STREET FURNITURE PLAN



Street Furniture Legend

Manhole shown thus	MH
Inspection Cover	IC
Lamphole	LH
Gully	G
Lampost	LP
Telegraph Post	TP
Electrucity Poles	EP
Traffic Lights	TL
General Post Office	GPO
Fire Hydrant	POT
Safety Valve	SV
Stopcock Water	SCW
Stopcock Gas	GAS

SCHEDULE

TYPE		STOREYS	No.
763	3 BED TERR/SEMI	2ST.	21
771	3 BED TERRACE	2 ST.	11
665	2 BED TERRACE	2 ST.	11
844	3 BED DETACHED	2 ST.	1
TOTAL		32663 SQ.FT.	44 UNITS

NETT SITE AREA	1.48 ACRES / 0.59 Ha
NETT DENSITY	29.72UPA / 74.57 UPHa
NETT FLOOR AREA	22070 SQ.FT/ACRE

LEGEND

- 1635mm High Screen Wall
- 1800mm High Timber Screen Fence
- 1200mm High Metal Railings/Timber Picket Fence
- 900mm High Timber Boundary Fence
- Existing Tree to be Removed
- Existing Tree to Remain
- Existing Hedge to be Removed
- Existing Hedge to Remain

Barnsley Metropolitan Borough Council
10 MAR 2008
Corporate Mail Room

MPSL Planning & Design Ltd Commercial House 14 West Point Enterprise Park, Clarence Avenue, Trafford Park, Manchester, M17 1QS
Tel: 0161 772 1999
Fax: 0161 772 1990
Email: admin@mpsldesign.co.uk
www.mpsigroup.com

Rev	Details	Date	Drwn	Chkd

Haslam Homes Limited | Yorkshire

Cypress Road,
Kendray.

STREET FURNITURE PLAN

Dwg No. :	HH07/007/16	Drawn :	NRH
Date :	August 2007	Checked :	KR
Scale :	1:500 @ A2		

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Haslam Homes Ltd. Ten Pound Walk. Doncaster. DN4 5HX.
Tel 01302 347600. Fax 01302 347605. www.haslam-homes.co.uk

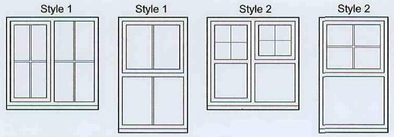
HaslamHomes

MATERIALS SCHEDULE



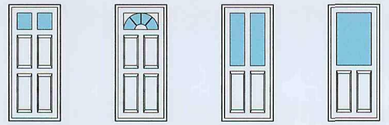
Window Schedule

TO FRONT ELEVATIONS & PROMINENT GABLES ONLY (Scale 1:50)



White gutters, downpipes, waste pipes and meter boxes to be used when constructing dwelling from artificial stone.
Black gutters, downpipes, waste pipes and meter boxes to be used when constructing dwelling from brickwork.

Front Entrance / Garage Doors:



Style 2
Clear glazing to styles 2 & 3

Style 3

Style 4
Glazing to style 4 door to be Regal Screenprint Red diamonds

Rear / Side / Garage Personnel doors

Note:
All front / rear entrance doors to be painted black

All rear doors will have clear glazing.
Side & garage doors will have Cotswold Niagra Obscure glazing.

KEY

Masonary

- Autumn Antique with Minster Rainworth Detail Brick
- Tudor Stone (Darlton) Rural Buff Brown with Autunm Antique detail brick

Detail Walls

- Minster Rainworth

Roof Tiles

All roof tiles are supplied by Russell Roof Tiles Limited

- Russel Grampian Anthracite
- Russell Double Roman Cottage Red
- Ridge colour as per roof tile
- Half Render



LEGEND

- 1635mm High Screen Wall
- 1800mm High Timber Screen Fence
- 1200mm High Metal Railings/Timber Picket Fence
- 900mm High Timber Boundary Fence
- Existing Tree to be Removed
- Existing Tree to Remain
- Existing Hedge to be Removed
- Existing Hedge to Remain

Materials Schedule

Plot	Elevation	Windows	Doors	Comments
1	B	1	2	
2	B	1	3	Render at first floor
3	B	1	3	Render at first floor
4	B	1	3	Render at first floor
5	B	1	3	Render at first floor
6	B	1	2	
7	B	1	2	
8	B	1	3	Render at first floor
9	B	1	3	Render at first floor
10	B	1	2	Prominent gable
11	B	2	2	Prominent gable
12	B	2	4	
13	B	2	4	
14	B	2	4	
15	B	2	4	Prominent gable
16	B	2	2	
17	B	2	4	
18	B	2	4	
19	B	2	4	
20	B	2	4	
21	B	2	2	
22	B	1	3	Prominent gable
23	B	1	2	Render at first floor
24	B	1	3	
25	B	2	2	
26	B	2	4	
27	B	2	4	
28	B	2	2	
29	B	2	3	Prominent gable
30	B	2	3	Prominent gable
31	B	2	2	
32	B	2	4	
33	B	2	4	
34	B	2	2	
35	B	1	3	Prominent gable
36	B	1	2	Render at first floor
37	B	1	3	Prominent gable
38	B	1	2	
39	B	1	3	Render at first floor
40	B	1	3	Render at first floor
41	B	1	2	Prominent gable
42	B	2	3	Prominent gable
43	B	2	3	Prominent gable
44	B	1	3	Render at first floor around full block

Barnsley Metropolitan Borough Council
10 MAR 2008
Corporate Mail Room

MPSL Planning & Design Ltd Commercial House 14 West Point Enterprise Park, Clarence Avenue, Trafford Park, Manchester. M17 1QS
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Fax: 0161 772 1980
Email: admin@mpsldesign.co.uk
www.mpsigroup.com

Rev	Details	Date	Drwn	Chk.
A	Handings to plots 14 & 15 amended.	Feb 2008	W.P.	

Haslam Homes Limited | Yorkshire

Cypress Road,
Kendray.

