

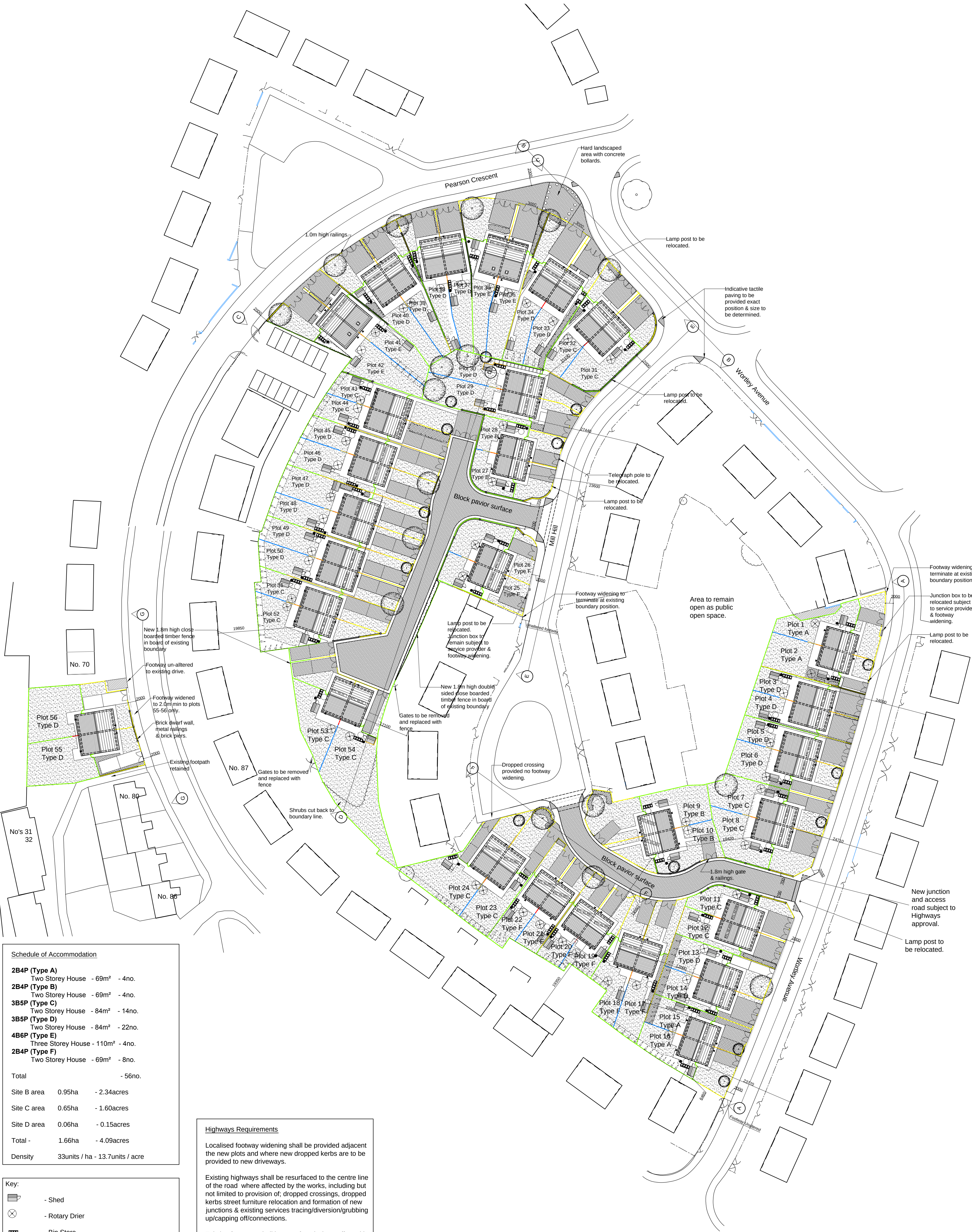
Design Criteria

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: (GN)
- Code for Sustainable Homes Level: (3)
- BREEAM Rating: (NA)
- Lifetime Homes: (No)
- Building For Life Minimum Score: (14)
- Secured by Design: (Full)

Revisions:

Rev -	Date	By/CHK
Note		
A	19/07/2012	SH/JRW
Red line boundary modified adjacent to plots 24 & 54, notes and site area modified accordingly.		
B	01/08/2012	SH/JRW
Site D & Plots 55 & 56 relocated.		
C	09/08/2012	SH/JRW
Position of plots 17&18 swapped for plots 29&30. Plots 17-20 repositioned. Garden depths to plots 11-16 increased adjacent boundary with plot 17 moved accordingly. Plots 25-30 repositioned, intersecting new highway access repositioned accordingly.		
D	17/08/2012	SH/JRW
Layout updated to incorporate planning officer & LA Highways Department comments. Footway widened adjacent to proposed plots to 2.0m min width.		
E	17/09/2012	SH/JRW
Layout updated to incorporate planning officer & LA Highways Department comments - Boundary treatment amended adjacent to plot no. 55 & 56.		



Schedule of Accommodation			
2B4P (Type A)			
Two Storey House	- 69m ²	- 4no.	
2B4P (Type B)			
Two Storey House	- 69m ²	- 4no.	
3B5P (Type C)			
Two Storey House	- 84m ²	- 14no.	
3B5P (Type D)			
Two Storey House	- 84m ²	- 22no.	
4B6P (Type E)			
Three Storey House	- 110m ²	- 4no.	
2B4P (Type F)			
Two Storey House	- 69m ²	- 8no.	
Total		- 56no.	
Site B area	0.95ha	- 2.34acres	
Site C area	0.65ha	- 1.60acres	
Site D area	0.06ha	- 0.15acres	
Total -	1.66ha	- 4.09acres	
Density	33units / ha	- 13.7units / acre	

Key:	
	- Shed
	- Rotary Drier
	- Bin Store
	- Driveway Gates
	- Water Butts
	- Compost Bin
	- Tree
	- Shrub planting (species & no. to be confirmed).
	- Plot Entrance point
	- Bins (1500 turning circle for CFSH)
	- 1.0m high (unless otherwise stated) powder coated metal railings
	- 1.5m high close boarded timber fence
	- 1.8m high close boarded timber fence
	- Close boarded timber fence on dwarf brick wall with brick piers (1.8m high overall).
	- Powder coated metal railings on dwarf brick wall with brick piers (1.1m high overall).

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.

Localised street lighting is to be upgraded in line with local authority requirements.

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

Permeable block paving shall be provided to proposed car parking bays where possible (colour to contrast block paved highway colour) .

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

Home zones to be ramped and block paved with tabled footways. 700mm min width verges to be block paved. 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.

General Notes

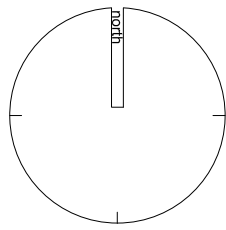
Layout dependant upon confirmation of legal site boundary & subject to Highway approval

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. Refer to boundary details and external works drawings or further details of boundaries.

Layout based on topographical survey by CT Surveys Ltd - drawing number 1847 CT/1 & 1847 CT/2. Site D (plots 55-56) based on interpolated OS information.

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



Drawing Status	
☐ preliminary	☒ planning
☐ information	☐ tender
☐ comment	☐ construction
☐ approval	☐ record/as built
Scale	1:500 @ a1
Date	June.2012
Drawn/Checked	SH/JRW
Dwg No	2121.75.105E



Site Layout
Pearson Crescent
Aldham Estate
Wombwell
Yorkshire Housing