

# BARNESLEY WEST PHASE 1 | PLANNING LAYOUT

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	01.04.20	LAYOUT RE-DESIGNED TO AGREE PHASING/PARCELS. LAYOUT NOW INCLUDES 'ARENA' ENTRANCE, PRE-SOLD PARCEL STRATA OPEN MARKET AND KEEPADOT OPEN MARKET PARCELS. TEMPORARY AND PERMANENT ACCESS FROM LINK ROAD PROPOSED.	LA	LA
C	18.06.20	LAYOUT 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 THE PHASING AND THE ROUNDABOUT HAVE BEEN CHANGED TO LIVING FROM OPTIMITY BOLOGNA, 5 x GENEVA HAVE BEEN GAINED (P8, 38 & 50), TOTAL PLOT NO. 242. PREVIOUSLY 234.	LA	LA
D	25.06.2020			
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 NOS INCREASED FROM 242 TO 250.	WS	LA
F	17.11.20	LAYOUT RE-DESIGNED WITH NEW MIX IN MIND. P85 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 61 NO OF AH PLOTS TO COMPENSATE SUB SALE PARCEL TOTAL UNITS INCREASED FROM 226 TO 230. PLOTS 19-37 NOW COMS. 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 BRANT TO ENSURE COMPLIANCE WITH OUTLINE MASTERPLAN FRAMEWORK. HAUL ROAD POINTS ADDED ALONG SPINE ROAD. SALES AREA CONFIRMED AND ACCESS TO SALES PARKING AT THE REAR OF SALES PARCEL UPDATED FOLLOWING LANDSCAPE ARCHITECT REVIEW AND OPS REVIEW. TITLE BOUNDARY CHECKED AND OUR PROPOSED BOUNDARIES ALIGN. 1NO UNIT LOSS DUE TO LANDSCAPE CONSTRAINTS. TOTAL UNITS AT 229.	LA	LA/M/WS
J	20.04.21	REDESIGNED FOLLOWING LANDSCAPE ARCHITECT 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
K	17.06.21	RED LINE BOUNDARY UPDATED	LA	TEAM
L	09.11.21	3 Storey homes removed off the western boundary following comments from the local planning authority. Barca/Madrid units switched to semi detached Ophelia. Total unit numbers remain the same.	LA	TEAM
M	07.06.22	Layout updated following Highways and urban design comments from local planning authority. 3 storey homes removed off the western boundary following comments from the local planning authority. Barca/Madrid units switched to semi detached Ophelia. Total unit numbers remain the same.	LA	TEAM
N	04.08.23	Layout updated following Highways and urban design comments from local planning authority. 3 storey homes removed off the western boundary following comments from the local planning authority. Barca/Madrid units switched to semi detached Ophelia. Total unit numbers remain the same.	CF	TEAM
O	28.09.23	POS re-worked into plot curtilage where possible. Show home complex revised. Access point opposite plots 61 & 62 removed.	CF	AW



**SITE LAYOUT KEY:**

- 2000 HIGH ACOUSTIC FENCE (standard detail reference: SD10 EX.24)
- 1800 HIGH SCREEN WALL (standard detail reference: SD10 EX.6 & D7 - refer to landscape plan for locations)
- 1800 HIGH CLOSE BOARDED TIMBER FENCE (standard detail reference: SD10 EX.17)
- 600 HIGH TIMBER KNEE RAIL (standard detail reference: SD10 EX.20)
- 1200 HIGH METAL RAILINGS
- RED LINE APPLICATION BOUNDARY
- INDICATIVE CAR PARKING SPACE
- INDICATIVE VISITOR PARKING SPACE
- 900mm WIDE REAR ACCESS GATE
- 1800x700mm HARD STANDING AREA FOR REFUSE BINS
- BN & BICYCLE STORE
- DENOTES LANDSCAPED BIN COLLECTION POINT (900x900mm hard standing area per plot street - refer to standard detail SD 10.1.1.5)
- SHOW HOMES
- EXPERIENCE CENTRE
- WELCOME CENTRE VISITOR PARKING
- SOCIAL HOUSING
- INDICATIVE SHRUB LANDSCAPING - refer to landscape layout for specific details
- DENOTES TURF (PRIVATE) - Segment # 3 (see turf to front gardens only)
- DENOTES TURF (PUBLIC) - turf areas to Public Open Spaces to be maintained by Management Company
- DENOTES BLOCK PAVING - refer to most construction standard details
- ELECTRIC VEHICLE CHARGING POINTS
- DENOTES 900mm WIDE PATH - refer to specific detail for composition
- DENOTES SUB STATION - refer to specific detail for details
- DENOTES HIGH WALL AND EMBANKMENTS LOCATIONS - areas of ground that can't be built on - refer to engineering constraints
- DENOTES 6x4m TIMBER SHED - refer to specific detail for shed base

