

LOWER BARUGH, BARNSELEY



DEARNE HALL ROAD ENTRANCE @ 1:500



NAME	STOREYS	BED	FLOOR AREA	% MIX TOTAL UNITS	TOTAL
Affordable					
Ashford	2	2	634	6.4	8
Finchley	2	3	831	7.2	9
Affordable Total					17
Private					
Dewsbury	2	3	795	4.8	6
Barwick	2	3	831	19.2	24
Falmouth	2	3	914	4	5
Morpeth	2	3	956	8.8	11
Alston	2	3	1001	8	10
Chesham	2	4	1155	17.6	22
Tavistock	2	4	1134	13.6	17
Thornbury	2	4	1203	14.4	18
Kennington	2	4	1269	20.8	26
Lincoln	2	4	1243	11.2	14
Private Total					153
Overall Total					170

Technical Layout Legend

- Existing dwellings
- Front entrance door
- Gas/Electric meter positions
- Secondary entrance
- Denotes handing of plot
- 1800mm high screen wall
- 1800mm high close board timber fence
- 1500mm high close board timber fence
- Combination post and 3 rail timber fencing with timber kick board
- 2500mm high acoustic fence
- 1800mm high acoustic fence
- 1200mm high close board timber fence
- 450mm timber 'diamond' kick rail fence
- 900mm high hoop-top metal railings
- Lockable personnel gate
- Landscaping Removed
- Landscaping Retained
- Gravel / chippings to be laid to a depth of 75mm over a permeable geotextile membrane
- Compact stone footpath
- Block paving
- Sound Attenuated plots
- Affordable housing
- Lockable gates with safety signage placed on fencing

GENERAL SPECIFICATION NOTES:-

- All rear gardens to be gated with lockable gate. Refer to Acoustic Specialist report details for sound attenuation works to boundary.
- Refer to engineers drawings for retaining wall / drainage details.
- Where heights are shown to step by more than 600mm guarding/balustrading to be provided in accordance with Building Regulations Part K. Where step is shown to be exactly 600mm contractors must ensure this height is not exceeded. Refer to Specialist Noise Consultant Report for noise attenuation measures to highlighted plots.

BOUNDARY SETTING OUT NOTES:-

- Refer to Boundary Setting Out drawings.
- Set boundaries out in accordance with the approved Technical Layout.
- If a boundary cannot be constructed in accordance with the Setting Out Drawings (e.g. if there is an obstruction) please contact the technical department for advice.

NOTES

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ALL DIMENSIONS TO BE CHECKED ON SITE

ALL SUBJECT TO STRUCTURAL ENGINEERS CHECKS AND CALCULATIONS

DO NOT SCALE FROM THIS DRAWING EXCEPT FOR THE PURPOSES OF LOCAL AUTHORITY PLANNING

IF ANY VARIATIONS ARE MADE TO SPECIFICATION/DRAWINGS WITHOUT DK DESIGNS KNOWLEDGE, DK DESIGNS WILL NOT BE HELD ACCOUNTABLE FOR NON COMPLIANCE OF PLANNING AND BUILDING REGULATIONS

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Client: Barratt Homes

Project Title: Lower Barugh, BARNSELEY
Technical Layout
2010 Range

Scales: 1:500 @ A0	Date: April 17
Drawing Number: 2017-075-01	Revision: C
Drawn by: MTS	

Rev. C 15/08/17 Date: 15/08/17

B 25/07/17 Gas and Electric meter positions amended.
A 08/06/17 Sound Attenuation measures highlighted on specific plots, identified with red A and added to key.