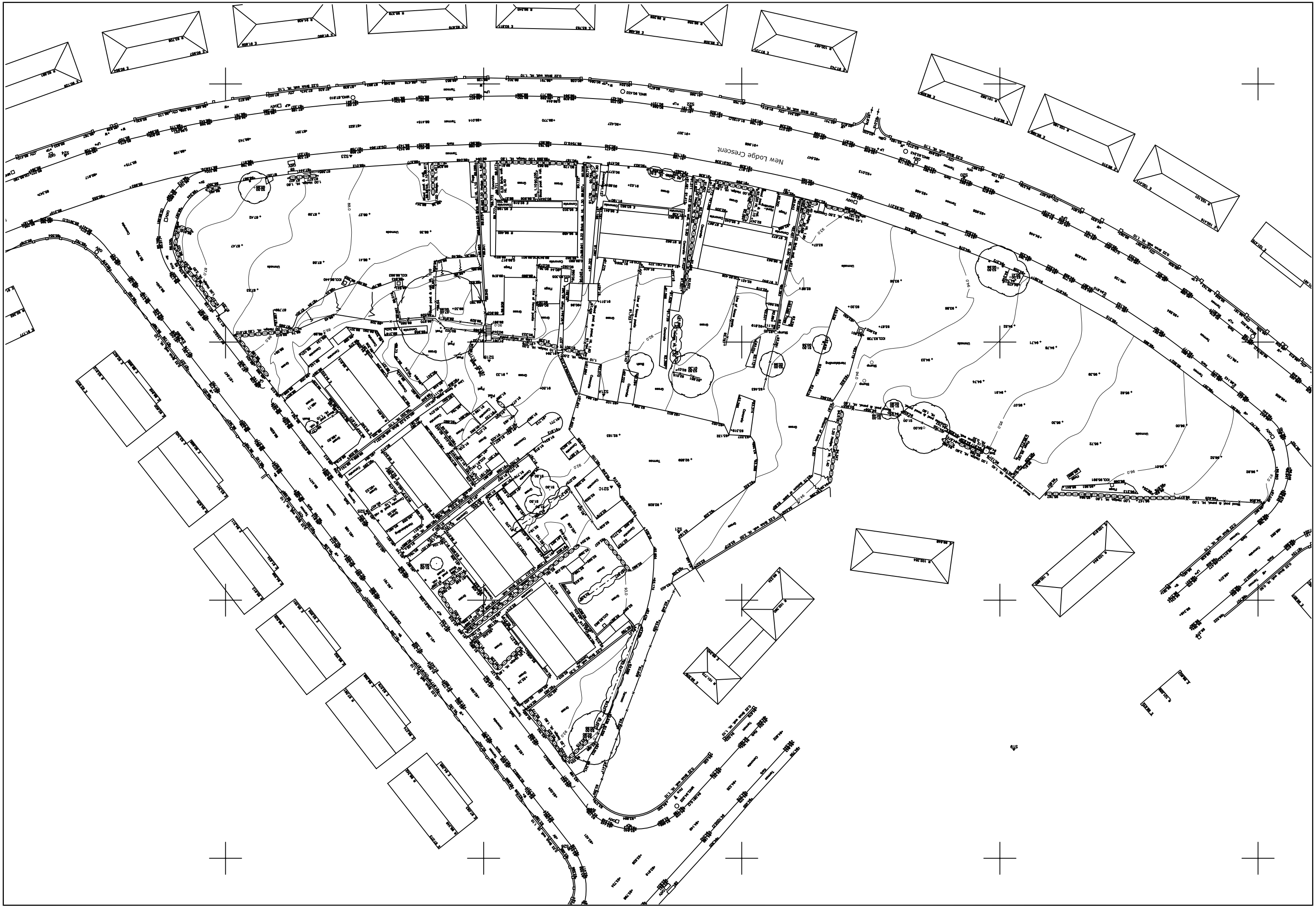
GROUND CONDITIONS

Depth (m)	Strata Description
0.00-0.50	Made Ground: Tall grass over sandy slightly gravelly topsoil.
0.50-0.95	Brown slightly clayey slightly gravelly fine to coarse SAND. Gravel is fine to coarse of sub angular sandstone.
0.95-1.95	Yellow-brown medium to coarse grained weathered SANDSTONE recovered as slightly clayey sand and gravel. Gravel is fine to coarse of sub-angular sandstone.

Appendix 5

Site Topographical Survey


Langsett Road
Kirkstall Road
New Lodge Crescent


New Lodge Crescent