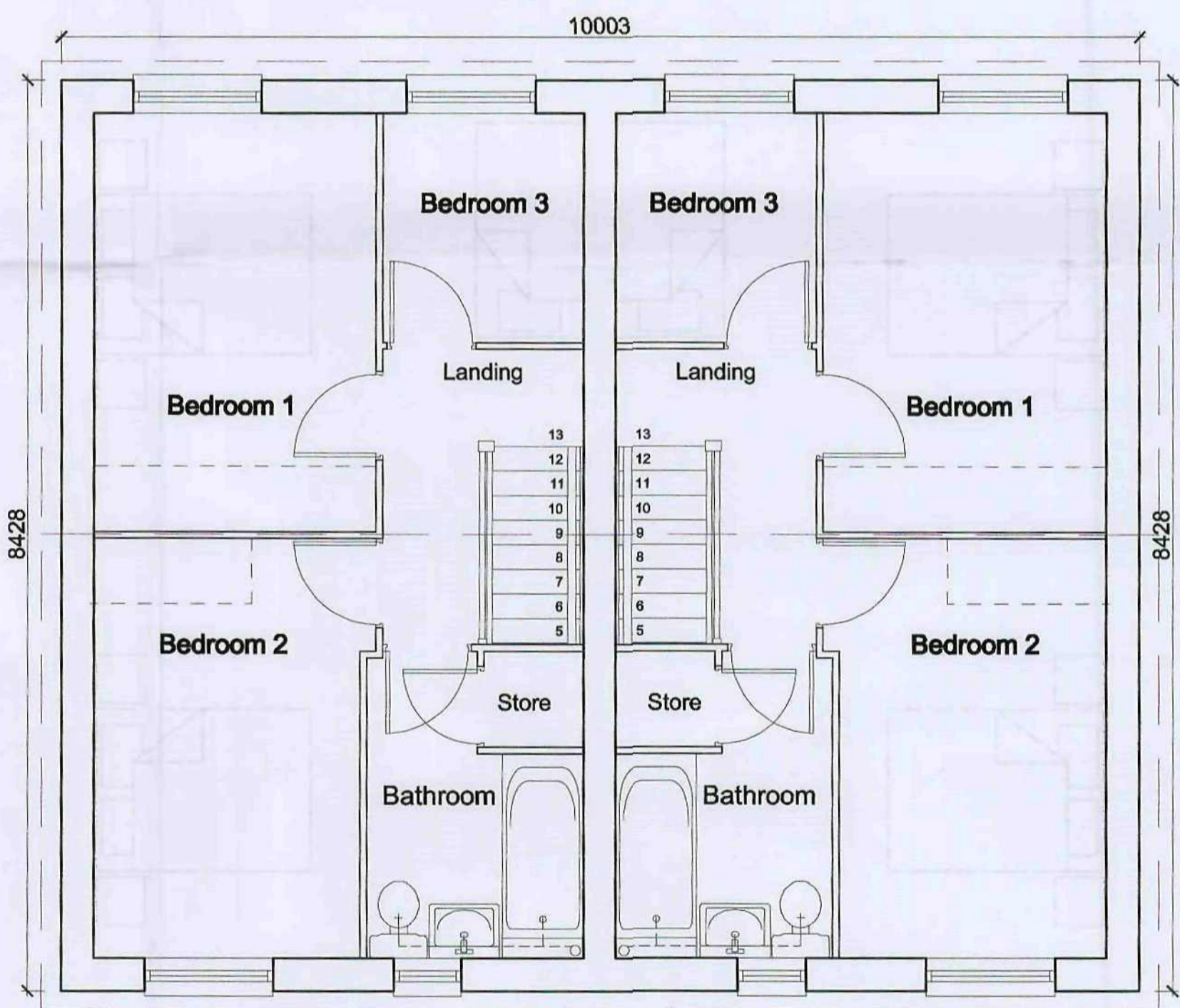


Ground Floor Plan



First Floor Plan

Barnsley Metropolitan Council  
27 JAN 2011  
CITY ENGINEERING

Note: Based on Keepmoat Homes Drawing, House type 763 2008 100mm Edition, Dwg No. HH08/763-100/02

