

**Notes:**

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All Dimensions are to be verified on site before any work commences. If any discrepancies, errors or emissions are noted, these are to be report 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**

- 1.8m Timber screen fence
- 1.2m Post & rail divisional fence
- 1.8m Brick & timber panel fence
- Timber knee rail
- Herringbone Block Pavers  
Briar and charcoal in colour
- G** Timber gate location
- Existing drainage easement
- \* Affordable
- Bin collection point  
(bin collection day only)

STEN ARCHITECTURE		PHASE 1				AVANT homes	
Name	Floor Area Sq Ft	Beds	Total Units	Total	Mix	Requested	
Lorton Detached	995	3	2	2990	3.8%	5.0%	
Lorton Semi	995	3	4	3980	7.5%	5.0%	
Melton	1026	3	7	7182	13.2%	10.0%	
Holbury	1226	4	8	9808	15.1%	15.0%	
Moolbury	1415	4	6	8490	11.3%	15.0%	
Overbury	1463	4	8	11704	15.1%	20.0%	
Sudbury	1503	4	8	12024	15.1%	15.0%	
Rembury	1502	4	10	15020	18.9%	20.0%	
<b>Sub Total</b>		<b>53</b>	<b>70198</b>		<b>100.0%</b>	<b>100.0%</b>	
Beckridge	656	2	6	3936	12.8%		
Ferbridge	773	3	0	0	0.0%		
Lumbidge	883	3	8	7064	17.0%		
Ironbridge	858	3	0	0	0.0%		
Queensbridge	932	3	14	13048	29.8%		
Seabridge	932	3	6	5592	12.8%		
Trowbridge	1073	4	3	3219	6.4%		
<b>AFORDABLE</b>							
Cranford	722.74	2	8	5782	17.0%	65.0%	
Kempton	997.65	3	2	1995	4.3%	35.0%	
<b>Sub Total</b>		<b>47</b>	<b>40636</b>		<b>100.0%</b>	<b>100.0%</b>	
<b>Overall Phase Total</b>		<b>100</b>	<b>110834</b>				

Please refer to future separate full application for the residential development of 68NO dwellings (plots 101-168) in the pursuant of application ref details.

A	Turning head adjacent to plots 24/25 extended, plots in question amended to suit. Revised red line indicated.	TS	26.09.18
REV:	DESCRIPTION:	BY:	DATE:

**STEN ARCHITECTURE**

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CLIENT: **AVANT homes**

SITE: **Hoyland Road Hoyland**

TITLE: **Planning layout**

SCALE AT A2:	DATE:	DRAWN:	CHECKED:
1:1250	24.09.18	TS	--
PROJECT NO:	DRAWING NO:	REVISION:	
1821	1821.01	A	

