

BARNESLEY WEST PHASE 1

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 NUMBERS NOW AT 124.	LA	LA
B	01.06/20	LAYOUT RE-DESIGNED TO AGREED PHASING/PARCELS. LAYOUT NOW INCLUDES "ARENA" ENTRANCE. PRE-SOLD PARCEL, STRATA OPEN MARKET AND KEEP/GOAT OPEN MARKET PARCELS. TEMPORARY AND PERMANENT ACCESS FROM LINK ROAD PROPOSED.	LA	LA
C	18.06.20	STRATA NOW LOOKING AT WESTERN PARCEL TO LINK ROAD. TOTAL NUMBER OF PLOT AT 234. WITH 155 OPEN MARKET, 42 PRE-SOLD AND 37 AFFORDABLE HOUSING. ENGINEERING CONSTRAINTS ON EMBANKMENTS AND HIGH WALLS NOW DESIGNED AROUND AND IMPACT ON BUILT FORMS. SOUTHERN ROUNDABOUT HAVE BEEN CHANGED TO LIVORNO FROM OPORTO BOLOGNA. 3 x GENOVA HAVE BEEN GAINED (P8, 38 & 50). TOTAL PLOT NO. 242. PREVIOUSLY 234.	LA	LA
D	25.06.2020		-	-
E	03.09.20	LAYOUT UPDATED FOLLOWING ENGINEERS COMMENTS LOOP ROAD NOW ADDED ADJACENT TO PLOTS 44-60 RATHER THAN THROUGH ROADS & PRIVATE DRIVES. NEW ACCESS ROAD ADJACENT TO PLOT 190 ADDED. PLOT NOS INCREASED FROM 242 TO 255.	WS	LA
F	17.11.20	LAYOUT RE PLOTTED WITH NEW MIX IN MIND. P8 PARCEL MOVED TO SOUTHERN SECTION ADJACENT TO PROPOSED ROUNDABOUT. TOTAL NUMBERS DECREASED FROM 250 TO 226.	LA	LA
G	24.11.20	LAYOUT RE WORKED TO NOW INCLUDE 6 NO OF AH PLOTS TO COMPENSATE SUB-SALE PARCEL. TOTAL UNITS INCREASED FROM 226 TO 230. PLOTS 19-37 NOW OMS. ALL OF THE AH PROVISION IS IN SOUTHERN PARCEL PLOTS 170-230.	LA	LA
H	18.03.21	LAYOUT RE WORKED FOLLOWING EXTERNAL COMMENTS FROM BOND BRYANT TO ENSURE COMPLIANCE WITH OUTLINE MASTERPLAN FRAMEWORK. HAIL ROAD POINTS ADDED ALONG SPINE 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 OPS REVIEW. TITLE BOUNDARY CHECKED AND OUR PROPOSED BOUNDARIES ALIGN. TWO UNIT LOSS DUE TO LANDSCAPE CONSTRAINTS. TOTAL UNITS AT 229.	LA	TEAM
K	17.06.21	RED LINE BOUNDARY UPDATED	LA	TEAM



- SITE LAYOUT KEY:**
- 1800 HIGH SCREEN WALL
standard detail reference: SD10.0X.06 & 07
- refer to materials plan for brickwork
 - 1800 HIGH CLOSE BOARDED TIMBER FENCE
standard detail reference: SD10.0X.17
 - 600 HIGH TIMBER KNEE RAIL
standard detail reference: SD10.0X.22
 - TITLE BOUNDARY
PROVIDED THROUGH
VENDOR INFO
 - INDICATIVE CAR PARKING SPACE
 - 900mm WIDE REAR ACCESS GATE
 - 1800x2700 HARD STANDING AREA FOR REFUSE BINS
 - DENOTES LANDSCAPED BIN COLLECTION POINT
3000x900mm hard standing over per seat service.
Refer to standard detail SD10.113
 - SHOW HOMES
 - WELCOME CENTRE
 - WELCOME CENTRE VISITOR PARKING
 - SOCIAL HOUSING
 - DENOTES TURF (PRIVATE)
- turf to front and rear gardens to Segment D
Segment A, B & C turf to front gardens only
 - DENOTES TURF (PUBLIC)
- turf areas to Public Open Spaces to be maintained
by Management Company
 - ELECTRIC VEHICLE CHARGING POINTS
 - DENOTES 900mm WIDE PATH
- refer to specific detail for composition
 - DENOTES SUB STATION
- refer to services layout for details
 - DENOTES HIGH WALL AND EMBANKMENT LOCATIONS
- areas of ground that can't be built on - refer to engineering constraints

ACCOMMODATION SCHEDULE

UNIT TYPE	SUITE NAME	REAR NUMBER	SOFFIT	TOTAL SUITES	SOME TILES	TOTAL SQ METRES	%	NDS5 REQ. (M ²)	PLOTS
OPEN MARKET (OMM)									
BWP 004	NEW 3 BED 3 STOREY	3	42	398	4198	30.72	384.00	18.3%	
BWP 004	3 BED 3 STOREY	3	36	342	4749	110.76	439.72	18.6%	
BWP 004	BARCELONA 3 BED	2	2	182	1624	188.81	189.29	3.9%	
BWP 004	MADRID	4	5	365	13712	135.38	127.42	3.9%	
BWP 004	CORPUSCUMEN	4	13	359	17524	150.24	150.24	6.5%	
BWP 012	MADRID	4	24	345	32280	146.95	298.80	18.9%	
BWP 012	BOLOGNA	5	17	182	24876	222.05	222.05	6.7%	
BWP 012	VALENTIA	5	11	345	13952	144.53	125.53	3.7%	
BWP 012	MADRID	5	11	409	4098	200.95	200.95	4.9%	
AFFORDABLE (AMM)									
W.A. 015	T1	2	20	105	1053	55.88	170.22	6.9%	
W.A. 015	T2	3	36	180	2100	85.92	227.46	11.7%	
W.A. 015	TRIPLET	4	32	160	637	30.68	70.10	3.1%	
AFFORDABLE TOTAL									
TOTALS				229	22972		2324	100%	

HOUSETYPE RANGE: MIY

SPECIFICATION TYPE: TBC

LAND CLUSTER: 4 (S. YORKS)

LAND SEGMENT: B

DRAWING STAGE: 1-VIABILITY



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Project: BARNESLEY WEST PHASE 1, S75 1

Drawing: SKETCH LAYOUT



SHOW HOME COMPLEX	Planning Ref: N/A
LANDSCAPE SPEC: SILVER	Drawing Number: 20-CL4-SEGB-BWP1-02
	Revision: K

