

Cudworth Parkway House Typologies

**Cudworth Parkway
House Typologies**

A23104-SASA-XX-XX-RP-A-00101 Rev A

May 2026



FOREWORD

Fenwood Estates have appointed Southgate & Sarabia Architects (SASA) to develop design proposals that reflect their vision for the proposed masterplan at Cudworth Parkway, Barnsley.

As part of this process, SASA has created a portfolio of house types that collectively meet planning requirements, comply with building regulations, and support the delivery of sustainable housing tailored to the needs of the local residential market.

This document presents a curated selection of ten house types chosen for inclusion in the proposed masterplan layout. Each design has been carefully considered to align with local planning policies regarding Housing Mix, Space Standards, Affordable Housing, and Accessibility.

The architectural designs and proposed materials have been developed in response to the local context and character. Further details are provided in the accompanying design statement: A23104-SASA-XX-XX-RP-A-00201.

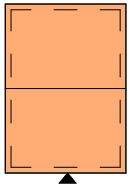
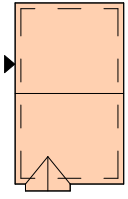
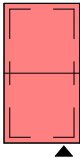
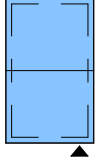
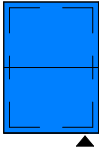
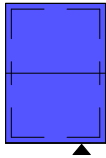
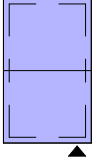
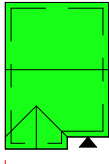
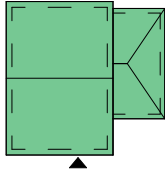
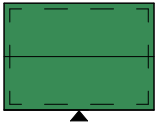
										
	BROOK 2B3P 73m ²	WILLOW 2B3P 71m ²	EMBER 2B4P 70m ²	CARLTON 3B4P 85m ²	MIDLAND 3B4P 84m ²	MONCKTON 3B5P 95m ²	FERRYMOOR 3B5P 90m ²	STONELEIGH 4B5P 101m ²	GRANGE 4B6P 113m ²	HAWTHORN 4B5P 110m ²
SYRDG Compliance	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
M4(2) Compliance	✓	✓	✓	✗	✓	✓	✗	✓	✓	✗
M4(3) Accessible	✓	✓	✗	✗	✗	✗	✗	✗	✗	✗
NDSS Compliance	✓	✓	✗	✗	✓	✓	✗	✗	✓	✓
Ensuite	✗	✗	✗	✓	✗	✓	✗	✓	✓	✓
Utility room	✗	✗	✗	✗	✓	✗	✗	✓	✓	✓

Table 1 - Summary of housing standards compliance.

PROPOSED SITE PLAN

BEDS	HOUSE TYPES	BARNLEY % TARGET	UNITS PROVIDED
2 BEDS	BROOK 4no 	(37%)	62 NO. (36.1%)
	WILLOW 4no 		
	EMBER 4no 		
3 BEDS	CARLTON 4no 	(47.5%)	67 NO. (46.5%)
	MIDLAND 8no 		
	MONCKTON 17no 		
	FERRYMOOR 2no 		
4 BEDS	STONELEIGH 17no 	(15.5%)	25 NO. (17.4%)
	GRANGE 4no 		
	HAWTHORN 4no 		
TOTAL HOUSES = 144			

Housing mix targets are derived from the Barnsley Strategic Housing Market Assessment 2021. Accessibility provision as per Design of Housing Development SPD (Adopted July 2023) 26% M4(2) wheelchair accessible and 6% M4(3) wheelchair accessible.

SITE AREA CALCULATION		
GROSS SITE AREA	54.941m ²	5.49Ha
NET DEVELOPABLE AREA	50.523m ²	5.05Ha
P.O.S		
REQUIREMENT = 15%	TARGET = 7.578m ²	ACTUAL = 5.806m ²
15% minimum open space provision sourced from SPD Open Space Provision on New Housing Developments (Adopted May 2019).		
PARKING SPACES		
REQUIREMENT	3 BED = 1 SPACE (52) 3 BEDS+ = 2 SPACES (164) 1 VISITOR SPACE PER 4 DWELLINGS (36)	
CURRENT PROVISION	TOTAL = 272 PRIVATE VISITOR = 28 TOTAL = 272	NOTE: Calculation does not include the 32 Garage spaces provided. M4(2/3) plots have additional private spaces for one provision access.
Parking requirements as per Parking SPD (Adopted 2019), South Yorkshire Residential Design Guide and Design of Housing Development SPD (Adopted 2023)		
AFFORDABLE HOUSING		
REQUIREMENT = 10%	TARGET = 14	ACTUAL = 14

Policy 107 of the local plan advises developments of 15 or more dwellings will be expected to provide affordable housing. We understand Cudworth to be part of the Rural East area defined in the Affordable Housing SPD, which has a requirement of 10% affordable homes as per Table 1: Affordable homes - Tenure Split. This is to be confirmed by the local authority.

KEY	
	SITE BOUNDARY
	AFFORDABLE HOUSING
	POS
	QUARRY
	PROPOSED ATTENUATION LOCATION
	Private / Visitor Parking
	Residential Street (5.5m wide with 2m Footpath to both sides)
	Level Surface Street (5.5m wide with 0.6m verge)
	Pedestrian pathways: (not including general footpaths)
	Existing Tree information imported from Encon Associates Tree Survey Plan Drawings A5956-01 and A5956-02 (2004/2023). Please refer to those drawings for more information on existing tree classification and root protection areas.
	King Post Retaining Wall
	Reinforced Earthworks Retaining Wall
	Reinforced Masonry Retaining Wall

Retaining walls as indicated on Bright Young Preliminary Levels Assessment Sheet 1 - 3. Please refer to drawings 26716SK101, 26716SK102, 26716SK103 by Bright Young Consulting Limited for more information on proposed heights and build ups.



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SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

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NOTES:

All soft landscaping is indicative. For more information on proposed landscaping, planting schedules and tree retention please refer Landscape Architects drawings A5956-07 & A5956-08 by Encon Associates.

For more detailed information on proposed site levels and topography please refer to civil engineers site plans and sections by Bright Young Consulting.

Existing ground levels based on the topographical survey by Haycock+Todd, job no. S10563.

Any change in external levels greater than 0.6m to have edge protection.

For more information on surface water attenuation and site drainage, please refer to the Civil Engineering drawings by Bright Young Consulting Limited.

For more information on proposed boundary treatments to plots, please refer to drawing **A23104-SASA-ZO-ZO-DR-A-91163**.

For clarification of the area allocated for Public Open Space, please refer to drawing **A23104-SASA-ZO-ZO-DR-A-91165**.

For clarification of Private Amenity Space provision and separating distances to neighbouring properties, please refer to drawings **A23104-SASA-ZO-ZO-DR-A-91164** and **A23104-SASA-ZO-ZO-DR-A-91162**.

All drawings to be read in conjunction with the Design and Access Statement document **A23104-SASA-XX-XX-RP-A-00201**.

J	2026-05-13	Planning Issue	CC
I	2026-05-28	Red Line Update	CC
H	2026-05-06	Planning Issue	CC
G	2026-04-17	Updated to include engineers retaining walls and attenuation proposals.	CC
F	2026-03-26	Coordination Updates	CC
E	2026-02-26	Plots 20-31 updated to add turning head, CC near driveways and visitor parking.	CC
D	2026-02-13	House type 3D added, minor updates to CC verges and parking.	CC
C	2026-02-03	Updates in response to Pre-app design feedback.	CC
B	2025-08-19	Minor Annotation updates	CC

rev	date	comment(s)	issued by
S0			RIBA Stage: 2

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Client:

Fenwood
ESTATES



Job: Cudworth Parkway Housing

Title: Proposed Site Plan

Date: 2025-07-31 Scale @ A0: 1 : 500

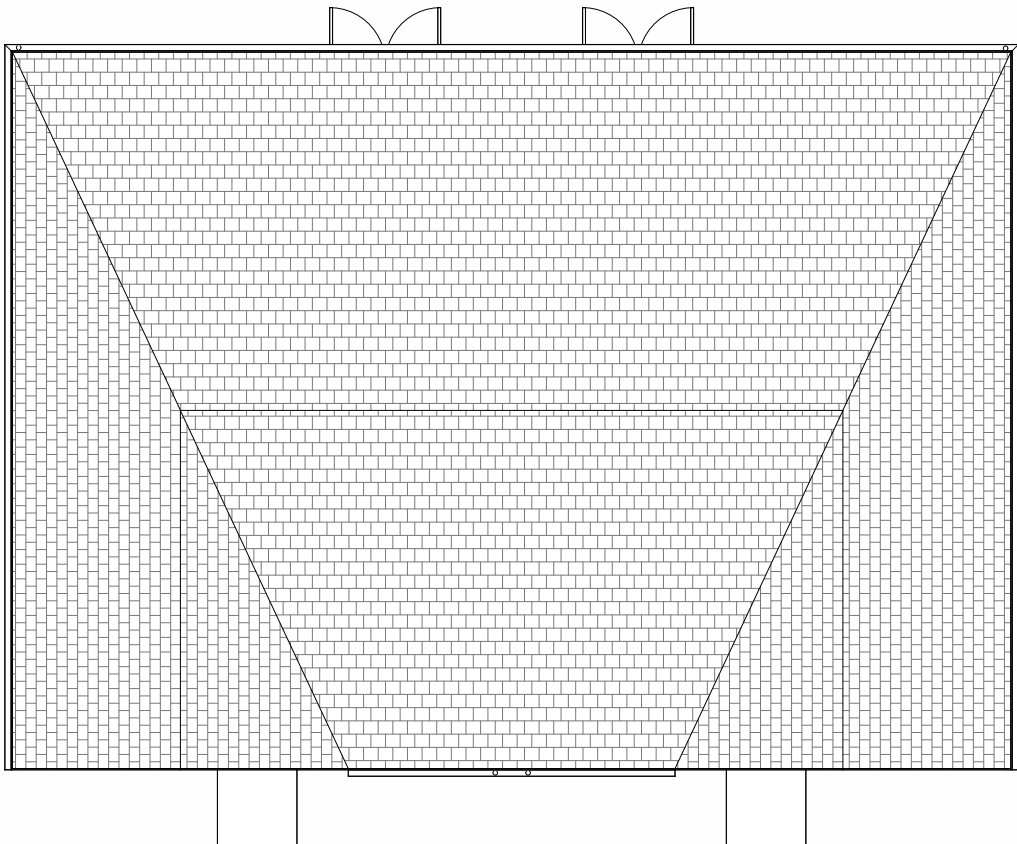
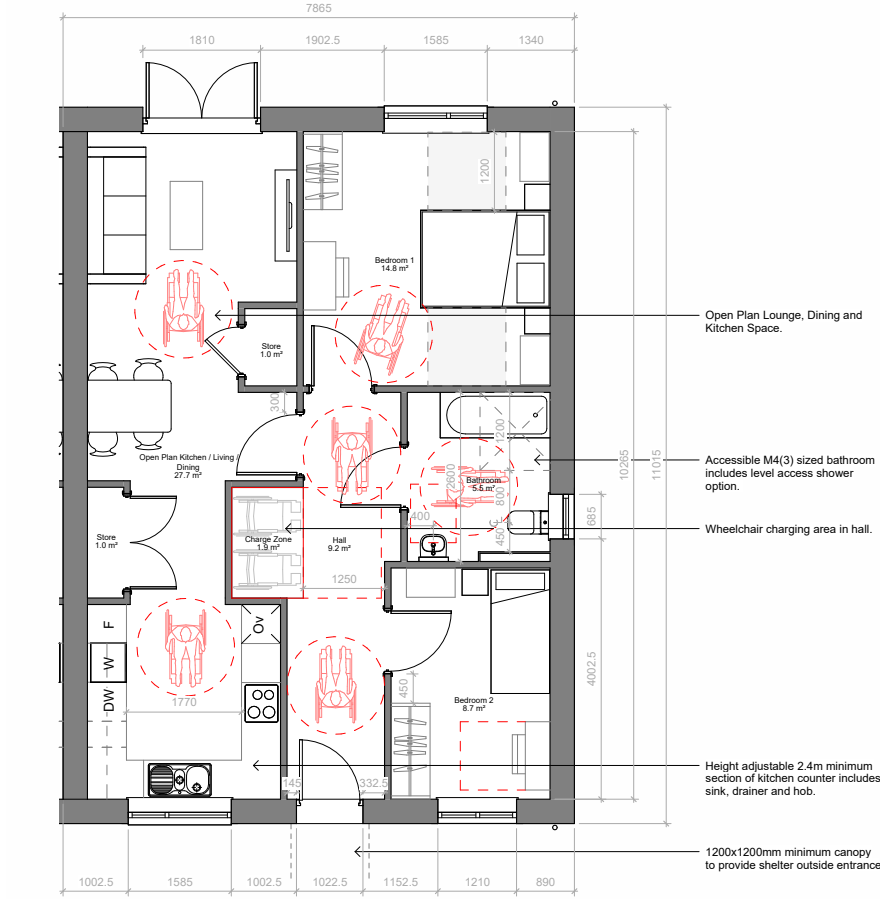
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Job Number	Originator	Volume	Issue	Type	Role	Number	Revision
A23104	SASA	ZO	ZO	DR	A	91150	J

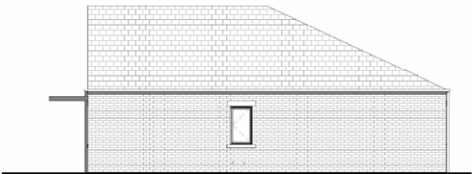
Cudworth Parkway

BROOK

BROOK - 2B3P - 73M²- M4(3)(2)B - GENERAL ARRANGEMENT



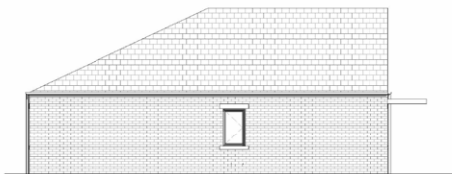
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1 : 100



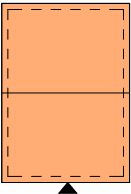
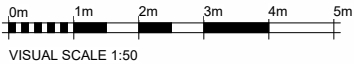
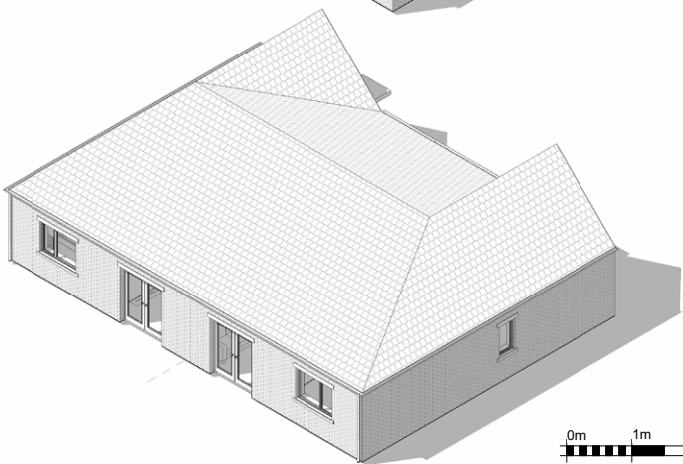
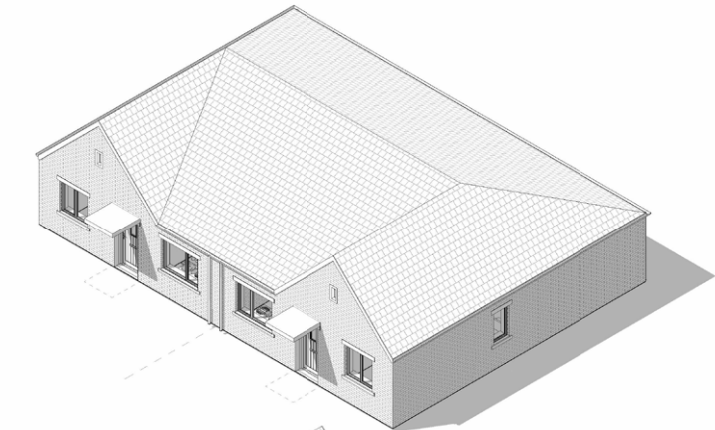
Side Elevation 1
1 : 100



Rear Elevation
1 : 100



Side Elevation 2
1 : 100



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- ✓ SYRDG Compliance
- ✓ M4(3)(2)b Wheelchair Accessible
- ✓ NDSS Compliance (2B3P)
- ✓ Entrance does not open directly into a living space
- ✓ Ground Floor WC does not open directly into a living space or kitchen
- ✗ Ensuite
- ✗ Utility room
- ✓ Cylinder Cupboard

Total GIA = 73m² / 786ft²

D	2026-04-24	Planning Issue	EF
C	2025-07-25	Pre-application issue	AC
B	2025-05-08	Brick dim amendments	CC
A	2025-03-18	First Issue for Review and comment	CB

rev: date: comment(s): issued by:

Status: S3 RIBA Stage: 2

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Client:



Job: Cudworth Parkway Housing

Title: Brook

Date: 2025-03-18 Scale @ A1: As indicated

Drawn: CB Checked By: CC Authorised By: NSJ

Job Number	Originator	Volume	Level	Type	Role	Number	Revision
A23104	SASA	1E	ZZ	DR	A	04105	D

BROOK - 2B3P - 73M² - M4(3)(2)B - COMPLIANCE CHECK

NOTES

Window sizes and opening panes are currently indicative. Window design to be confirmed for each individual house relative to final siting and orientation to allow compliance with building regulation requirements for Part F, Part L, and Part O.

