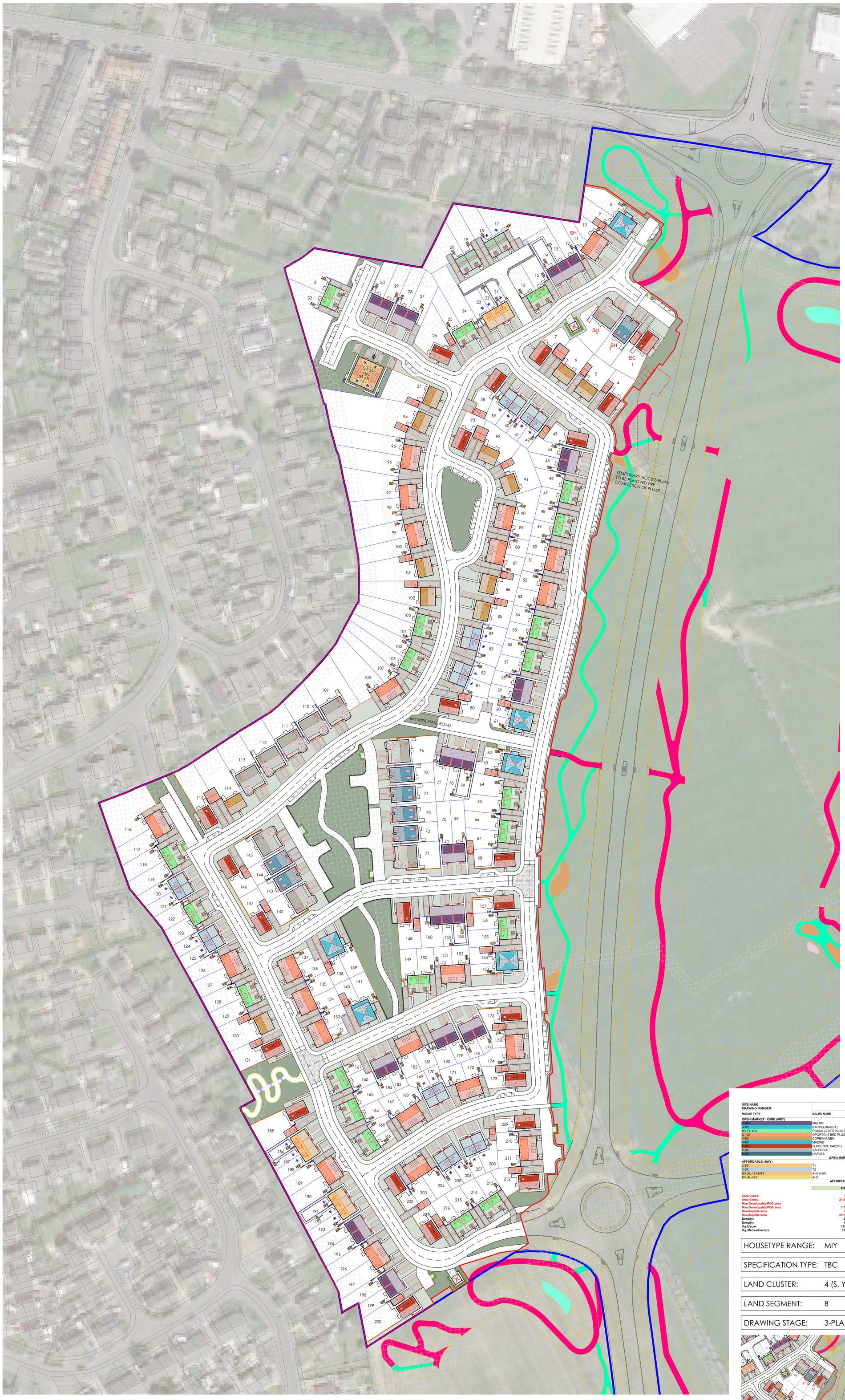
BARNSLEY WEST PHASE 1 | PLANNING LAYOUT



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	01.06/20	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 THE LAYOUT IS SHOWN.	LA	LA
D	25.06.2020	PLOTS FACING THE SOUTHERN ROUNDABOUT HAVE BEN 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
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 authority. Barca/Madrid units switched to semi detached Oporto. Total unit numbers remain the same.	LA	TEAM
M	07.06.22	Layout updated following highway and urban design comments from local planning authority. Speed restraints and visitor parking added. PRS parcel to the south redesigned to be OMS and 16% AH as per planning policy. Affordable housing dispersed around site. Frontage parking reduced in areas. Central Heartspace POS increased in size. 2m high acoustic fence added to western boundary as requested by Noise consultant. 1.2m High Metal Railing added to both central POS areas.	LA	TEAM
N	04.08.23	Layout updated following highway and urban design comments from local planning authority. Speed bumps added along long stretches of road at max 60m intervals. Raised table at plot 175 removed. Reworked private paths. Housetypes updated to Part L. Visitor parking reworked. Affordable housing distributed more evenly across site. Frontage parking reduced in areas so no more than 4 bays in a row. Footpath links to link road widened to 3m. Private drive serving plots 74-76 reworked to run perpendicular to main carriageway. Footway through central POS widened to 3m. Footway opposite plots 68 and 157 extended 2m to clear raised table. Hard margin along eastern boundary increased to 675mm. Private drive serving plots 149-153 removed. Bin collection points moved nearer to adoptable highway. Plot 1 swapped to Florence from Barca Madrid. AH reviews to include AL-151 and A-451.	GF	TEAM
O	28.09.23	POS re-worked into plot curtilage where possible. Show home complex revised. Access point opposite plots 61 & 62 removed.	GF	-
P	06.12.23	2 x 3-301 swapped for 2 x 451 units to increase number of 4 bed affordable's.	GF	-
Q	26.02.24	Updated to latest highways/ tracking comments. Speed humps removed and replaced with build outs. Bend near plot 201 widened. Private drive serving 197-200 re-worked. Connection points re-worked to landscape master plan. 3m path to southern roundabout. 900mm railings in central POS. Visitor parking re-worked so not in vis splays. Footpaths widened in front of plots 38 &93 so vis splays do not fall in front gardens.	GF	-
R	12.04.24	Layout updated following comments from highways.	GF	-

