






# LANGSETT ROAD

## Key:

-  1m high powder coated galvanised mild square steel railings (Colour TBC).
-  2.0m high close boarded timber fence with feather edge boards.
-  1.8m x 1.8m high close boarded timber privacy screen, incorporating 300mm trellis to the top.
-  Low brick wall with powder coated galvanised mild square steel infill railings between 327.5mm piers giving O/A height of 1m.
-  Assumed Land Acquisition Boundary (To be confirmed).

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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

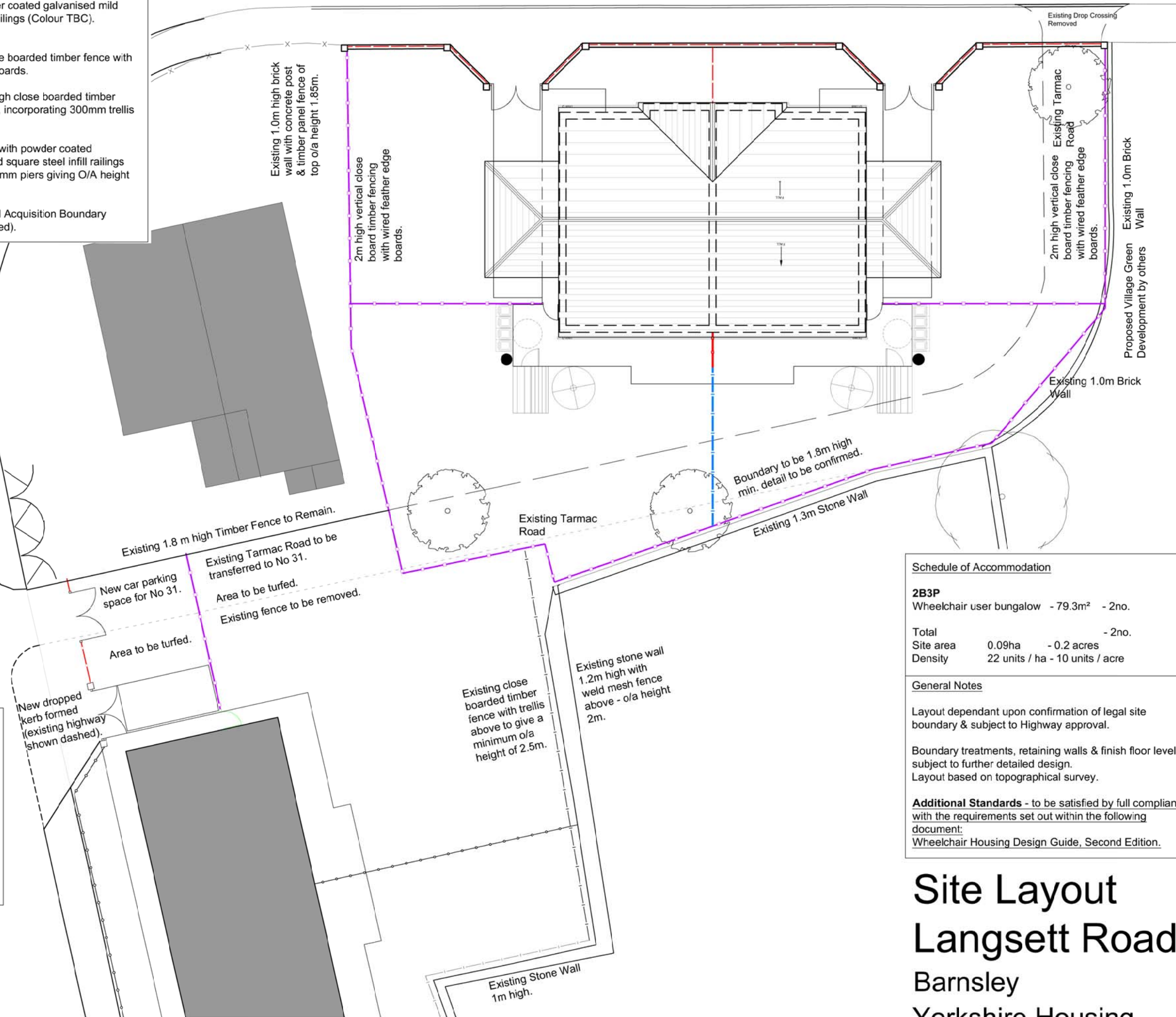
Site to comply with the following design criteria subject to confirmation of the form of construction and assessment by an external accredited assessor.

- Design and Quality Standards: (WC H)
- Code for Sustainable Homes Level: (3)
- BREEAM Rating: (NA)
- Lifetime Homes: (Yes)
- Building For Life Minimum Score: (12)
- Secured by Design: (Full - Buildings & Site.)

### Revisions:

Rev. No	Date	By/Chk

WENSLEY ROAD



**Boundary Notes**  
Existing railings and fencing adjacent to the tarmac road to be carefully taken down and re-used to extend front and rear garden boundary up to the existing timber fence.

**Highway Notes**  
Existing drop crossing off Wensley Close to be reinstated to Local Authority footway standards

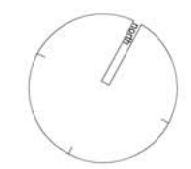
Schedule of Accommodation		
<b>2B3P</b>		
Wheelchair user bungalow	- 79.3m <sup>2</sup>	- 2no.
<b>Total</b>		- 2no.
Site area	0.09ha	- 0.2 acres
Density	22 units / ha	- 10 units / acre

**General Notes**

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

Boundary treatments, retaining walls & finish floor levels subject to further detailed design.  
Layout based on topographical survey.

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



<b>YORKSHIRE HOUSING</b>	
<b>Drawing Status</b>	
<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 @ a3
Date	Jan.2013
Drawn/Checked	SHJ/RW
Dwg.No	2121.23.505

**Site Layout**  
**Langsett Road**  
Barnsley  
Yorkshire Housing