Layout design to be reviewed when final energy compliance design strategy is confirmed. Drawings to be updated to include additional cylinder storage, PV, Air source heat pumps etc if required.

DESIGN FOR LIFE - M4(3) COMPLIANCE

The plan below shows the layout in relation to Part M4(3)(2)b of the Building Regulations for accessible living.

This house shows a wheelchair accessible layout which has more requirements than a wheelchair adaptable layout.

SPACE COMPLIANCE CHECKLIST				
South Yorkshire Residential Design Guide (SYRDG) Nationally Described Space Standard (NDSS) Part M (M4-3 Other categories do not define minimum floor areas)				2B3P
SPACE	SYRDG	NDSS	M4-3	Provision
Double Bedroom	12m²	11.5m²	**13.5m²	14.8m²
Single Bedroom	7m²	7.5m²	8.5m²	8.7m²
Living Room	13m²	Not Defined	Not Defined	N/A
Living /Dining	17m²	Not Defined	Not Defined	N/A
Dining	Not Defined	Not Defined	Not Defined	N/A
Kitchen	11m²	Not Defined	Not Defined	N/A
Kitchen / Dining	13m²	Not Defined	Not Defined	N/A
Open Plan K /D / L	27m²	Not Defined	27m²	27.7m²
Bathroom / WC combined	3.5m²	Not Defined	Not Defined	5.5m²
Storage	3.75m²	2m²	2m²	***3.9m²
Overall Floor Area	62m²	61m²	Not Defined	73m²

* If table 4A.1 does not define a specific area for this house size. The area stated is assumed based on guidance for other house sizes.

** 13.5m² is a minimum area for a Principal double bedroom, other double bedrooms have a minimum floor area of 12.5m²

*** SYRDG does not define what can be included as storage area. Guidance from NDSS has been used. Where houses provide a utility space in addition to a ground floor WC, the utility part of the room is included as storage.

NOTE: SYRDG, NDSS and M4-3 define varying requirements for minimum room dimensions and proportions. Minimum areas alone may not equate to full compliance, all layouts have been developed to comply with this additional guidance. Please refer to the SYRDG, NDSS and Part M guidance for more information.

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- ✓ SYRDG Compliance
- ✓ M4(3)(2)b Wheelchair Accessible
- ✓ NDSS Compliance (2B3P)
- ✓ Entrance does not open directly into a living space
- ✓ Ground Floor WC does not open directly into a living space or kitchen
- ✗ Ensuite
- ✗ Utility room
- ✓ Cylinder Cupboard

Total GIA = 73m² / 786ft²

C	2026-04-24	Planning Issue	EF
B	2025-07-25	Pre-application review	AC
A	2025-03-18	First Issue for Review and comment	CB

rev: date: comment(s): issued by:

Status: **S2** RIBA Stage: **2**

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Client:



Job: Cudworth Parkway Housing

Title: Brook - Compliance

Date: 2025-03-18 Scale @ A1: 1 : 50

Drawn: CB Checked By: CC Authorised By: NSJ

Job Number	Originator	Volume	Level	Type	Role	Number	Revision
A23104	SASA	1E	ZZ	DR	A	09105	C

SYRDG

Living room to provide 15m². Width to be no less than 3.2m. Length to width ratio not to exceed 2:1.

M4(3) - Living Areas

Combined floor areas for living, dining and kitchen space have a minimum of 27m² for a house with 3 bedspaces as per table 3.2.

M4(3) - Storage Space

Wheelchair storage space 1100mm deep x 1700mm wide is provided on the entrance storey with 1200mm clear in front for manoeuvring as per diagram 3.6.

House has a minimum built-in storage of 2.0m² for a 2 bedroom house has been provided as per table 3.1. This is additional to the Wheelchair storage space.

M4(3) - Kitchen

A minimum of 1500mm clear access zone is required in front of kitchen units as per 3.32.b.

House complies with table 3.4, with a minimum length of kitchen worktop of 6530mm for a 3 bedspace wheelchair accessible dwelling.

Kitchen includes a 2200mm section of worktop that incorporates the sink, drainer unit and hob and is height adjustable or capable of being fixed at alternate heights, as per paragraph 3.34.

Kitchen includes a minimum of 400mm space to at least one side (or to one side of a pair) of the oven and fridge freezer where this is taller than the worktop height as per paragraph 3.34.

Additional requirements for an accessible unit include low level shelving. See dia. 3.3.

SYRDG

Double Bedroom to be no less than 12m². Width to be no less than 2.6m. Length to width ratio not to exceed 2:1.

M4(3) - Bedrooms

Bedrooms must comply with the following requirements stipulated in paragraph 3.35:

The principle bedroom has a minimum floor area of 13.5m² and is a minimum of 3m wide.

The principle bedroom has a 1000mm clear access zone around the bed, with a 1200mm x 1200mm manoeuvring space inside the doorway and to both sides of the bed.

All single bedrooms have a minimum floor area of 8.5m² and are at least 2.4m wide.

Must provide a minimum 1000mm clear access zone to one side of the bed and in front of all furniture.

M4(3) - Sanitary Facilities

Accessible Bathroom that contains: a WC, a basin and bath with option for a level access shower to be installed in its place. Bathroom meets minimum dimensions and requirements described in paragraph 3.36 - 3.43 and diagram 3.11.

Walls pattressed to take any grabrails required for individual or any future owner.

M4(3) - Circulation Areas

All hallways have 1050mm minimum width, or 1200mm minimum width where the approach to a doorway is not head-on as per 3.24b.

All doors should have a minimum clear opening width of 850mm, with a 300mm nib to all leading edges and a 200mm nib to all following edges as per paragraph 3.24.

Outward openings doors (WC required) to be located 800mm from a corner as per diagram 3.5.

SYRDG

Single Bedroom to be no less than 7m². Width to be no less than 2m. Length to width ratio not to exceed 2:1.

M4(3) - Principal Entrance

Entrance must comply with dimensions set out in diagram 3.3. This includes a 1500mm turning circle inside the entrance area and with a minimum 300mm leading edge nib for a length of 1800mm with a 150mm nib to the hinge side all as per paragraph 3.22.

Level access to the principal entrance should allow for a landing area of 1500mm by 1500mm with a minimum 1200mm x 1200mm deep canopy.

Door has a minimum clear opening width 850mm.

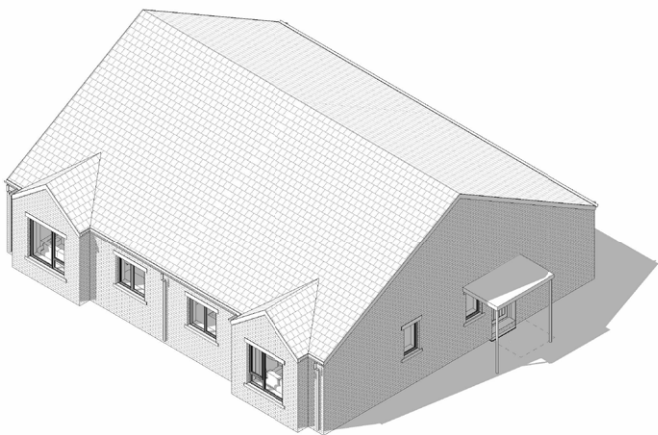
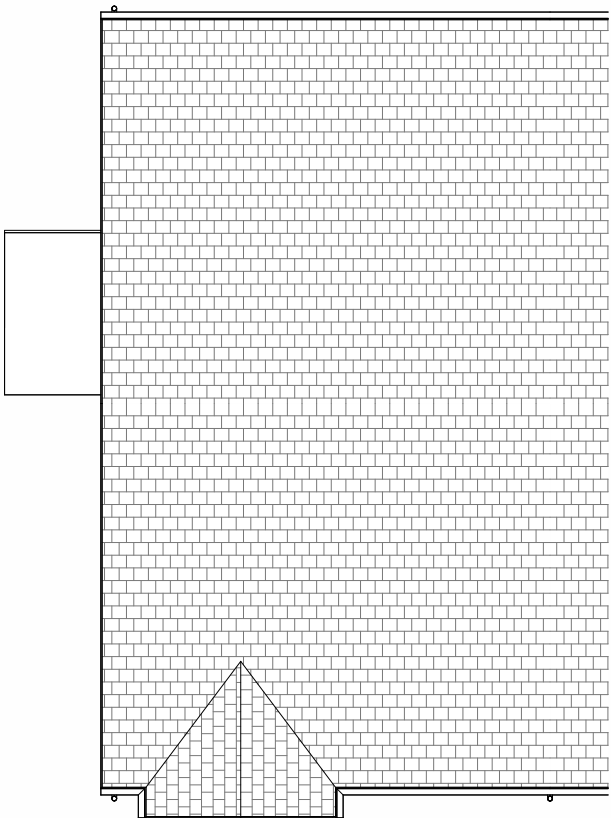
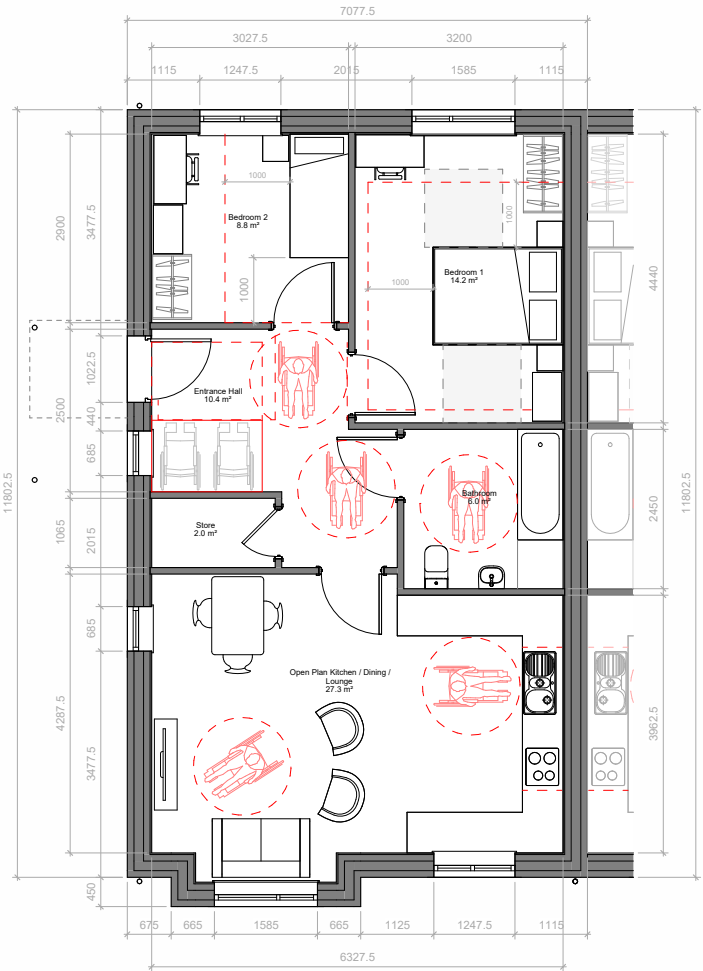
Prior to occupation wheelchair accessible new builds should be reviewed by an occupational therapist ensuring home is suitable for the needs of the individual.

VISUAL SCALE 1:50

Cudworth Parkway - House Typologies

Cudworth Parkway
WILLOW

WILLOW - 2B3P - 71M²- M4(3)(2)B - GENERAL ARRANGEMENT



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- ✓ SYRDG Compliance
- ✓ M4(3)(2)b Wheelchair Accessible Design
- ✓ NDSS Compliance (2B3P)
- ✓ Entrance does not open directly into a living space
- ✓ Ground Floor WC does not open directly into a living space or kitchen
- ✗ Ensuite
- ✗ Utility room
- ✓ Cylinder Cupboard

Total GIA = 71m² / 763ft²

B	2026-04-28	Planning Issue	EF
A	2026-03-23	First Issue for Comment	CC
rev:	date:	comment(s):	issued by:
Status:	S3	RIBA Stage:	2

Southgate & Sarabia ARCHITECTS

Architecture
Consultancy
Interior Design
Landscape Design
Masterplanning

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Registered no. 11814917
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Client:

Fenwood ESTATES

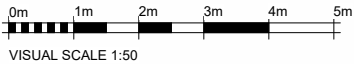
Job: Cudworth Parkway Housing

Title: Willow

Date: 2026-03-20 Scale @ A1: As indicated

Drawn: EF Checked By: CC Authorised By: NSJ

Job Number	Originator	Volume	Level	Type	Role	Number	Revision
A23104	SASA	1J	ZZ	DR	A	04109	B



Fenwood ESTATES

Southgate & Sarabia ARCHITECTS

WILLOW - 2B3P - 71M² - M4(3)(2)B - COMPLIANCE CHECK

NOTES

Window sizes and opening panes are currently indicative. Window design to be confirmed for each individual house relative to final siting and orientation to allow compliance with building regulation requirements for Part F, Part L, and Part O.

Layout design to be reviewed when final energy compliance design strategy is confirmed. Drawings to be updated to include additional cylinder storage, PV, Air source heat pumps etc if required.

DESIGN FOR LIFE - M4(3) COMPLIANCE

The plan below shows the layout in relation to Part M4(3)(2)b of the Building Regulations for accessible living.

This house shows a wheelchair accessible layout which has more requirements than a wheelchair adaptable layout.

SPACE COMPLIANCE CHECKLIST				
South Yorkshire Residential Design Guide (SYRDG) Nationally Described Space Standard (NDSS) Part M (M4-3 Other categories do not define minimum floor areas)			2B3P	
SPACE	SYRDG	NDSS	M4-3	Provision
Double Bedroom	12m²	11.5m²	**13.5m²	14.2m²
Single Bedroom	7m²	7.5m²	8.5m²	8.8m²
Living Room	13m²	Not Defined	Not Defined	N/A
Living /Dining	17m²	Not Defined	Not Defined	N/A
Dining	Not Defined	Not Defined	Not Defined	N/A
Kitchen	11m²	Not Defined	Not Defined	N/A
Kitchen / Dining	13m²	Not Defined	Not Defined	N/A
Open Plan K /D / L	27m²	Not Defined	27m²	27.3m²
Bathroom / WC combined	3.5m²	Not Defined	Not Defined	6m²
Storage	3.75m²	2m²	2m²	***3.9m²
Overall Floor Area	62m²	61m²	Not Defined	71m²

* If table 4A.1 does not define a specific area for this house size. The area stated is assumed based on guidance for other house sizes.

