

S:\212182 Langsett Road, Barnsley\Drawings\Design Information\2121.82.110 Landscape Layout.dwg, 110, 1, 15/02/2013 10:18:59, aharcock, PlottedPDF (temporary).pc3, A3, 1:1

Key:

1m high powder coated galvanised mild square steel railings (Colour TBC).

2.0m high close boarded timber fence with feather edge boards.

1.8m x 1.8m high close boarded timber privacy screen, incorporating 300mm trellis to the top.

Low brick wall with powder coated galvanised mild square steel infill railings between 327.5mm piers giving O/A height of 1m.

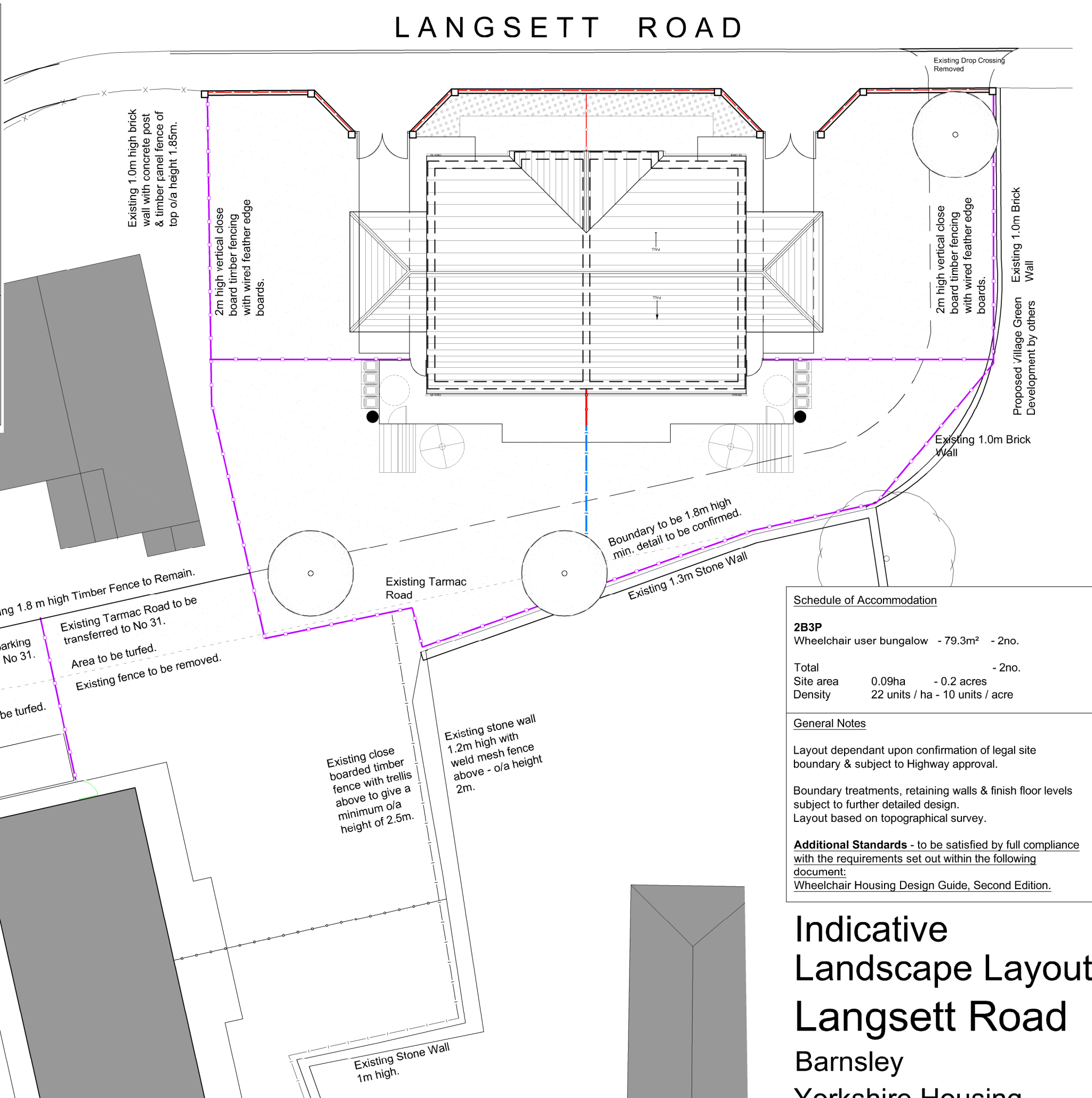
Proposed Tree, species to be confirmed.

Soft Landscaping

Grass / Turfed area

Shrubs / Planting Area

Semi mature tree (species / type to be confirmed).



Boundary Notes

Existing railings and fencing adjacent to the tarmac road to be carefully taken down and re-used to extend front and rear garden boundary up to the existing timber fence.

Highway Notes

Existing drop crossing off Wensley Close to be reinstated to Local Authority footway standards

Schedule of Accommodation

2B3P

Wheelchair user bungalow - 79.3m² - 2no.

Total

Site area

Density

- 2no.

0.09ha - 0.2 acres

22 units / ha - 10 units / acre

General Notes

Layout dependant upon confirmation of legal site boundary & subject to Highway approval.

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

Layout based on topographical survey.

Additional Standards - to be satisfied by full compliance with the requirements set out within the following document:

Wheelchair Housing Design Guide, Second Edition.

Indicative

Landscape Layout

Langsett Road

Barnsley

Yorkshire Housing

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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: (Yes)

Building For Life Minimum Score: (12)

Secured by Design: (Full - Buildings & Site.)

Revisions:

Rev .

Date

By/Chk

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YORKSHIRE HOUSING

Drawing Status

preliminary

planning

information

tender

comment

construction

approval

record/as built

Scale

1:200 @ a3

Date

Feb.2013

Drawn/Checked

SHJRW

Dwg.No

2121.82.110

Acanthus

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