Materials Schedule

Dwg No. : HH07/007/20 A
Drawn : K.Ryan
Date : November 2007
Checked : S.A.C.
Scale : 1:500 @ A2

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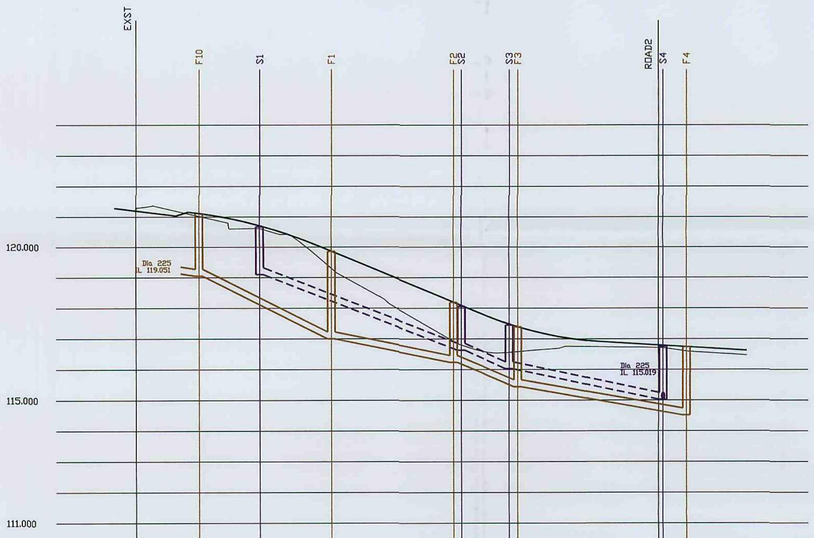
Haslam Homes Ltd. Ten Pound Walk. Doncaster. DN4 5HX.
Tel 01302 347600. Fax 01302 347605. www.haslam-homes.co.uk
HaslamHomes

Manhole Number	Cover Level	Connections	Pipe				Manhole Size	Types	
Coordinates	Depth To Soffit		Code	Inverts	Diams			Manhole	Cover
F1	119.853			117.000			1200	Type B	D400
E. 984.696	2.628		0 1.000	117.000	225				
N. 1031.038									
F2	118.189	1	1 1.000	116.236	225		1200	Type B	D400
E. 984.695	1.728		0 1.001	116.236	225				
N. 1051.086									
F3	117.392	1	1 1.001	115.439	225		1200	Type B	D400
E. 977.218	1.728		0 1.002	115.439	225				
N. 1056.948									
F4	116.735	1	1 1.002	114.511	225		1200	Type B	D400
E. 949.672	1.999		0 1.003	114.511	225				
N. 1056.948									
F5	115.740	1	1 1.003	113.843	225		1200	Type B	D400
E. 949.672	1.672		0 1.004	113.843	225				
N. 1075.224									
F6	113.903	1	1 1.004	112.403	225		1200	Type B	D400
E. 949.647	1.275		0 1.005	112.403	225				
N. 1096.078									

Manhole Number	Cover Level	Connections	Pipe				Manhole Size	Types	
Coordinates	Depth To Soffit		Code	Inverts	Diams			Manhole	Cover
F7	112.724	1	1 1.005	111.224	225		1200	Type B	D400
E. 955.079	1.275		0 1.006	111.224	225				
N. 1112.144									
F8	111.623	1	1 1.006	110.228	225		1200	Type B	D400
E. 934.116	1.170								
N. 1121.216									
S1	120.672						1200	Type B	D400
E. 985.794	1.350		0 1.000	119.097	225				
N. 1019.325									
S2	118.054	1	1 1.000	116.629	225		1200	Type B	D400
E. 985.794	1.200		0 1.001	116.629	225				
N. 1052.472									
S3	117.448	1	1 1.001	116.023	225		1200	Type B	D400
E. 978.616	1.200		0 1.002	116.023	225				
N. 1058.206									
S4	116.746	1	1 1.002	115.019	225		1200	Type B	D400
E. 953.514	1.502		0 1.003	115.019	225				
N. 1058.438									

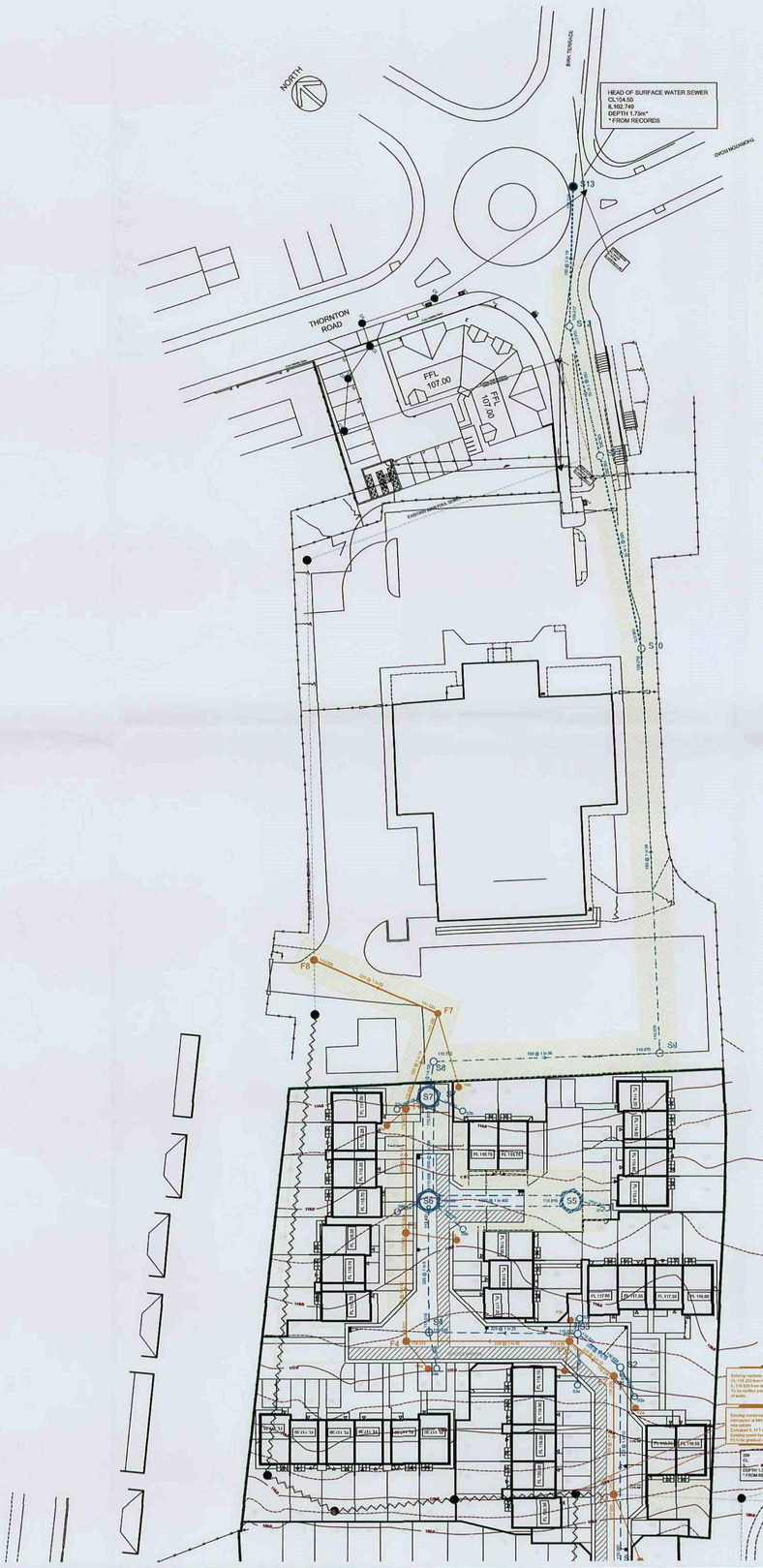
Manhole Number	Cover Level	Connections	Pipe				Manhole Size	Types	
Coordinates	Depth To Soffit		Code	Inverts	Diams			Manhole	Cover
S5	115.217						3000	Type B	D400
E. 977.614	2.501		0 2.000	110.916	1800				
N. 1088.602									
S6	115.750	1 2	1 1.003	112.431	225		3000	Type B	D400
E. 953.514	3.094		2 2.000	110.856	1800				
N. 1080.602			0 1.004	110.856	1800				
S7	113.812		1 1.004	110.812	1800		3000	Control Chamber	D400
E. 953.514	2.850		0 1.005	110.812	150				
N. 1098.128									
S8	113.655	1	1 1.005	110.752	150		1200	Type B	D400
E. 954.378	2.753		0 1.006	110.752	150				
N. 1104.872									
S9	113.072		1 1.006	110.070	150		1200	Type B	D400
E. 992.540	2.852		0 1.007	110.070	150				
N. 1105.419									
S10	110.040		1 1.007	108.070	150		1200	Type B	D400
E. 989.579	1.820		0 1.008	108.070	150				
N. 1173.684									