** 13.5m² is a minimum area for a Principal double bedroom, other double bedrooms have a minimum floor area of 12.5m²

*** SYRDG does not define what can be included as storage area. Guidance from NDSS has been used. Where houses provide a utility space in addition to a ground floor WC, the utility part of the room is included as storage.

NOTE: SYRDG, NDSS and M4-3 define varying requirements for minimum room dimensions and proportions. Minimum areas alone may not equate to full compliance, all layouts have been developed to comply with this additional guidance. Please refer to the SYRDG, NDSS and Part M guidance for more information.

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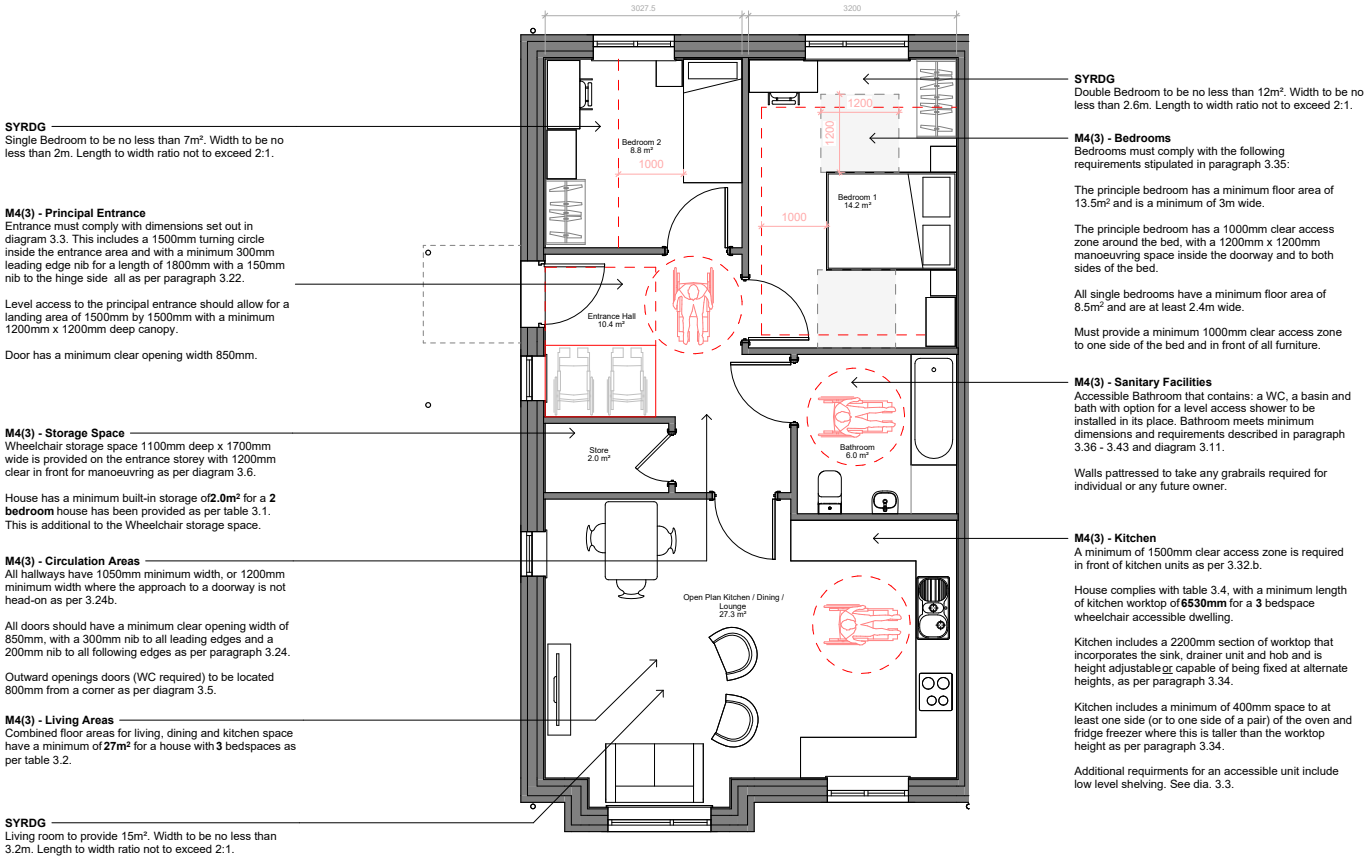
SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

Refer to the relevant Construction (Design and Management) documentation where applicable.

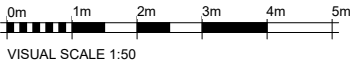
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- ✓ SYRDG Compliance
- ✓ M4(3)(2)b Wheelchair Accessible Design
- ✓ NDSS Compliance (2B3P)
- ✓ Entrance does not open directly into a living space
- ✓ Ground Floor WC does not open directly into a living space or kitchen
- ✗ Ensuite
- ✗ Utility room
- ✓ Cylinder Cupboard

Total GIA = 71m² / 763ft²



Ground Floor Plan - Compliance Check
1 : 50



B	2026-04-28	Planning Issue	EF
A	2026-04-09	First issue for comment	
rev:	date:	comment(s):	issued by:
Status:	S2	RIBA Stage:	2

Southgate & Sarabia
ARCHITECTS

- Architecture
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Client:

Fenwood
ESTATES

Job: Cudworth Parkway Housing

Title: Willow - Compliance

Date: 2026-03-23

Scale @ A1: 1 : 50

Drawn: EF

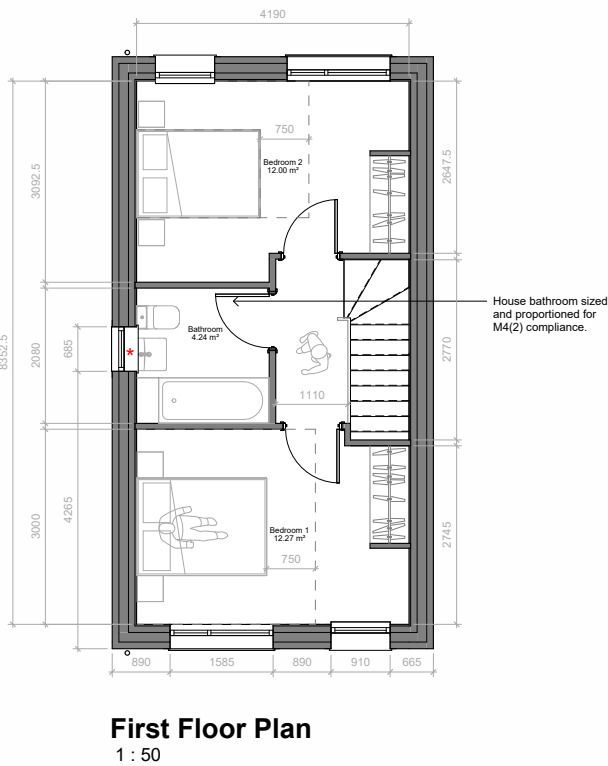
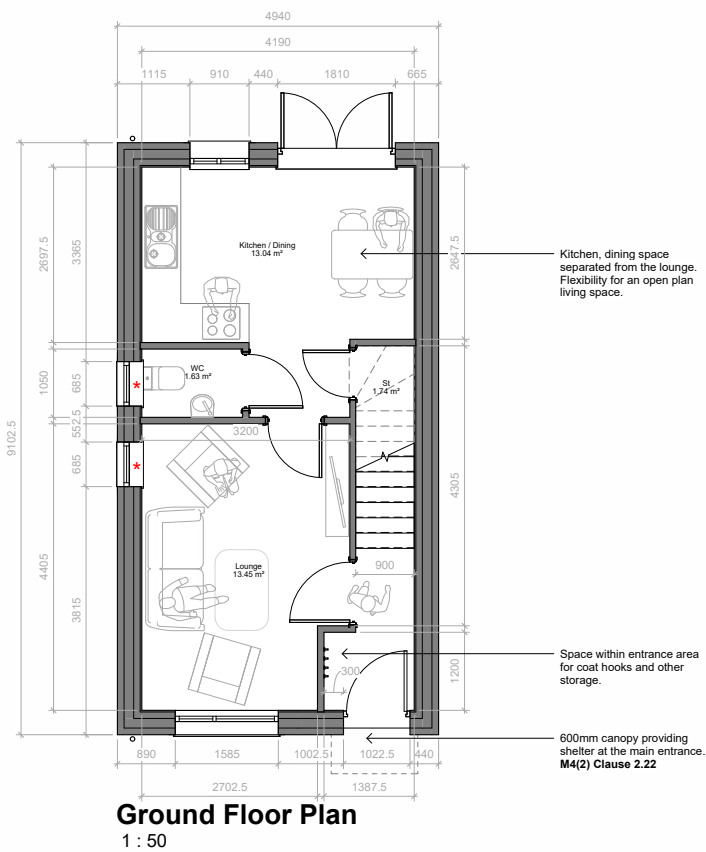
Checked By: CC

Authorised By: NSJ

Job Number	Originator	Volume	Level	Type	Role	Number	Revision
A23104	SASA	1J	ZZ	DR	A	09109	B

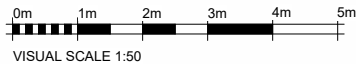
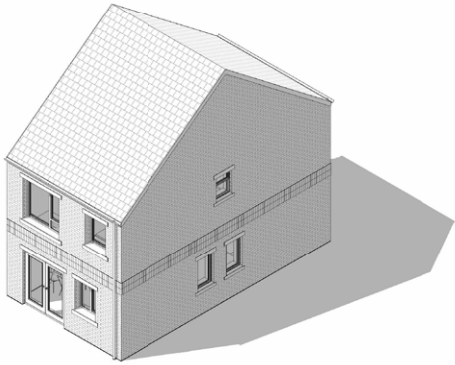
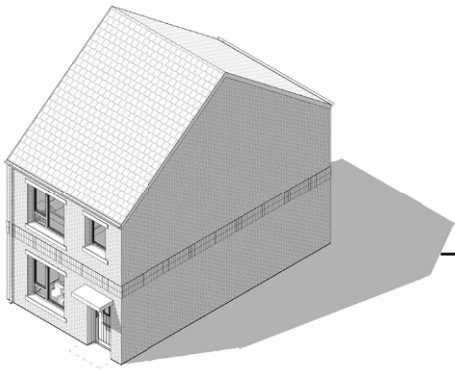
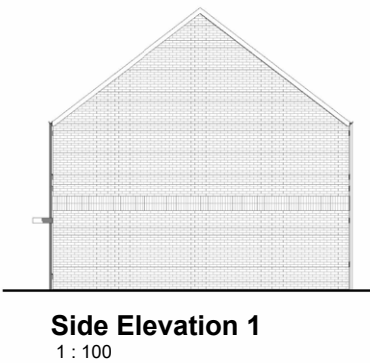
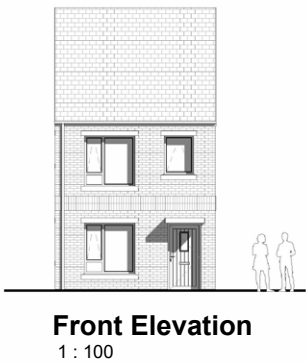
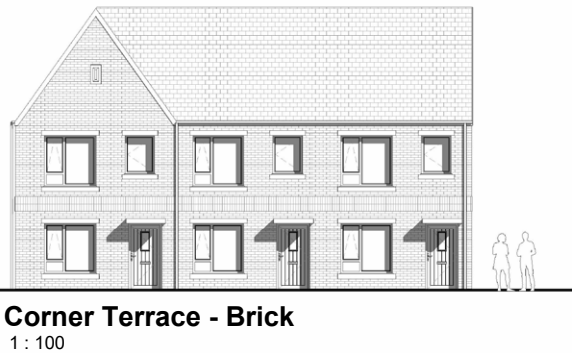
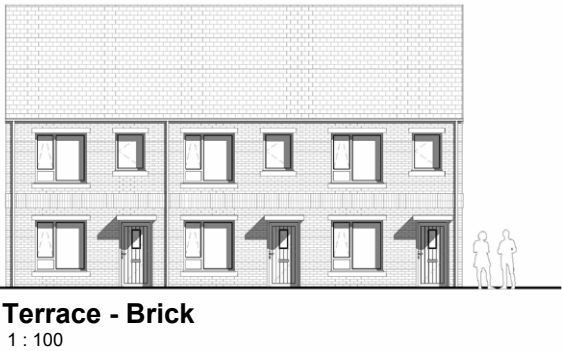
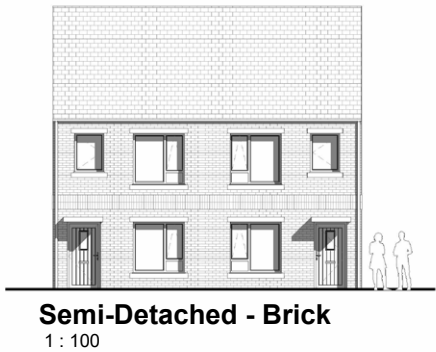
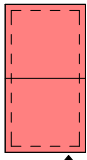
Cudworth Parkway
EMBER

EMBER - 2B4P - 70M² - GENERAL ARRANGEMENT



NOTE

* Highlighted side windows only included on the following plots: 42, 67, 112, 142



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- ✓ SYRDG Compliance
 - ✓ M4(2) Compliance
 - ✗ M4(3) Adaptable
 - ✗ NDSS Compliance (2B4P)
 - ✓ Entrance does not open directly into a living space
 - ✓ Ground Floor WC does not open directly into a living space or kitchen
 - ✗ Ensuite
 - ✗ Utility room
 - ✗ Cylinder cupboard
 - ✓ Min GIA of 70m²
- *M4(3) if 2B3P

Ground Floor = 35m²
First Floor = 35m²

Total GIA = 70m² / 753ft²

D	2026-04-28	Planning Issue	EF
C	2026-04-09	Render removed, all elevations updated to brick	EF
B	2025-07-25	Pre-Application issue	AC
A	2024-09-30	First Issue for comment	EF

rev: date: comment(s): issued by:

Status: S2 RIBA Stage: 2

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Client:

Fenwood ESTATES

Job: Cudworth Parkway Housing

Title: Ember

Date: 2024-09-05 Scale @ A1: As indicated

Drawn: EF Checked By: CC Authorised By: NSJ

Job Number	Originator	Volume	Level	Type	Role	Number	Revision
A23104	SASA	2A	ZZ	DR	A	04201	D

EMBER - 2B4P - 70M² - COMPLIANCE CHECK

NOTES

Window sizes and opening panes are currently indicative. Window design to be confirmed for each individual house relative to final siting and orientation to allow compliance with building regulation requirements for Part F, Part L, and Part O.

Layout design to be reviewed when final energy compliance design strategy is confirmed. Drawings to be updated to include additional cylinder storage, PV, Air source heat pumps etc if required.

DESIGN FOR LIFE - M4(2) COMPLIANCE

The plan below shows the layout in relation to Part M 4(2) of the Building Regulations for accessible living and indicates how any additional adapting could be made to suit the needs of someone who is wheelchair bound and requires assistance.

The 2.11m² storage provision includes:
- 1.75m² for understair storage area
- 0.18m² per bedroom for built in wardrobe space that exceeds 0.72m²
This area does not include low or high level cupboards, Shelves, or external stores (e.g. Garage or Garden Sheds)

SPACE COMPLIANCE CHECKLIST				
South Yorkshire Residential Design Guide (SYRDG) Nationally Described Space Standard (NDSS) Part M (M4-3 Other categories do not define minimum floor areas)			2B4P	
SPACE	SYRDG	NDSS	M4-3	Provision
Double Bedroom	*12m²	11.5m²	**13.5m²	12m²
Single Bedroom	*7m²	7.5m²	8.5m²	N/A
Living Room	*13m²	Not Defined	Not Defined	13.6m²
Living /Dining	*17m²	Not Defined	Not Defined	N/A
Dining	Not Defined	Not Defined	Not Defined	N/A
Kitchen	*11m²	Not Defined	Not Defined	N/A
Kitchen / Dining	*13m²	Not Defined	Not Defined	12.6m²
Open Plan K /D / L	*27m²	Not Defined	29m²	N/A
Bathroom / WC combined	*3.5m²	Not Defined	Not Defined	4.26m²
Storage	*3.75m²	2m²	2.5m²	***2.11m²
Overall Floor Area	*62m²	79m²	Not Defined	70m²

* Table 4A.1 does not define a specific area for this house size. The area stated is assumed based on guidance for other house sizes.
** 13.5m² is a minimum area for a Principal double bedroom, other double bedrooms have a minimum floor area of 12.5m²
*** SYRDG does not define what can be included as storage area. Guidance from NDSS has been used. Where houses provide a utility space in addition to a ground floor WC, the utility part of the room is included as storage.
NOTE: SYRDG, NDSS and M4-3 define varying requirements for minimum room dimensions and proportions. Minimum areas alone may not equate to full compliance, all layouts have been developed to comply with this additional guidance. Please refer to the SYRDG, NDSS and Part M guidance for more information.