Drawing Status: **PLANNING**

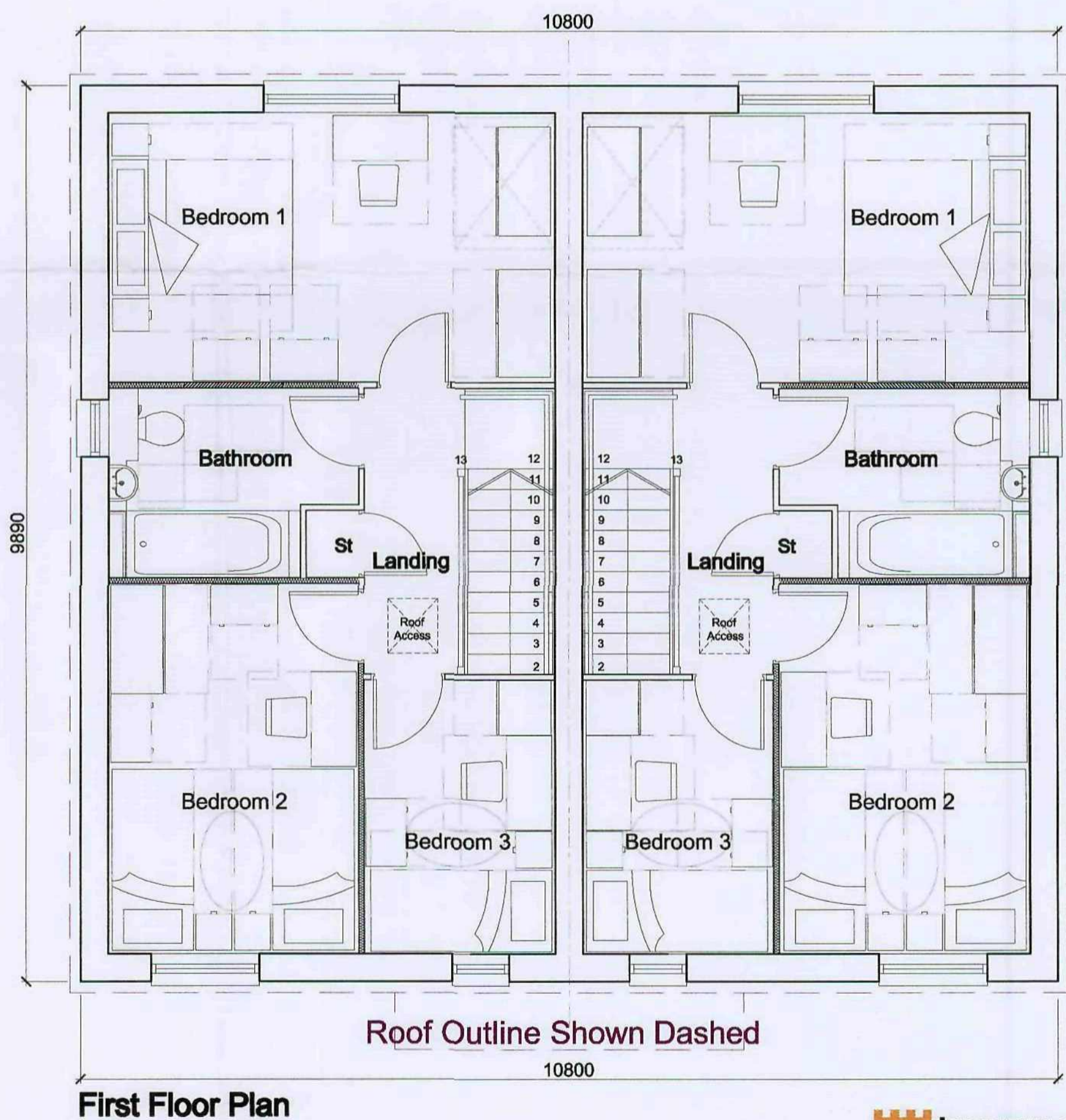
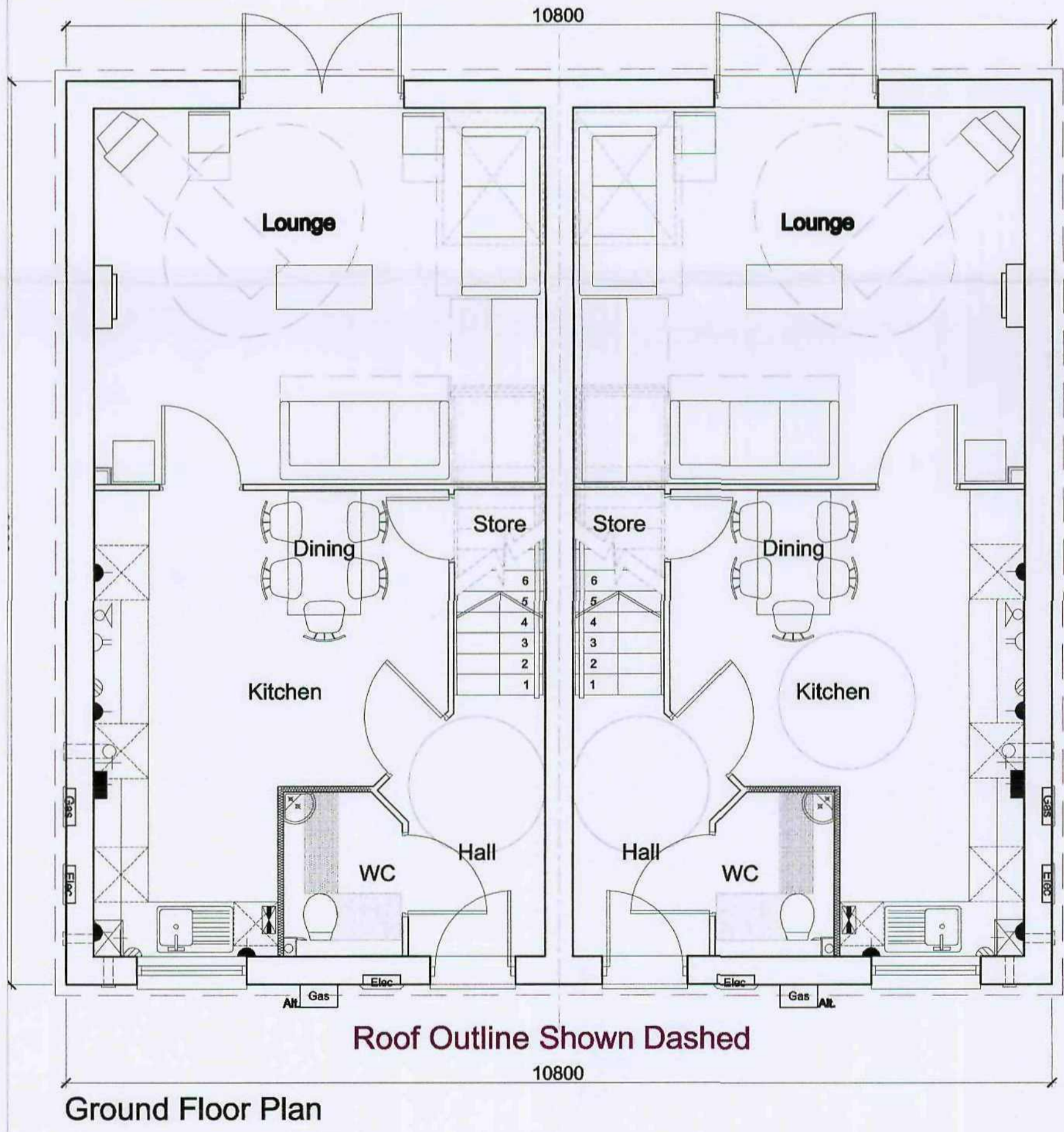