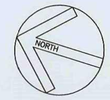
Manhole Number	Cover Level	Connections	Pipe				Manhole Size	Types	
Coordinates	Depth To Soffit		Code	Inverts	Diams			Manhole	Cover
S11	108.799	1	1 1.008	106.262	150		1200	Type B	D400
E. 982.632	2.387		0 1.009	106.262	150				
N. 1296.144									
S12	105.367	1	1 1.009	104.017	150		1200	Type B	D400
E. 977.478	1.200		0 1.010	104.017	150				
N. 1227.990									
S13	104.499		1 1.010	102.749	150		1200	Type B	D400
E. 978.152	1.600	1							
N. 1251.503									
F9	121.360						1200	Type B	D400
E. 977.549	1.925		0 1.000	119.210	225				
N. 1003.040									
F10	121.111	1	1 1.000	119.051	225		1200	Type B	D400
E. 984.656	1.835		0 1.001	119.051	225				
N. 1009.488									



ROAD1

| | | | | | | | | |





Unless specifically stated otherwise or Agreed in writing with Yorkshire Water Ltd the following notes apply:-

1. All pipework 300mmØ or less to be vitrified clay pipes conforming to BS EN295. Pipe strength grade to be extra strength.

2. Pipes of 375mmØ or greater shall be concrete conforming to BS:5911 Part 100. Pipe strength to be Class H.

3. All bedding to be Class S bed and surround unless noted otherwise on the drawings

Notes

1. All adoptable sewer works and materials to be in accordance with "Sewers for Adoption" 6th Edition and Yorkshire Water Services requirements.

2. Manhole covers and frames shall have a clear opening of 600x600mm and shall be Class D400 to BS EN 124 they shall be of a non-rocking design which does not rely on the use of cushion inserts. They shall be 150mm deep frames in highways.
All manhole covers shall be non-ventilating type and shall have closed keyways.

3. Adoptable sewers should be a minimum of 1m and manholes 0.5m from kerb faces and service margins unless otherwise agreed with Yorkshire Water.

4. All adoptable sewers to have 5 metres clearance from trees and hedges.

5. 150mm slab protection is to be provided to sewers with less than 1.2m cover in highways and verges.

6. Manholes with more than one connection in them may need to be increased in diameter by one increment to accomodate the connections and bends.

7. Yorkshire Water's policy is not to accept brick manholes and 1050mm diameter manhole rings. Instead it is preferred that you use a type B manhole with 1200mm diameter or 1500 diameter rings, with the opening sited over the channel where depth of cover is 1-1.5m.

8. Filled ground must be filled and compacted under the supervision and to the satisfaction of Yorkshire Water before any sewer works commence

9. Yorkshire Water do not accept land drainage flows into the adoptable sewer network (directly or indirectly). An alternative method any land drainage if required would have to be agreed with the appropriate body

10. Cover slabs to be kitemarked. Where the clear opening of the kitemarked cover slab is different to that of the cover and frame then a loading slab should be fitted above the cover slab to bring the size down to 600mm x 600mm. Please refer to the Concrete Pipe Systems Association (CPSA) technical bullitin issued Autumn 2004 for kitemarked cover slab opening sizes.

11. Sulphate resistent cement (C20-DC2) and precast concrete products to be used or a laboratory report provided proving that such precautions are not necessary.

12. All adoptable sewers to be laid in maximum 3m lengths unless there is specific operational need to lay longer lengths

13. Bedding and backfill material to conform to the requirement of Water Industry Specification 4-08-02 (Table A2)

14. Plastic channel sections in manholes are not acceptable and Yorkshire Water would prefer clayware channels in manholes.

REV	DESCRIPTION	DATE	BY
D	Off-site Foul & SW sewers amended (F6-F8) & (S8 to S11)	07.02.08	MI
C	Floor levels to plots 35-37,29-30 amended.	04.01.08	MI
B	Amended to suit revised planning layout	11.12.07	MI
A	Off site easement added, minor adjustment to lateral gradients	16.11.07	MI

