

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: (GN)

■ Code for Sustainable Homes Level: (3)

□ BREEM Rating: (NA)

□ Lifetime Homes: (No)

■ Building For Life Minimum Score: (14)

■ Secured by Design: (Full)

Revisions:

Rev - Date By/CHK
Note

Key:

- Shed
- Rotary Drier
- Bin Store
- Driveway Gates
- Water Butts
- Compost Bin
- Tree
- Shrub planting (species & no. to be confirmed).
- Plot Entrance point
- Bins (1500 turning circle for CFSH)
- 1.0m high (unless otherwise stated) powder coated metal railings
- 1.5m high close boarded timber fence
- 1.5m high close boarded timber fence with 300mm trellis on top (1.8m high overall height).
- 1.8m high close boarded timber fence
- Close boarded timber fence on dwarf brick wall with brick piers (1.8m high overall).
- Powder coated metal railings on dwarf brick wall with brick piers (1.1m high overall).

Schedule of Accommodation			
2B4P (Type A)	Two Storey House	- 69m ²	- 8no.
2B4P (Type B)	Two Storey House	- 69m ²	- 8no.
3B5P (Type C)	Two Storey House	- 84m ²	- 14no.
3B5P (Type D)	Two Storey House	- 84m ²	- 22no.
4B6P (Type E)	Three Storey House	- 110m ²	- 4no.
Total			- 56no.
Site B area	0.94ha	- 2.32acres	
Site C area	0.65ha	- 1.60acres	
Site D area	0.06ha	- 0.15acres	
Total	1.65ha	- 4.07acres	
Density	34units / ha	- 13.7units / acre	

General Notes

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

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

Boundary Treatments & Finish floor levels subject to further detailed design. Exact location of retaining walls to be determined by construction method and wall type. Refer to boundary details and external works drawings or further details of boundaries.

Layout based on topographical survey by CT Surveys Ltd - drawing number 1847 CT/1 & 1847 CT/2.

Services easements, positions, depths, diversions & capping off / grubbing up to and wayleave agreements be confirmed by the contractor.

All new highways, footpaths & verges to be adopted.

Site Layout

Pearson Crescent

Aldham Estate

Wombwell

Yorkshire Housing



Drawing Status	
☐ preliminary	☒ planning
☐ information	☐ tender
☐ comment	☐ construction
☐ approval	☐ record/as built
Scale	1:500 @ a1
Date	June.2012
Drawn/Checked	SH/JRW
Dwg No	2121.75.105

