

BARNESLEY 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 KEEP/GOAT OPEN MARKET PARCELS. TEMPORARY AND PERMANENT ACCESS FROM LINK ROAD PROPOSED. 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 HIGH WALLS NOW DESIGNED AROUND AND IMPACT ON THE LAYOUT. SOUTHERN ROUNDABOUT HAVE BEEN CHANGED TO LIVORNO FROM OPORTO/BOLOGNA. 3 x GENOVA HAVE BEEN GAINED (P8, 38 & 50). TOTAL PLOT NO. 242. PREVIOUSLY 234.	LA	LA
C	18.06.20	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 255.	LA	LA
D	25.06.2020	LAYOUT RE PLOTTED WITH NEW MIX IN MIND. P85 PARCEL MOVED TO SOUTHERN SECTION ADJACENT TO PROPOSED ROUNDABOUT. TOTAL NUMBERS DECREASED FROM 250 TO 226.	LA	LA
E	03.09.20	LAYOUT RE WORKED TO NOW INCLUDE 6 NO 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.	WS	LA
F	17.11.20	LAYOUT RE WORKED FOLLOWING EXTERNAL COMMENTS FROM BODC BRYANT TO ENSURE COMPLIANCE WITH OUTLINE MASTERPLAN FRAMEWORK. HAIL ROAD POINTS ADDED ALONG SPINE ROAD. SALES AREA CONFIRMED AND ACCESS TO SALES PARKING AT THE REAR OF SALES PLOTS.	LA	LA
G	24.11.20	LAYOUT RE WORKED TO NOW INCLUDE 6 NO 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 BODC BRYANT TO ENSURE COMPLIANCE WITH OUTLINE MASTERPLAN FRAMEWORK. HAIL 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. TWO 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/Madira units switched to semi detached Oporto. Total unit numbers remain the same.	LA	TEAM



- SITE LAYOUT KEY:**
- 1800 HIGH SCREEN WALL
standard detail reference: SD10.0X.06 & 07
- refer to materials plan for brickwork
 - 1800 HIGH CLOSE BOARDED TIMBER FENCE
standard detail reference: SD10.0X.17
 - 600 HIGH TIMBER KNEE RAIL
standard detail reference: SD10.0X.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
3000x900mm hard standing area per plot serves.
Refer to standard detail SD10.113
 - SHOW HOMES
 - 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 EMBANKMENT LOCATIONS
- areas of ground that can't be built on - refer to engineering constraints

ACCOMMODATION SCHEDULE

HOUSE TYPE	SALE'S NAME	REDS	NUMBER	SUITEZ	TOTAL SQ FEET	SQ METRES	TOTAL SQ METRES	%	NDS REQ. (M2)	PLOTS NOS
NEW 2 BED 2 STOREY		3	42	995	4395	82.72	3384.00	15.3%		
NEW 3 BED STUDY		3	36	1549	4748	110.76	4368.74	16.6%		
NEW 2 BED	BARCELONA 1 BED	3	6	1762	1762	198.1	698.74	2.6%		
NEW 2 BED	MADRID	4	6	1469	6999	136.38	619.35	2.6%		
NEW 2 BED 4	SCHEERENSEN	4	13	1399	11790	109.62	1593.43	5.7%		
NEW 2 BED 4	OPORTO	4	30	1345	40320	124.85	3748.61	13.1%		
NEW 2 BED 4	BOLOGNA	5	14	1743	24642	161.80	2464.00	8.7%		
NEW 2 BED 4	VALERGA	5	7	3686	13962	184.50	1391.53	3.1%		
NEW 2 BED 4	BARCELONA	5	11	2009	2009	200.00	200.00	4.8%		
OPEN MARKET TOTAL AFFORDABLE (M2)										
MI A201	IT1	2	20	896	19338	74.88	1722.22	10.0%		
MI A202	IT2	3	30	903	21390	85.72	2572.46	13.1%		
MI A203	IMPACT	3	6	913	5367	85.68	780.10	3.9%		
TOTALS			275		27892		2963	100%		
Area Gross			8.87							
Area Gross			21.82							
Non Developable PDS area			2.54							
Non Developable PDS area			1.34							
Developable area			8.37							
Developable area			29.68							
Density			27.26					AFFORDABLE 37%		
Density			11.67							
Sq Metre			13.446							
Sq Metre			3.07							

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, S75 1

Drawing: SKETCH LAYOUT

SHOW HOME COMPLEX

LANDSCAPE SPEC: SILVER

Planning Ref: N/A

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

Revision: L

