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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.	Date	By\Chk	Note
A	15/08/11	SH/DP	Levels updated & boundary amendments. Additional annotation added.
B	17/08/11	SH/DP	Boundary amendments. Areas tweaked to reflect GA layouts.
C	26/08/11	SH/DRD	Boundary treatments following consultation with secured by design officer. 600mm high trellis to be provided on top of 1.8m high close boarded timber fence to East and Southern site boundaries along the whole length. Giving a 2.4m total height of boundary. Timber rail to top of retaining wall to terraced gardens (Plots 19-20 & 27-30) omitted. 1.1m high powder coated metal high railings (to match rest of development) added to top of retaining wall. Plots 19-20 repositioned, plot 20 rotated through 90 degree's and unit type amended accordingly in line with planning officer's comments.

Legend

- 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 above1.1m 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 higway (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.

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 tred. 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 II 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

Burton Road

New stone boundary wall with gatepost entry pier and metal railings above 1.8m height overall.

Public Footpath

New 2.4m high close boarded timber fence 1.8m high with 60mm trellis on top, to replace existing.

Existing tree / shrub screen outside site boundary, see arboricultural report.

New stone boundary wall with gatepost entry pier and metal railings above 1.1m height overall.

Proposed highway entrance subject to Highway approval

New stone boundary wall with gatepost entry pier and metal railings above 1.1m height overall.

New stone boundary wall with infill metal railings above, 1800mm high O/A.

Brick Retaining wall with treated 1.1m high powder coated metal railings above.

Hedgerow / shrub planting.

Existing stone wall 1.4m High.

powder coated metal railings above existing stone wall 1800mm high O/A.

Re-patch existing stone wall to former bus stop location with stone to match existing.

Existing stone wall 1.4m High.

Existing stone retaining wall as topo survey

Existing stone wall 0.8m High.

Adverse possession

New 1.8m high close boarded timber fence to abut existing.

New 2.4m high close boarded timber fence 1.8m high with 600mm trellis on top, to replace existing.

New 2.4m high close boarded timber fence 1.8m high with 600mm trellis on top, to replace existing.

Soft landscaped area - Shrubs & Trees

1.1m high brickwork wall vehicle barrier. 1:4 embankment to engineers proposals

Soft landscaped Area

Lower Plateaux

Tree Root Protection Zone

Tarmacadam surface

Block Pavers surface

Parking Plot 9

VP

Retaining Wall

Dwarf wall & railings

1:150 Gradient

1:150 Fall

1:40 Gross Fall

1:40

1:15 Fall

1:15 Gradient

Vertical Curve

Plot 1 Type G 3B5P FFL: 89.890
Plot 2 Type E 2B4P FFL: 89.890
Plot 3 Type D 2B4P FFL: 90.300 / FFL: 87.600
Plot 4 Type D 2B4P FFL: 90.300 / FFL: 87.600
Plot 5 Type B 3B5P FFL: 90.280 / FFL: 87.560
Plot 6 Type B 3B5P FFL: 90.280 / FFL: 87.560
Plot 7 Type B 3B5P FFL: 90.280 / FFL: 87.580
Plot 8 Type B 3B5P FFL: 90.280 / FFL: 87.580
Plot 9 Type D 2B4P FFL: 88.900 / FFL: 87.200
Plot 10 Type B 3B5P FFL: 89.900 / FFL: 87.200
Plot 11 Type B 3B5P FFL: 89.150 / FFL: 86.450
Plot 12 Type B 3B5P FFL: 89.150 / FFL: 86.450
Plot 13 Type C 3B5P FFL: 89.150 / FFL: 86.450
Plot 14 Type E 2B4P FFL: 89.300
Plot 15 Type F 2B4P FFL: 89.300
Plot 16 Type E 2B4P FFL: 89.300
Plot 17 Type E 2B4P FFL: 90.300
Plot 18 Type E 2B4P FFL: 90.300
Plot 19 Type G 3B5P FFL: 92.180
Plot 20 Type H 3B5P FFL: 92.680
Plot 21 Type A 3B5P FFL: 95.200 / FFL: 92.500
Plot 22 Type A 3B5P FFL: 95.200 / FFL: 92.500
Plot 23 Type A 3B5P FFL: 93.985 / FFL: 91.285
Plot 24 Type A 3B5P FFL: 93.985 / FFL: 91.285
Plot 25 Type A 3B5P FFL: 93.000 / FFL: 90.300
Plot 26 Type A 3B5P FFL: 93.000 / FFL: 90.300
Plot 27 Type G 3B5P FFL: 90.350
Plot 28 Type E 2B4P FFL: 90.350
Plot 29 Type E 2B4P FFL: 90.100
Plot 30 Type E 2B4P FFL: 90.100

MH1 CL 87.21 IL 84.49 PIPE A 375ø PIPE B 225ø
MH2 CL 87.14 IL 83.91 PIPE A 225ø PIPE B 150ø
MH3 CL 86.64 IL 86.02 PIPE A 150ø PIPE B 100ø
MH4 CL 92.05 UTR COVER LOCATION IN BUSY ROAD
MH5 CL 92.13 UTR COVER LOCATION IN BUSY ROAD
MH6 MH7 CL 93.22 CABLE DUCT
MH7 CL 94.92 IL 92.65 PIPES 225ø
MH8 CL 94.98 IL 93.08 PIPES 225ø SILTED

MKR POST
BUSH
POST D
FOE

1:250 SCALE BAR
0 1 2 5 10 20 Metres

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

Site Layout

Burton Road, Barnsley
Yorkshire Housing

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