

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 UNITS NOW AT 124.	LA	LA
B	01.04.20	LAYOUT REDESIGNED TO ADOPT PHASING/PARCELS. LAYOUT NOW INCLUDES 'WALKWAY ENHANCEMENT' FREE SOLD PARCEL STRATA OPEN MARKET AND KEEP/OPEN MARKET PARCELS. TEMPORARY AND PERMANENT ACCESS FROM LINK ROAD.	LA	LA
C	18.06.20	STRATA NOW LOOKING AT WESTERN PARCELS TO LINK ROAD. TOTAL NUMBER OF PLOTS AT 234 WITH 155 OPEN MARKET, 42 FREE SOLD AND 37 AFFORDABLE HOUSING. ENGINEERING CONSTRAINTS ON DEMONSTRATED AND PROPOSED ARE SHOWN AROUND AND IMPACT ON THE LAYOUT IS SHOWN.	LA	LA
D	25.06.2020	PLOTS FACING THE SOUTHERN BOUNDARY HAVE BEEN CHANGED TO LIVING/WORK (OFFICE/BOLOGNA). 3 x GENEVA HAVE BEEN GAINED (PL 38 & 55). TOTAL PLOTS NOW 242. PREVIOUSLY 254.	-	-
E	03.09.20	LAYOUT UPDATED FOLLOWING ENGINEERS COMMENTS LOOP ROAD NOW ADDED ADJACENT TO PLOT 44 & RANDE TRAM THROUGH BOWLS & TRAVEL DRIVE. NEW ACCESS ROAD ADJACENT TO PLOT 195 ADDED. PLOT NOS INCREASED FROM 242 TO 250.	WS	LA
F	17.11.20	LAYOUT RE-PLOTTED WITH NEW ARI IN HAND. PLS PARCELS MOVED TO SOUTHERN SECTION ADJACENT TO PROPOSED BOUNDARY. TOTAL UNITS INCREASED FROM 250 TO 255.	LA	LA
G	24.11.20	LAYOUT RE-WORKED TO NOW INCLUDE A KIND OF ARI PLOTS TO COMPENSATE SUB SALE PARCELS. TOTAL UNITS INCREASED FROM 255 TO 250. PLOTS 19 & 20 NOW OWN. ALL OF THE ARI PROVISION IS IN SOUTHERN PARCELS PLOTS 170-220.	LA	LA
H	18.03.21	LAYOUT RE-WORKED FOLLOWING EXTERNAL COMMENTS FROM BOKS BEYOND TO ENQUIRE COMMENTS WITH LOCAL LANDLORDS AN REWORKED. WALL BOUND PLOTS ADDED ALONG SPIKE 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 OFF REVIEW. TITLE BOUNDARY CHECKED AND OUR PROPOSED BOUNDARIES ARI. 140 UNIT LOSS DUE TO LANDSCAPE CONSTRAINTS. TOTAL UNITS AT 209.	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. Barch/Wooded 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 RESTRICTIONS AND VISUAL CORRIDOR LINES ADDED TO THE SOUTH. BOUNDARY CHECKED AND OUR PROPOSED BOUNDARIES ARI. 140 UNIT LOSS DUE TO LANDSCAPE CONSTRAINTS. TOTAL UNITS AT 209.	LA	TEAM
N	04.08.23	LAYOUT UPDATED FOLLOWING HIGHWAY AND URBAN DESIGN COMMENTS FROM LOCAL PLANNING AUTHORITY. SPEED RESTRICTIONS AND VISUAL CORRIDOR LINES ADDED TO THE SOUTH. BOUNDARY CHECKED AND OUR PROPOSED BOUNDARIES ARI. 140 UNIT LOSS DUE TO LANDSCAPE CONSTRAINTS. TOTAL UNITS AT 209.	CF	TEAM
O	28.09.23	FCI re-worked into part curtilage where possible. Show home complex revised. Access point opposite plots 41 & 42 removed.	CF	-
P	06.12.23	2 x 3-381 reworked for 2 x 451 units to increase number of 4 bed affordable's.	CF	-
Q	26.02.24	Updated to latest highway tracing comments. Speed humps removed and replaced with raised table. Barch/Wooded units at 201 reworked. Private drive removed. 170 unit loss. 200 unit gain.	CF	-
R	12.04.24	LAYOUT UPDATED FOLLOWING COMMENTS FROM HIGHWAYS.	CF	-
S	24.04.24	Bright path hatches on landscaping drawing frozen.	CF	-

SITE LAYOUT KEY:

