

# Land off Watermill Gardens, Penistone, South Yorkshire



- Enclosures**
    - 0.6m high artificial stone wall with 1.8m piers and fence panels btw.
    - 1.0m timber high close boarded fence.
    - 1.2m post & rail fence.
    - 1.2m estate railings.
  - External Surface Materials**
    - Textured 450x450mm paving tbc. Colour - Silver Grey.
    - Dressed tarmac. Concrete kerb edging.
    - Tegula Setts (Herringbone bond 45) Colour - Traditional. Pin kerb edging.
  - Soft Landscaping**
    - Proposed tree planting.
    - Proposed hedging.
    - Proposed shrub planting.
  - Lighting**
    - New 6m column with ASD Highway Diamond Elite lantern.
    - New 6m column with ASD Highway Diamond Elite lantern, with an adoptable build out base.
  - Affordable Housing Tenure**
    - Rent.
    - First Homes.
  - Electric car charging Point.**
    - Mode 3 electric vehicle charging point with a type 2 outlet socket.
    - On external wall or within garage.
    - Bollard.
  - Services**
    - Gas Meter Location
    - Electric Meter Location
    - BT Service In
    - Mains Water In
    - RWP
    - SVP / Drainage
    - Principle Dwelling Entrance
  - External Materials.**
    - Facing material - Artificial Stone TBC.
    - Facing material - Render TBC.
    - Roof tile - Wienerberger Rivius Antique Slate.
    - Door colour - Black (External) & White (Internal).
    - Window colour - Off White (External) & White (Internal).
    - Rainwater Goods - Black UPVC half round on galvanised gutter spikes with circular down pipes.
  - Bin & Cycle Storage**
    - Garden shed location - Cycle storage.
    - Bin collection point (0.6x0.6m per plot).
    - Private Bin Storage 0.6x1.8m
- For detailed highway design refer to Civil Engineers drawings and specification.  
 For detailed landscape design refer to Landscape Architects drawings and specification.  
 For detailed lighting design refer to South Yorkshire County Council road lighting drawing and specification.



**Schedule of Accommodation**

House Types	Count	Area (sqm)	Count	Total Area (sqm)	
H4	2	2 St	781	04	03,124
Newton	3	B 2 St	1006	05	05,030
Farnham	4	B 2 St	1191	03	05,573
Chatsworth	4	B 2 St	1554	01	01,554
Brompton	3	B 2 St	1665	02	03,330
Kirby	6	B 2 St	2758	02	05,516
<b>Site Total</b>	<b>17</b>				<b>22,127</b>

Gross Site Area = 0.74 Ha (1.82 Acres)  
 Nett Site Area = 0.66 Ha (1.63 Acres)  
 13,574 SqFt Per Acre  
 25.75 DPH

Rev	By	Note	Date
E	JD	Plot 12 separation to plot 13 boundary noted as Minimum 1m. Unprotected gable area 2.14M2.	20.01.26
D	JD	Plot 03 - 09 moved 600mm east.	20.01.26
C	JD	Roof slate specification amended.	19.02.25
B	JD	Gas meters added.	14.01.25
A	JD	Brompton handing amended.	11.11.24

Status	Construction
Sketch	Planning
Tender	Construction
As Built	

**PRA Architecture**  
 55 The Tannery, Lawrence Street, York, YO10 3WH T: 01904 653772  
 Email: pra-architecture.com W: www.pra-architecture.com

PROJECT Land off Watermill Gardens, Penistone, Yorkshire  
 TITLE Proposed Technical Layout  
 CLIENT Mulgrave Developments Ltd  
 DATE 08.10.24 SCALE 1:200@A0  
 DRAWING 1286.100 REVISION E  
 DRAWN JD CHECKED JD

Do not scale from this drawing except for planning purposes. This drawing and any designs thereon are the copyright of PRA Architecture Ltd.

## Proposed Technical Layout