

Type A - 0.45m high timber knee rail.

Type B - Typical 0.9m high powder coated metal railings (colour Dark Grey RAL 7016).

Type C - Typical 1.8m high close boarded timber fence. Concrete posts.

Type D - Typical 0.9m high brick piers (cast stone capping) with 0.9m high powder coated metal railings (colour Dark Grey RAL 7016). between.

Type E - Typical 1.8m high brick piers (cast stone capping) with 0.9m high close boarded timber fence on 0.9m high brick wall between. Brick on edge wall capping.

Type F - Typical 1.8m high brick piers (cast stone capping) & 1.8m high powder coated metal railing between (Dark Grey RAL 7016).

1.8m high lockable timber gate boarded both sides to match adjacent fencing.

Proposed trees

Existing trees to be retained

Existing tree to be removed

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

General Boundary Notes

Timber Fences
Tanalised softwood close boarded timber fences, height varies. Close boarded to be constructed in accordance with BS 1722-5-2006.

Railings
Galvanised mild steel railings with powder coated finish (colour Dark Grey RAL 7016). Mild steel circular vertical bars, max 100mm spacing. Horizontal carrier rails to span between posts. Railings to be constructed in accordance with BS 1722-9-2006.

Masonry Walls
Facing brickwork to match plot brickwork with brick on edge capping. Refer to boundary plan for brick piers and location of railings & fences above walls.

Retaining Walls
Generally all exposed retaining walls are to be faced in masonry to match the houses. Refer to boundary plan for location of railings & fences above walls.

All boundary / retaining wall positions are subject to structural engineers proposals. Position of retaining wall and steps may vary upon construction methods.

Soft Landscaping

Grass / Turfed area

Shrubs / Planting Area

Proposed & Existing Levels / Gradients

+49.00

Proposed ground level

+89.00

Proposed road level - see engineers highway layout

-1m200

Proposed ground gradient

+49.00

Existing ground level

Schedule of Accommodation

Type A - 2b4p house @ 72m² - 21 no.
Type B - 3b5p house @ 85m² - 6 no.
Total - 27 no.

Site area 0.72 ha - 1.78 acres
Density 37 units/ha - 15 units/acre

General Notes:

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

Block paving shall be provided to proposed highway where shown.

Retainment/finish floor levels shown are indicative; see structural/drainage engineer details for more information. Exact location of retaining walls to be determined structural engineer. Appropriate drainage shall be provided to base of retaining walls to engineers details.

Existing trees shown as topographical/tree survey.

Existing services present on site, confirmation required of status. May require capping off, closures, diversion and / or grubbing up.

Refer to existing services plans for approximate positions of existing services. Exact positions and depths of existing services to be confirmed by contractor on site. All services to be relocated / removed to be confirmed and necessary arrangements made by contractor. Information on drawing is indicative only. All necessary diversions and Wayleave agreements to be arranged by main contractor.

Drainage strategy & design as Haigh Huddleston details. See also: Phases I and II Geo-technical Survey and Drainage Assessment.

Site layout based on topographical survey 6791/1 by Ellam.

Paths next to parking bays to be designed & constructed in order for cars to be able to drive over.

Where no separating/party fence is present between driveways (see plan) there is to be a de-marcation using a channel/line of block paving.

The site layout plan shows 27 plots arranged along Newstead Road. Plots 1-11 are on the left side, and plots 12-27 are on the right side. Each plot is labeled with its number, house type (e.g., 2B4P, 3B5P), and finished floor level (FFL). The plan includes existing and proposed boundaries, levels, and landscaping. A line of trees is shown along the bottom of the site. A new re-located bus stop shelter is shown near the bottom left. The plan also shows existing trees to be retained and existing trees to be removed. A children's play area is located near the bottom right. The plan includes a scale bar and a north arrow.

Site Layout
Newstead Rd, Athersley
Keepmoat
Regeneration Ltd.

Acanthus WSM Architects

The general contractor is responsible for the verification all dimensions on site and the architect 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: (NA)

BREEAM Rating: (NA)

Lifetime Homes: (No)

Building For Life Minimum Score: (12)
Standard Development

Secured by Design: (B)
Buildings Only

Revisions:

Rev A

04/04/2014

JDK/DRP

Plot 25 FFL increased by 75mm to 88.725.

Rev B

15/05/2014

JDK/DRP

Plot 15-18 & 22-25 floor levels amended to suit engineers drainage proposals. External levels & gradients added to gardens, drives & paths.

Rev C

11/06/2014

JDK/DRP

1500mm high timber fence removed. Shed, bins and rainwater butt positions amended following SBD & client comments.

Rev D

17/11/2014

JDK/DRP

Type references added to fence key.

Rev E

26/11/2014

JDK/DRP

VP removed adjacent to plot 21. Radius to front of plot 21 changed to 6m. Highway dimensions shown.

Rev F

02/12/2014

JDK/DRP

Electric meter boxes removed.

Rev G

26/01/2015

JDK/DRP

Plots 15-18 FFL's amended to show no step on party wall line.

Rev H

23/02/2015

JDK/DRP

VP at end of turning head adjacent to plot 21 shown as planning approved drawing

Rev J

18/07/2016

JDK/DRP

Drawings updated to suit Keepmoat comments & latest SAP specification.

Rev K

03/08/2016

JDK/DRP

Front boundary treatments altered, as agreed with Barnsley planning.

Rev L

20/09/2016

JDK/DRP

External electric meter boxes indicated.

Keepmoat

PROJECT DELIVERED

Drawing Status

preliminary

planning

information

tender

comment

construction

approval

record/as built

Scale

1:250 @ A1

Date

March 2014

Drawn/Checked

JDK/JRW

Dwg.No

2791.01.1005L

Acanthus WSM Architects

1:250 SCALE BAR

0 1 2 5 10 20 Metres

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