Plot 2
3b5p Wheelchair Bungalow

Plot 1
2b4p Wheelchair Bungalow

Carport

1.5m close boarded timber fence
1.8m brick wall and piers with trellis infill panels. fence with +300mm trellis above

Manor Grove
Enclosed garden
Existing garage lockups.

Primary aspects
Blank
Glazed door
Lighting column to be relocated.

2000
2000

West End Avenue
Manor Court
29

21

23

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:

Schedule of Accommodation

2b4p
Wheelchair user bungalow - 84.5m² - 1no.

3b5p
Wheelchair user bungalow - 104m² - 2no.

Total
- 3no.

Site area
- 0.12ha
- 0.29 acres

Density
- 16 units / ha
- 6 units / acre

Site Layout
Manor Grove
Royston, Barnsley, Yorkshire Housing

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)