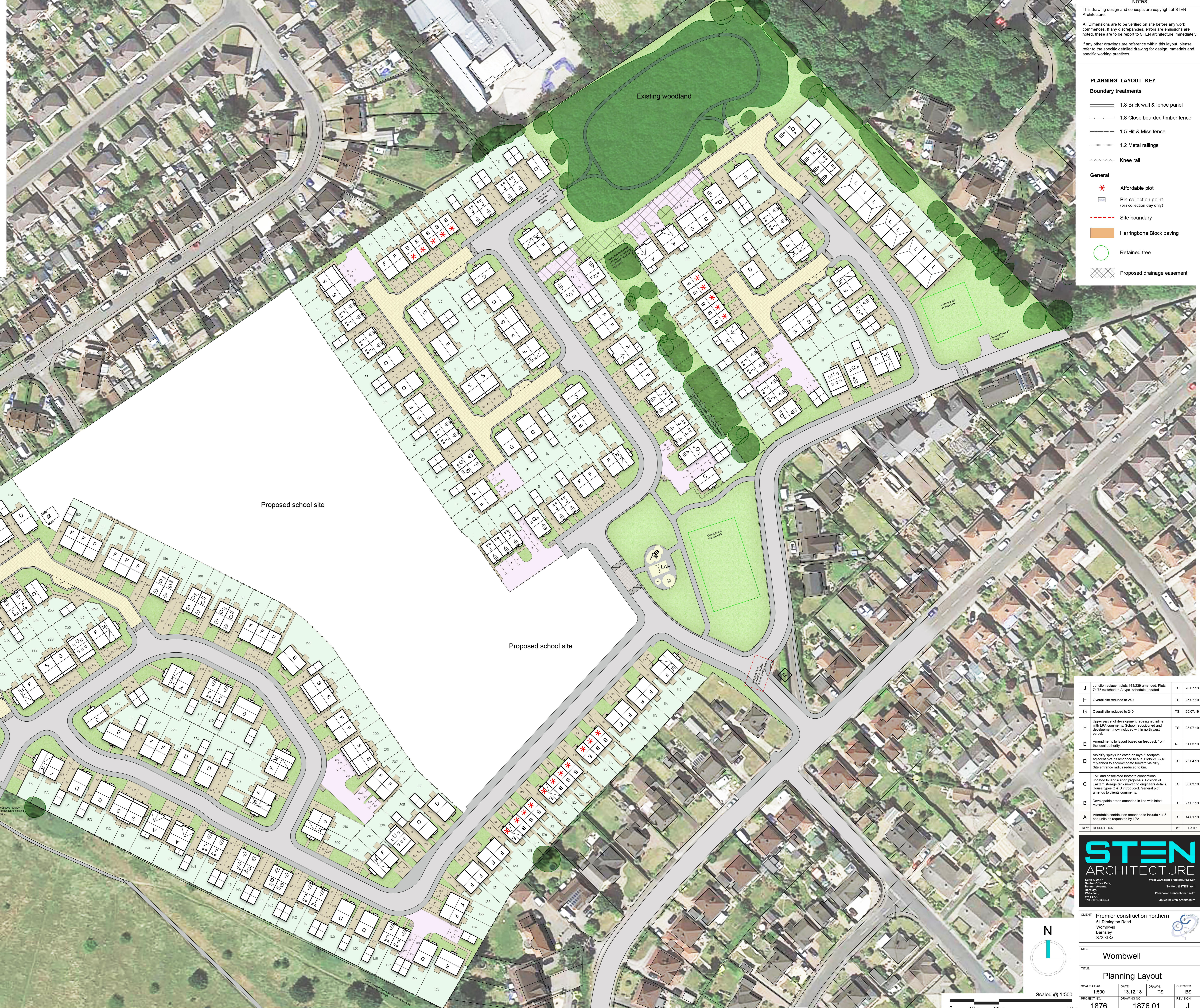


Reference	Code	Floor Area (sqm)	Beds	Storeys	Total	Total Sqft	% of Mix
Private							
Type B	606	2	2	2	1392	0.8	
Type L	700	2	1	8	5600	3.3	
Type F	851	3	2	66	56166	27.6	
Type H	949	3	2	18	17082	7.5	
Type S	918	3	2	24	23472	10.0	
Type C	1007	3	2	6	6042	2.5	
Type G	1100	3	2.5	12	13200	5.0	
Type D	1230	4	2	16	19680	6.7	
Type J	1194	4	2.5	38	45372	15.9	
Type U	1530	4	2.5	4	5520	1.7	
Type A	1372	4	2	8	10976	3.3	
Type E	1408	4	2	7	9856	2.9	
Type Q	1530	4	2.5	9	13770	3.8	
Sub-Total					218	227928	91.2
Affordable							
Type B	696	2	2	21	14810	8.8	
Sub-Total					21	14810	8.8
Grand Total					239	242544	100.0

Density	m2	hectares	acres
Approx gross area	78181	7.82	19.32
Gross developable area	77031	7.70	19.04
POS required (15%)	11554	1.16	2.86
POS provided	11812	1.18	2.92
nett developable area coverage	62135	6.21	15.35
		38	15787

Parking	Adopt VP	Park space	Det Gar	Inhg Gar	Total
	5	474	100	36	615



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**
- 1.8 Brick wall & fence panel
 - 1.8 Close boarded timber fence
 - 1.5 Hit & Miss fence
 - 1.2 Metal railings
 - Knee rail
- General**
- Affordable plot
 - Bin collection point (bin collection day only)
 - Site boundary
 - Herringbone Block paving
 - Retained tree
 - Proposed drainage easement

REV	DESCRIPTION	BY	DATE
J	Junction adjacent plots 163/239 amended. Plots 74/75 amended to A type, schedule updated.	TS	26.07.19
H	Overall site reduced to 240	TS	25.07.19
G	Overall site reduced to 240	TS	25.07.19
F	Upper parcel of development redesigned inline with LPA comments. School repositioned and development row included within north-west parcel.	TS	23.07.19
E	Amendments to layout based on feedback from the local authority.	NJ	31.05.19
D	Visibility splines indicated on layout. Footpath adjacent plot 73 amended to suit. Plots 216/218 replanned to accommodate forward visibility. Site entrance radius reduced to 6m.	TS	23.04.19
C	LAP and associated footpath connections updated to landscaped proposals. Position of Eastern storage tank moved to engineers details. House types G & U introduced. General plot widths to clients comments.	TS	06.03.19
B	Developable areas amended in line with latest revision.	TS	27.02.19
A	Affordable contribution amended to include 4 x 3 bed units as requested by LPA.	TS	14.01.19

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SITE: Wombwell

TITLE: Planning Layout

SCALE AT A0: 1:500 | DATE: 13.12.18 | DRAWN: TS | CHECKED: BS

PROJECT NO: 1876 | DRAWING NO: 1876.01 | REVISION: J

Scaled @ 1:500

0 10m 20m 50m