

Reference	Code	Floor Area (sqm)	Beds	Storeys	Total	Total Sqft	% of Mix
Private							
Type B	696	2	2	10	6960	4.3	
Type L	700	2	1	14	9800	6.0	
Type F	851	3	2	61	51911	28.0	
Type H	949	3	2	16	15184	6.8	
Type S	918	3	2	20	19560	8.5	
Type C	1007	3	2	9	9063	3.8	
Type G	1100	3	2.5	18	19800	7.7	
Type D	1230	4	2	19	23370	8.1	
Type J	1194	4	2.5	32	38208	13.6	
Type U	1330	4	2.5	1	1330	0.4	
Type A	1372	4	2	0	8232	2.8	
Type E	1408	4	2	8	11264	3.4	
Type E2	1408	4	2	1	1408	0.4	
Type Q	1530	4	2.5	8	12240	3.4	
Sub-Total					223	22830	94.9
Affordable							
Type D	696	2	2	9	5568	3.4	
Type L	700	2	1	2	1400	0.9	
Type F	851	3	2	2	1702	0.9	
Sub-Total					12	8670	5.1
Grand Total					235	237000	100.0

Density	m ²	hectares	acres
Approx gross area	76298	7.82	19.33
Gross developable area	77446	7.74	19.14
POS required (15%)	11616.9	1.16	2.87
POS provided	12293	1.23	3.04
nett developable area coverage	62293	6.23	15.39
	38	15396	

Parking	
Adopt VP	52
Park allow	473
Det Car	76
Integ Car	27
Total	628



Notes:
 This drawing design and concepts are copyright of STEN Architecture.
 All Dimensions are to be verified on site before any work commences. If any discrepancies, errors or omissions are noted, these are to be reported to STEN Architecture immediately.
 If any other drawings are reference within this layout, please refer to the specific detailed drawing for design, materials and specific working practices.

- PLANNING LAYOUT KEY**
- Boundary treatments**
- 1.8m Brick wall & fence panel
 - 1.8m Brick pier and low wall railing infill
 - 1.8m Close boarded timber fence
 - 1.5m Hit & Miss fence
 - 0.9m Metal railings
 - 0.45m Knee rail
- General**
- Affordable plot
 - Bin collection point (bin collection day only)
 - Site boundary
 - Herringbone Block paving
 - Retained tree
 - Proposed drainage easement
 - Incidental parking space

- | | | | |
|---|---|-----|----------|
| X | Build out lengths updated to Highways comments. | TS | 29.01.20 |
| W | Layout updated to planning office and highway officer comments. | TS | 27.01.20 |
| V | Rumble strips removed from build outs. | TS | 23.01.20 |
| U | Layout updated to Highways and planning officers comments. | TS | 16.01.20 |
| T | Bottom parcel redesign to show no development of Gypsy Lane Junction and new connection to Gypsy Lane shown on layout. Schedule and plot numbers updated to suit. | TS | 17.12.19 |
| S | Boundary enclosures shown to be 2m away from vehicle reversing manoeuvres. Speed humps shown as required. Incidental parking spaces shown. Proposed works to Gypsy Lane shown. | TS | 05.12.19 |
| R | Site entrance reverted back to Revision N | TS | 04.10.19 |
| Q | Alignment of Gypsy Lane amended. Bollard role amended. Road amended by plots 233-238 to accommodate via split. | BMS | 12.08.19 |
| P | Site entrance, turning head off gypsy lane moved to accommodate highways comments, raised table adjacent POS. | TS | 04.09.19 |
| N | Plots 116-131 replanned to clients comments, overall number reduced to 238 as a result. | TS | 29.08.19 |
| M | Adoptable surfaces adjacent plots 51, 55, 60, 85, 91, 105, 106, 163, 235 & 239 to accommodate forward visibility and visibility splays. Plots 15, 50-57, 64, 53, 103-104 & 232-239, along with associated parking and garages, moved to suit. | TS | 07.08.19 |
| L | Turning head to Gypsy lane extended. | TS | 07.08.19 |
| K | Forward visibility and visibility splays plotted on layout. Plots 1-14 & 232-239 repositioned to suit highways extended to incorporate visibility where applicable. Metal railing heights reduced. | TS | 29.07.19 |
| J | Junction adjacent plots 163/239 amended. Plots 74/75 amended to A type, schedule updated. | TS | 26.07.19 |
| H | Overall site reduced to 240 | TS | 25.07.19 |
| G | Overall site reduced to 240 | TS | 25.07.19 |
| F | Upper parcel of development redesigned inline with LPA comments. School repositioned and development now included within north-west parcel. | TS | 23.07.19 |
| E | Amendments to layout based on feedback from the local authority. | NJ | 31.05.19 |
| D | Visibility splays indicated on layout. Footpath adjacent plot 73 amended to suit. Plots 216-218 replanned to accommodate forward visibility. Site entrance radius reduced to 6m. | TS | 23.04.19 |
| C | LPA and associated footpath connections updated to landscaped proposals. Position of Eastern storage tank moved to engineers details. House types G & U introduced. General plot amended to clients comments. | TS | 06.03.19 |
| B | Developable areas amended in line with latest revision. | TS | 27.02.19 |
| A | Affordable contribution amended to include 4 x 3 bed units as requested by LPA. | TS | 14.01.19 |

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SITE: Wombwell

TITLE: Planning Layout

SCALE AT A0: 1:500 DATE: 13.12.18 DRAWN: TS CHECKED: BS

PROJECT NO: DRAWING NO: 1876 REVISION: X

1876 1876.01 X