SITE LAYOUT KEY:

- 2000 HIGH ACOUSTIC FENCE — standard detail reference: SD10.EX.24
- 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
- 900 HIGH METAL RAILINGS
- RED LINE APPLICATION BOUNDARY
- INDICATIVE CAR PARKING SPACE
- INDICATIVE VISITOR PARKING SPACE
- 900mm WIDE REAR ACCESS GATE
- 1800x2700 HARD STANDING AREA FOR REFUSE BINS
- BIN & BICYCLE STORE
- DENOTES LANDSCAPED BIN COLLECTION POINT — 900x900mm hard standing area per plot served. Refer to standard detail SD.10.113
- SH — SHOW HOMES
- EC — EXPERIENCE CENTRE
- WELCOME CENTRE VISITOR PARKING
- SOCIAL HOUSING
- INDICATIVE SHRUB LANDSCAPING - refer to landscape layout for specific details
- DENOTES TURF (PRIVATE) — Segment B site, 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 road construction/ standard details
- 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
- DENOTES 6'x4' 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

SITE NAME:
DRAWING NUMBER:

HOUSE TYPE	SALES NAME	NO	SQ.FT	TOTAL SQ.FT	SQ.M	TOTAL SQ.M	%	BEDS	PEOPLE	STOREY	CONFIGURATION	END NO.	MID NO.	LAND SEGMENT
OPEN MARKET - CORE (#MIY)														
2-201	MALMO	29	998	28,942	93	2,689	13.4%	3	4	2	SEMI-DETACHED/TERRACE	26	3	B
3-101	BARCELONA(CT)	6	1,217	7,302	113	678	2.8%	3	5	3	SEMI-DETACHED	6	0	B
MY PL 404	ROSAS (3 BED PLUS STUDY)	42	1,246	52,332	116	4,862	19.4%	3	5	2.5	SEMI-DETACHED	42	0	B
5-102	OPORTO (3 BED PLUS STUDY)	46	1,345	61,870	125	5,748	21.3%	3	6	2.5	SEMI-DETACHED /DETACHED	46	0	B/C
4-301	COPENHAGEN	12	1,350	16,200	125	1,505	5.6%	4	6	2	DETACHED	12	0	B/C
4-401	MADRID	6	1,478	8,868	137	824	2.8%	4	8	3	SEMI-DETACHED	6	0	B/C
5-103	FLORENCE M42(CT)	23	1,773	40,779	165	3,788	10.6%	5	8	2.5	DETACHED	23	0	C/D
5-201	VALENCIA	10	1,986	19,860	185	1,845	4.6%	5	9	2	DETACHED	10	0	C/D
5-301	NAPLES	7	2,109	14,763	196	1,372	3.2%	5	8	2.5	DETACHED	7	0	C/D
	OPEN MARKET TOTALS:	**181**		**250,916**		**23,311**	**83.8%**					**178**	**3**	
AFFORDABLE (#MIY)														
2-201	T1	9	759	6,831	71	635	4.2%	2	3	2	SEMI-DETACHED/TERRACE	6	3	A
3-301	T2	18	923	16,614	86	1,543	8.3%	3	4	2	SEMI-DETACHED/TERRACE	20	0	A
MY AL-151-M43	AH1 (HIP)	4	855	3,420	79	318	1.9%	1	2	2	QUARTER HOUSE	4	0	A
MY AL-451	AH5	4	1,246	4,984	116	463	1.9%	4	6	2.5	SEMI-DETACHED	2	0	A
	AFFORDABLE TOTALS:	**35**		**23,445**		**2,178**	**16.2%**					32	3	
	TOTALS:	**216**		**274,361**		**25,489**	**100.0%**					**210**	**6**	

Area Gross:	8.87	Hectares
Area Gross:	21.91921135	Acres
Non Developable/POS area	0.7	Hectares
Non Developable/POS area	1.729735	Acres
Developable area	8.17	Hectares
Developable area	20.1884785	Acres
Density:	26.44	Units / Hectare
Density:	10.70	Units / Acre
Sq.ft/acre	13589.98	Sq.ft/acre
Sq. Metres/Hectare	3119.80	Sq. Metres/Hectare

HOUSETYPE RANGE: MIY

SPECIFICATION TYPE: TBC

LAND CLUSTER: 4 (S. YORKS)

LAND SEGMENT: B

DRAWING STAGE: 3-PLANNING

SHOW HOME COMPLEX

LANDSCAPE SPEC: SILVER

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

Project: BARNSLEY WEST PHASE 1

Drawing: PLANNING LAYOUT

Planning Ref: N/A

Drawing Number: 20-CL4-SEGB-BWP1-02

Revision: R

North

pm am noon

1:1000

20m 0 20m 40m 60m 80m 100m