CLIENT

HASLAM HOMES Ltd

PROJECT / TITLE

CYPRESS ROAD

KENDRAY, BARNSLEY

OFF SITE SEWERS

Martin Ingram Design Ltd

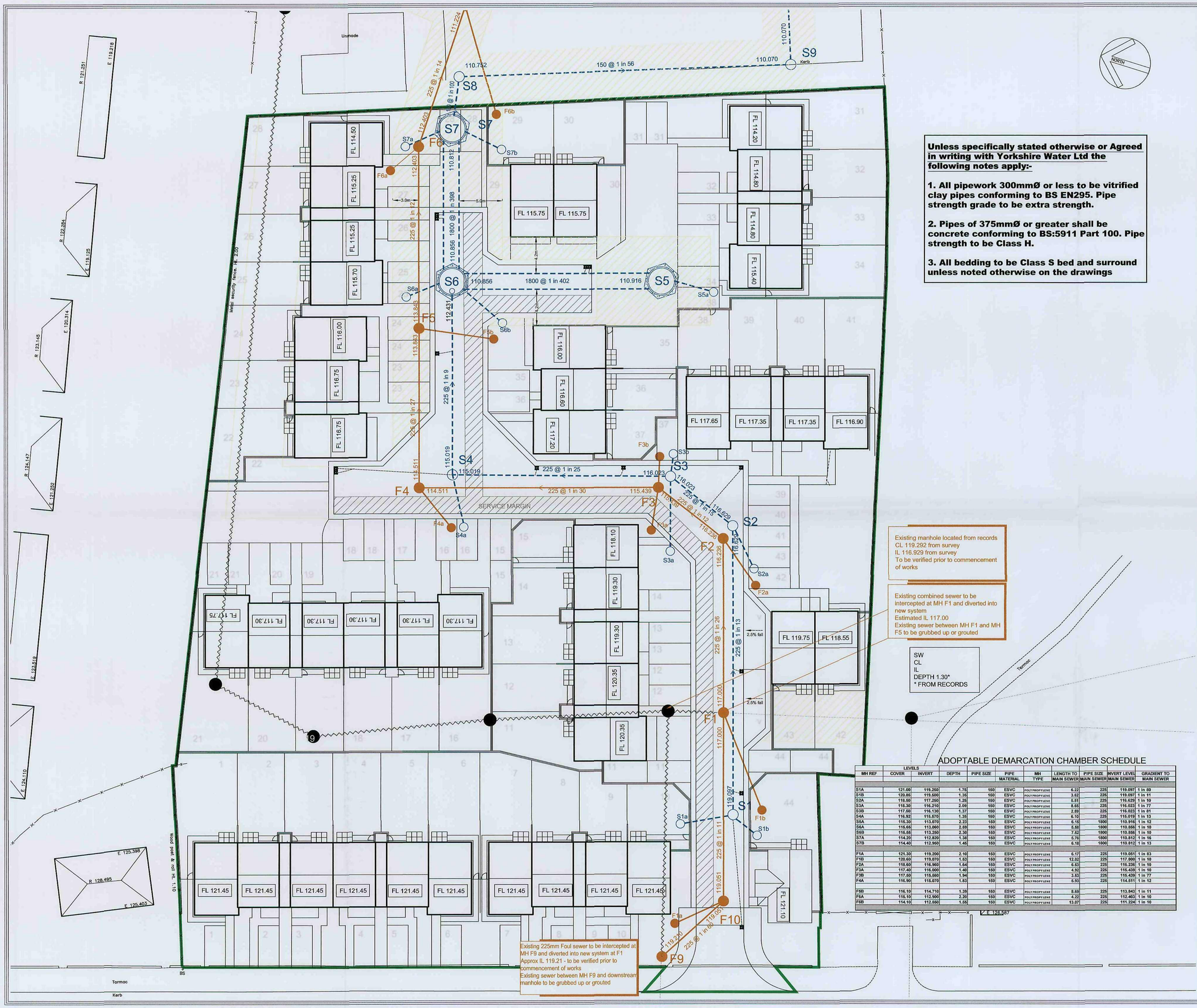
Highways Drainage Development

BBIC
INNOVATION WAY
BARNSLEY
SOUTH YORKSHIRE
S75 1JL

Tel 01226 770600
Fax 05600 766557
e-mail martin@martiningramdesign.co.uk

Barnsley Metropolitan Borough Council
10 MAR 2008
Corporate Mail Room

Scales.	Date.
1:500	SEPT 07
Drawing Number. 2007/030/01-2	Revision. D
	Drawn by. MI



Unless specifically stated otherwise or Agreed in writing with Yorkshire Water Ltd the following notes apply:-

1. All pipework 300mmØ or less to be vitrified clay pipes conforming to BS EN295. Pipe strength grade to be extra strength.

2. Pipes of 375mmØ or greater shall be concrete conforming to BS:5911 Part 100. Pipe strength to be Class H.

3. All bedding to be Class S bed and surround unless noted otherwise on the drawings

ADOPTABLE DEMARCATION CHAMBER SCHEDULE

MH REF	LEVELS COVER	LEVELS INVERT	DEPTH	PIPE SIZE	PIPE MATERIAL	MH TYPE	LENGTH TO MAIN SEWER	PIPE SIZE MAIN SEWER	INVERT LEVEL MAIN SEWER	GRADIENT TO MAIN SEWER
S1A	121.00	119.250	1.75	150	ESVC	POLYPROPYLENE	6.22	225	119.097	1 in 89
S1B	120.85	119.600	1.35	150	ESVC	POLYPROPYLENE	3.62	225	119.097	1 in 11
S2A	118.60	117.260	1.26	150	ESVC	POLYPROPYLENE	5.51	225	116.629	1 in 10
S3A	118.30	116.210	2.09	150	ESVC	POLYPROPYLENE	8.65	225	116.023	1 in 77
S3B	117.60	116.130	1.37	150	ESVC	POLYPROPYLENE	2.89	225	116.023	1 in 81
S4A	116.92	115.670	1.35	150	ESVC	POLYPROPYLENE	6.10	225	115.019	1 in 13
S5A	116.30	113.070	2.23	150	ESVC	POLYPROPYLENE	6.15	1800	110.916	1 in 12
S6A	115.65	113.060	2.59	150	ESVC	POLYPROPYLENE	5.68	1800	110.856	1 in 10
S6B	116.66	113.250	2.30	150	ESVC	POLYPROPYLENE	7.62	1800	110.856	1 in 10
S7A	114.20	112.820	1.38	150	ESVC	POLYPROPYLENE	5.76	1800	110.812	1 in 16
S7B	114.40	112.960	1.45	150	ESVC	POLYPROPYLENE	6.18	1800	110.812	1 in 13
F1A	121.30	119.200	2.10	150	ESVC	POLYPROPYLENE	6.17	225	119.051	1 in 83
F1B	120.60	119.070	1.63	150	ESVC	POLYPROPYLENE	12.02	225	117.900	1 in 10
F2A	118.60	116.960	1.64	150	ESVC	POLYPROPYLENE	6.63	225	116.236	1 in 10
F3A	117.40	116.000	1.40	150	ESVC	POLYPROPYLENE	4.92	225	116.439	1 in 10
F3B	117.50	115.560	1.94	150	ESVC	POLYPROPYLENE	3.63	225	116.439	1 in 77
F4A	116.90	115.070	1.83	150	ESVC	POLYPROPYLENE	5.93	225	114.511	1 in 12
F6B	116.10	114.710	1.39	150	ESVC	POLYPROPYLENE	8.69	225	113.843	1 in 11
F6A	115.10	112.900	2.20	150	ESVC	POLYPROPYLENE	4.22	225	112.403	1 in 10
F5B	114.10	112.660	1.58	150	ESVC	POLYPROPYLENE	13.07	225	111.224	1 in 10

Notes

1. All adoptable sewer works and materials to be in accordance with "Sewers for Adoption" 6th Edition and Yorkshire Water Services requirements.

2. Manhole covers and frames shall have a clear opening of 600x600mm and shall be Class D400 to BS EN 124 they shall be of a non-rocking design which does not rely on the use of cushion inserts. They shall be 150mm deep frames in highways.
All manhole covers shall be non-ventilating type and shall have closed keyways.

3. Adoptable sewers should be a minimum of 1m and manholes 0.5m from kerb faces and service margins unless otherwise agreed with Yorkshire Water.

4. All adoptable sewers to have 5 metres clearance from trees and hedges.

5. 150mm slab protection is to be provided to sewers with less than 1.2m cover in highways and verges.

