BARNSLEY WEST PHASE 1

All work to be carried out in accordance with the requirements of the Building Regulations, Water Authority and the Construction (Design and Management) Regulations currently in force.

Do not scale from this drawing. Architect to be notified of any discrepancies.

Verify relevant dimensions on site before commencing work or preparing shop drawings. This drawing is copyright.

Rev	Date	Description	By	Checked
A	-	LAYOUT NOW INCLUDES PROPOSED LAYOUT TO WEST BOUNDARY. EMBANKMENT TO NORTH AND EAST BOUNDARY INCLUDED. TOTAL NUMBERS NOW AT 124.	LA	LA
B	01.06/20	LAYOUT RE-DESIGNED TO AGREED PHASING/PARCELS. LAYOUT NOW INCLUDES "ARENA" ENTRANCE. PRE-SOLD PARCEL, STRATA OPEN MARKET AND KEEPMOAT OPEN MARKET PARCELS. TEMPORARY AND PERMANENT ACCESS FROM LINK ROAD PROPOSED.	LA	LA
C	18.06.20	STRATA NOW LOOKING AT WESTERN PARCEL TO LINK ROAD. TOTAL NUMBER OF PLOT AT 234. WITH 155 OPEN MARKET, 42 PRE-SOLD AND 37 AFFORDABLE HOUSING. ENGINEERING CONSTRAINTS ON EMBANKMENTS AND HIGHWALLS NOW DESIGNED AROUND AND IMPACT ON PLOTS FACING THE SOUTHERN ROUNDABOUT HAVE BEN	LA	LA
D	25.06.2020	THE LAYOUT IS SHOWN CHANGED TO LIVORNO FROM OPORTO/ BOLOGNA. 3 x GENEVA HAVE BEEN GAINED (P8, 38 & 50). TOTAL PLOT NO. 242, PREVIOUSLY 234.	-	-
E	03.09.20	LAYOUT UPDATED FOLLOWING ENGINEERS COMMENTS LOOP ROAD NOW ADDED ADJACENT TO PLOTS 44-60 RATHER THAN THROUGH ROADS & PRIVATE DRIVES. NEW ACCESS ROAD ADJACENT TO PLOT 190 ADDED. PLOT NO'S INCREASED FROM 242 TO 250.	WS	LA
F	17.11.20	LAYOUT RE PLOTTED WITH NEW MIX IN MIND. PRS PARCEL MOVED TO SOUTHERN SECTION ADJACENT TO PROPOSED ROUNDABOUT. TOTAL NUMBERS DECREASED FROM 250 TO 226.	LA	LA
G	24.11.20	LAYOUT RE WORKED TO NOW INCLUDE 61NO OF AH PLOTS TO COMPENSATE SUB SALE PARCEL. TOTAL UNITS INCREASED FROM 226 TO 230. PLOTS 19-37 NOW OMS. ALL OF THE AH PROVISION IS IN SOUTHERN PARCEL PLOTS 170-230.	LA	LA
H	18.03.21	LAYOUT RE WORKED FOLLOWING EXTERNAL COMMENTS FROM BOND BRYANT TO ENSURE COMPLIANCY WITH OUTLINE MASTERPLAN FRAMEWORK. HAUL ROAD POINTS ADDED ALONG SPINE ROAD. SALES AREA CONFIRMED AND ACCESS TO SALES PARKING AT THE REAR OF SALES PLOTS.	LA	LM/WS
J	20.04.21	LAYOUT UPDATED FOLLOWING LANDSCAPE ARCHITECTS REVIEW AND OPS REVIEW. TITLE BOUNDARY CHECKED AND OUR PROPOSED BOUNDARIES ALIGN. 1NO UNIT LOSS DUE TO LANDSCAPE CONSTRAINTS. TOTAL UNITS AT 229.	LA	TEAM

SITE LAYOUT KEY:

- 1800 HIGH SCREEN WALL — standard detail reference: SD10.EX.06 & 07 - refer to materials plan for brick/stone
- 1800 HIGH CLOSE BOARDED TIMBER FENCE — standard detail reference: SD10.EX.17
- 600 HIGH TIMBER KNEE RAIL — standard detail reference: SD10.EX.22
- TITLE BOUNDARY - PROVIDED THROUGH VENDOR INFO
- INDICATIVE CAR PARKING SPACE
- 900mm WIDE REAR ACCESS GATE
- 1800x2700 HARD STANDING AREA FOR REFUSE BINS
- DENOTES LANDSCAPED BIN COLLECTION POINT — 900x900mm hard standing area per plot served. Refer to standard detail SD.10.113
- SH — SHOW HOMES
- WC — WELCOME CENTRE
- WELCOME CENTRE VISITOR PARKING
- * — SOCIAL HOUSING
- DENOTES TURF (PRIVATE) - turf to front and rear gardens to Segment D. Segment A, B & C turf to front gardens only
- DENOTES TURF (PUBLIC) - turf areas to Public Open Spaces to be maintained by Management Company
- ELECTRIC VEHICLE CHARGING POINTS
- DENOTES 900mm WIDE PATH - refer to specific detail for composition
- DENOTES SUB STATION - refer to services layout for details
- DENOTES HIGH WALL AND EMBANKMENTS LOCATIONS - areas of ground that cant be built on - refer to engineering constraints