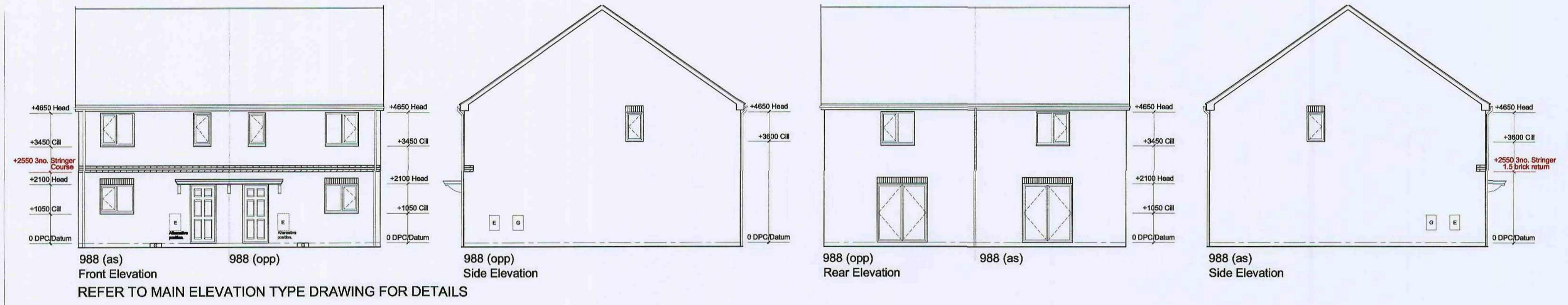
Keepmoat Homes  
Leslie Road, Barnsley  
House Type 763  
Planning Drawing