6. Manholes with more than one connection in them may need to be increased in diameter by one increment to accomodate the connections and bends.

7. Yorkshire Water's policy is not to accept brick manholes and 1050mm diameter manhole rings. Instead it is preferred that you use a type B manhole with 1200mm diameter or 1500 diameter rings, with the opening sited over the channel where depth of cover is 1-1.5m.

8. Filled ground must be filled and compacted under the supervision and to the satisfaction of Yorkshire Water before any sewer works commence

9. Yorkshire Water do not accept land drainage flows into the adoptable sewer network (directly or indirectly). An alternative method any land drainage if required would have to be agreed with the appropriate body

10. Cover slabs to be kitemarked. Where the clear opening of the kitemarked cover slab is different to that of the cover and frame then a loading slab should be fitted above the cover slab to bring the size down to 600mm x 600mm. Please refer to the Concrete Pipe Systems Association (CPSA) technical bullitin issued Autumn 2004 for kitemarked cover slab opening sizes.

11. Sulphate resistent cement (C20-DC2) and precast concrete products to be used or a laboratory report provided proving that such precautions are not necessary.

12. All adoptable sewers to be laid in maximum 3m lengths unless there is specific operational need to lay longer lengths

13. Bedding and backfill material to conform to the requirement of Water Industry Specification 4-08-02 (Table A2)

14. Plastic channel sections in manholes are not acceptable and Yorkshire Water would prefer clayware channels in manholes.

REV	DESCRIPTION	DATE	BY
E	Existing Sewer diversion F9-F10-F1 added	26.02.08	MI
D	Off-site Foul & SW sewers amended (F6-F8) & (S8 to S11)	07.02.08	MI
C	Floor levels to plots 35-37,29-30 amended.	04.01.08	MI
B	Amended to suit revised planning layout	11.12.07	MI
A	Demarcation schedule added & general revisions	16.11.07	MI

CLIENT

HASLAM HOMES Ltd

PROJECT / TITLE

CYPRESS ROAD
KENDRAY, BARNSLEY
ROAD & SEWER LAYOUT

Barnsley Metropolitan Borough Council
10 MAR 2008
Corporate Mail Room

Martin Ingram Design Ltd
Highways Drainage Development
BBIC
INNOVATION WAY
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SOUTH YORKSHIRE
S75 1JL
Tel 01226 770600
Fax 05600 766557
e-mail martin@martiningramdesign.co.uk

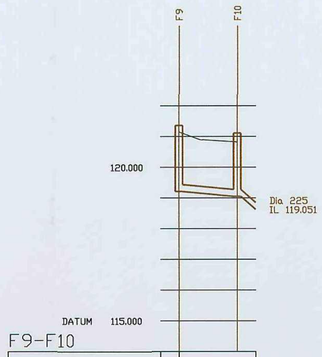
Scales.	Date.
1:200	SEPT 07
Drawing Number. 2007/030/01-1	Revision. E
	Drawn by. MI

Unless specifically stated otherwise or Agreed in writing with Yorkshire Water Ltd the following notes apply:-

1. All pipework 300mmØ or less to be vitrified clay pipes conforming to BS EN295. Pipe strength grade to be extra strength.

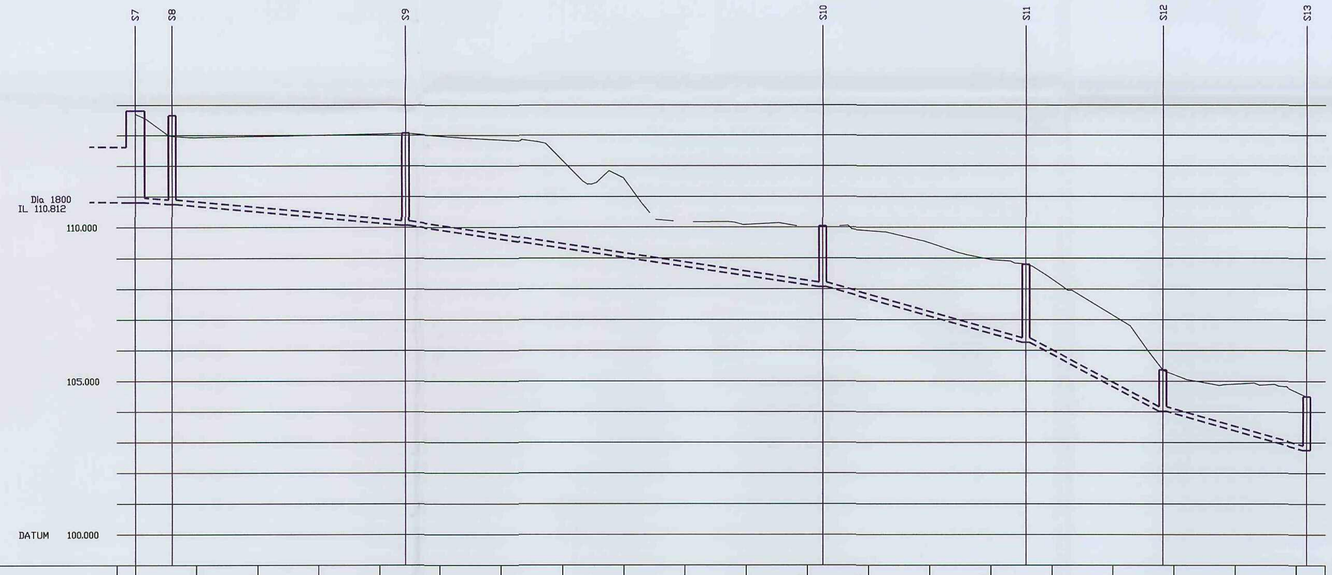
2. Pipes of 375mmØ or greater shall be concrete conforming to BS:5911 Part 100. Pipe strength to be Class H.

3. All bedding to be Class S bed and surround unless noted otherwise on the drawings

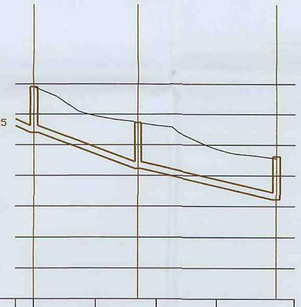


F9-F10

GROUND LEVEL	121.152	
FOULWATER COVER LEVEL	121.360	121.111
FOULWATER INVERT	119.210	119.051
FOULWATER DETAILS	Dia 225 TypeCLAY 1 in 60 Class S B&S	
FOULWATER LENGTHS	9.543	



