

Design Criteria

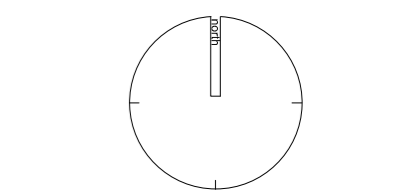
Site to comply with the following design criteria subject to confirmation of the form of construction and assessment by an external accredited assessor.

- Design and Quality Standards: (WC B)
- Code for Sustainable Homes Level: (3)
- BREEM Rating: (NA)
- Lifetime Homes: (No)
- Building For Life Minimum Score: (12)
- Secured by Design: (Full - Buildings & Site)

Revisions:

Rev.	Date	By/Chk
A	21/01/2013	SHJRW

Drawing overlaid onto Topographical survey. Drawing scale increased.



YORKSHIRE HOUSING	
Drawing Status	
<input type="checkbox"/> preliminary	<input type="checkbox"/> planning
<input checked="" type="checkbox"/> information	<input type="checkbox"/> tender
<input type="checkbox"/> comment	<input type="checkbox"/> construction
<input type="checkbox"/> approval	<input type="checkbox"/> record/as built
Scale	1:200 @ a2
Date	Jan.2013
Drawn/Checked	SHJRW
Dwg.No	2121.36.003A

Site Layout Manor Grove

Royston, Barnsley
Yorkshire Housing

West End Avenue

Manor Court

Manor Grove

Schedule of Accommodation

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

Existing tree position shown as topo survey.

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).