Scale: 1:50, 1:100 @ A2  
Date: September 2009  
Drawn by: ND  
E-mail: nick.dunwood@queensberrydesign.co.uk

Drawing no.: QD309-763-03  
Revisions: -  
Client Contact no.: -

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Barnsley Metropolitan  
Borough Council  
27 JAN 2010  
Corporate Mail Room

Note: Based on Keepmoat Homes Drawing,  
House type 988 DQS Edition,  
Dwg No. HH08/98-DQS/02

Drawing Status  
**PLANNING**

Title  
Keepmoat Homes  
Leslie Road, Barnsley  
House Type 988 DQS  
Planning Drawing

Scale  
1:50, 1:100 @ A2  
Date  
September 2009

Drawn by  
ND  
Revision  
Client Contact No.

QD309-988DQS-01

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**DQS Key**

**WL DQS Locations**

**RD Rotary Dryer / Line**  
 Fixings, Posts and Fillings to hold a min 4m line for 2 bed units, or 6m for 3 or more bedroom units. Alternatively a Rotary Dryer may be supplied with the same min capacity. Paving is to be provided under the entire length of line or where a rotary dryer is provided this must be accessible from paving.  
 Type to be determined on site with preference to line where suitable.

**WB Water Butt**  
 Provided with a lid and tap. To be detachable from the SWP with automatic overflow into conventional drainage system. 2 bedroom home with private garden to have a minimum of 150 litre min capacity, 3 or more bedroom units to have 200 litre min capacity. Paved base to be provided.

**RH Rainwater Harvesting Tank**  
 Anticipated rainwater harvesting tank location (with garden tap) to conform to WAT 2. Anticipated location if soak away drainage is not applicable. Water butt can be omitted if this solution utilised.

**C/S Cycle Store / Storage**  
 Combined Cycle Storage and Garden Shed / Storage. To have:  
 1 cycle space provision (2m x 0.75m) for 2 and 3 bedroom units.  
 2 cycle space provision (2 x 1.5) for 4 or more bedroom units.  
 Storage provision of 2.5sq m for up to 4 person units.  
 Storage provision of 3.0sq m for 5 or more person units.  
 See house type specific notes for clarity.  
 Store to have security entrance lock and steel folings set in concrete.  
 ENSURE 900 MIN CLEARANCE BETWEEN ANY 'PINCH POINTS' BETWEEN SHEDS AND WATER BUTTS.

**Paved Patio Area**  
 2 Bed units to have 3 sq m rear private paved patio provision.  
 3 Bed units to have 4.5 sq m rear private paved patio provision.  
 4 Bed units to have 6.0 sq m rear private paved patio provision.

**Enclosures / Boundary Treatments**  
 PLEASE NOTE:  
 • All rear / boundary enclosures to RSL housing to be 1.8m high to comply with Secure by Design requirements.  
 • All boundaries between semi detached / terraced RSL units to consist of 1.8m high fence for first two metre length and remainder to be 1.2m high fence. REFER TO EXTERNAL FINISHES DRAWINGS FOR FULL CLARITY OF THE EXTENTS AND TYPES OF ENCLOSURES.

**SOLAR PANEL LOCATION**

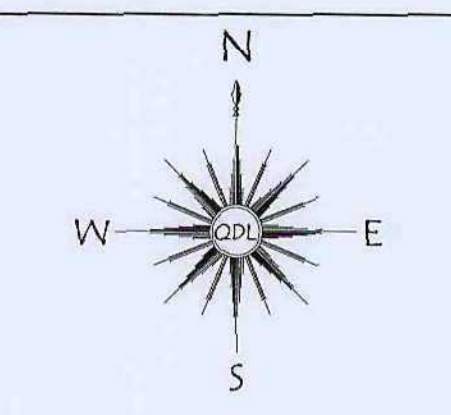
**LA Waste Provision As Per WAS 1**  
 accommodate 4 No wheeled bins per plot. LA bins to be placed onto permanent paved area.