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SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

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All works on this drawing will be carried out by a competent contractor, working to an approved method statement.

- ✓ SYRDG Compliance
- ✓ M4(2) Compliance
- ✗ M4(3) Adaptable
- ✗ NDSS Compliance (2B4P)
- ✓ Entrance does not open directly into a living space
- ✓ Ground Floor WC does not open directly into a living space or kitchen
- ✗ Ensuite
- ✗ Utility room
- ✗ Cylinder cupboard
- ✓ Min GIA of 70m²
- *M4(3) if 2B3P

Ground Floor = 35m²
First Floor = 35m²

Total GIA = 70m² / 753ft²

C	2026-04-28	Planning Issue	EF
B	2025-07-25	Pre-Application Issue	AC
A	2024-09-30	First Issue for comment	EF

rev: date: comment(s): issued by:

Status: S2 RIBA Stage: 2

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Architecture

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Interior Design

Landscape Design

Masterplanning

Client:



Job: Cudworth Parkway Housing

Title: Ember - Compliance

Date: 2024-09-05 Scale @ A1: 1 : 50

Drawn: EF Checked By: CC Authorised By: NSJ

Job Number	Originator	Volume	Level	Type	Role	Number	Revision
A23104	SASA	2A	ZZ	DR	A	09201	C



Cudworth Parkway
CARLTON

CARLTON - 3B4P - 86M² - COMPLIANCE CHECK

House type 3A is designed to be compliant with the requirements of the South Yorkshire Residential Design guide and Approved Document M, Volume 1, Category M4(1) only.

NOTES

Window sizes and opening panes are currently indicative. Window design to be confirmed for each individual house relative to final siting and orientation to allow compliance with building regulation requirements for Part F, Part L, and Part O.

Layout design to be reviewed when final energy compliance design strategy is confirmed. Drawings to be updated to include additional cylinder storage, PV, Air source heat pumps etc if required.

The 3.3m² storage provision includes:

- 1.75m² for understair storage area
- 0.81m² for the Boiler Cupboard
- 0.75m² for surplus built in wardrobe space to single bedrooms (NDSS)

This area does not include low or high level cupboards, Shelves, or external stores (e.g. Garage or Garden Sheds)

SPACE COMPLIANCE CHECKLIST				
South Yorkshire Residential Design Guide (SYRDG) Nationally Described Space Standard (NDSS) Part M (M4-3 Other categories do not define minimum floor areas)				3B4P
SPACE	SYRDG	NDSS	M4-3	Provision
Double Bedroom	12m ²	11.5m ²	**13.5m ²	12m ²
Single Bedroom	7m ²	7.5m ²	8.5m ²	7.26m ²
Living Room	15m ²	Not Defined	Not Defined	17.35m ²
Living /Dining	18m ²	Not Defined	Not Defined	N/A
Dining	Not Defined	Not Defined	Not Defined	N/A
Kitchen	13m ²	Not Defined	Not Defined	N/A
Kitchen / Dining	11m ²	Not Defined	Not Defined	17.42m ²
Open Plan K /D / L	30m ²	Not Defined	29m ²	N/A
Bathroom / WC combined	3.5m ²	Not Defined	Not Defined	3.71m ²
Storage	4.5m ²	2.5m ²	2.5m ²	***3.3m ²
Overall Floor Area	77m ²	93m ²	Not Defined	86m ²

* Table 4A.1 does not define a specific area for this house size. The area stated is assumed based on guidance for other house sizes.

** 13.5m² is a minimum area for a Principal double bedroom, other double bedrooms have a minimum floor area of 12.5m²

*** SYRDG does not define what can be included as storage area. Guidance from NDSS has been used. Where houses provide a utility space in addition to a ground floor WC, the utility part of the room is included as storage.

NOTE: SYRDG, NDSS and M4-3 define varying requirements for minimum room dimensions and proportions. Minimum areas alone may not equate to full compliance, all layouts have been developed to comply with this additional guidance. Please refer to the SYRDG, NDSS and Part M guidance for more information.

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- ✓ SYRDG Compliance
- ✗ M4(2) Compliance
- ✗ M4(3) Adaptable
- ✗ NDSS Compliance (3B4P)
- ✓ Entrance does not open directly into a living space
- ✓ Ground Floor WC does not open directly into a living space or kitchen
- ✓ Ensuite
- ✗ Utility room
- ✓ Cylinder cupboard
- ✓ Min GIA of 77m²

Ground Floor = 43m²
First Floor = 43m²

Total GIA = 86m² / 931ft²

C	2026-04-30	Planning Issue	EF
B	2026-02-05	Layout Updated to coordinate with site plan requirements	CC
A	2025-07-25	Pre-Application issue	AC

rev: date: comment(s): issued by:

Status: **S2** RIBA Stage: **2**

Southgate & Sarabia

ARCHITECTS

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Interior Design

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Client:



Job: Cudworth Parkway Housing

Title: Carlton - Compliance

Date: 2025-07-25 Scale @ A1: 1 : 50

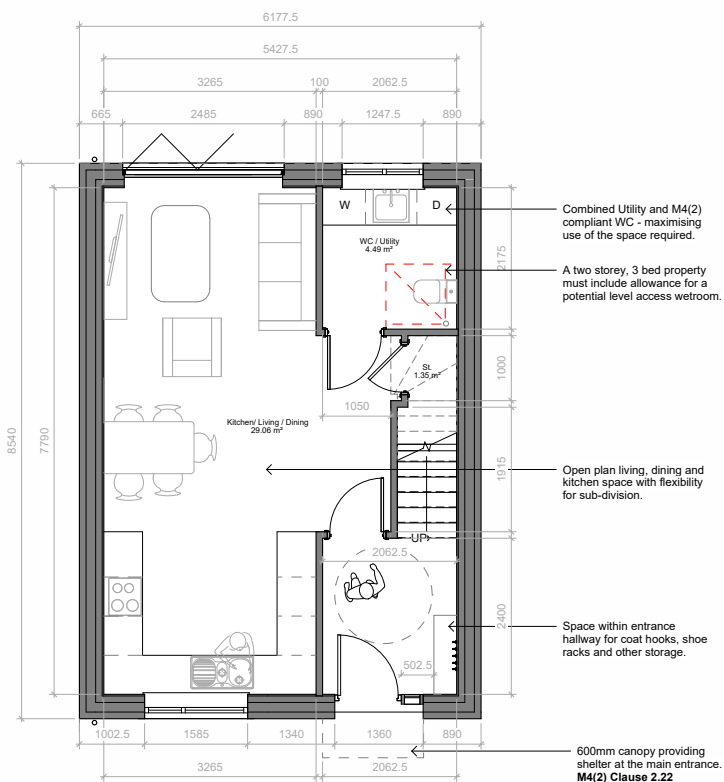
Drawn: **AC** Checked By: **CC** Authorised By: **NSJ**

Job Number	Originator	Volume	Level	Type	Role	Number	Revision
A23104	SASA	3A	ZZ	DR	A	09301	C

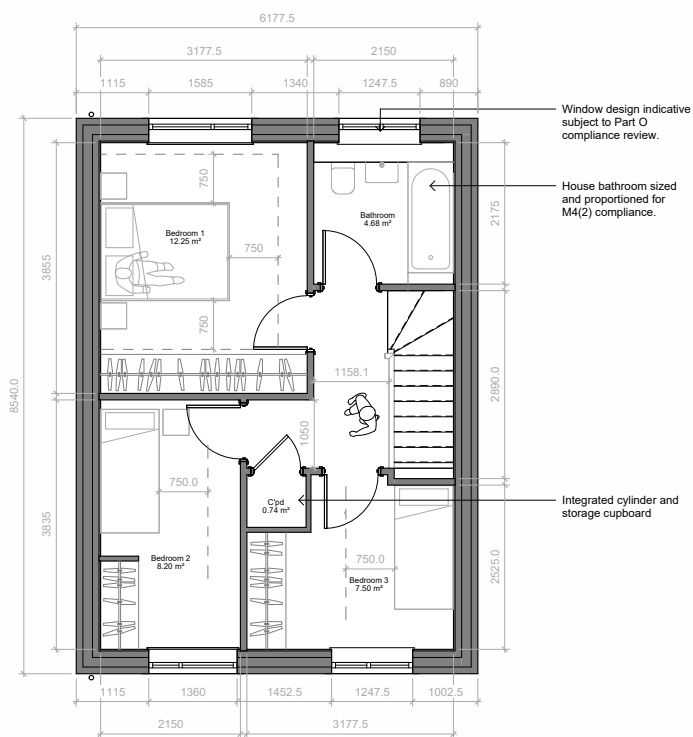


Cudworth Parkway
MIDLAND

MIDLAND - 3B4P - 84M² - GENERAL ARRANGEMENT



Ground Floor Plan
1 : 50



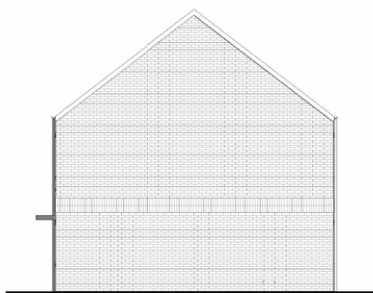
First Floor Plan
1 : 50



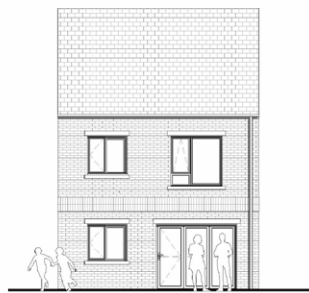
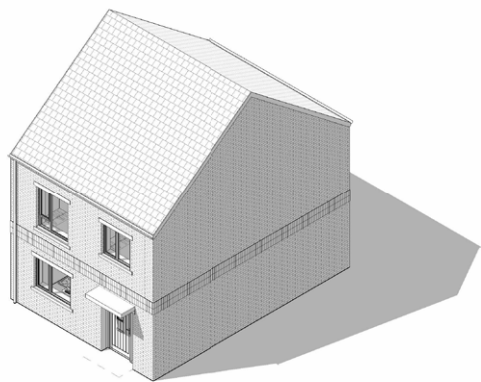
Semi Detached
1 : 100



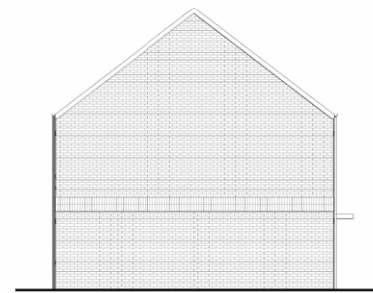
Elevation 1
1 : 100



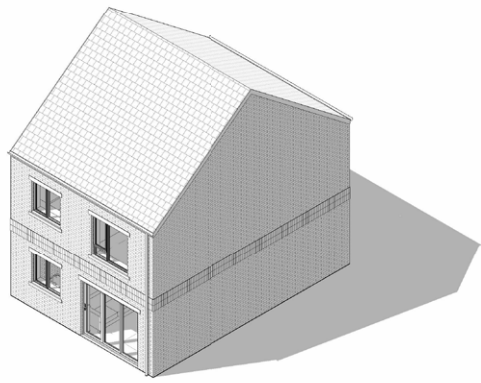
Elevation 3
1 : 100



Elevation 2
1 : 100



Elevation 4
1 : 100



VISUAL SCALE 1:50

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SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

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- ✓ SYRDG Compliance*
- ✓ M4(2) Compliance
- ✗ M4(3) Adaptable
- ✓ NDSS Compliance (3B4P)
- ✓ Entrance does not open directly into a living space
- ✓ Ground Floor WC does not open directly into a living space or kitchen
- ✗ Ensuite
- ✓ Utility room
- ✓ Cylinder cupboard
- ✓ Min GIA of 84m²

(*refer to compliance table note on drawing 06302)

Ground Floor = 42m²
First Floor = 42m²

Total GIA = 84m² / 904ft²

D	2026-04-30	Planning Issue	EF
C	2025-07-25	Pre-Application issue	AC
B	2025-05-08	Room areas amended, SYDG compliance risk note added	CC
A	2024-09-30	First issue for comment	EF

rev: date: comment(s): issued by:

Status: S2

RIBA Stage: 2



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Client:



Job: Cudworth Parkway Housing

Title: Midland

Date: 2024-09-05

Scale @ A1: As indicated

Drawn: EF

Checked By: CC

Authorised By: NSJ

Job Number	Originator	Volume	Level	Type	Role	Number	Revision
A23104	SASA	3B	ZZ	DR	A	04302	D

MIDLAND - 3B4P - 84M² - COMPLIANCE CHECK

NOTES

Window sizes and opening panes are currently indicative. Window design to be confirmed for each individual house relative to final siting and orientation to allow compliance with building regulation requirements for Part F, Part L, and Part O.

Layout design to be reviewed when final energy compliance design strategy is confirmed. Drawings to be updated to include additional cylinder storage, PV, Air source heat pumps etc if required.

The area provided within the open plan Kitchen, Dining & Living space falls slightly short of the SYRDG recommendation. However this house is supplemented with a separate Utility room that accommodates some of the equipment that would normally be associated with the open plan space. Therefore the area provided should be reasonable and acceptable.

DESIGN FOR LIFE - M4(2) COMPLIANCE

The plan below shows the layout in relation to Part M 4(2) of the Building Regulations for accessible living and indicates how any additional adaptations could be made to suit the needs of someone who is wheelchair bound and requires assistance.

SPACE COMPLIANCE CHECKLIST				
South Yorkshire Residential Design Guide (SYRDG) Nationally Described Space Standard (NDSS) Part M (M4-3 Other categories do not define minimum floor areas)				3B4P
SPACE	SYRDG	NDSS	M4-3	Provision
Double Bedroom	12m²	11.5m²	**13.5m²	12.25m²
Single Bedroom	7m²	7.5m²	8.5m²	7.5 / 8.2m²
Living Room	15m²	Not Defined	Not Defined	N/A
Living /Dining	18m²	Not Defined	Not Defined	16.5m²
Dining	Not Defined	Not Defined	Not Defined	N/A
Kitchen	13m²	Not Defined	Not Defined	8.8m²
Kitchen / Dining	11m²	Not Defined	Not Defined	N/A
Open Plan K /D / L	30m²	Not Defined	29m²	29m²
Bathroom / WC combined	3.5m²	Not Defined	Not Defined	4.68m²
Storage	4.5m²	2.5m²	2.5m²	**6.3m²
Overall Floor Area	77m²	84m²	Not Defined	84m²

* Table 4A.1 does not define a specific area for this house size. The area stated is assumed based on guidance for other house sizes.

** 13.5m² is a minimum area for a Principal double bedroom, other double bedrooms have a minimum floor area of 12.5m²

*** SYRDG does not define what can be included as storage area. Guidance from NDSS has been used. Where houses provide a utility space in addition to a ground floor WC, the utility part of the room is included as storage.

NOTE: SYRDG, NDSS and M4-3 define varying requirements for minimum room dimensions and proportions. Minimum areas alone may not equate to full compliance, all layouts have been developed to comply with this additional guidance. Please refer to the SYRDG, NDSS and Part M guidance for more information.

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SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

Refer to the relevant Construction (Design and Management) documentation where applicable.