GROUND LEVEL	113.696		113.656	113.659	113.661	113.664	113.323	112.735	112.147	111.559	110.971	110.382	109.797	109.497	109.199	108.853	107.830	106.724	105.215	104.911	104.657
STORMWATER COVER LEVEL	113.812	113.655				113.072							110.040			108.799		105.367		104.499	
STORMWATER INVERT		110.812 110.752	110.752			110.070	110.070						108.070	108.070		106.262	106.262	104.017	104.017	102.749	
STORMWATER DETAILS	Pipe 1.005 Dia 150 TypeCLAY 1 in 100		Pipe 1.006 Dia 150 Type CLAY 1 in 56 Class S B&S				Pipe 1.007 Dia 150 Type CLAY 1 in 34 Class S B&S							Pipe 1.008 Dia 150 Type CLAY 1 in 18 Class S B&S			Pipe 1.009 Dia 150 Type CLAY 1 in 10 Class S B&S		Pipe 1.010 Dia 150 Type CLAY 1 in 19 Class S B&S		
STORMWATER LENGTHS		6.005	38.194				68.329							33.196			22.446		23.523		



GROUND LEVEL	113.903	113.776	113.167	113.117
FOULWATER COVER LEVEL	113.903	112.724		111.623
FOULWATER INVERT	112.403	111.224	111.224	110.228
FOULWATER DETAILS		Pipe 1.005 Dia 225 TypeCLAY 1 in 14 Class S B&S		Pipe 1.006 Dia 225 Type CLAY 1 in 23 Class S B&S
FOULWATER LENGTHS		16.960		22.842

Notes

1. All adoptable sewer works and materials to be in accordance with "Sewers for Adoption" 6th Edition and Yorkshire Water Services requirements.

2. Manhole covers and frames shall have a clear opening of 600x600mm and shall be Class D400 to BS EN 124 they shall be of a non-rocking design which does not rely on the use of cushion inserts. They shall be 150mm deep frames in highways.
All manhole covers shall be non-ventilating type and shall have closed keyways.

3. Adoptable sewers should be a minimum of 1m and manholes 0.5m from kerb faces and service margins unless otherwise agreed with Yorkshire Water.

4. All adoptable sewers to have 5 metres clearance from trees and hedges.

5. 150mm slab protection is to be provided to sewers with less than 1.2m cover in highways and verges.

6. Manholes with more than one connection in them may need to be increased in diameter by one increment to accomodate the connections and bends.

7. Yorkshire Water's policy is not to accept brick manholes and 1050mm diameter manhole rings. Instead it is preferred that you use a type B manhole with 1200mm diameter or 1500 diameter rings, with the opening sited over the channel where depth of cover is 1-1.5m.

8. Filled ground must be filled and compacted under the supervision and to the satisfaction of Yorkshire Water before any sewer works commence

9. Yorkshire Water do not accept land drainage flows into the adoptable sewer network (directly or indirectly). An alternative method any land drainage if required would have to be agreed with the appropriate body

10. Cover slabs to be kitemarked. Where the clear opening of the kitemarked cover slab is different to that of the cover and frame then a loading slab should be fitted above the cover slab to bring the size down to 600mm x 600mm. Please refer to the Concrete Pipe Systems Association (CPSA) technical bullitin issued Autumn 2004 for kitemarked cover slab opening sizes.

11. Sulphate resistent cement (C20-DC2) and precast concrete products to be used or a laboratory report provided proving that such precautions are not necessary.

12. All adoptable sewers to be laid in maximum 3m lengths unless there is specific operational need to lay longer lengths

13. Bedding and backfill material to conform to the requirement of Water Industry Specification 4-08-02 (Table A2)

14. Plastic channel sections in manholes are not acceptable and Yorkshire Water would prefer clayware channels in manholes.

REV	DESCRIPTION	DATE	BY
C	Existing Sewer diversion F9-F10-F1 added	26.02.08	MI
B	Off-site Foul & SW sewers amended (F6-F8) & (S8 to S11)	07.02.08	MI
A	Amended to suit revised planning layout	11.12.07	MI

CLIENT

HASLAM HOMES Ltd

Barnsley Metropolitan Borough Council
10 MAR 2008
Corporate Mail Room

PROJECT / TITLE

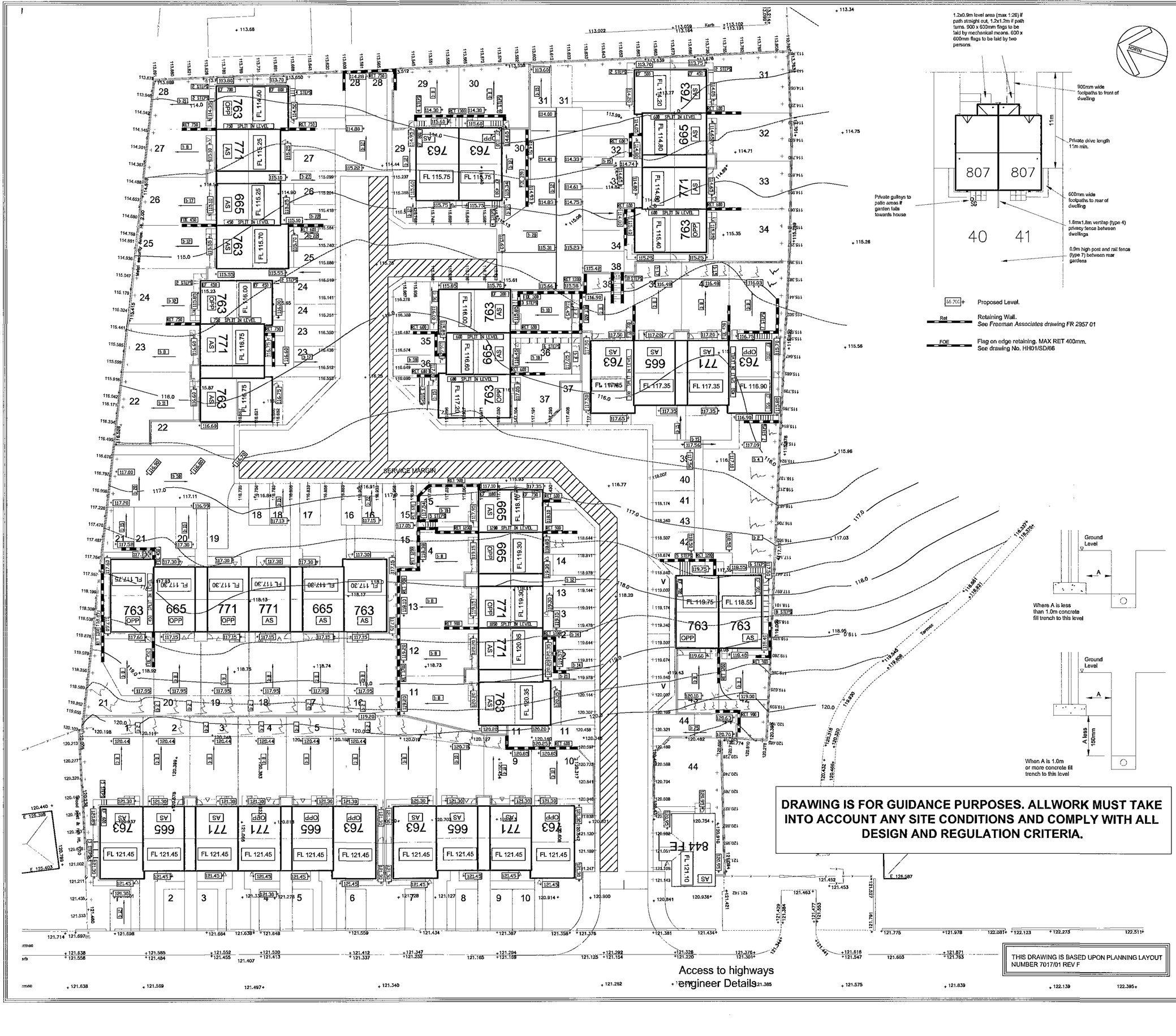
CYPRESS ROAD

KENDRAY, BARNSLEY

R&S LONGSECTIONS (2 OF 2)

