


Proposed plan 1: 200 @ A1

**Development Description;**

| | |
|---|---|
| Site Area | 5077 m² / 0.51ha |
| Total No dwellings | 14No |
| Density | 27.5 dw/ ha |

**Type of dwellings;**
Dwellings to meet Code level 4 of the 'Code for sustainable homes'.

| | | | |
|---|---|---|---|
| 2 bed 4 person Flat | 4no | - | 64.7m² |
| 3 bed 5 person Bungalow | 2No | - | 89.4m² |
| 3 bed 5 person Acc Bungalow | 1No | - | 89.4m² |
| 3 bed 5 person detached hse | 1No | - | 82m² |
| 3 bed 5 person semi hse | 2No | - | 82m² |
| 2 bed 4 person semi hse | 4No | - | 69m² |

**Parking allowance;**

| | |
|---|---|
| 2 bed 4 person Flat | 100% plus 2 visitor |
| 3 bed 5 person Bungalow | 200% |
| 3 bed 5 person Acc Bungalow | 200% |
| 3 bed 5 person detached hse | 100% |
| 3 bed 5 person semi hse | 100% |
| 2 bed 4 person semi hse | 100% |
| Visitor | 2No |

**Key;**

Shed >

Rotary dryer >

Bin Store >

Water butt >

Trees removed >

**Materials Palette;**

**1.0 Roof;**
1.01 Grey Concrete tiles
1.02 Fascias & soffits - UPVC

**2.0 Walls**
2.01 Facing brick
2.02 coloured mortar - colour tbc
2.03 Render - colour tbc
2.04 Trespa panels - colour tbc

**3.0 Windows & doors**
3.01 Front doors to houses - Composite
3.02 Windows - UPVC colour tbc
3.03 Aluminium curtain wall system

**4.0 Miscellaneous**
4.01 RW goods - UPVC
4.02 Canopy - Moulded GRP

Rev B: Alterations to plan - 2No VP added to Halifax st. Distance between existing building on Smithies st and rear of new houses increased to 12m.

Rev A: Scale corrected 1:200 @ A1

| REV | DATE | DESCRIPTION |
|---|---|---|
| | | |

The contractor is to comply in all respects with the current Building Regulations and is to check all site dimensions and levels.
Do not scale from the drawing, use written dimensions. To be read in conjunction with Pre-Tender Health & Safety Plan / Preliminaries Section ( Section A34 etc.)
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nps group

**NPS BARNSLEY LTD**
PO BOX 634
BARNSLEY
SOUTH YORKSHIRE, S70 9GG
TEL: 01226 774605 FAX: 01226 774399
EMAIL: enquiries@nps.co.uk

Head Office:
Lancaster House, 16 Central Avenue, St Andrews Business Park, Norwich, NR7 0HR. Tel: 01603 700500 Fax: 01603 700301
Other Office locations can be found on website : www.nps.co.uk

| PROJECT | CLIENT | | |
|---|---|---|---|
| ROCKINGHAM STREET HOUSING DEVELOPMENT | | | |
| | CAD FILE REF | DATE | SCALE |
| | | DEC 2010 | 1:100 |
| SUBJECT | REV | DRAWN | CHECKED |
| PROPOSED LAYOUT PLAN | | RDB | |
| | PROJECT NR | DRAWING NR | |
| | | HSG 4200 A -02 | |

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