All works on this drawing will be carried out by a competent contractor, working to an approved method statement.

- ✓ SYRDG Compliance*
- ✓ M4(2) Compliance
- ✗ M4(3) Adaptable
- ✓ NDSS Compliance (3B4P)
- ✓ Entrance does not open directly into a living space
- ✓ Ground Floor WC does not open directly into a living space or kitchen
- ✗ Ensuite
- ✓ Utility room
- ✓ Cylinder cupboard
- ✓ Min GIA of 84m²

(*refer to compliance table note on drawing 09302)

Ground Floor = 42m²
First Floor = 42m²

Total GIA = 84m² / 904ft²

C	2026-04-30	Planning Issue	EF
B	2025-07-25	Pre-Application issue	AC
A	2024-09-30	First issue for comment	EF

rev: date: comment(s): issued by:

Status: S2 RIBA Stage: 2

Southgate & Sarabia

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Consultancy

Interior Design

Landscape Design

Masterplanning

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Registered no. 11814917

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Client:

Fenwood

ESTATES

ESTATES

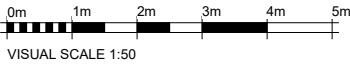
Job: Cudworth Parkway Housing

Title: Midland - Compliance

Date: 2024-09-05 Scale @ A1: 1 : 50

Drawn: EF Checked By: CC Authorised By: NSJ

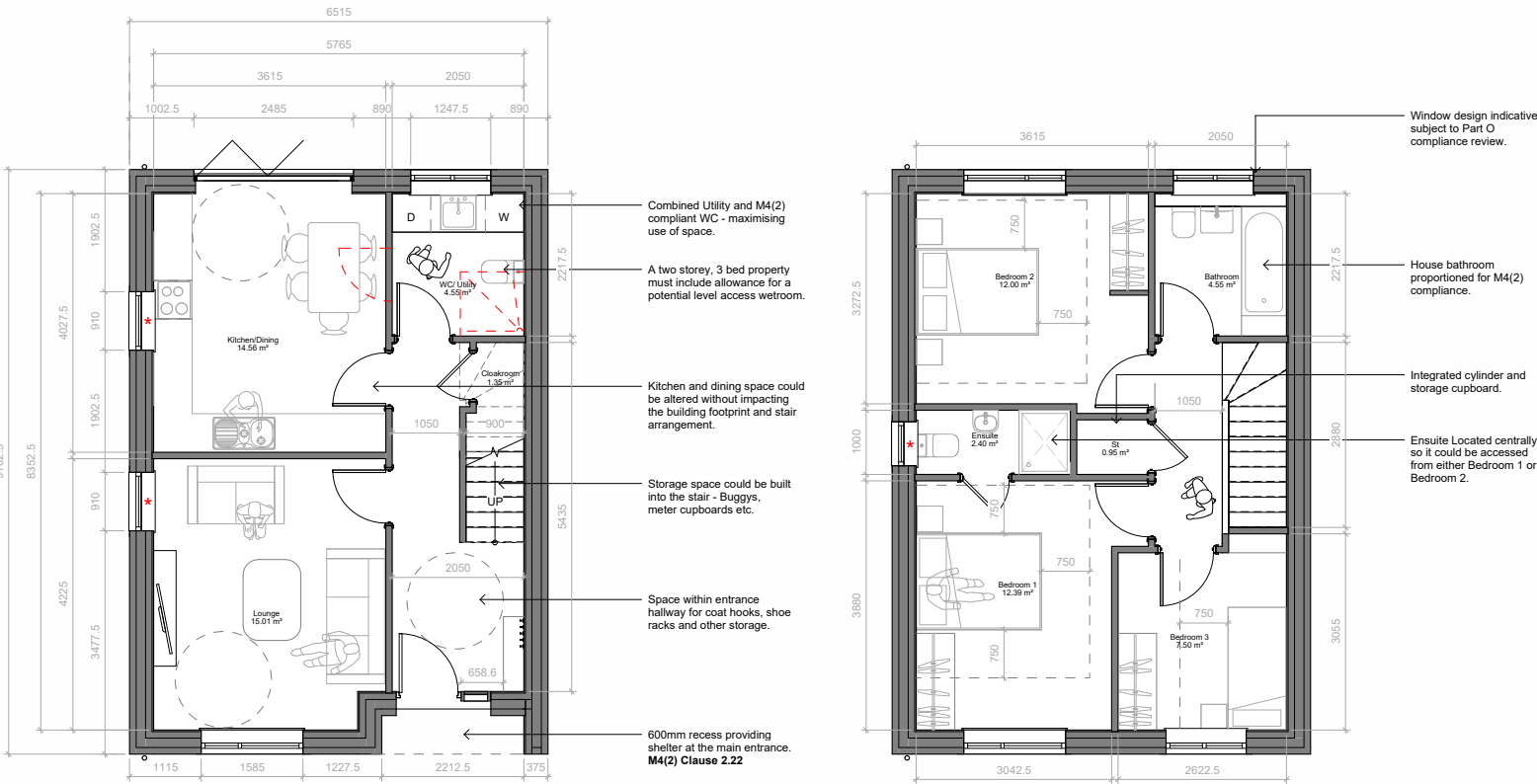
Job Number	Originator	Volume	Level	Type	Role	Number	Revision
A23104	SASA	3B	ZZ	DR	A	09302	C



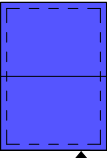
VISUAL SCALE 1:50

Cudworth Parkway
MONCKTON

MONCKTON - 3B5P - 95M² - GENERAL ARRANGEMENT



NOTE	
*	Highlighted side windows only included on the following plots: 126



Detached - Gable
1:100



Semi Detached
1:100

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- ✓ SYRDG Compliance
- ✓ M4(2) Compliance
- ✗ M4(3) Adaptable
- ✓ NDSS Compliance (3B5P)
- ✓ Entrance does not open directly into a living space
- ✓ Ground Floor WC does not open directly into a living space or kitchen
- ✓ Ensuite
- ✓ Utility room
- ✓ Cylinder cupboard
- ✓ Min GIA of 93m²

Ground Floor = 47m²
First Floor = 48m²

Total GIA = 95m² / 1033ft²

D	2026-04-30	Planning Issue	EF
C	2025-07-25	Pre-Application issue	CC
B	2025-05-08	First floor areas amended to be SYDG and NDSS compliant	CC
A	2024-09-30	First issue for comment	EF

rev: date: comment(s): issued by:

Status: S2 RIBA Stage: 2

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Client:



Job: Cudworth Parkway Housing

Title: Monckton

Date: 2024-09-05 Scale @ A1: As indicated

Drawn: EF Checked By: CC Authorised By: NSJ

Job Number	Originator	Volume	Level	Type	Role	Number	Revision
A23104	SASA	3C	ZZ	DR	A	04303	D

MONCKTON - 3B5P - 95M² - COMPLIANCE CHECK

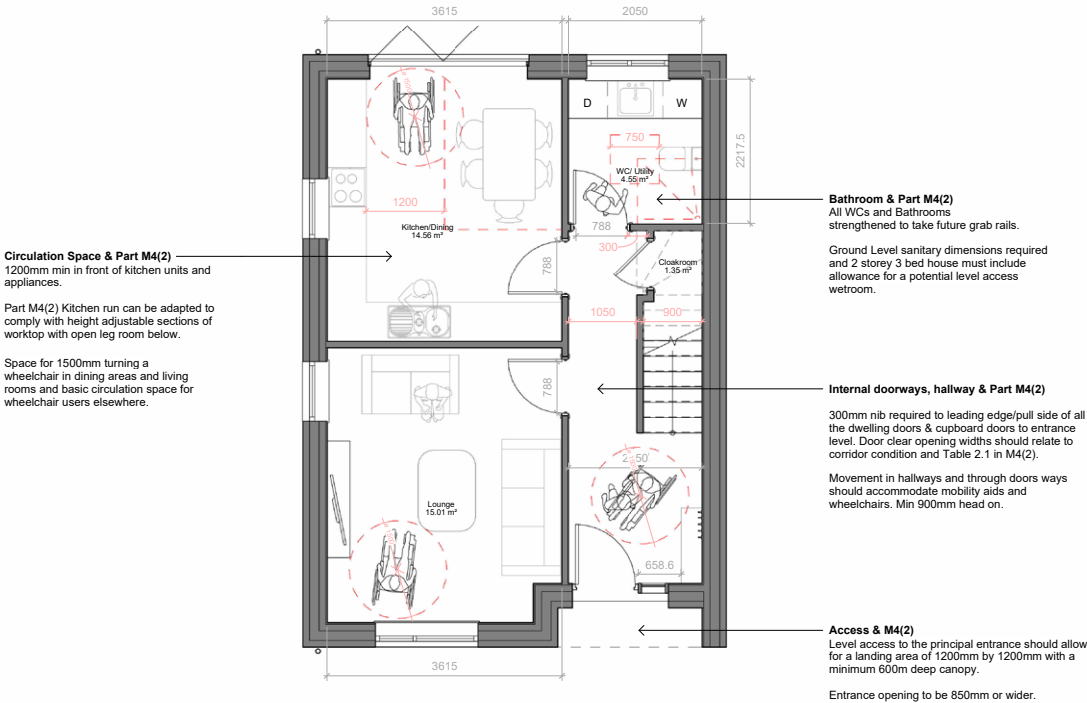
NOTES

Window sizes and opening panes are currently indicative. Window design to be confirmed for each individual house relative to final siting and orientation to allow compliance with building regulation requirements for Part F, Part L, and Part O.

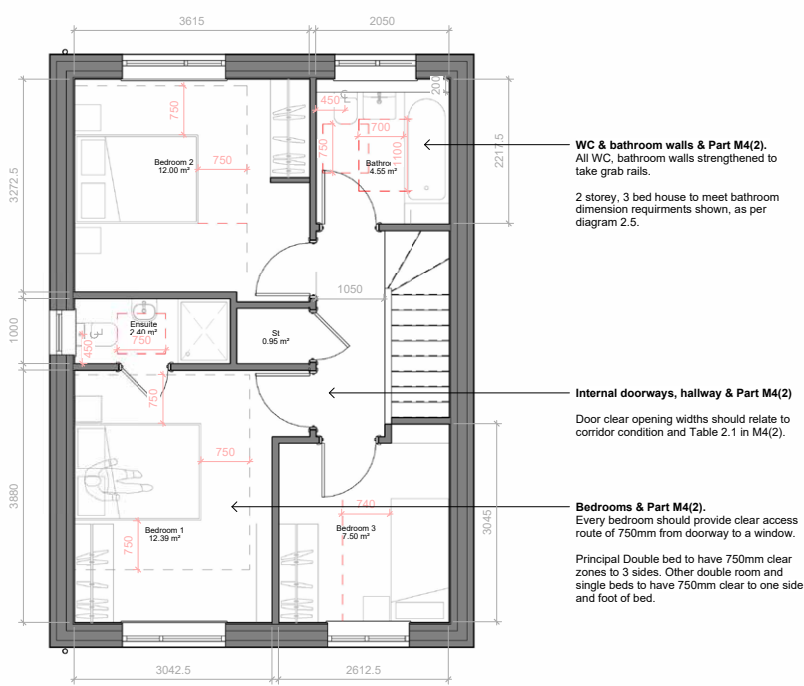
Layout design to be reviewed when final energy compliance design strategy is confirmed. Drawings to be updated to include additional cylinder storage, PV, Air source heat pumps etc if required.

DESIGN FOR LIFE - M4(2) COMPLIANCE

The plan below shows the layout in relation to Part M 4(2) of the Building Regulations for accessible living and indicates how any additional adaptations could be made to suit the needs of someone who is wheelchair bound and requires assistance.



Ground Floor Plan - M4(2)
1 : 50



First Floor Plan - M4(2)
1 : 50

SPACE COMPLIANCE CHECKLIST				
South Yorkshire Residential Design Guide (SYRDG) Nationally Described Space Standard (NDSS) Part M (M4-3 Other categories do not define minimum floor areas)			3B5P	
SPACE	SYRDG	NDSS	M4-3	Provision
Double Bedroom	12m²	11.5m²	***13.5m²	12m²
Single Bedroom	7m²	7.5m²	8.5m²	7.5m²
Living Room	* 15m²	Not Defined	Not Defined	15m²
Living /Dining	* 18m²	Not Defined	Not Defined	N/A
Dining	Not Defined	Not Defined	Not Defined	N/A
Kitchen	* 13m²	Not Defined	Not Defined	N/A
Kitchen / Dining	* 13m²	Not Defined	Not Defined	14.5m²
Open Plan K /D / L	* 30m²	Not Defined	31m²	N/A
Bathroom / WC combined	* 3.5m²	Not Defined	Not Defined	4.5m²
Storage	* 4.5m²	2.5m²	2.5m²	***4.5m²
Overall Floor Area	Not Defined	93m²	Not Defined	95m²

* Table 4A.1 does not define a specific area for this house size. The area stated is assumed based on guidance for other house sizes.

** 13.5m² is a minimum area for a Principal double bedroom, other double bedrooms have a minimum floor area of 12.5m²

*** SYRDG does not define what can be included as storage area. Guidance from NDSS has been used. Where houses provide a utility space in addition to a ground floor WC, the utility part of the room is included as storage.

NOTE: SYRDG, NDSS and M4-3 define varying requirements for minimum room dimensions and proportions. Minimum areas alone may not equate to full compliance, all layouts have been developed to comply with this additional guidance. Please refer to the SYRDG, NDSS and Part M guidance for more information.

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- ✓ SYRDG Compliance
- ✓ M4(2) Compliance
- ✗ M4(3) Adaptable
- ✓ NDSS Compliance (3B5P)
- ✓ Entrance does not open directly into a living space
- ✓ Ground Floor WC does not open directly into a living space or kitchen
- ✓ Ensuite
- ✓ Utility room
- ✓ Cylinder cupboard
- ✓ Min GIA of 93m²

Ground Floor = 47m²
First Floor = 48m²

Total GIA = 95m² / 1033ft²

C	2026-04-30	Planning Issue	EF
B	2025-07-25	Pre-Application issue	CC
A	2024-09-30	First issue for comment	EF

rev: date: comment(s): issued by:

Status: S2 RIBA Stage: 2

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Client:



Job: Cudworth Parkway Housing

Title: Monckton - Compliance

Date: 2024-09-05 Scale @ A1: 1 : 50

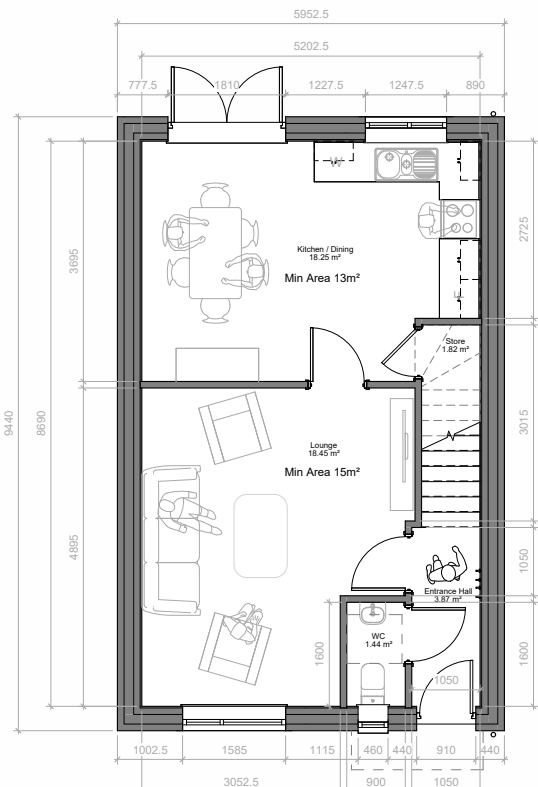
Drawn: EF Checked By: CC Authorised By: NSJ

Job Number	Originator	Volume	Level	Type	Role	Number	Revision
A23104	SASA	3C	ZZ	DR	A	09303	C