Martin Ingram Design Ltd
Highways Drainage Development
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INNOVATION WAY
BARNSLEY
SOUTH YORKSHIRE
S75 1JL
Tel 01226 770600
Fax 05600 766557
e-mail martin@martiningramdesign.co.uk

Scales. H 1:500 V 1:100		Date. SEPT 07	
Drawing Number. 2007/030/02-2	Revision. C	Drawn by. MI	



Notes

Branch Drainage

Branch drainage to be 110mm dia UPVC pipes unless otherwise stated constructed as shown and in accordance with Building Regulations Approved Document H and to conform to manufacturers instructions.

Soakaways (where applicable) to be constructed as shown.

Landscaping

All front gardens to be levelled, top soiled and turfed.

All rear gardens to be cleared of debris, levelled, top soiled and turfed.

General in-site planning and landscaping all as shown on landscaping layout.

Tarmacadam Drives to single Dwellings

20mm Bitumen Macadam wearing Course
40mm Bitumen Macadam basecourse
150mm well consolidated approved hardcore
150 x 50mm precast concrete edgings on 250 x 100mm concrete kerbrace complete with haunching

Tarmacadam Drives to multiple dwellings

25mm Stone Mastic Asphalt
40mm Bitumen Macadam basecourse
150mm well consolidated approved hardcore
150 x 50mm precast concrete edgings on 250 x 100mm concrete kerbrace complete with haunching.

Where possible, edgings are to be left 25mm proud to prevent surface water runoff onto adjacent garden areas.

Flagged Footpath

900x600mm flags to be lifted and laid by mechanical means.
600x600mm flags to be lifted and laid by two persons.

50mm thick precast concrete paving flags on a minimum of 100mm well consolidated approved hardcore. Flags laid on a minimum of 25mm sand blinding and levelling layer.

900mm wide to front of dwellings as shown on plan

600mm wide to rear of dwellings as shown on each type and detailed below.

600mm wide precast concrete flags. Path to be set 300mm off dwelling and space to be filled with 19mm clean limestone chippings.(no fines)

Flags returned at door openings as shown.

Hardcore

Ground supported concrete slabs should never be laid on compacted hardcore fill exceeding 600mm in depth, nor directly on a fill of lesser depth which may contain sulphates. Where the fill includes blast furnace slag, shale or broken bricks, it should be covered with an impervious layer (e.g. polythene sheet) before placing the concrete.

General

Gate positions shown on plan are all to match type and height of fencing in which it sits.

REV	DESCRIPTION	DATE	BY
B	Amended in accordance with clients instruction	04.01.08	MI
A	Amended to suit revised planning layout	11.12.07	MI

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HASLAM HOMES Ltd

Barnsley Metropolitan Borough Council
10 MAR 2008
Corporate Mail Room

PROJECT / TITLE

CYPRESS ROAD
KENDRAY, BARNSLEY
EXTERNAL WORKS

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Scales.	Date.
1:200	SEPT 07
Drawing Number. 2007/030/06	Revision. B
	Drawn by. MI

SAFETY, HEALTH AND ENVIRONMENTAL (SHE) INFORMATION

In addition to hazard/risk normally associated with the types of work detailed on this drawing, note the following:

Construction:–

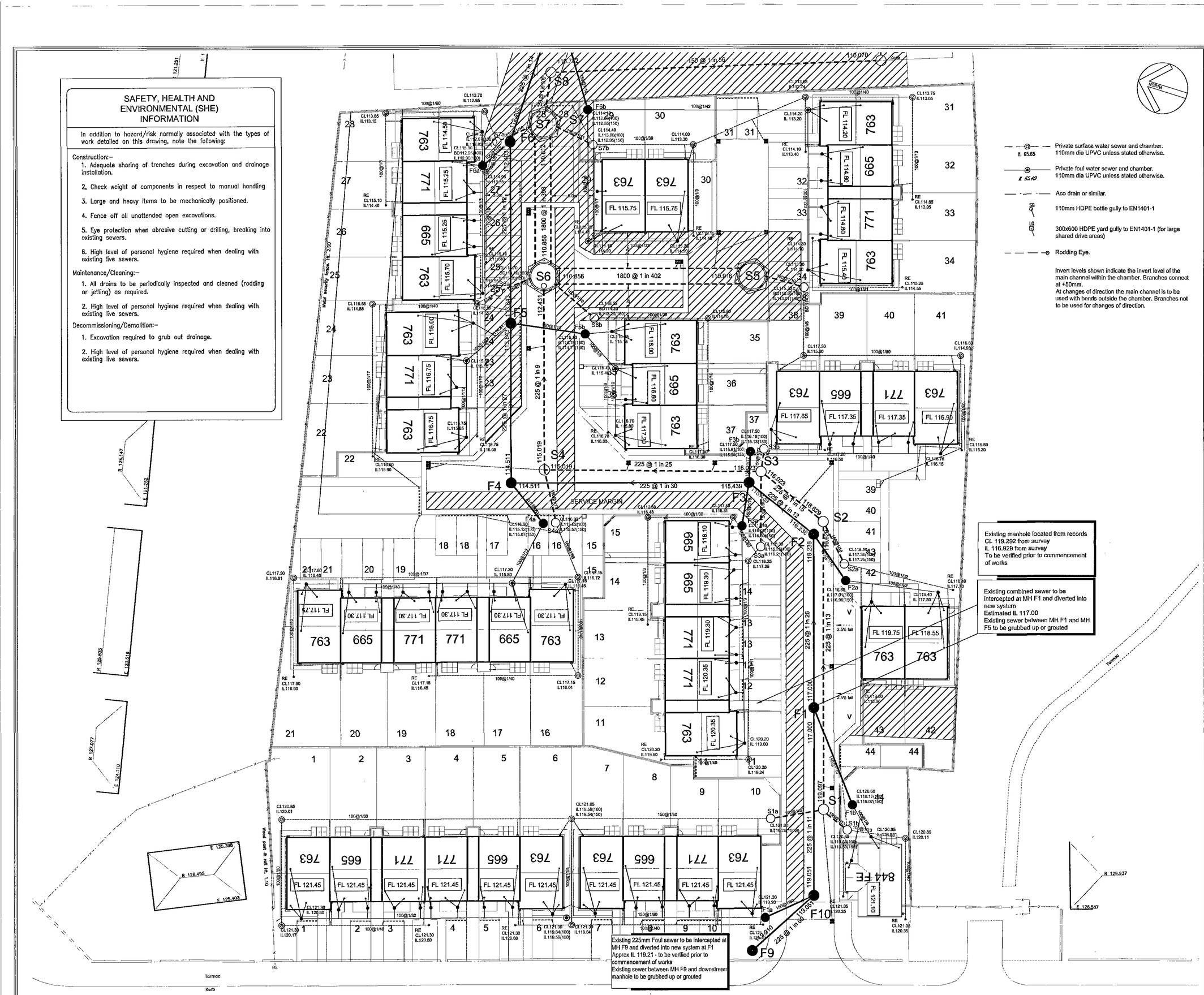
1. Adequate shoring of trenches during excavation and drainage installation.
2. Check weight of components in respect to manual handling
3. Large and heavy items to be mechanically positioned.
4. Fence off all unattended open excavations.
5. Eye protection when abrasive cutting or drilling, breaking into existing sewers.
6. High level of personal hygiene required when dealing with existing live sewers.

