

Schedule of Accommodation

Type A - 2b4p house @ 72m²

Type B - 3b5p house @ 85m²

Total

- 21 no.

- 6 no.

- 27 no.

Site area 0.73 ha - 1.80 acres

Density 37 units/ha - 15 units/acre

General Notes:

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

Permeable block paving shall be provided to proposed car parking bays & highway where shown.

Boundary Treatments & Finish floor levels subject to further detailed design. Exact location of retaining walls to be determined by construction method and wall type. Appropriate drainage shall be provided to base of retaining walls to engineers details.

Existing trees shown as Topographical Survey.

Existing services present on site, confirmation required of status. May require capping off, closures, diversion and / or grubbing up.

Refer to existing services plans for approximate positions of existing services. Exact positions and depths of existing services to be confirmed by contractor on site. All services to be relocated / removed to be confirmed and necessary arrangements made by contractor. Information on drawing is indicative only. All necessary diversions and Wayleave agreements to be arranged by main contractor.

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

Site layout based on topographical survey 6791/11 by Ellam.

Site visit not undertaken.

Highways Requirements

Existing highways shall be resurfaced to the centre line of the road where affected by the works, including but not limited to provision of; dropped crossings, dropped kerbs street furniture relocation and formation of new junctions & existing services tracing/diversion/grubbing up/capping off/connections.

Existing footways shall be resurfaced where affected by the proposed development, including but not limited to provision of; footway widening, re-grading, dropped crossings, dropped kerbs, relocation / removal of street furniture, existing services tracing/diversion/grubbing up/capping off/connections.

Localised street lighting is to be upgraded in line with local authority requirements.

Home zones to be ramped and block paved with tabled footways. 700mm min wide verges to be block paved.

All new highways, footpaths & verges to be adopted. Highways design shall follow the guidance within the South Yorkshire Residential Street Design Guide, Local Authority requirements, Department for Transport guidance and statutory requirements.

Exact position and design of Highway works to be picked up as part of Section 38 application.

Legend

0.45m high timber knee rail.

Typical 1.0m high powder coated metal railings.

Typical 1.5m high hit & miss timber fence boarded both sides. Concrete posts.

Typical 1.8m high hit & miss timber fence boarded both sides. Concrete posts.

Typical 1.0m high brick piers with 0.5m high powder coated metal railings on 0.5m high dwarf brick wall between. Brick on edge wall capping.

Typical 1.8m high brick piers with 0.9m high hit & miss timber fence boarded both sides on 0.9m high brick wall between. Brick on edge wall capping.

Typical 1.8m high brick piers with 1.8m high powder coated metal railings between.

Timber sheds (size TBC)

Rotary dryer (50m minimum usable line)

Proposed trees

Existing trees to be retained

Existing tree to be removed

Indicative Landscape Layout

Newstead Rd, Athersley

Leeds & Yorkshire Housing Association

Leeds & Yorkshire HOUSING ASSOCIATION

Drawing Status

☐ preliminary

☐ information

☐ comment

☐ approval

☒ planning

☐ tender

☐ construction

☐ record/as built

Scale 1:250 @ A1

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Drawn/Checked JDK/JRW

Dwg No 2791.01.105

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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: (G) General needs.
- Code for Sustainable Homes Level: (3)
- BREEAM Rating: (NA)
- Lifetime Homes: (No)
- Building For Life Minimum Score: (12) Standard Development
- Secured by Design: (S) Buildings and Site

Revisions: