Schedule of Accommodation

3B5P

Two Storey House - 84m² - 8no.

Total - 8no.

Site area 0.30ha - 0.75acres

Density 27units / ha - 11units / acre

General Notes

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.

Layout based on topographical survey by Ellam Surveys - drawing number: 6631_2D/1.

Services easements, positions, depths, diversions & capping off / grubbing up to and wayleave agreements be confirmed by the contractor.

Highways Requirements

Localised footway widening shall be provided adjacent the new plots and where new dropped kerbs are to be provided to new driveways.

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.

Blister surface tactile paving shall be provided at crossings in accordance with local authority requirements and the Department for Transport guidance.

Additional road gully's shall be provided in accordance with Local Authority requirements.

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 at working drawings stage as part of Section 38 application.

Key

- Timber shed
- Rotary dryer (min. amount of line required to be 6m)
- C — Compost bin
- BMBC Waste & Recycling requirements:
  - 1no grey 240 litre bin for general waste.
  - 1no green 240 litre bin for garden waste & cardboard.
  - 1no blue bin or bag for recycling paper & magazines etc.
  - 1no brown bin or green box for recycling cans, glass bottles/jars & plastic bottles
- Proposed tree
- Grass / turfed area
- Shrubs / planted area
- +109.40 — Proposed ground level
- +109.40 — Existing ground level

Boundary Treatments

- Typical 1.8m high close boarded timber fence
- Typical 1.5m high close boarded timber fence
- Typical 1.1m high metal railings



1:250 SCALE BAR

0 1 2 5 10 20 Metres

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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: (14) Silver Award
- ■ Secured by Design: (S) Buildings and Site

Revisions:

YORKSHIRE HOUSING

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

Scale	1:250 @ A2
Date	Sept 2012
Drawn\Checked	SH/JRW
Dwg.No	2121.63.105

Site Layout

Cliffe Close, Brierley

Yorkshire Housing

Acanthus WSM Architects

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