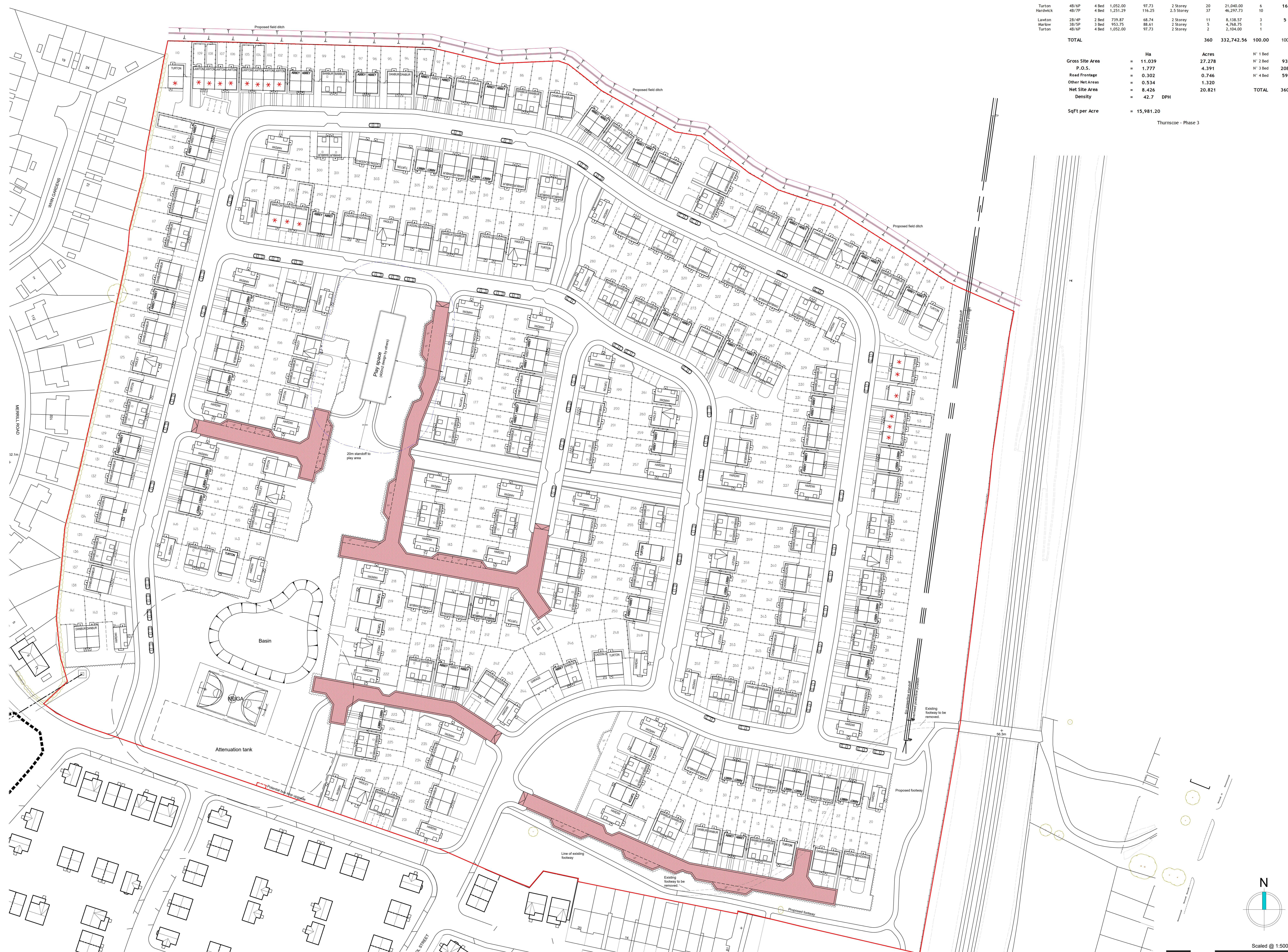


Code	House Type	Beds	SQFT	SQ M	Storey Height	TOTAL	FT ² TOTAL	% MIX	% MIX
Abbey	2B/4P	2 Bed	651.39	60.52	2 Storey	82	53,413.98	23	23
Darbury	3B/5P	3 Bed	832.11	77.31	2 Storey	63	52,422.93	18	56
Caddington 5	3B/5P	3 Bed	990.00	91.97	2 Storey	39	38,610.00	11	11
Barnburgh	3B/5P	3 Bed	1,051.40	97.48	2.5 Storey	89	93,574.60	25	25
Hadley	3B/6P	3 Bed	1,031.00	95.78	2 Storey	12	12,372.00	3	3
Turton	4B/6P	4 Bed	1,052.00	97.73	2 Storey	20	21,040.00	6	16
Hardwick	4B/7P	4 Bed	1,251.29	116.25	2.5 Storey	37	46,297.73	10	10
Lawton	2B/4P	2 Bed	739.87	68.74	2 Storey	11	8,138.57	3	5
Marlow	3B/5P	3 Bed	933.75	86.61	2 Storey	5	4,768.75	1	1
Turton	4B/6P	4 Bed	1,052.00	97.73	2 Storey	2	2,104.00	1	1
TOTAL						360	332,742.56	100.00	100

	Ha	Acres	N ^o 1 Bed	N ^o 2 Bed	N ^o 3 Bed	N ^o 4 Bed	TOTAL
Gross Site Area	= 11.039	27.278					
P.O.S.	= 1.777	4.391					
Road Frontage	= 0.302	0.746					
Other Net Areas	= 0.534	1.320					
Net Site Area	= 8.426	20.821					
Density	= 42.7	DPH					
SqFt per Acre	= 15,981.20						

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, these are to be reported 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**
- 1800mm high screen wall
 - 1800mm high timber fence
 - 1000mm high metal railings
 - Low trip fence
- Affordable
 - Block paving
 - House reference
 - Bin collection point (bin collection day only)
 - Tree/vegetation to be retained.
 - Tree/vegetation to be removed.



Thurnscoe - Phase 3
 Scaled @ 1:500
 0 10m 20m 50m

REV	DESCRIPTION	BY	DATE
M	Layout amended inline with BIMBC comments.	TS	04.03.20
L	Layout amended inline with BIMBC comments.	PN	03.03.20