Maintenance/Cleaning:–

1. All drains to be periodically inspected and cleaned (rodding or jetting) as required.
2. High level of personal hygiene required when dealing with existing live sewers.

Decommissioning/Demolition:–

1. Excavation required to grub out drainage.
2. High level of personal hygiene required when dealing with existing live sewers.



Notes

1. All private drainage works are to be constructed in accordance with the relevant provisions of BS EN 752 including by reference BS 8301.
2. Manhole invert levels relate to the downstream pipe. Pipes at manholes to be laid with soffits level.
3. Unless otherwise shown, foul pipes to be 100mm dia laid at 1 in 40 minimum gradient unless one w.c. connected where gradient may be 1 in 80 minimum.
4. Unless otherwise shown surface water pipes to be 100mm dia laid at 1 in 100 minimum gradient.
5. Where cover to top of pipe barrel is less than 600mm, pipe to have minimum 150mm ST4 concrete surround.
6. The Contractor is to check invert levels and details of outfall sewers prior to commencing drainage works and the Clients Representative informed of any difference to those shown.
7. Manhole cover levels are indicative and should be adjusted to suit finished levels. Covers are to be fixed to a profile corresponding to the surrounding pavement surface.
8. Manhole covers
B125 for roads/drive areas subject to heavy vehicular access.
A15 for pedestrians and landscape areas.
All in accordance with BS EN 124 :1994
9. For manhole sizes refer to manhole schedule
10. For drainage and manhole details refer to typical manhole details drawing (2007/030/04)

DRAWING IS FOR GUIDANCE PURPOSES. ALLWORK MUST TAKE INTO ACCOUNT ANY SITE CONDITIONS AND COMPLY WITH ALL DESIGN AND REGULATION CRITERIA.

REV	DESCRIPTION	DATE	BY
E	Existing Sewer diversion F9-F10-F1 added	26.02.08	MI
D	Off-site Foul & SW sewers amended (F6-F8) & (S8 to S11)	07.02.08	MI
C	Floor levels to plots 35-37,29-30 amended, further gullies added.	04.01.08	MI
B	Amended to suit revised planning layout	11.12.07	MI
A	Minor ajustments to demarcation chamber invert levels	16.11.07	MI

CLIENT

HASLAM HOMES Ltd

PROJECT / TITLE

CYPRESS ROAD
KENDRAY, BARNSLEY
PRIVATE DRAINAGE

Barnsley Metropolitan Borough Council
10 MAR 2008
Corporate Mail Room

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Scales.	Date.
1:200	SEPT 07
Drawing Number. 2007/030/05	Revision. E
	Drawn by. MI

Station	Easting	Northing	Level
S1	1000.000	1000.000	121.394
S2	1011.131	1029.932	119.854
S3	977.668	1000.207	121.311
S4	977.638	1015.006	120.642
S5	942.209	1000.639	121.570
S6	941.760	1014.075	121.051
S7	887.727	1007.190	121.121
S8	923.219	1021.849	120.563
S9	966.090	1063.851	116.377
S10	946.825	1089.974	114.705

1080N
1040N
1000N
960N
3066
3026
3006
2986

Poplars Road
Cypress Road
Cypress Road
Cedar Cresent

Metal security fence, Ht. 2.00
Metal security fence, Ht. 1.50
Area of small trees
Overgrown
Gross
Unmade
Tarmac
Kerb
Wood post & rail fence
0.22 Brick wall, Ht. 1.00
0.22 Brick wall, Ht. 0.60
0.22 Brick wall, Ht. 1.60
0.22 Brick wall, Ht. 0.80
0.11 Brick wall, Ht. 0.60
MHCL118.798
MHCL121.477
MHCL121.319
MHCL121.510
Conc post & mesh, Ht. 1.70
Conc post & mesh, Ht. 2.00
Conc post & wire mesh, Ht. 1.20
Brick wall
Stone wall

S1 S2 S3 S4 S5 S6 S7 S8 S9 S10

R 126.880 R 126.888 R 126.798 R 126.662 R 126.509 R 128.537 R 129.990 R 129.539 R 130.005 R 126.970 R 126.918 R 126.993 R 128.495 R 125.803 R 127.037 R 124.170 R 122.145 R 120.314 R 124.147 R 121.209 R 120.388 R 118.329 R 121.291 R 119.218

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E : info@land-surveying.co.uk W : land-surveying.co.uk

LEGEND

Manhole shown thus
Inspection Cover
Lamppost
Telegraph Post
Electricity Poles
Road Traffic Signs
Bus Shelter
General Post Office
Post Office Telephones
Fire Hydrant
Stopcock Water
Stopcock Gas
Unknown Stoptap

Spot Level
Kerb Line
Fence Line
Hedge Line
Contours 5m Interval
Contours 1m Interval
Tree Detail
Cards
Cover Level
Invert Level
Foul Drain
Surface Water
Unknown Service
Survey Station

Floor Level
Height floor to structural soffit
Height floor to false ceiling
Height of Sill
Height of Window
Height of Door
Height floor to underside of Beam
Vent
Foul Pipe
Sky Light
Water Closet
Rodding Eye
Broken Columns
Shop fitting or cladding

SITE SURVEY

CYPRESS ROAD, KENDRAY

Sheet Diagram

Sheet 1 of 1

Date of Survey June 2007

Surveyed by DV

Drawn by DV

Checked by PBT

Survey Job No. S6572

Scale 1/200

S6572

Datum

Related to OSBM on No.37 Cypress road Value 125.070m

Barnsley Metropolitan Borough Council
10 MAR 2008
Community Development