ACCOMMODATION SCHEDULE

SITE NUMBER:									
DRAWING NUMBER:									
HOUSE TYPE	SALES NAME	BEDS	NUMBER	SQ.FEET	TOTAL SQ.FEET	SQ.METRES	TOTAL SQ.METRES	%	NDSS REQ. (M²)	PLOT NOS
OPEN MARKET (#MIY1)										
5-700	NEW 3 BED, 2 STOREY	3	42	996	41916	92.72	3894.09	18.3%		
MY P 404	ROSAS 3 BED STUDY	3	38	1246	47348	115.76	4396.74	16.6%		
3-100	BARCELONA 3 BED	3	9	1152	10638	109.81	988.29	3.9%		
4-400	MADRID	4	9	1468	13212	136.38	1227.42	3.9%		
MY 06-V2-4	COPENHAGEN	4	13	1350	17550	125.42	1630.43	5.7%		
MY P 412	OPORTO	4	24	1345	32280	124.95	2998.89	10.5%		
5-100	BOLOGNA +	5	14	1743	24402	161.93	2267.00	6.1%		
MY P 502	VALENCIA	5	7	1986	13902	184.50	1291.53	3.1%		
MY 02-V6-5	NAPLES	5	11	2009	22099	186.64	2053.05	4.8%		
OPEN MARKET TOTAL:			167							
AFFORDABLE (#MIY10)										
MY A-251	T1	2	23	806	18538	74.88	1722.22	10.0%		
MY A-352	T2	3	30	923	27690	85.75	2572.46	13.1%		
3-601	3B4PCT	3	9	933	8397	86.68	780.10	3.9%		
AFFORDABLE TOTAL:			62							
TOTALS:			229		277972		25824	100%		
Area Gross:			9.76	Hectares						
Area Gross:			24.12	Acres						
Non Developable/POS area			1.3	Hectares						
Non Developable/POS area			3.21	Acres						
Developable area			8.46	Hectares						
Developable area			20.91	Acres			AFFORDABLE	23%		
Density:			27.07	Units / Hectare						
Density:			10.95	Units / Acre						
Sq.ft/acre			13,297	Sq.ft/acre						
Sq. Metres/Hectare			3,053	Sq. Metres/Hectare						

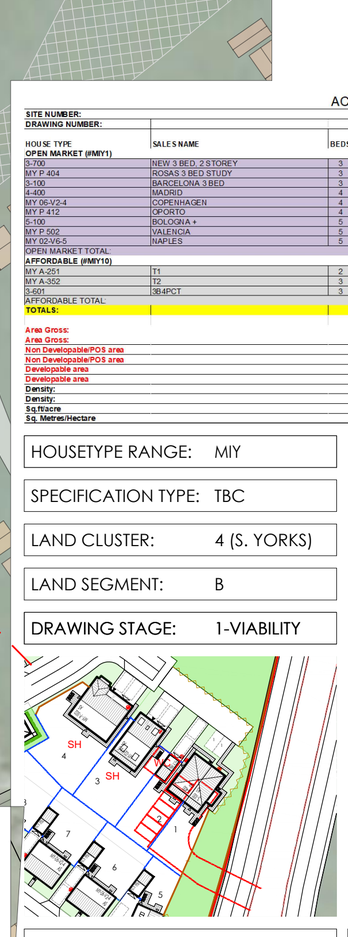
HOUSETYPE RANGE: MIY

SPECIFICATION TYPE: TBC

LAND CLUSTER: 4 (S. YORKS)

LAND SEGMENT: B

DRAWING STAGE: 1-VIABILITY



SHOW HOME COMPLEX

LANDSCAPE SPEC: SILVER

strata homes limited | quay point | lakeside | doncaster | DN4 5PL
t: 01302 308508 www.strata.co.uk

scale: 1:1000@A1 | drawn by: LA | date: 18.06.20

Project: BARNSLEY WEST PHASE 1, S75 1

Drawing: SKETCH LAYOUT

Planning Ref: N/A

Drawing Number: 20-CL4-SEGB-BWP1-02 | Revision: J

North

pm am noon