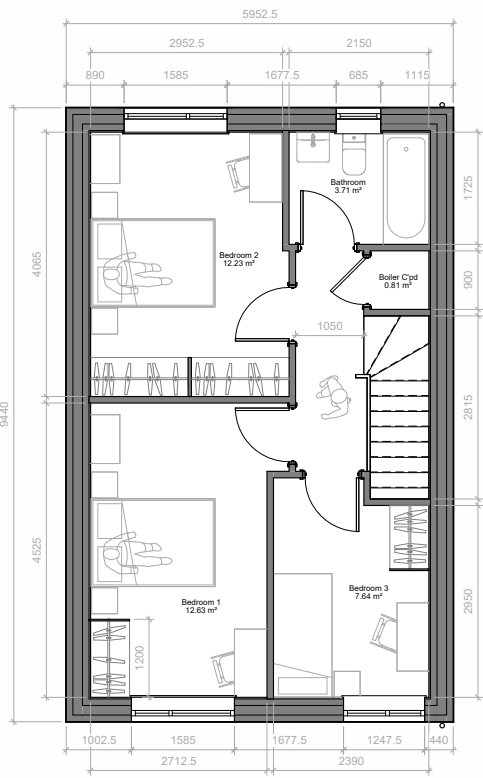


Cudworth Parkway
FERRYMOOR

FERRYMOOR - 3B5P - 90M² - GENERAL ARRANGEMENT



Ground Floor Plan
1 : 50



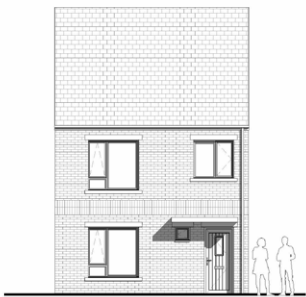
First Floor Plan
1 : 50



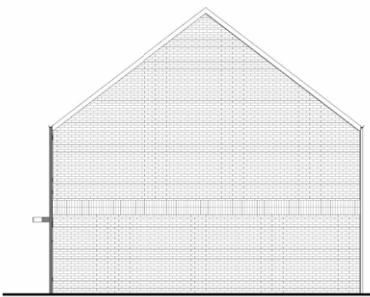
Semi Detached
1 : 100



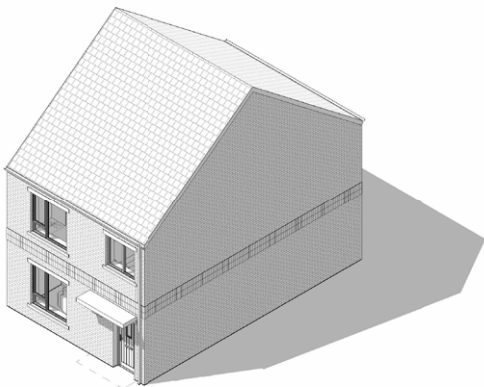
Semi Detached Corner
1 : 100



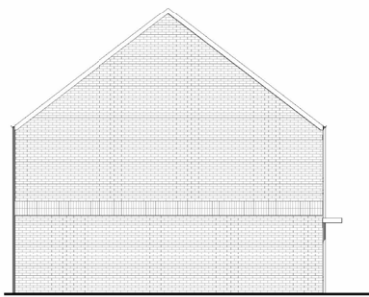
Front Elevation
1 : 100



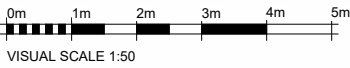
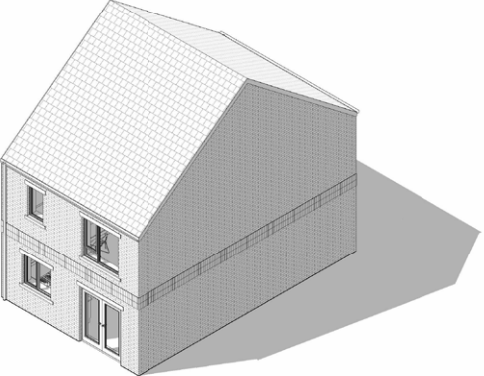
Side Elevation 1
1 : 100



Rear Elevation
1 : 100



Side Elevation 2
1 : 100



VISUAL SCALE 1:50

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- ✓ SYRDG Compliance
- ✗ M4(2) Compliance
- ✗ M4(3) Adaptable
- ✗ NDSS Compliance (3B5P)
- ✓ Entrance does not open directly into a living space
- ✓ Ground Floor WC does not open directly into a living space or kitchen
- ✗ Ensuite
- ✗ Utility room
- ✓ Cylinder cupboard
- ✓ Min GIA of 77m²

Ground Floor = 45m²
First Floor = 45m²

Total GIA = 90m² / 969ft²

B	2026-04-30	Planning Issue	EF
A	2026-02-09	First Issue. House type developed in response to Pre app feedback	CC

rev: date: comment(s): issued by:

Status: S2 RIBA Stage: 2



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Registered no. 11814917

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Client:



Job: Cudworth Parkway Housing

Title: Ferry Moor

Date: 2026-02-05 Scale @ A1: As indicated

Drawn: EF Checked By: CC Authorised By: NSJ

Job Number	Originator	Volume	Level	Type	Role	Number	Revision
A23104	SASA	3D	ZZ	DR	A	04304	B

FERRYMOOR - 3B5P - 90M² - COMPLIANCE CHECK

This house is designed to be compliant with the requirements of the South Yorkshire Residential Design guide and Approved Document M, Volume 1, Category M4(1) only.

NOTES

Window sizes and opening panes are currently indicative. Window design to be confirmed for each individual house relative to final siting and orientation to allow compliance with building regulation requirements for Part F, Part L, and Part O.

Layout design to be reviewed when final energy compliance design strategy is confirmed. Drawings to be updated to include additional cylinder storage, PV, Air source heat pumps etc if required.

The 3.3m² storage provision includes:

- 1.75m² for under stair storage area
- 0.81m² for the Boiler Cupboard
- 0.75m² for surplus built in wardrobe space to single bedrooms (NDSS)

This area does not include low or high level cupboards, Shelves, or external stores (e.g. Garage or Garden Sheds)

SPACE COMPLIANCE CHECKLIST				
South Yorkshire Residential Design Guide (SYRDG) Nationally Described Space Standard (NDSS) Part M (M4-3 Other categories do not define minimum floor areas)				3B5P
SPACE	SYRDG	NDSS	M4-3	Provision
Double Bedroom	12m ²	11.5m ²	**13.5m ²	12.23m ²
Single Bedroom	7m ²	7.5m ²	8.5m ²	7.64m ²
Living Room	* 15m ²	Not Defined	Not Defined	18.45m ²
Living /Dining	* 18m ²	Not Defined	Not Defined	N/A
Dining	Not Defined	Not Defined	Not Defined	N/A
Kitchen	* 13m ²	Not Defined	Not Defined	N/A
Kitchen / Dining	* 13m ²	Not Defined	Not Defined	18.25m ²
Open Plan K /D / L	* 30m ²	Not Defined	31m ²	N/A
Bathroom / WC combined	* 3.5m ²	Not Defined	Not Defined	3.71m ²
Storage	* 4.5m ²	2.5m ²	2.5m ²	***3.3m ²
Overall Floor Area	Not Defined	93m ²	Not Defined	90m ²

* Table 4A.1 does not define a specific area for this house size. The area stated is assumed based on guidance for other house sizes.

** 13.5m² is a minimum area for a Principal double bedroom, other double bedrooms have a minimum floor area of 12.5m²

*** SYRDG does not define what can be included as storage area. Guidance from NDSS has been used. Where houses provide a utility space in addition to a ground floor WC, the utility part of the room is included as storage.

NOTE: SYRDG, NDSS and M4-3 define varying requirements for minimum room dimensions and proportions. Minimum areas alone may not equate to full compliance, all layouts have been developed to comply with this additional guidance. Please refer to the SYRDG, NDSS and Part M guidance for more information.

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SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

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- ✓ SYRDG Compliance
- ✗ M4(2) Compliance
- ✗ M4(3) Adaptable
- ✗ NDSS Compliance (3B5P)
- ✓ Entrance does not open directly into a living space
- ✓ Ground Floor WC does not open directly into a living space or kitchen
- ✗ Ensuite
- ✗ Utility room
- ✓ Cylinder cupboard
- ✓ Min GIA of 77m²

Ground Floor = 45m²
First Floor = 45m²

Total GIA = 90m² / 969ft²

B	2026-04-30	Planning Issue	EF
A	2026-02-09	First Issue. House type developed in response to Pre app feedback	CC

rev: date: comment(s): issued by:

Status: **S2** RIBA Stage: **2**

Southgate & Sarabia

ARCHITECTS

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Interior Design

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Masterplanning

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West, Leeds, West Yorkshire, LS1 2PW

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Registered no. 11814917

www.southgate-sarabia.co.uk

Client:



Job: Cudworth Parkway Housing

Title: Ferry Moor - Compliance

Date: 2026-02-05 Scale @ A1: 1 : 50

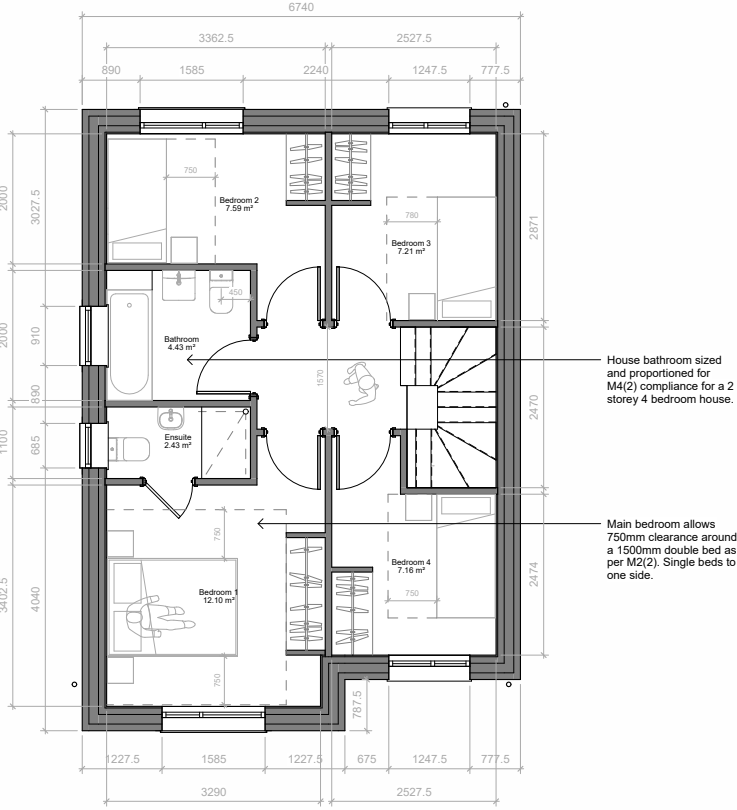
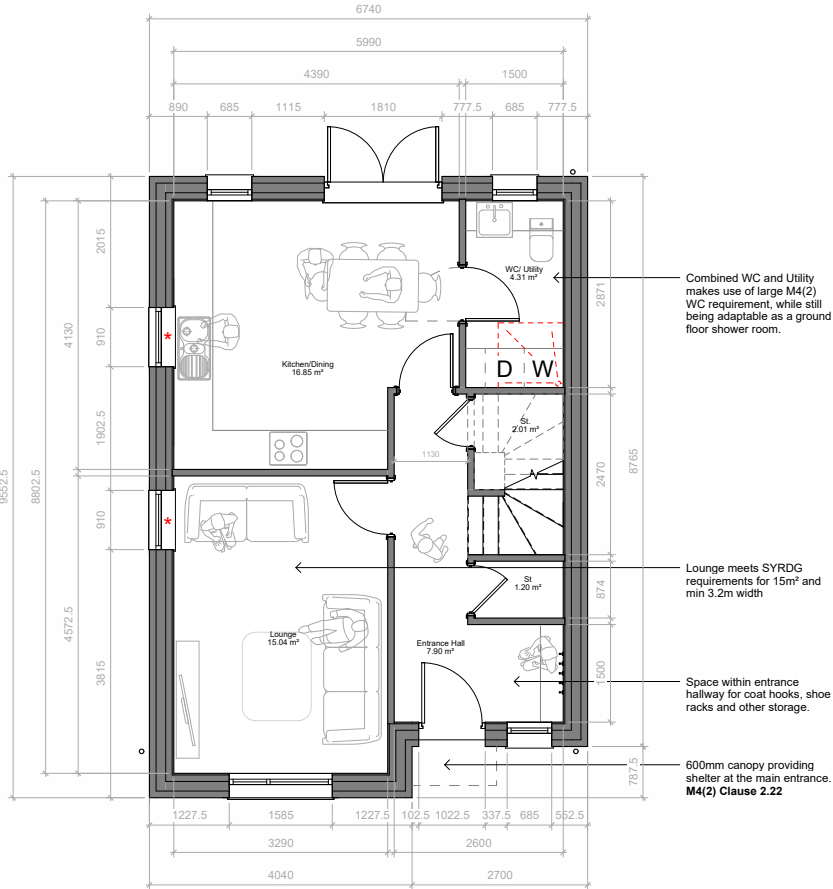
Drawn: **AC** Checked By: **CC** Authorised By: **NSJ**

Job Number	Originator	Volume	Level	Type	Role	Number	Revision
A23104	SASA	3D	ZZ	DR	A	09304	B

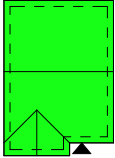


Cudworth Parkway
STONELEIGH

STONELEIGH - 4B5P - 101M² - GENERAL ARRANGEMENT



NOTE	
*	Highlighted side windows only included on the following plots: 1, 43, 47, 79, 98, 97



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SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

Refer to the relevant Construction (Design and Management) documentation where applicable.

All works on this drawing will be carried out by a competent contractor, working to an approved method statement.

- ✓ SYRDG Compliance
- ✓ M4(2) Compliance
- ✗ M4(3) Adaptable
- ✗ NDSS Compliance (4B5P)
- ✓ Entrance does not open directly into a living space
- ✗ Ground Floor WC does not open directly into a living space or kitchen
- ✓ Ensuite
- ✓ Utility room
- ✓ Cylinder cupboard
- ✓ Min GIA of 93m²

Ground Floor = 50.5m²
First Floor = 50.5m²

Total GIA = 101m² / 1087ft²

D	2026-04-30	Planning Issue	EF
C	2026-04-09	Full brick design removed from sheet. Ground floor side windows added.	EF
B	2025-08-27	Pre Application Issue	CC
A	2024-09-30	First issue for comment	EF

rev: date: comment(s): issued by:

Status: S2 RIBA Stage: 2

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Registered no. 11814917

www.southgate-sarabia.co.uk

Client:



Job: Cudworth Parkway Housing

Title: Stoneleigh

Date: 2024-09-05 Scale @ A1: As indicated

Drawn: EF Checked By: CC Authorised By: NSJ

Job Number	Originator	Volume	Level	Type	Role	Number	Revision
A23104	SASA	4A	ZZ	DR	A	04401	D



STONELEIGH - 4B5P - 101M² - COMPLIANCE CHECK

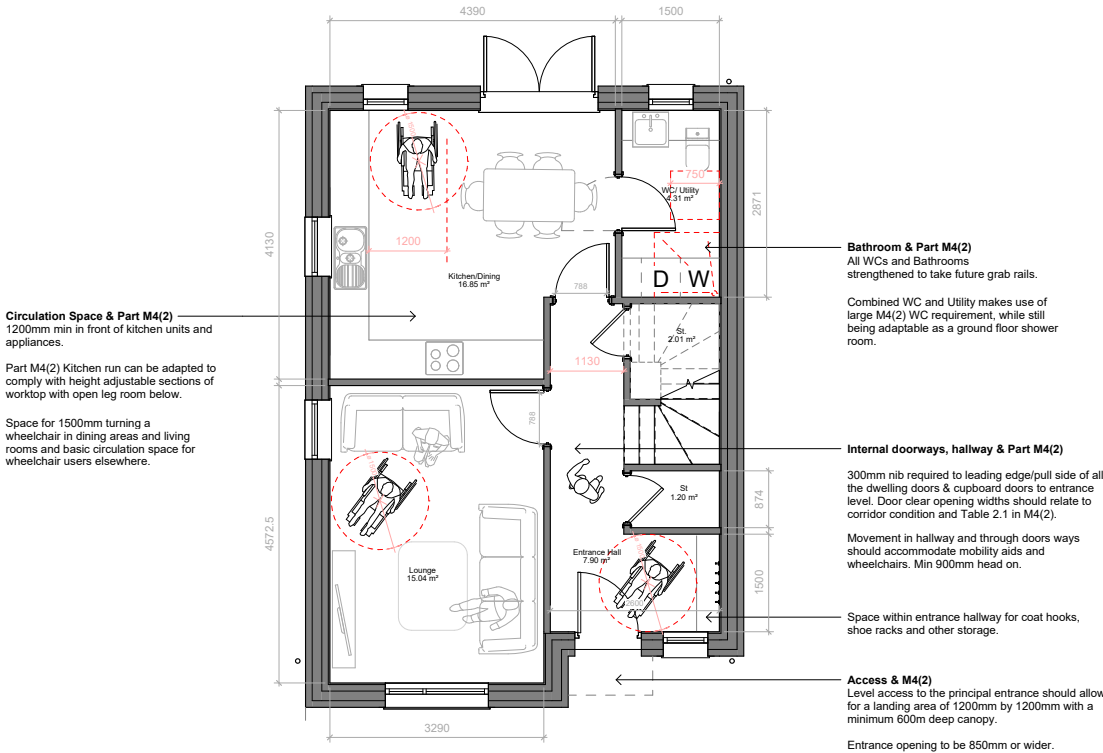
NOTES

Window sizes and opening panes are currently indicative. Window design to be confirmed for each individual house relative to final siting and orientation to allow compliance with building regulation requirements for Part F, Part L, and Part O.

