

BARNESLEY 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 NUMBER NOW AT 124.	LA	LA
B	01.04.20	LAYOUT RE-DESIGNED TO AGREED PHASING/PARCELS. LAYOUT NOW INCLUDES 'AHEAD' BOUNDARY AND SELL PARCELS. STRATA OPEN MARKET AND MARKET 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 224 WITH 150 OPEN MARKET. 40 PHE SOLID AND 27 AFFORDABLE HOUSING. ENGINEERING CONSTRAINTS ON EMBANKMENTS AND REINFORCEMENTS DISCUSSED AROUND AND IMPACT ON THE LAYOUT IS SHOWN.	LA	LA
D	25.06.2020	PLOTS FACING THE SOUTHERN BOUNDARY HAVE BEEN CHANGED TO LIVING FROM OFFICE/BOILERHOUSE. 34 GENOVA HAVE BEEN GAINED (PB, 38, 50). TOTAL PLOT NO. 246. PHE/ST/24.	-	-
E	03.09.20	LAYOUT UPDATED FOLLOWING ENGINEERS COMMENTS. LOOP ROAD NOW ADDED ADJACENT TO PLOTS 44-60 RATHER THAN THROUGH ROAD & PRIVATE DRIVE. NEW ACCESS ROAD ADJACENT TO PLOT 190 ADDED. PLOT NOS INCREASED FROM 246 TO 250.	WS	LA
F	17.11.20	LAYOUT RE-DESIGNED WITH NEW AHEAD IN MIND. PHE PARCELS MOVED TO SOUTHERN SECTION ADJACENT TO PROPOSED BOUNDARY. TOTAL NUMBER DECREASED FROM 250 TO 226.	LA	LA
G	24.11.20	LAYOUT RE-WORKED TO NOW INCLUDE A KIND OF AHEAD PLOTS TO COMPENSATE FOR SALE PARCELS. TOTAL UNITS INCREASED FROM 226 TO 230. PLOTS 19-20 NOW ONE OF THE AHEAD PROVISION 6 IN SOUTHERN PARCELS. PLOTS 170-230.	LA	LA
H	18.03.21	LAYOUT RE-WORKED FOLLOWING EXTERNAL COMMENTS FROM BOND BRYANT TO INCLUDE CONFORMANCE WITH CUSTOMER WISHERS. WALL ROAD PLOTS 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. THE 8 BOUNDARY LINES AND ONE PROPOSED BOUNDARY ARE NOW 180 UNITS 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. Bored/Boarded units switched to semi detached. 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 RESTRICTION AND VISOR PARKING ADDED. PHE PARCELS TO THE SOUTH REDESIGNED TO BE 10M AND 15M. NEW VISOR PARKING ADDED. AHEAD HOUSING DISPERSED AROUND SITE. FRONTAGE PARKING INDICATED IN GREEN. CENTRAL FOOTPOOLS POS PROPOSED IN BLUE. HIGH SPECIFIC FENCE ADDED TO WESTERN BOUNDARY AS REQUESTED BY NISSE CONSULTANT. 1.2m High Metal Railing Added to both central PHE areas.	LA	TEAM
N	04.08.23	Final acoustic screening walls and other design comments from local planning authority. Speed restrietion and visor parking added. PHE parcel to the south redesigned to be 10m and 15m. New visor parking added. AHEAD HOUSING DISPERSED AROUND SITE. FRONTAGE PARKING INDICATED IN GREEN. CENTRAL FOOTPOOLS POS PROPOSED IN BLUE. HIGH SPECIFIC FENCE ADDED TO WESTERN BOUNDARY AS REQUESTED BY NISSE CONSULTANT. 1.2m High Metal Railing Added to both central PHE areas.	GF	TEAM
O	28.09.23	POS re-worked into plot carriage where possible. Show home complex revised. Access point opposite plots 41 & 42 removed.	GF	-
P	06.12.23	2 x 3x301 swapped for 2 x 431 units to increase number of 4 bed offerables.	GF	-
Q	26.02.24	Updated to latest highway/traffic comments. Speed humps removed and replaced with built out. Bent neck plot 201 widened. Private drive serving 197-200 removed. Connection points re-worked to landscape master plan. Sign to southern roundabout. 800mm railing in central PHE. Visor parking re-worked to not be in sales. Footpaths widened in front of plots 38 & 40 to allow for foot path in front gardens.	GF	-
R	12.04.24	LAYOUT UPDATED FOLLOWING COMMENTS FROM HIGHWAYS.	GF	-
S	24.04.24	Bright path hatches on landscaping drawing frozen.	GF	-
T	13.06.24	Acoustic fence note updated to be retained after construction. Knee rail along boundary removed in between plots 131 & 165. Red and blue boundary line notes updated in key.	GF	-