- 2000 HIGH ACOUSTIC FENCE (standard detail reference: SD10.18.24)
- 1800 HIGH SCREEN WALL (standard detail reference: SD10.18.24 & D7 - refer to standard detail for location)
- 1800 HIGH CLOSE BOARDED TIMBER FENCE (standard detail reference: SD10.18.17)
- 600 HIGH TIMBER KNEE RAIL (standard detail reference: SD10.18.22)
- 900 HIGH METAL RAILINGS
- RED LINE APPLICATION BOUNDARY
- INDICATIVE CAR PARKING SPACE
- INDICATIVE VISITOR PARKING SPACE
- 900mm WIDE REAR ACCESS GATE
- 1800x700 HARD STANDING AREA FOR REFUSE BINS
- BIN & BICYCLE STORE
- INDICATES LANDSCAPED BIN COLLECTION POINT (900x900mm hard standing area per plot review. Refer to standard detail SD.10.11.5)
- SHOW HOMES
- EXPERIENCE CENTRE
- WELCOME CENTRE VISITOR PARKING
- SOCIAL HOUSING
- INDICATIVE SHRUB LANDSCAPING - refer to landscape layout for specific details
- INDICATES TURF (PRIVATE) (Segment 9.2m. turf to front gardens only)
- INDICATES TURF (PUBLIC) (turf to front gardens to be maintained by Management Company)
- INDICATES BLOCK PAVING (refer to most construction prepared details)
- ELECTRIC VEHICLE CHARGING POINTS
- INDICATES 900mm WIDE PATH - refer to specific detail for composition
- INDICATES SUB STATION - refer to services layout for details
- INDICATES HIGH WALL AND EMBANKMENT LOCATIONS - areas of ground that can't be built on - refer to engineering constraints
- INDICATES 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

ACCOMMODATION SCHEDULE

HOUSING TYPE	SALES NAME	NO	NO PFT	TOTAL	SOFT	TOTAL	%	BEDS	PROPEL	STOREY	CONFIGURATION	SD	MD	LAND	REMARK
OPEN MARKET / CORE (MIY)															
MIY-001	MARBLE	20	996	38,942	93	3,699	13.4%	3	4	2	SEMI DETACHED	20	0	B	
MIY-002	BARCELONA	6	1,217	7,302	113	978	2.6%	3	5	3	SEMI DETACHED	6	0	B	
MIY-003	ROSALE (RED PLUS STUDY)	42	1,246	82,330	156	4,862	19.4%	3	4	2	SEMI DETACHED	42	0	B	
MIY-004	ORPHEO (RED PLUS STUDY)	46	1,340	81,870	120	5,748	21.3%	3	6	2.5	SEMI DETACHED	46	0	B/C	
MIY-005	CORNBACH	12	1,200	8,200	120	1,500	5.8%	4	4	3	DETACHED	12	0	B/C	
MIY-006	WALTON	6	1,418	8,876	108	1,344	5.1%	3	4	2	DETACHED	6	0	B/C	
MIY-007	FLORENCE (MIXT)	25	1,173	40,778	105	3,788	10.0%	5	8	2.5	DETACHED	25	0	C/D	
MIY-008	WALTON	10	1,000	6,000	100	1,000	3.8%	3	4	2	DETACHED	10	0	C/D	
MIY-009	WALTON	7	2,169	14,793	196	1,372	3.2%	5	8	2.5	DETACHED	7	0	C/D	
MIY-010	WALTON	10	1,000	6,000	100	1,000	3.8%	3	4	2	DETACHED	10	0	C/D	
OPEN MARKET TOTALS:															
		218	274,985	1,811,718	1,811,718	1,811,718	100.0%	3	4	2	SEMI DETACHED	218	0	B	
AFFORDABLE (MIY)															
A01	MIY-011	11	9,759	6,811	71	605	4.2%	2	3	2	SEMI DETACHED	6	3	A	
A02	MIY-012	18	802	16,614	86	1,543	8.0%	3	4	2	SEMI DETACHED	20	0	A	
A03	MIY-013	4	805	3,459	72	138	1.9%	2	2	2	QUARTER HOUSE	4	0	A	
A04	MIY-014	6	1,296	2,664	116	975	1.9%	4	5	2.5	SEMI DETACHED	2	0	A	
A05	MIY-015	35	2,448	11,418	178	1,178	1.7%	3	4	2	SEMI DETACHED	35	0	A	
AFFORDABLE TOTALS:															
		74	6,318	28,466	343	3,430	1.9%	2	3	2	SEMI DETACHED	74	0	A	
TOTALS:		292	278,303	1,840,184	2,154,761	2,154,761	100.0%	3	4	2	SEMI DETACHED	292	0	B	

HOUSETYPE RANGE: MIY

SPECIFICATION TYPE: TBC

LAND CLUSTER: 4 (S. YORKS)

LAND SEGMENT: B

DRAWING STAGE: 3-PLANNING

SHOW HOME COMPLEX

LANDSCAPE SPEC: SILVER

strata

strata homes limited | quay point | lakeside | doncaster | DN4 5PL
T: 01302 308508 | www.strata.co.uk

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