PLEASE REFER TO LANDSCAPE DRAWINGS FOR ALL LANDSCAPE DETAILS

PLEASE REFER TO ENGINEERING DRAWINGS FOR ALL ENGINEERING DETAILS

**ACCOMMODATION SCHEDULE**

APPROXIMATE UNIT TYPE	NO	NO PT	TOTAL	%	REGULATORY COMPLIANCE	BEDS	PROBLY	STORY	CONFIGURATION	ENV NO	LAND DOCUMENT			
<b>OPEN MARKET - CREPE (PLOT)</b>														
P101	39	688	52,862	85	2,859	33.6%	MIXED HOUSING	3	4	2	SEMI DETACHED TERRACE	26	3	B
P102	4	1,220	119	49.8%	194	20.8%	MIXED HOUSING	3	2	2	SEMI DETACHED	4	0	B
P103	46	1,540	81,270	125	5,188	21.3%	MIXED HOUSING	3	2	2.5	SEMI DETACHED DETACHED	48	0	BC
P104	12	1,280	42,528	125	1,281	8.0%	FLC	2	2	2	DETACHED	12	0	BC
P105	1473	8,895	137	3,318	20.9%	MIXED HOUSING	1	6	2.5	SEMI DETACHED	23	0	GD	
P106	25	1,728	42,720	188	3,718	9.4%	MIXED HOUSING	1	6	2	DETACHED	12	0	GD
P107	17	1,080	34,716	198	1,272	11.7%	MIXED HOUSING	1	6	2.5	DETACHED	7	0	GD
<b>APPROXIMATE UNIT TYPE</b>	<b>NO</b>	<b>%</b>	<b>TOTAL</b>	<b>%</b>	<b>REGULATORY COMPLIANCE</b>	<b>BEDS</b>	<b>PROBLY</b>	<b>STORY</b>	<b>CONFIGURATION</b>	<b>ENV NO</b>	<b>LAND DOCUMENT</b>			
APP1	9	75%	44,931	71	635	4.2%	MIXED HOUSING	2	3	2	SEMI DETACHED TERRACE	8	3	A
APP2	15	80%	9,410	119	4,926	9.7%	MIXED HOUSING	1	2	2	QUARTER HOUSE	29	0	A
APP3	4	80%	3,420	79	318	1.9%	MIXED HOUSING	1	2	2	QUARTER HOUSE	4	0	A
APP4	2	1,246	2,492	188	2,388	16.2%	MIXED HOUSING	4	6	2.5	SEMI DETACHED	30	3	A
<b>APP AFFORDABLE TOTALS:</b>	<b>28</b>	<b>36.25%</b>	<b>118,274</b>	<b>268</b>	<b>2,967</b>	<b>16.8%</b>								

**Area Stats:**  
 Area (Gross): 5,417 sqm  
 Area (Net Development/POD area): 1,107 sqm  
 Density: 0.20  
 Density (Net Development/POD area): 0.17  
 Density (Net Development/POD area): 0.15  
 Density: 0.25  
 Density (Net Development/POD area): 0.22  
 Density: 0.35  
 Density (Net Development/POD area): 0.32  
 Density: 0.50  
 Density (Net Development/POD area): 0.47  
 Density: 0.75  
 Density (Net Development/POD area): 0.72

**HOUSETYPE RANGE:** MIY

**SPECIFICATION TYPE:** TBC

**LAND CLUSTER:** 4 (S. YORKS)

**LAND SEGMENT:** B

**DRAWING STAGE:** 3-PLANNING

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Project: BARNESLEY WEST PHASE 1

Drawing: PLANNING LAYOUT

Planning Ref: N/A

Drawing Number: 20-CL4-SEGB-BWPI-02

Revision: O

SHOW HOME COMPLEX

LANDSCAPE SPEC: SILVER