- SITE LAYOUT KEY:**
- 2000 HIGH ACOUSTIC FENCE REQUIRED DURING CONSTRUCTION PHASE BUT WILL BE RETAINED AS REAR GARDEN BOUNDARY. Standard detail reference: SD10EX24
 - 1800 HIGH SCREEN WALL. Standard detail reference: SD10EX16 & SD10EX17 - refer to materials plan for brickwork
 - 1800 HIGH CLOSE BOARDED TIMBER FENCE. Standard detail reference: SD10EX17
 - 600 HIGH TIMBER KNEE RAIL. Standard detail reference: SD10EX22
 - 900 HIGH METAL RAILINGS
 - PHASE 1 BOUNDARY
 - 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.10.13
 - SHOW HOMES
 - EXPERIENCE CENTRE
 - WELCOME CENTRE VISITOR PARKING
 - SOCIAL HOUSING
 - INDICATIVE SHRUB LANDSCAPING - refer to landscape layout for specific details
 - DENOTES TURF (PRIVATE) - Segment 8 site, turf to front gardens only
 - DENOTES TURF (PUBLIC) - turf areas to Public Open Spaces to be maintained by Management Company
 - DENOTES BLOCK PARKING - refer to road construction/standard details
 - ELECTRIC VEHICLE CHARGING POINTS - refer to specific detail for composition
 - 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 can't be built on - refer to engineering constraints
 - DENOTES 6x4 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

SITE NAME:		ACCOMMODATION SCHEDULE									
DRAWING NUMBER:	SALES NAME	NO	SQFT	TOTAL SQFT	%	BEDS	PEOPLE	STORY	CONFIGURATION	END NO.	LAND
OPEN MARKET - CORE (MIX)	MIXED	29	29	29	12.9%	3	4	2	SEMI-DETACHED/TERRACE	28	B
S-101	BARCELONA/ACT	6	1,217	7,302	113	67%	2	3	SEMI-DETACHED	6	B
S-102	ROSE (1 BED PLUS STUDY)	42	1,246	82,106	116	42%	3	3	SEMI-DETACHED	42	B
S-103	OPPORT (2 BED PLUS STUDY)	48	1,345	61,870	125	53%	3	3	SEMI-DETACHED	48	B
S-104	CORNBURY	12	1,250	15,200	125	5.6%	4	2	DETACHED	12	B/C
S-105	MIXED	6	1,478	8,869	127	82%	3	3	SEMI-DETACHED	6	B/C
S-106	FLORINCE (MIXCT)	23	1,273	40,779	185	37.8%	3	3	DETACHED	23	B/C
S-107	VALDEGA	70	1,588	18,981	186	13%	3	3	DETACHED	70	C/D
S-108	MIXED	11	2,138	14,763	127	22%	3	3	DETACHED	11	C/D
AFFORDABLE (MIX)		191								191	
S-109	MIXED	6	759	6,551	71	62%	3	2	SEMI-DETACHED/TERRACE	6	A
S-101	MIXED	18	923	18,614	86	154%	3	3	SEMI-DETACHED/TERRACE	20	A
MIXED	MIXED	4	663	3,450	19	1.6%	1	2	QUARTER HOUSE	4	A
MIXED	MIXED	4	1,246	4,894	116	4%	1	2	SEMI-DETACHED	2	A
MIXED	MIXED	34	2,446	2,478						34	
TOTALS:		214	274,241	2,449	100.0%					214	A

HOUSETYPE RANGE: MIY
 SPECIFICATION TYPE: TBC
 LAND CLUSTER: 4 (S. YORKS)
 LAND SEGMENT: B
 DRAWING STAGE: 3-PLANNING

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

Project: BARNESLEY WEST PHASE 1
 Drawing: PLANNING LAYOUT

Planning Ref: N/A
 Drawing Number: 20-CL4-SEGB-BWP1-02
 Revision: T

SHOW HOME COMPLEX
 LANDSCAPE SPEC: SILVER

