

Schedule of Accommodation

2B3P

Wheelchair user bungalow - 79.3m² - 2no.

Total

- 2no.

Site area

0.09ha - 0.2 acres

Density

22 units / ha - 10 units / acre

General Notes

Layout dependant upon confirmation of legal site boundary & subject to Highway approval.

Boundary treatments, retaining walls & finish floor levels subject to further detailed design. Layout based on topographical survey.

Additional Standards - to be satisfied by full compliance with the requirements set out within the following document: Wheelchair Housing Design Guide, Second Edition.

Key:

1m high powder coated galvanised mild square steel railings (Colour RAL 7016).

2.0m high close boarded timber fence with feather edge boards.

1.8m x 1.8m high close boarded timber privacy screen, incorporating 300mm trellis to the top.

1.5m high close boarded timber fence with feather edge boards.

Key:

- Rotary Drier

- Bins

- Driveway Gates (1.0m high, to match proposed railings).

- Compost Bin

- Proposed tree

- Plot Entrance point

- Bins (1500 turning circle for CfSH)

The site layout plan shows two plots, Plot 01 and Plot 02, each measuring 79.3m². The plots are situated between Langsett Road to the north and Mensley Road to the west. Plot 01 is on the right and Plot 02 is on the left. The plan details various boundary treatments, including 1m high powder coated galvanised mild square steel railings, 2.0m high close boarded timber fences, and 1.8m x 1.8m high close boarded timber privacy screens. It also shows existing structures, such as a 1.0m high brick wall and a 1.3m stone wall, and proposed developments, including a 2m high vertical close board timber fence and a 1.5m high close boarded timber fence. The plan includes details on roads, including an existing tarmac road and a proposed village green development. It also shows existing stone walls, a 1.2m high wall with weld mesh fence, and a 1m high stone wall. The plan includes a key for various symbols, such as rotary driers, bins, driveway gates, compost bins, proposed trees, plot entrance points, and bins (1500 turning circle for CfSH). The plan also includes a scale bar and a north arrow.

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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.

Design Criteria

Site to comply with the following design criteria subject to confirmation of the form of construction and assessment by an external accredited assessor.

Design and Quality Standards: (WC H)

Code for Sustainable Homes Level: (3)

BREEAM Rating: (NA)

Lifetime Homes: (No)

Building For Life Minimum Score: (12)

Secured by Design: (Full - Buildings & site)

Revisions:

Rev.	Date	By/Chk
A	10/12/13	SH/DRD
B	05/12/14	SH/DRP
C	06/01/15	SH/JRW
D	03/02/15	SH/KO
E	05/03/15	JR/KO

1:200 SCALE BAR
0 1 2 5 10 20 Metres

Site Layout
Langsett Road
Barnsley
Yorkshire Housing

Contract Document

YORKSHIRE HOUSING

Drawing Status

preliminary

information

comment

approval

planning

tender

construction

record/as built

Scale

1:200 @ a2

Date

May 2013

Drawn/Checked

SH/JRW

Dwg.No

2121.82.601E

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