

Rev	Date	By/CN
A	15/08/11	SHDCP
B	17/08/11	SHDCP
C	20/08/11	SHDCP
D	20/08/11	SHDCP
E	20/08/11	SHDCP
F	20/08/11	SHDCP
G	20/08/11	SHDCP
H	20/08/11	SHDCP
I	20/08/11	SHDCP
J	20/08/11	SHDCP
K	20/08/11	SHDCP
L	20/08/11	SHDCP
M	20/08/11	SHDCP
N	20/08/11	SHDCP
O	20/08/11	SHDCP
P	20/08/11	SHDCP
Q	20/08/11	SHDCP
R	20/08/11	SHDCP
S	20/08/11	SHDCP
T	20/08/11	SHDCP
U	20/08/11	SHDCP
V	20/08/11	SHDCP
W	20/08/11	SHDCP
X	20/08/11	SHDCP
Y	20/08/11	SHDCP
Z	20/08/11	SHDCP

Boundary Type A - 1.8m high close boarded timber fence

Boundary Type B - 1.8m high close boarded timber fence with 600mm trellis on top - 2.4m overall height.

Boundary Type C - 1.5m high close boarded timber fence.

Boundary Type D - 1.5m high close boarded timber fence with 300mm trellis to top overall height 1.8m high.

Boundary Type E - 1.1m high powder coated mild square steel railings

Boundary Type F - Dwarf brick wall with railings above 1.1m high overall

Boundary Type G - Brick faced Retaining wall.

Boundary Type H - Brick faced retaining wall with close boarded timber fence above 1.8m high overall.

Boundary Type J - Brick faced retaining wall with metal railings above in between plots where a change in level occurs. 1.1m high railings minimum above highest external level.

Boundary Type K - Brick faced retaining wall with metal railings above to rear of parking bay to plot 9.

Boundary Type L - Brick faced retaining wall with metal railings above in between highway (at high level) and plot 18 (at lower level). Railings 1.1m high (above highest ground level).

Boundary Type M - Brick faced retaining wall with close boarded timber fence above in between highway (at high level) and plot 18 (at lower level). Fence 1.8m high (above highest ground level).

Boundary Type N - Brick faced retaining wall with railings (1.1m high, above highest ground level) to rear garden areas with significant level change. Incorporating Precast concrete steps to specialist design. Height of wall varies.

Boundary Type P - 1.8 high powder coated metal railings to top of existing stone wall adjacent to Burton Road.

Boundary Type Q - 1.8 high powder coated metal railings to top of new random rubble stone wall to match existing wall adjacent to Burton Road.

Boundary Type R - 1.5 high powder coated metal railings to top of new random rubble stone wall to match existing wall adjacent to Burton Road.

Boundary Type S - 1.1 high powder coated metal railings to top of new random rubble stone wall to match existing wall adjacent to Burton Road.

Flag on edge

Primary Tree Root Protection Barrier as Barnes Associates drawing BA3310PRO

Secondary Tree Root Protection Barrier as Barnes Associates drawing BA3310PRO

Rotary Drier (minimum amount of line required to be 6m).

Bin stores (3no. 240L bins)

Timber Shed (1.8 x 2.4m to provide 2no. cycle spaces & 1m² tool space)

Soft Landscaping

Grass / Turfed area

Shrubs / Planting Area

Interpolated Statutory Services Information

Foul Sewer Sewer 225Ø

Surface Water Drain 375Ø

Note: Based on statutory services information and topographical survey drawing. Exact routes and conditions to be determined by CCTV survey trace.

1:250 SCALE BAR

0 1 2 5 10 20 Metres

Site Layout

Burton Road, Barnsley

Yorkshire Housing

drawing status

approval

construction

preliminary

record

information

comment

tender

Scale 1:250 @ A1

Date July 2011

Drawn/Checked SH/JRW

Dwg No 2121.50.100C

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W.S.M. Architects

Schedule of Accommodation

2b4p

Split Level House - Type D - 91.1m² - 3
Two Storey House - Type E - 79.6m² - 8
Two Storey Mid Terrace House - Type F - 88.9m² - 1

- 12no.

3b5p

Split Level House - Type A - 102.2m² - 6
Split Level House - Type B - 106.1m² - 7
Mid Terrace Split Level House - Type C - 116.9m² - 1
Two Storey House - Type G - 85.2m² - 3
Two Storey House - Type H - 88m² - 1

- 18no.

Total - 30no.

Site area 0.92ha - 2.27acres

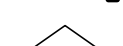
Density 33 units / ha - 13 units / acre



PLOT TYPE A



PLOT TYPE B, C, D



PLOT TYPE E, F, G

General Notes:

1. Rear garden access to split level units via precast concrete steps with treated timber mopstick handrail. Void below to be closed off via brickwork wall (to continue up 1.1m high above each tread. The retaining walls to faced up in brickwork to match proposed facing brickwork of adjacent plot. Powder coated metal barrier railing (black to match other proposed railings) 1.1m high on top of retaining wall. Notwithstanding the requirements of secured by design a minimum railing, fence, wall height is required to the top of all retaining walls (see typical external works details).

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

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

Boundary Treatments & Finish floor levels subject to further detailed design. Exact location of retaining walls to be determined by construction method and wall type. Refer to boundary details and external works drawings or further details of boundaries.

Layout based MET Surveys Topographical survey 10035-321_2DT & Barnes Associates Tree Survey BA3310TS plan.

Drawing based on client approved layout (08/08/11) 2121/50/002 Revision G