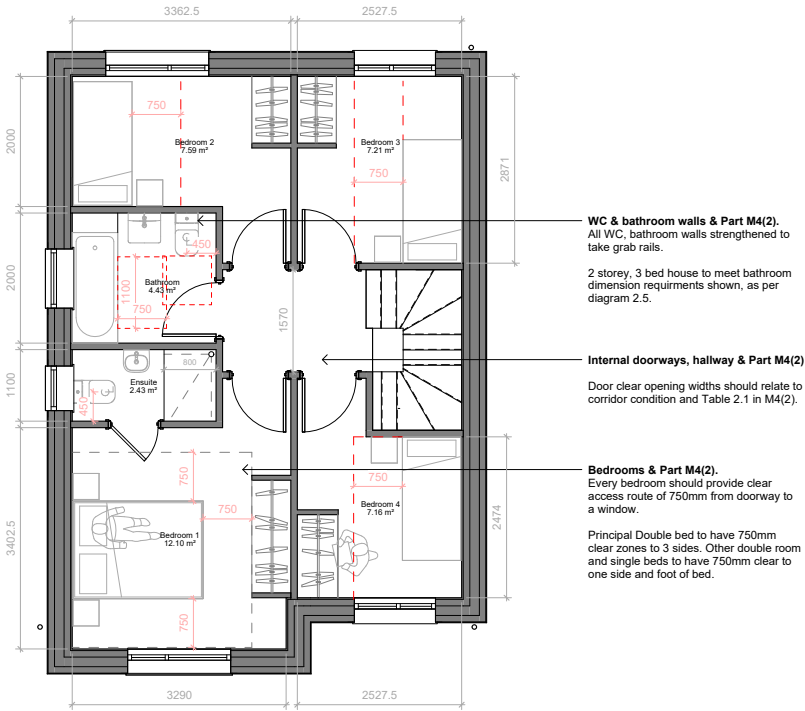
Layout design to be reviewed when final energy compliance design strategy is confirmed. Drawings to be updated to include additional cylinder storage, PV, Air source heat pumps etc if required.

DESIGN FOR LIFE - M4(2) COMPLIANCE

The plan below shows the layout in relation to Part M 4(2) of the Building Regulations for accessible living and indicates how any additional adaptations could be made to suit the needs of someone who is wheelchair bound and requires assistance.



Ground Floor Plan - M4(2)
1 : 50



First Floor Plan - M4(2)
1 : 50

SPACE COMPLIANCE CHECKLIST				
South Yorkshire Residential Design Guide (SYRDG) Nationally Described Space Standard (NDSS) Part M (M4-3 Other categories do not define minimum floor areas)			4B5P	
SPACE	SYRDG	NDSS	M4-3	Provision
Double Bedroom	12m²	11.5m²	**13.5m²	12.1m²
Single Bedroom	7m²	7.5m²	8.5m²	7.16m²
Living Room	15m²	Not Defined	Not Defined	15m²
Living /Dining	19m²	Not Defined	Not Defined	N/A
Dining	Not Defined	Not Defined	Not Defined	N/A
Kitchen	13m²	Not Defined	Not Defined	N/A
Kitchen / Dining	12m²	Not Defined	Not Defined	16.85m²
Open Plan K / D / L	Not Defined	Not Defined	31m²	N/A
Bathroom / WC combined	3.5m²	Not Defined	Not Defined	11.1m²
Storage	5.5m²	3m²	3m²	***5.5m²
Overall Floor Area	93m²	97m²	Not Defined	101m²

* If table 4A.1 does not define a specific area for this house size. The area stated is assumed based on guidance for other house sizes.
** 13.5m² is a minimum area for a Principal double bedroom, other double bedrooms have a minimum floor area of 12.5m²
*** SYRDG does not define what can be included as storage area. Guidance from NDSS has been used. Where houses provide a utility space in addition to a ground floor WC, the utility part of the room is included as storage.
NOTE: SYRDG, NDSS and M4-3 define varying requirements for minimum room dimensions and proportions. Minimum areas alone may not equate to full compliance, all layouts have been developed to comply with this additional guidance. Please refer to the SYRDG, NDSS and Part M guidance for more information.

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- ✓ SYRDG Compliance
- ✓ M4(2) Compliance
- ✗ M4(3) Adaptable
- ✗ NDSS Compliance (4B5P)
- ✓ Entrance does not open directly into a living space
- ✗ Ground Floor WC does not open directly into a living space or kitchen
- ✓ En-suite
- ✓ Utility room
- ✓ Cylinder cupboard
- ✓ Min GIA of 93m²

Ground Floor = 50.5m²
First Floor = 50.5m²

Total GIA = 101m² / 1087ft²

D	2026-04-30	Planning Issue	EF
C	2026-04-09	Full brick design removed from sheet. Ground floor side windows added.	EF
B	2025-08-27	Pre Application Issue	CC
A	2024-09-30	First issue for comment	EF

rev: date: comment(s): issued by:

Status: **S2** RIBA Stage: **2**

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Client:



Job: Cudworth Parkway Housing

Title: Stoneleigh - Compliance

Date: 2024-09-05 Scale @ A1: 1 : 50

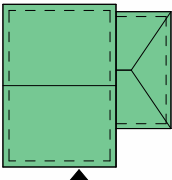
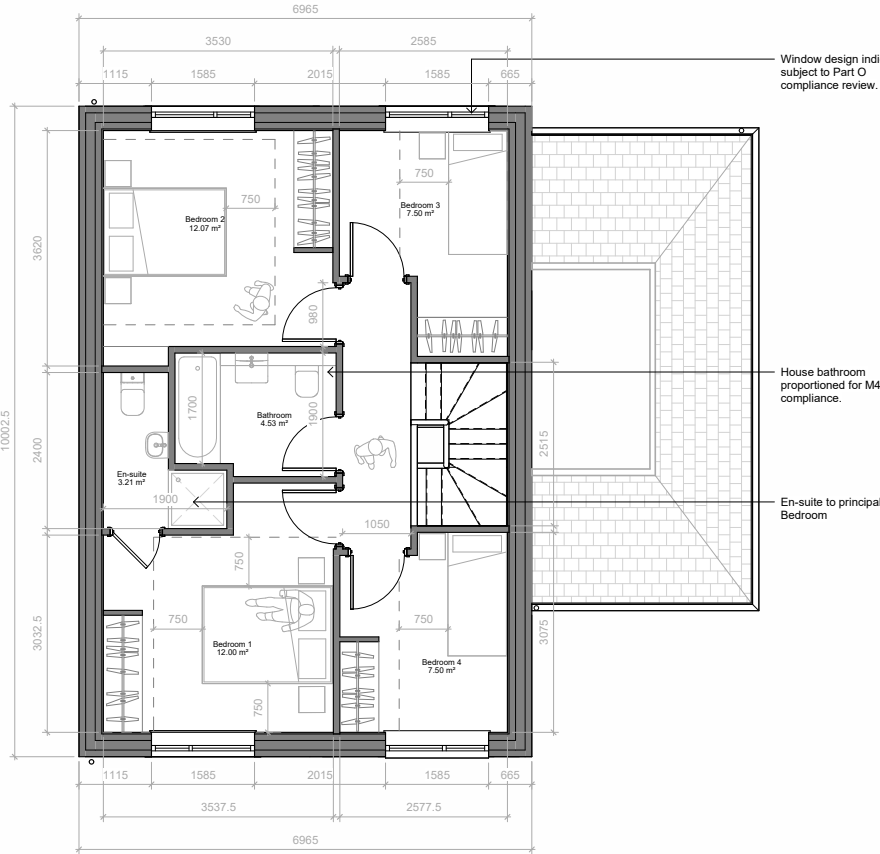
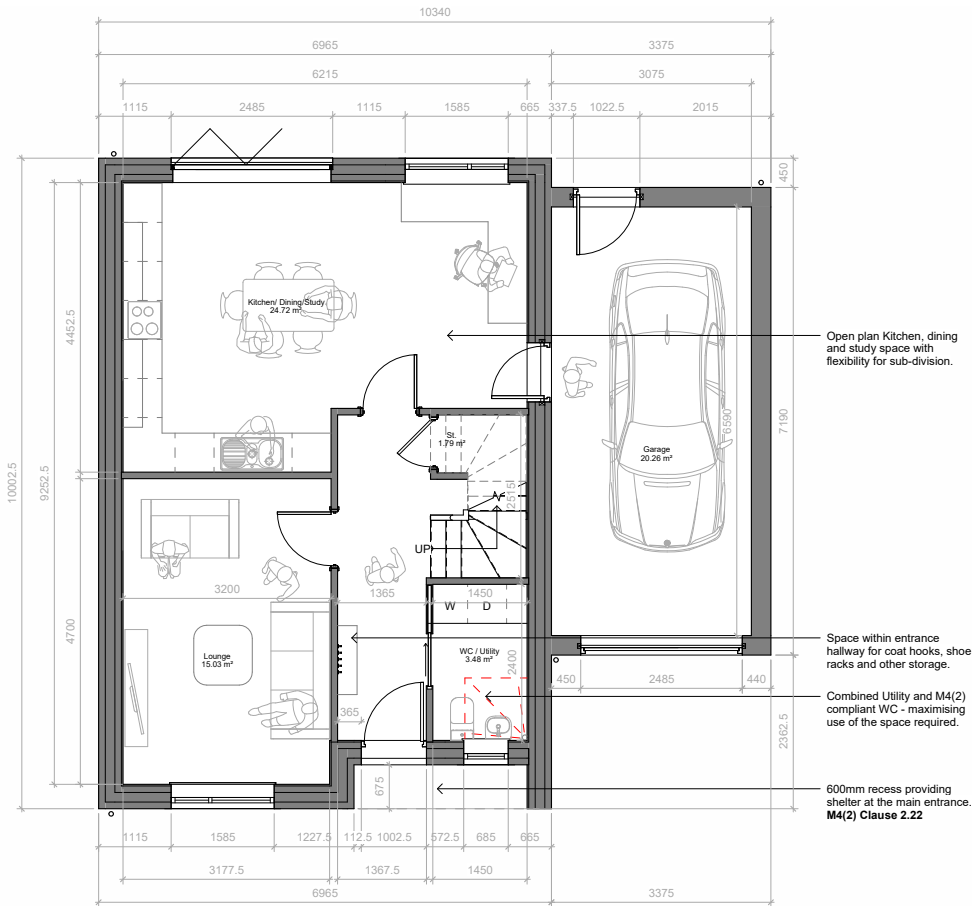
Drawn: EF Checked By: CC Authorised By: NSJ

Job Number	Originator	Volume	Level	Type	Role	Number	Revision
A23104	SASA	4A	ZZ	DR	A	09401	D



Cudworth Parkway
GRANGE

GRANGE - 4B6P - 113M² - GENERAL ARRANGEMENT



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- ✓ SYRDG Compliance
- ✓ M4(2) Compliance
- ✗ M4(3) Adaptable
- ✓ NDSS Compliance (4B6P) min 106m²
- ✓ Entrance does not open directly into a living space
- ✓ Ground Floor WC does not open directly into a living space or kitchen
- ✓ En-suite
- ✓ Utility room
- ✗ Cylinder cupboard

Ground Floor = 55.5 m²
First Floor = 57.5 m²

Total GIA = 113m² / 1216ft²

+ Garage = 20m²

Total GIA = 133m² / 1,432ft²

D	2026-04-30	Planning Issue	CC
C	2025-07-25	Pre-Application Issue	AC
B	2025-05-08	First Floor Room areas amended	CC
A	2024-10-02	First Issue	CB

rev: date: comment(s): issued by:

Status: S2 RIBA Stage: 2

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Client:



Job: Cudworth Parkway Housing

Title: Grange

Date: 2024-10-01 Scale @ A1: As indicated

Drawn: EF Checked By: NSJ Authorised By: NSJ

Job Number	Originator	Volume	Level	Type	Role	Number	Revision
A23104	SASA	4B	ZZ	DR	A	04402	D



GRANGE - 4B6P - 113M² - COMPLIANCE CHECK

NOTES

Window sizes and opening panes are currently indicative. Window design to be confirmed for each individual house relative to final siting and orientation to allow compliance with building regulation requirements for Part F, Part L, and Part O.

Layout design to be reviewed when final energy compliance design strategy is confirmed. Drawings to be updated to include additional cylinder storage, PV, Air source heat pumps etc if required.

Overall floor area does not include attached garage

SPACE COMPLIANCE CHECKLIST				
South Yorkshire Residential Design Guide (SYRDG) Nationally Described Space Standard (NDSS) Part M (M4-3 Other categories do not define minimum floor areas)				4B6P
SPACE	SYRDG	NDSS	M4-3	Provision
Double Bedroom	12m²	11.5m²	**13.5m²	12m²
Single Bedroom	7m²	7.5m²	8.5m²	7.5m²
Living Room	*15m²	Not Defined	Not Defined	15m²
Living /Dining	*19m²	Not Defined	Not Defined	N/A
Dining	Not Defined	Not Defined	Not Defined	N/A
Kitchen	*13m²	Not Defined	Not Defined	N/A
Kitchen / Dining	*12m²	Not Defined	Not Defined	24.7m²
Open Plan K /D / L	*30m²	Not Defined	33m²	N/A
Bathroom / WC combined	3.5m²	Not Defined	Not Defined	4.5m²
Storage	*5.5m²	3m²	3m²	***4.34m²
Overall Floor Area	93m²	106m²	Not Defined	133m²

* Table 4A, 1 does not define a specific area for this house size. The area stated is assumed based on guidance for other house sizes.

** 13.5m² is a minimum area for a Principal double bedroom, other double bedrooms have a minimum floor area of 12.5m²

*** SYRDG does not define what can be included as storage area. Guidance from NDSS has been used. Where houses provide a utility space in addition to a ground floor WC, the utility part of the room is included as storage.

NOTE: SYRDG, NDSS and M4-3 define varying requirements for minimum room dimensions and proportions. Minimum areas alone may not equate to full compliance, all layouts have been developed to comply with this additional guidance. Please refer to the SYRDG, NDSS and Part M guidance for more information.

