

PLOT SUBSTITUTION RE-PLAN:
PLOTS: 69-72 & 81 (5No. Units).

DATE	REVISIONS	BY

For footpath and drainage details
see planning permission reference
2014/0452 and associated
discharge of conditions application

525mm COMBINED
PUBLIC SEWER WITH
6m STAND-OFF TO
BOTH SIDES

525mm COMBINED PUBLIC SEWER
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Party Wall Key:

Party Wall To Be Constructed As
Robust Detail E-WM-19
& Site Drawing 4152-515
Party Wall To Be Constructed As
Robust Detail E-WM-28

Boundary Treatment/Layout Key:

1.8m High Pier & Panel Wall
1.8m High Timber Screen Fence
0.9m Post & Rail Divisional Fence
1.2m High Metal Estate Railings
0.6m High Knee Rail Fence
Retaining Wall

Drainage Easement
Overhead Pylon Cable
30m Offset from Overhead Pylon Cable

Lockable Gate
Built in Bat Box 20no (plots 38, 55, 60,
64, 77, 106, 110, 111, 123, 124, 125,
126, 127, 128, 131, 132, 133, 134, 135,
136)
Bolt on Bird Box 15no (plots 38, 52, 53,
55, 60, 61, 63, 64, 77, 106, 107, 110,
111, 114, 123)
Stone Mastic Asphalt (SMA) to Shared
Drives ONLY
1.2 x 1.8m Garden Shed and flagged
hard standing.

Parking Standards:

2 & 3 Bedroom Dwellings - 2 No. Parking Spaces provided.
4 Bedroom Dwellings - 3 No. Parking Spaces provided.
On Street Visitor Parking provided to a ratio of 1 space per 4
units (25%) as indicated via the designated parking bays &
informal on-street parking found throughout the site.

Air Pressure Testing:

All plots are to be Air pressure tested and achieve a result of 6
or better.
Tests are to be booked a min. of 10 working days in advance
and a min. of 5 working days prior to CML. Failure to comply
with the above could effect the desired CML date.
Contact Bed Watson at FES on 01904 674890 to book tests.

Affordable Housing :

Social Rent:

2no. 3 bed houses (Kempton)- Plots 150 & 151

11no. 2 bed houses (Cranford+)- Plots 30, 31, 32, 33, 34, 35,
36, 37, 136, 137 & 155

Intermediate Tenure:

1no. 3 bed house (Kempton)- Plot 149

3no. 2 bed houses (Cranford+)- Plots 152, 153 & 154

Mapplewell, Barnsley - Housetype Schedule									
Number	Code	Housetype	Accommodation	Description	Storey Height	SqFt.	Total SqFt.	Sqm.	Total Sqm.
14	CDR+	Cranford +	2 Bed	Semi/Terrace Town House	2 Storey	722	10108	70.88	992.32
3	KEN	Kempton	3 Bed	Semi/Terrace Town House	2 Storey	997	2991	92.62	277.86
11	COD	Coleford	2 Bed	Semi/Terrace Town House	2 Storey	691	7601	64.19	706.09
22	HAN	Hamilton	3 Bed	Semi/Terrace Town House	2 Storey	930	20460	86.49	1902.78
27	KIN	Kilmington	3 Bed	Semi/Terrace Town House	2 Storey	997	26919	92.62	2500.74
6	MON	Morton	3 Bed	Detached with Drive-through Parking & En Suite	2 Storey	1021	6126	94.85	569.1
25	ASY	Ashbury	4 Bed	Detached with Integral Garage & En Suite	2 Storey	1220	30500	111.29	2782.25
26	THN	Thirston	3 Bed	Semi/Terrace Town House with En Suite & additional Bathroom	3 Storey	1223	31798	111.57	2900.82
8	HAY	Hanbury	4 Bed	Detached with Drive-through Parking & En Suite	2 Storey	1218	9744	112.59	900.72
19	NOY	Norbury	4 Bed	Detached with Integral Garage, En Suite & Separate Living Room	2 Storey	1384	26296	127.09	2414.71
13	ROY	Rosebury	4 Bed	Detached with Integral Garage, En Suite & Separate Living Room & Family Room	2 Storey	1432	18616	132.85	1727.05
TOTAL							TOTAL		TOTAL
174							191159		17674.44

Avant Homes
Unit 2
Manner Court
Peel Avenue
Dunbar
Wakefield
WF4 3FL

DRAWN	RS	CHECKED	DATE	REV.
			Jan 18	

DRG No. 4152/201.1

SCALE: 1:500

Site Layout - 5 Unit Re-plan

Car Green Lane
Mapplewell
Barnsley