

Design Criteria

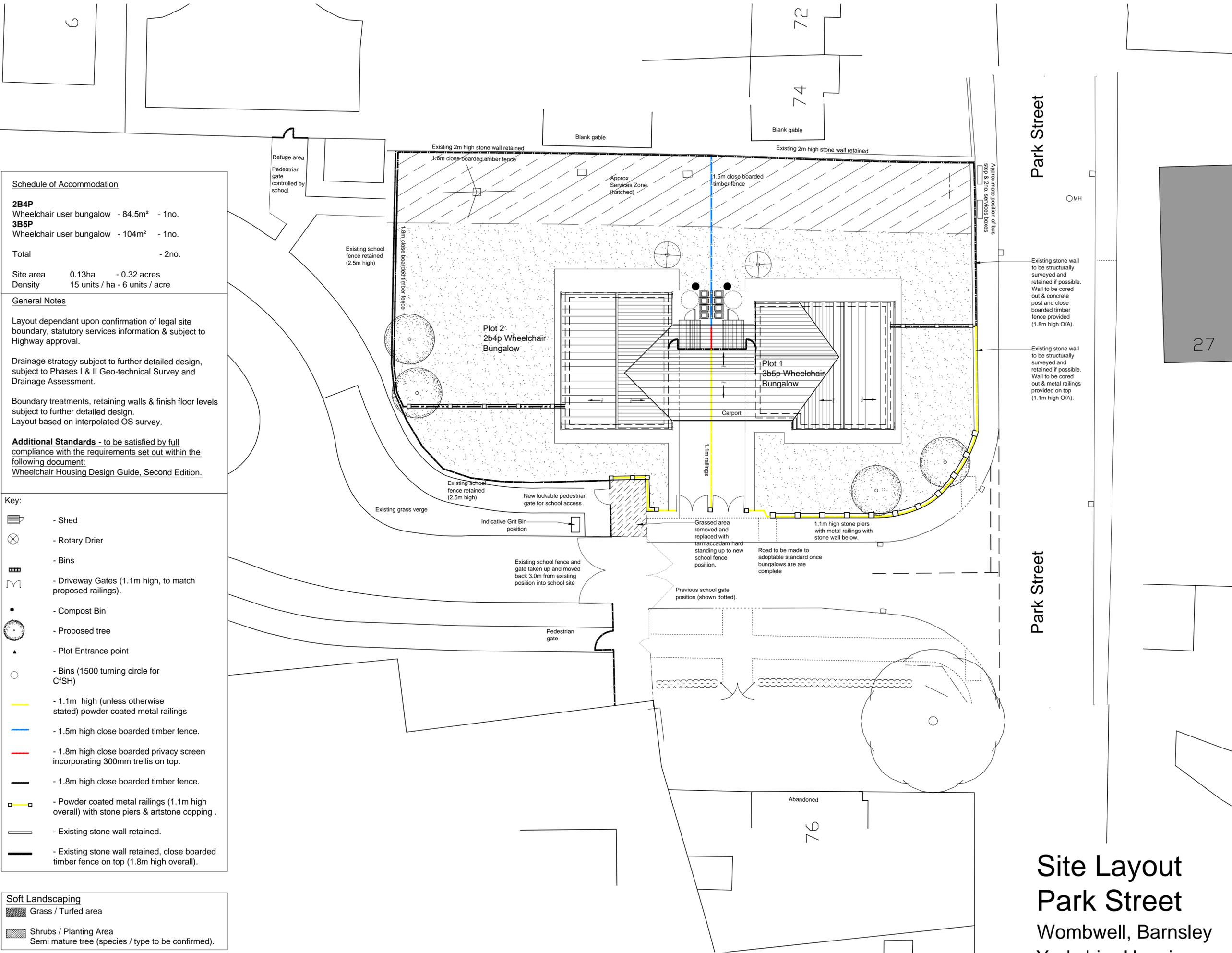
Site to comply with the following design criteria subject to confirmation of the form of construction and assessment by an external accredited assessor.

- Design and Quality Standards: (WC H)
- Code for Sustainable Homes Level: (3)
- 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
B	30/01/2013	SHJRW

Drawing overlaid onto Topographical survey. Drawing scale increased.  
Front boundary treatment adjacent to plot number 2 amended.



**Schedule of Accommodation**

<b>2B4P</b>	Wheelchair user bungalow	- 84.5m <sup>2</sup>	- 1no.
<b>3B5P</b>	Wheelchair user bungalow	- 104m <sup>2</sup>	- 1no.
<b>Total</b>			- 2no.
<b>Site area</b>	0.13ha	- 0.32 acres	
<b>Density</b>	15 units / ha	- 6 units / acre	

**General Notes**

Layout dependant 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:  
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 (1.1m high overall) with stone piers & artstone copping.
  - Existing stone wall retained.
  - Existing stone wall retained, close boarded timber fence on top (1.8m high overall).

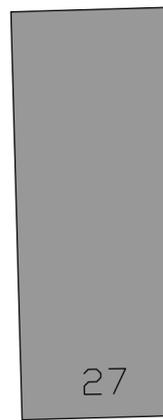
**Soft Landscaping**

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



Park Street

Park Street



**Site Layout**  
**Park Street**  
Wombwell, Barnsley  
Yorkshire Housing

**YORKSHIRE HOUSING**

Drawing Status

<input type="checkbox"/> preliminary	<input type="checkbox"/> planning
<input type="checkbox"/> information	<input type="checkbox"/> tender
<input type="checkbox"/> comment	<input type="checkbox"/> construction
<input checked="" type="checkbox"/> approval	<input type="checkbox"/> record/as built

Scale: 1:200 @ a2  
Date: Jan.2013  
Drawn/Checked: SHJRW  
Dwg.No: 2121.40.011B

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