

Reference	Code	Floor Area (sqm)	Beds	Storeys	Total	Total Sqft	% of Mix	
Private								
Type B	696	2	2	2	1392	0.8		
Type L	700	2	1	8	5600	3.3		
Type F	851	3	2	66	56166	27.6		
Type H	949	3	2	18	17382	7.5		
Type S	918	3	2	24	23472	10.0		
Type C	1007	3	2	6	6042	2.5		
Type G	1100	3	2.5	12	13200	5.0		
Type D	1230	4	2	16	19680	8.7		
Type J	1194	4	2.5	38	45372	15.9		
Type U	1330	4	2.5	4	5320	1.7		
Type A	1372	4	2	8	10976	3.3		
Type E	1408	4	2	7	9856	2.9		
Type Q	1530	4	2.5	9	13770	3.8		
Sub-Total					218	227928	91.2	
Affordable								
Type B	696	2	2	21	14610	8.8		
Sub-Total					21	14610	6.8	
Grand Total					239	242544	100.0	

Density	m2	hectares	acres
Approx gross area	78231	7.82	19.33
Gross developable area	77081	7.71	19.05
POS required (15%)	11562.15	1.16	2.88
POS provided	11817	1.18	2.92
net developable area coverage	62135	6.21	15.35
		38	12787

Parking	Adopt VP	5
Park space	474	
Det Gar	100	
Integ Gar	36	
Total	610	



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, please are to be report 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**
- 1.8 Brick wall & fence panel
 - 1.8 Close boarded timber fence
 - 1.5 Hit & Miss fence
 - 0.9 Metal railings
 - Knee rail
- General**
- Affordable plot
 - Bin collection point (bin collection day only)
 - Site boundary
 - Herringbone Block paving
 - Retained tree
 - Proposed drainage easement

REV	DESCRIPTION	BY	DATE
M	Adoptable surfaces adjacent plots 51, 55, 80, 85, 91, 105, 106, 163, 235 & 239 to accommodate forward visibility and visibility splays. Plots 15, 50-57, 64, 53, 103-104 & 233-239, 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 & 233-239 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 realigned 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 in line 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 realigned to accommodate forward visibility. Site entrance radius reduced to 6m.	TS	23.04.19
C	LAP and associated footpath connections updated to landscaped proposals. Position of Eastern storage tank moved to engineers details. House types G & U introduced. General plot amends 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

STEN ARCHITECTURE
 Suite 4, Unit 1, Broomfield Park, Huddersfield, West Yorkshire, WF9 9BA
 Tel: 01484 599424
 www.sten-architecture.co.uk
 Email: info@sten-arch.co.uk
 Facebook: StenArchitecture
 LinkedIn: Sten Architecture

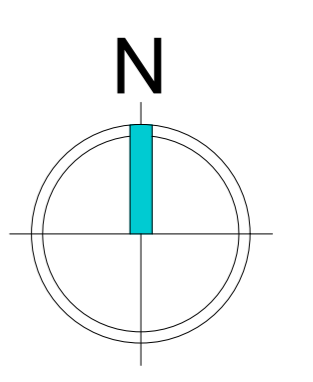
CLIENT: Premier construction northern
 51 Rimington Road
 Wombwell
 Barnsley
 S73 8DQ

SITE: Wombwell

TITLE: Planning Layout

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

PROJECT NO: 1876 DRAWING NO: 1876.01 REVISION: M



Scaled @ 1:500
 0 10m 20m 50m