K	North West parcel update to BIMBC comments. Schedule updated to suit.	TS	27.02.20
J	Layout amended inline with clients comments. Schedule updated to suit.	TS	21.02.20
H	Layout amended inline with BIMBC and clients comments. Schedule updated to suit.	TS	20.02.20
G	Layout amended inline with BIMBC and clients comments. Schedule updated to suit.	TS	12.02.20
F	Layout amended inline with BIMBC comments. Schedule updated to suit.	TS	06.02.20
E	Layout redesigned in line with clients comments and client comments.	TS	28.01.20
D	Layout redesigned in line with Planners/highways and client comments.	TS	10.12.19
C	Overhead power cables to the east shown on plan. On stand-off indicated, near boundary to play area 100m extended to suit engineering information overlaid. Plans 269, 255-258 & 250-251 amended to engineering comments.	TS	09.07.19
B	Minor layout comments to clients email of 24.06.19. Affordable mix reduced to clients instruction. Overall units reduced by 1.	TS	25.06.19
A	Substation added. Field ditch added to Northern boundary. Play space positions and underground storage tank position amended. Indicative road connection over railway indicated. Plot amended to plans 252-256, 1-4, 14-17 & 22-28 inline with clients comments of 20.06.19. Overall units reduced to 358. All roads up.	TS	24.06.19

STEN ARCHITECTURE
 Suite 4, Unit 1, Broomfield Park, Barnsley, West Yorkshire, WF4 8BA
 Tel: 0114 599424
 www.sten-architecture.co.uk
 Twitter: @STEN_ARCH
 Facebook: StenArchitecture
 LinkedIn: Sten Architecture

Keepmoat Homes

CLIENT: **Thurnscoe**

SITE: **Thurnscoe**

TITLE: **Planning Layout**

SCALE AT A0	DATE	DRAWN	CHECKED
1:500	18.06.19	TS	SH

PROJECT NO.	DRAWING NO.	REVISION
1926	1926.01	M