Park Street
Existing 2m high stone wall retained
1.8m close boarded timber fence
1.1m high stone piers
with metal railings with stone wall below.

Approx Services Zone (hatched)
1.5m close boarded timber fence
1.1m railings

Refuge area
Pedestrian gate controlled by school

Existing school fence and gate taken up and moved back 3.0m from existing position into school site
New lockable pedestrian gate for school access

Road to be made to adoptable standard once bungalows are complete

Existing grass verge
Existing school fence retained (2.5m high)

Plot 2
2b4p Wheelchair Bungalow

Plot 1
3b5p Wheelchair Bungalow

Existing 2m high stone wall retained

Approximate position of bus stop & 2no. services boxes
Indicative Grit Bin position
Grassed area
removed and replaced with tarmaccadam hard standing up to new school fence position.

Existing stone wall to be structurally surveyed and retained if possible.
Wall to be cored out & metal railings provided on top (1.1m high O/A).

Existing stone wall to be structurally surveyed and retained if possible.
Wall to be cored out & concrete post and close boarded timber fence provided (1.8m high O/A).

Figure

General Notes
Layout dependent upon confirmation of legal site boundary, statutory services information & 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 interpolated OS survey.

Additional Standards - to be satisfied by full compliance with the requirements set out within the following document:

Schedule of Accommodation

254P
Wheelchair user

385P
Wheelchair user

Total

Site area
0.13ha
- 0.32 acres
Density
15 units / ha - 6 units / acre

Legend:
- 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 timber fence incorporating 300mm trellis on top.
- 1.8m high close boarded timber fence.
- Powder coated metal railings (1.1m high overall) with stone piers & artstone coping.
- Existing stone wall retained.
- Existing stone wall retained, close boarded timber fence on top (1.8m high overall).

Soft Landscaping
Grass / Turfed area
Shrubs / Planting Area
Semi mature tree (species / type to be confirmed).

Site Layout
Park Street
Wombwell, Barnsley
Yorkshire Housing

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.

Revisions:
A 21/01/2013 SH/JRW
Drawing overlaid onto Topographical survey. Drawing scale increased.
B 30/01/2013 SH/JRW
Front boundary treatment adjacent to plot number 2 amended.

Design Notes

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