S:\2358\18 Gilberstone - Barnsley Road, Goldthorpe\Planning\Design Information\2358.18.185A - Indicative Landscape Plan_2358.18.185 - Site Layouts 19/05/2014 10:53:54 - shamonde - ISO full bleed A1 (841.00 x 594.00 MM) - 1:1

Schedule of Accommodation

2B3P Wheelchair User Bungalow 79.3m² - 5no
3B5P Wheelchair User Bungalow 104m² - 1no

Total - - 6no

Site area - 0.34 hectares 0.85 acres

Density - 17 units / ha - 7 units / acre

General Notes

Layout dependant upon confirmation of legal site boundary.

Drainage strategy subject to detailed design, Phases I & II Geo-technical Survey and Drainage statement.

Boundary treatments, retaining walls & finish floor levels subject to further detailed design.

Layout based on Topographical Survey drawing by Ellam Land Surveys Ltd drawing number: 6916/1A

Additional Standards - to be satisfied by full compliance with the requirements set out within the following document:
Wheelchair Housing Design Guide, Second Edition.

Key

- 1.1M High galvanised steel railings, powder coating finish dark grey.
- Brick pier with precast artstone twice weathered coping.
- 1.8m high close boarded treated timber fence incorporating 300mm trellis to the top.
- 1.5m high close boarded treated timber fence.
- 1.8m high close boarded treated timber fence.
- 1.1M High galvanised steel driveway gates, powder coating finish dark grey. To match proposed railings.
- Existing tree as topographical survey.
- Existing tree to be removed.
- Proposed tree
- Rotary Dryer (minimum amount of line required to be 6m).
- Secure robust shed to SBD requirements. Two-bed & Three-bed Dwellings - At least 4.00m2 in size for TWO cycle spaces e.g. 2m Length x 2m Width (with minimum dimensions of at least 2.00m long and 1.50m wide + 1.00m2 for garden tools)
- Domestic refuse Bin store (4no. 240L bins)
- Compost bin
- 1500Ø clear circulation zone

Soft Landscaping

- Grass / Turfed area
- Shrubs / Planting Area
  Semi mature tree (species / type to be confirmed).



1:200 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: (WC H)
- ■ Code for Sustainable Homes Level: (3)
- □ BREEAM Rating: (NA)
- □ Lifetime Homes: (No)
- ■ Building For Life Minimum Score: (12)
- ■ Secured by Design: (Full -1 & 2 Buildings & Site).

Revisions:

Rev .	Date	By\Chk
Note		
A	19/05/14	SH/JRW

Layout overlaid onto topographical survey.

YORKSHIRE HOUSING

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

Scale	1:200 @ a1
Date	March 2014
Drawn\Checked	SH\JRW
Dwg.No	2358.18.185A

Indicative Lanscape Layout Barnsley Road /

Saltersbrook, Goldthorpe Yorkshire Housing

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