**Lifetime Homes**  
 Clr part base expansion zone.

- DQS Key (unit specific data)**
- DQS 765 - 2 Bed / 3 person**
- Provide 4m<sup>2</sup> of washing line
  - Provide 4.5 sq m for cycles and storage, min 2m in one direction.
  - Provide min 150ltr water butt.
  - Provide min 3 sq m of paved patio.
- DQS 988 - 3 Bed / 5 person**
- Provide 6m<sup>2</sup> of washing line
  - Provide 4.5 sq m for cycles and storage, min 2m in one direction.
  - Provide min 200ltr water butt.
  - Provide min 4.5 sq m of paved patio.

- DQS Criteria**
- Plot Numbers: 24 - 37, 41+42, 54-56, 76 - 91
- CSH Level 2: Version Oct 08.
  - Lifetime Homes.
  - Secure by Design.
  - Building Regulations 2008 including part L.

- Keepmoat Criteria**
- Building Regulations 2008 including Part L.



**ACCOMMODATION SCHEDULE PROPOSED**

A	665	2BED	= 11 UNITS
B	763	3BED	= 30 UNITS
C	771	3BED	= 12 UNITS
D	836	3BED	= 6 UNITS
E	844	3BED	= 3 UNITS
F	1011	3BED	= 4 UNITS
G	765 (pqs)	2BED	= 18 UNITS
H	988 (pqs)	3BED	= 16 UNITS

**TOTAL = 100 UNITS**  
 (48 UNITS PER HA)

**SITE AREA**

20,819 m<sup>2</sup>  
 2.082 ha  
 5,145 acre  
 224,100ft<sup>2</sup>

- A - 2.4 m Acoustic Fence with minimum mass of 15kg/m<sup>2</sup> in accordance with noise report to plots 1-2, 28,29-33, 58-76, 95-98
  - AG - Acoustic Glazing to all windows within 45m of railway with a view to railway. Glazing performance (e.g. Thermal double glazing comprising 10mm float / 12mm airspace / 6mm float glazing units) and standard through the frame window ventilators (e.g. Silavent Fresh'Air Permanent Type A Ventilator) as recommended within noise report.
- NOTE:** All other facades, Ground and 1st Floor Habitable Rooms: Glazing performance (e.g. Standard double glazing comprising 4mm float / 12mm airspace / 4mm float glazing units) and standard through the frame window ventilators as recommended within noise report.
- - - - - Planning Approval
  - - - - - Ownership
  - - - - - Existing Line of Leslie Road
  - - - - - Fibre Optic Cable

Rev M. Plots 54-55 swapped position with plots 46-47. Fibre Optic cable terminal box shown, at clients request. Gate positions on all plots updated. Garden areas all plots updated. Revised legal boundary shown. 21 01 10 LJR  
 Rev L. Vision splay added to Raymond/Leslie Road 17 12 09 LJR  
 Rev K. VP removed from outside plot 58 LJR 08 12 09  
 Rev J. Rear access to plot 50 removed following engineers comments. 07 12 09 PDH.  
 Rev H. Acoustic fence height amended from 2.8m to 2.4m as per councils request. 04 12 09 PDH  
 Rev G. Parking bays 49 and 50 and turning head altered to suit highways comments. 23.11.09 LJR  
 Rev F. Plot 55 changed to OPP/E as per clients comments 20.11.09 PDH  
 Rev E Parking bays no's for plots 1-6 updated. Plots 41-42 positions amended. 09.11.09 LJR  
 Rev D. Turning head altered, plots 43-51, 86-93 altered as per Keepmoats request. 11.10.09  
 Rev C. Rain Water Harvesting tanks shown on plots 26-29 only. LJR. 08 10 09  
 Rev B. Planning boundary amended to match ownership boundary as per Keepmoats request. Also schedule amended to suit. PDH. 02 10 09  
 Rev A. Schedule amended. PDH. 30 09 09

Drawing Status

**PLANNING**

Title

**KEEPMOAT HOMES**  
 LESLIE, RAYMOND & REGINALD RD.  
 KENDRAY, BARNSELY  
 PLANNING LAYOUT

Scale

1:500 @A1

Date

September 2009

Drawn by

LJR

e-mail

lewis.ray@queensberrydesign.co.uk

Drawing no.

QD309-01-01

Revision

M

Client Contract no.

-

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 27 JAN 2010  
 Corporate Mail Room