DQS Key

DQS Locations

RD Rotary Dryer / Line

Fixings, Posts and Fittings to hold a min 4m+ line for 2 bed units, or 6m+ for 3 or more bedroom units. Alternatilvley a Rotary Dryer may be supplied with the same min capacity. Paving is to be provided under the entire length of line or where a rotary dryer is provided this must be accessible from paving.
Type to be detemined on site with preference to line where suitable.

WB Water Butt

Provided with a lid and tap. To be detachable from the RWP with automatic overflow into conventional drainage system. 2 bedroom home with private garden to have a minimum of 150 litre min capacity, 3 or more bedroom units to have 200 litre min capacity. Paved base to be provided.

RH Rainwater Harvesting Tank

Anticipated rainwater harvesting tank location (with garden tap) to conform to WAT 2, Anticipated location if soak away drainage is not applicable. Water butt can be omitted if this solution utilised.

C/S Cycle Store / Storage

Combined Cycle Storage and Garden Shed / Storage.
To have:
1 cycle space provision (2m x 0.75m) for 2 and 3 bedroom units.
2 cycle space provision (2 x 1.5) for 4 or more bedroom units.
Storage provision of 2.5sq m for up to 4 person units.
Storage provision of 3.0sq m for 5 or more person units.
See house type specific notes for clarity.
Store to have security entrance lock and steel fixings set in concrete.
ENSURE 900 MIN CLEARANCE BETWEEN ANY 'PINCH POINTS' BETWEEN SHEDS AND WATER BUTTS.

Paved Patio Area

2 Bed units to have 3 sq m rear private paved patio provision.
3 Bed units to have 4.5 sq m rear private paved patio provision.
4 Bed units to have 6.0 sq m rear private paved patio provision.

Enclosures / Boundary Treatments

PLEASE NOTE:
- All rear / boundary enclosures to RSL housing to be 1.8m high to comply with Secure By Design requirements.
- All boundaries between semi detatched / terraced RSL units to consist of 1.8m high fence for first two metre length and remainder to be 1.2m high fence.

REFER TO EXTERNAL FINISHES DRAWINGS FOR FULL CLARITY OF THE EXTENTS AND TYPES OF ENCLOSURES.

SOLAR PANEL LOCATION

LA Waste Provision As Per WAS 1 accomodate 4 No wheelie bins per plot. LA bins to be placed onto permanent paved area.

Lifetime homes.
Car park bays expansion zone.

DQS Key (unit specific data)

DQS 765 - 2 Bed / 3 person
- Provide 4m+ of washing line
- Provide 4 sq m for cycles and storage, min 2m in one direction.
- Provide min 150ltr water butt.
- Provide min 3 sq m of paved patio.

DQS 988 - 3 Bed / 5 person
- Provide 6m+ of washing line
- Provide 4.5 sq m for cycles and storage, min 2m in one direction.
- Provide min 200ltr water butt.
- Provide min 4.5 sq m of paved patio.

DQS Criteria

Plot Numbers: 24 - 37, 41+42, 54+55, 76 - 91
- CSH Level 3: Version Oct 08.
- Lifetme Homes.
- Secure by Design.
- Building Regulations 2008.

Keepmoat Criteria

- Secure by Design.
- Building Regulations 2008.

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ACCOMMODATION SCHEDULE PROPOSED

A	665	2BED	= 11 UNITS
B	763	3BED	= 30 UNITS
C	771	3BED	= 12 UNITS
D	836	3BED	= 6 UNITS
E	844	3BED	= 3 UNITS
F	1011	3BED	= 4 UNITS
G	765 (DQS)	2BED	= 18 UNITS
H	988 (DQS)	3BED	= 16 UNITS

TOTAL = 100 UNITS
(48 UNITS PER HA)

SITE AREA

20,819 m2
2.082 ha
5.145 acre
224,100ft2

A — 2.8 m Acoustic Fence with minimum mass of 15kg/m2 in accordance with noise report to plots 1-2, 28,29-33, 58-76, 95-98

AG — Acoustic Glazing to **all windows within 45m of railway with a view to railway.** : Glazing performance (e.g. Thermal double glazing comprising 10mm float / 12mm airspace / 6mm float glazing units) and standard through the frame window ventilators (e.g. Silavent FreshFlo Permanment Type A Ventilator) as recommended within noise report.

NOTE:All other facades, Ground and 1st Floor Habitable Rooms: Glazing performance (e.g. Standard double glazing comprising 4mm float / 12mm airspace / 4mm float glazing units) and standard through the frame window ventilators as recommended within noise report.

Planning Approval

Ownership

Existing Line of Leslie Road

Fibre Optic Cable

Rev G. Parking bays 49 and 50 and turning head altered to suit highways comments. 23.11. 09 LJR
Rev F. Plot 55 changed to OPP/E as per clients comments 20.11. 09 PDH
Rev E Parking bays no's for plots 1-6 updated. Plots 41-42 positions amended. 09.11. 09 LJR
Rev D. Turning head altered, plots 43-51, 86-93 altered as per Keepmoats request. 11.10. 09
Rev C. Rain Water Harvesting tanks shown on plots 26- 29 only. LJR. 08 10 09
Rev B. Planning boundary amended to match ownership boundary as per Keepmoats request. Also schedule amended to suit. PDH. 02 10 09
Rev A. Schedule amended. PDH. 30 09 09

Drawing Status
PLANNING

Title
KEEPMOAT HOMES
LESLIE, RAYMOND & REGINALD RD.
KENDRAY, BARNSLEY
PLANNING LAYOUT

scale	Date
1:500 @A1	September 2009
Drawn by: LJR	e-mail: lewis.ray@queensberrydesign.co.uk

Drawing no.	Revision	Client Contract no.
QD309-01-01	G	-

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