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The general contractor is responsible for the verification of 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.A 21.12.17 HKURW
Additional bins indicated, to comply with LA requirement.
Tree Survey overlaid, key updated.
Attenuation tank and pumping station added to layout.

Edwins Close

Lamp post.

Existing right of way formally stopped up and street furniture removed following LA approval.

Pumping station and attenuation tank. See ARP's latest drainage drawing for details.

Highway width increased to 6100mm following LA Highways approval.

New 2.0m footway provided.

Catherines Walk

Existing visitors parking removed, following LA approval.

Boundary taken from interpolated OS base. Location to be confirmed on site.

Existing tree to be removed.

Public footpath to subject to improvement works, Extent to be confirmed by LA.

Pedestrian access via K-frame or similar subject to further detailed design.

Bin store subject to further detailed design.

Removal or rear garden right of access to be confirmed.

Boundary to be confirmed.

Telegraph Pole to be relocated.

Plot 01
Plot 02
Plot 03
Plot 04
Plot 05
Plot 06
Plot 07
Plot 08
Plot 09
Plot 10
Plot 11
Plot 12
Plot 13
Plot 14
Plot 15
Plot 16
Plots 17 - 20
Plot 21
Plot 22
Plot 23
Plot 24
Plots 25 - 28
Plot 29
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Plot 51
Plot 52
Plot 53
Plot 54

G1 G2 G6 G12 G14 G15
H5 H8 H9
T3 T4 T9 T10 T11 T13

Schedule Of Accommodation

2B3P Ground Floor Apts Type 267	@ 67.0m²	04no.
2B3P First Floor Apts Type 280	@ 80.0m²	04no.
2B3P Bungalow Type 262	@ 63.6m²	06no.
2B4P 2 storey house Type 278	@ 78.3m²	22no.
2B4P 2 storey house Type 277A	@ 76.8m²	10no.
3B5P 2 storey house Type 384	@ 83.8m²	08no.
Total		54no.

Area 1.55ha 3.85acres
Density 34.8 dwellings/ha 14.0 dwellings/acre

Notes

Layout dependant upon, Arboricultural survey, Statutory Services Information & subject to Highway approval.

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

Existing drainage and possible easements subject to further investigations.

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

Aspect distances subject to agreement with local authority approval.

Layout based upon topographical survey by H&H surveys ltd. Drawing Number (WSM3355P_2D) & Interpolated OS base. It has been assumed that all Trees/shrubs can be removed to facilitate proposed development.

Attenuation tank / Pumping station as per ARP's drawing (1315/03/SK02-RevA)

Key

- Land owned by Barnsley Council in accordance with Deed Met 1957 - SYK545109.
- Land Owned by third party.
- Secondary Aspect/ Side Elevation Feature.
- 1.8m High hit & miss treated timber fence boarded both sides, With concrete gravel board and concrete posts.
- 900mm high powder coated Galvanised steel railings. Colour to be confirmed.
- 450mm dwarf brick wall with piers and artstone copings with 1.35m high hit & miss treated timber fence infill panels above.
- 1.1m high dwarf brick wall, piers and artstone copings with powder coated galvanised steel railings. Colour to be confirmed.
- Brick piers with artstone copings, powder coated galvanised steel railings inbetween, colour to be confirmed.

Arboricultural Key:

- Proposed Trees shown are indicative, exact quantity and positioning to be determined.
- Existing tree to be retained.
- Existing tree root protection area.
- Existing tree to be removed.
- Proposed shrub planting.

Highways Key:

- Highway turning head amended to form new site entrance.
- Existing highway to be retained, to avoid Highway stopping up notice and drainage diversion.

Drainage Key:

- Proposed attenuation tank.
- Proposed pumping station.

Material Schedule

- Grass/Turfed Areas.
- 600mm x 600mm Marshall Saxon or similar approved flag paving.
- Tarmacadam parking space.
- Block paved Mews Court to be adopted by LA highways department.

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

Site Layout
Catherines Walk
St Edwins Close, Barnsley
Leeds & Yorkshire Housing Association

Leeds&Yorkshire HOUSING ASSOCIATION

Drawing Status			
preliminary		■	planning
information			tender
comment			construction
approval			record/as built

Scale	1:250 @ A0
Date	October 2017
Drawn/Checked	HKURW
Dwg.No	2791.14.102A

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