Schedule of Accommodation

2B4P
Wheelchair user bungalow - 84.5m² - 1no.
3B5P
Wheelchair user bungalow - 104m² - 1no.

Total - 2no.

Site area 0.12ha - 0.29 acres
Density 16 units / ha - 6 units / acre

General Notes

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

Drainage strategy subject to further detailed design, subject to Phases I & II Geo-technical Survey and Drainage Assessment.

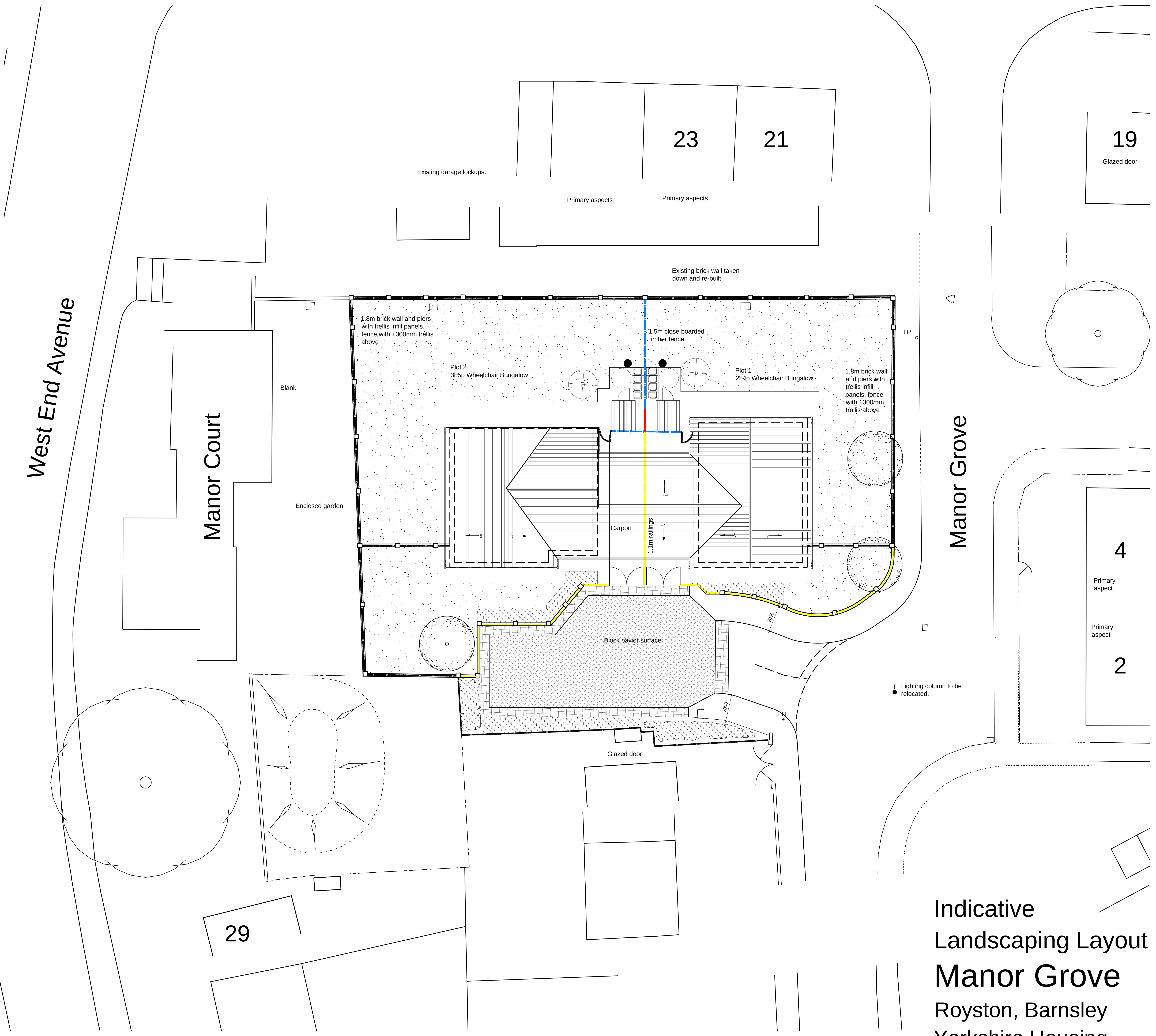
Boundary treatments, retaining walls & finish floor levels subject to further detailed design.
Layout based on topographical survey by Ellam Land Surveys drawing no. 6697/1.

Additional Standards - to be satisfied by full compliance with the requirements set out within the following document:
Wheelchair Housing Design Guide, Second Edition.

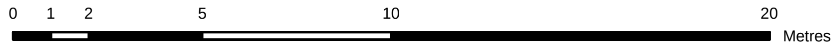
Key:

- Shed
- Rotary Drier
- Bins
- Driveway Gates (1.1m high, to match proposed railings).
- Compost Bin
- Proposed tree
- Plot Entrance point
- Bins (1500 turning circle for CfSH)
- 1.1m high (unless otherwise stated) powder coated metal railings
- 1.5m high close boarded timber fence.
- 1.8m high close boarded privacy screen incorporating 300mm trellis on top.
- 1.8m high close boarded timber fence.
- Powder coated metal railings on top of dwarf brick wall with brick piers & artstone copings (1.1m high overall).
- Close boarded timber fence on top of dwarf brick wall with brick piers & artstone copings (1.8m high overall).

Soft Landscaping
▨ Grass / Turfed area
▨ Shrubs / Planting Area
Semi mature tree (species / type to be confirmed).



1:200 SCALE BAR



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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 B)

■ Code for Sustainable Homes Level: (3)

☐ BREEAM Rating: (NA)

☐ Lifetime Homes: (No)

■ Building For Life Minimum Score: (12)

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

Revisions:

Rev . Note	Date	By\Chk

Indicative Landscaping Layout

Manor Grove

Royston, Barnsley

Yorkshire Housing

YORKSHIRE HOUSING

Drawing Status			
☐	preliminary	■	planning
☐	information	☐	tender
☐	comment	☐	construction
☐	approval	☐	record/as built

Scale	1:200 @ a2
Date	Feb.2013
Drawn\Checked	SH\JRW
Dwg.No	2121.36.110

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