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- ✓ SYRDG Compliance
- ✓ M4(2) Compliance
- ✗ M4(3) Adaptable
- ✓ NDSS Compliance (4B6P) min 106m2
- ✓ Entrance does not open directly into a living space
- ✓ Ground Floor WC does not open directly into a living space or kitchen
- ✓ Ensuite
- ✓ Utility room
- ✗ Cylinder cupboard

Ground Floor = 55.5 m²
First Floor = 57.5 m²

Total GIA = 113m² / 1216ft²

+ Garage = 20m²

Total GIA = 133m² / 1,432ft²

C	2026-04-30	Planning Issue	CC
B	2025-07-25	Pre-Application issue	AC
A	2024-10-02	First Issue	CB

rev: date: comment(s): issued by:

Status: **S2** RIBA Stage: **2**

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Registered no. 11814917

www.southgate-sarabia.co.uk

Client:



Job: Cudworth Parkway Housing

Title: Grange - Compliance

Date: 2024-10-01 Scale @ A1: 1 : 50

Drawn: EF Checked By: NSJ Authorised By: NSJ

Job Number	Originator	Volume	Level	Type	Role	Number	Revision
A23104	SASA	4B	ZZ	DR	A	09402	C



Cudworth Parkway
HAWTHORN

HAWTHORN - 4B5P - 110M² - GENERAL ARRANGEMENT

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- ✓ SYRDG Compliance
- ✗ M4(2) Compliance
- ✗ M4(3) Adaptable
- ✓ NDSS Compliance (4B5P) min 93m2
- ✓ Entrance does not open directly into a living space
- ✓ Ground Floor WC does not open directly into a living space or kitchen
- ✓ Ensuite
- ✓ Utility room
- ✗ Cylinder cupboard

Ground Floor = 54 m²
First Floor = 56 m²
Total GIA = 110m² / 1184ft²

B	2026-04-30	Planning Issue	EF
A	2026-03-09	First Issue for comment	CC

rev: date: comment(s): issued by:

Status: S2 RIBA Stage: 2

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Registered no. 11814917

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Client:

Fenwood ESTATES

Job: Cudworth Parkway Housing

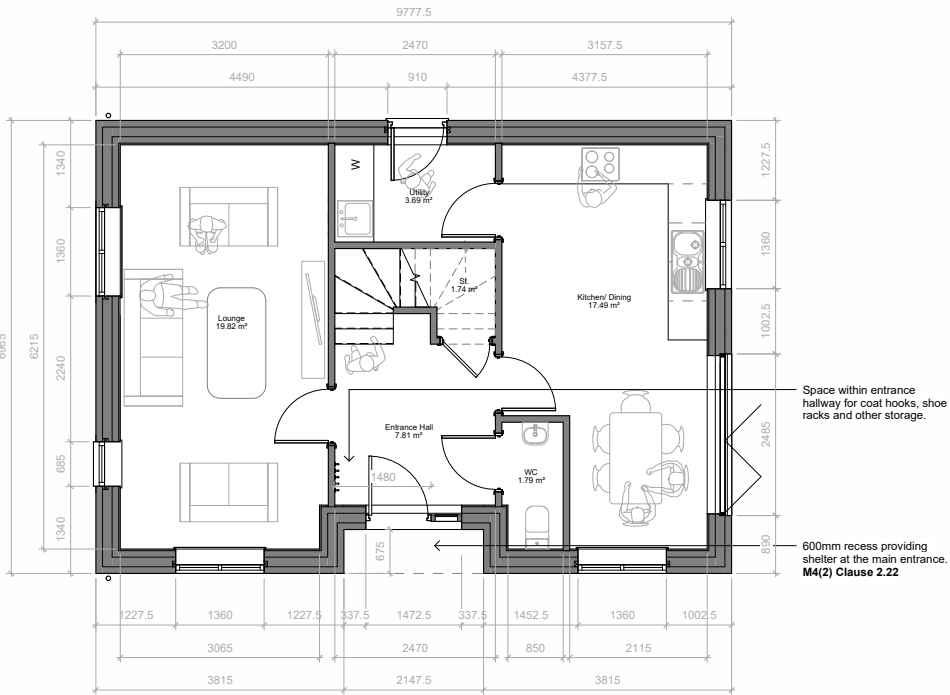
Title: Hawthorn

Date: 2026-03-05 Scale @ A1: As indicated

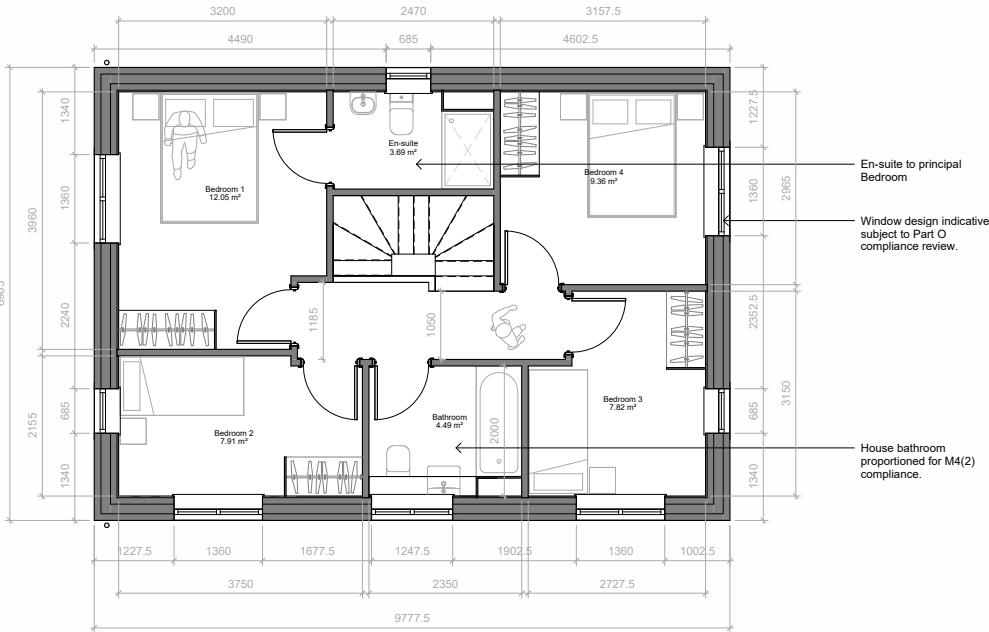
Drawn: EF Checked By: CC Authorised By: NSJ

Job Number	Originator	Volume	Level	Type	Role	Number	Revision
A23104	SASA	4C	ZZ	DR	A	04403	B

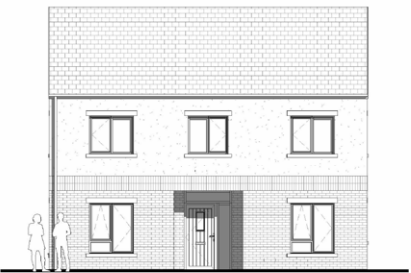
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Ground Floor Plan
1 : 50



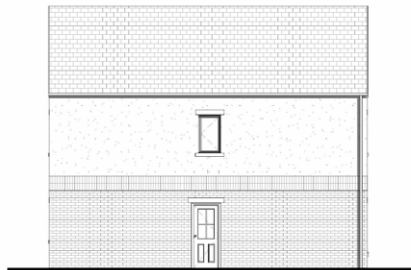
First Floor Plan
1 : 50



Front Elevation (Street Facing)
1 : 100



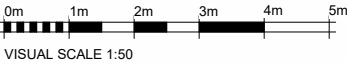
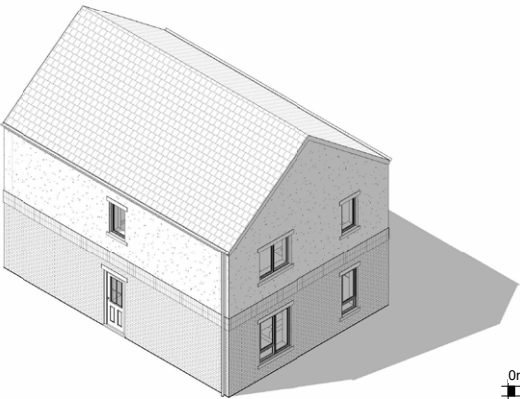
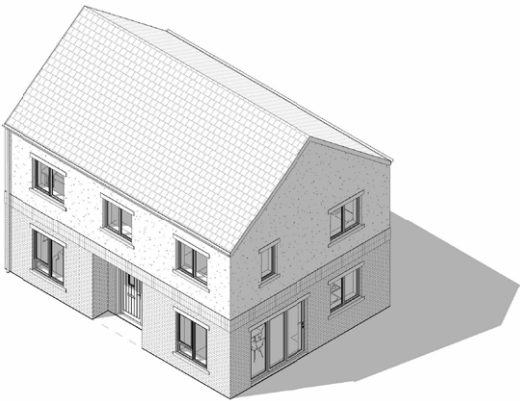
Side Elevation 1 (Garden Facing)
1 : 100



Rear Elevation
1 : 100



Side Elevation 2 (Street Facing)
1 : 100



Fenwood ESTATES

HAWTHORN - 4B5P - 110M² - COMPLIANCE CHECK

This House is designed to be compliant with the requirements of the South Yorkshire Residential Design guide and Approved Document M, Volume 1, Category M4(1) only.

NOTES

Window sizes and opening panes are currently indicative. Window design to be confirmed for each individual house relative to final siting and orientation to allow compliance with building regulation requirements for Part F, Part L, and Part O.

Layout design to be reviewed when final energy compliance design strategy is confirmed. Drawings to be updated to include additional cylinder storage, PV, Air source heat pumps etc if required.

Overall floor area does not include attached garage

The 6.7m² storage provision includes:
- 3.69 m² for utility.
- 1.74m² for under stair storage area
- 1.26m² for surplus built in wardrobe space to combined bedrooms (NDSS)

This area does not include low or high level cupboards, Shelves, or external stores (e.g. Garage or Garden Sheds)

SPACE COMPLIANCE CHECKLIST				
South Yorkshire Residential Design Guide (SYRDG) Nationally Described Space Standard (NDSS) Part M (M4-3 Other categories do not define minimum floor areas)				4B5P
SPACE	SYRDG	NDSS	M4-3	Provision
Double Bedroom	12m²	11.5m²	**13.5m²	12.05m²
Single Bedroom	7m²	7.5m²	8.5m²	7.8m²
Living Room	*15m²	Not Defined	Not Defined	19.8m²
Living /Dining	*19m²	Not Defined	Not Defined	N/A
Dining	Not Defined	Not Defined	Not Defined	N/A
Kitchen	*13m²	Not Defined	Not Defined	N/A
Kitchen / Dining	*12m²	Not Defined	Not Defined	17.4m²
Open Plan K /D / L	*30m²	Not Defined	33m²	N/A
Bathroom / WC combined	3.5m²	Not Defined	Not Defined	9.9m²
Storage	*5.5m²	3m²	3m²	***6.7m²
Overall Floor Area	93m²	106m²	Not Defined	110m²

* Table 4A, 1 does not define a specific area for this house size. The area stated is assumed based on guidance for other house sizes.
** 13.5m² is a minimum area for a Principal double bedroom, other double bedrooms have a minimum floor area of 12.5m²
*** SYRDG does not define what can be included as storage area. Guidance from NDSS has been used. Where houses provide a utility space in addition to a ground floor WC, the utility part of the room is included as storage.
NOTE: SYRDG, NDSS and M4-3 define varying requirements for minimum room dimensions and proportions. Minimum areas alone may not equate to full compliance, all layouts have been developed to comply with this additional guidance. Please refer to the SYRDG, NDSS and Part M guidance for more information.

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- ✓ SYRDG Compliance
- ✗ M4(2) Compliance
- ✗ M4(3) Adaptable
- ✓ NDSS Compliance (4B5P) min 93m2
- ✓ Entrance does not open directly into a living space
- ✓ Ground Floor WC does not open directly into a living space or kitchen
- ✓ Ensuite
- ✓ Utility room
- ✗ Cylinder cupboard

Ground Floor = 54 m²
First Floor = 56 m²
Total GIA = 110m² / 1184ft²

B	2026-04-30	Planning Issue	EF
A	2026-03-09	First Issue for comment	CC
rev:	date:	comment(s):	issued by:

Status: S2 RIBA Stage: 2

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Client:



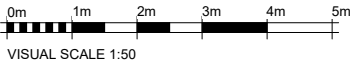
Job: Cudworth Parkway Housing

Title: Hawthorn - Compliance

Date: 2024-10-01 Scale @ A1: 1 : 50

Drawn: EF Checked By: NSJ Authorised By: NSJ

Job Number	Originator	Volume	Level	Type	Role	Number	Revision
A23104	SASA	4C	ZZ	DR	A	09403	B



VISUAL SCALE 1:50



Cudworth Parkway

GARAGES

GARAGES - GENERAL ARRANGEMENT

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Refer to the relevant Construction (Design and Management) documentation where applicable.

All works on this drawing will be carried out by a competent contractor, working to an approved method statement.

A	2026-05-08	Planning Issue	EF
rev:	date:	comment(s):	issued by:
Status:	S2	RIBA Stage:	2

Southgate & Sarabia ARCHITECTS

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Client:

Fenwood ESTATES

Job: Cudworth Parkway Housing

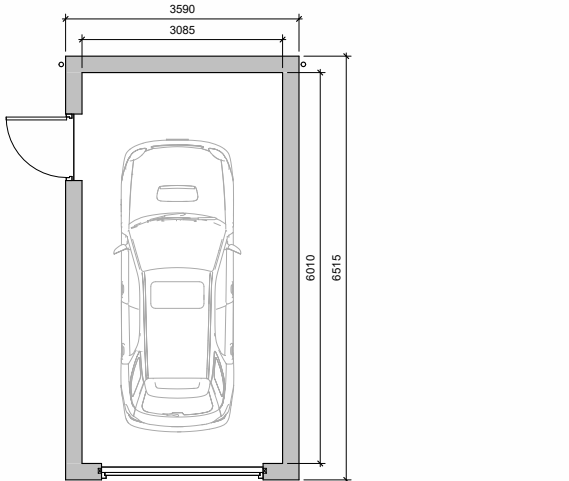
Title: Garage

Date: 2026-05-08 Scale @ A1: As indicated

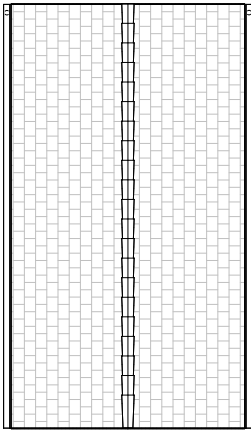
Drawn: EF Checked By: CC Authorised By: NSJ

Job Number	Originator	Volume	Level	Type	Role	Number	Revision
A23104	SASA	G1	ZZ	DR	A	04500	A

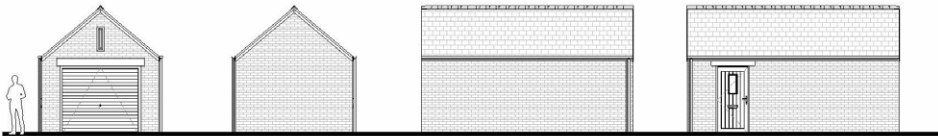
Southgate & Sarabia ARCHITECTS



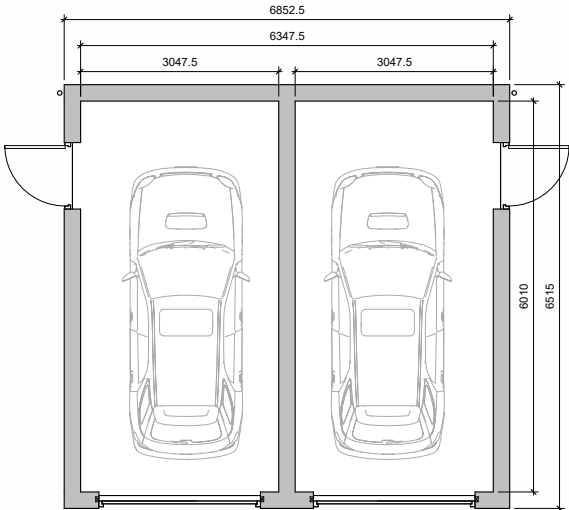
Detached Garage - Ground Floor
1 : 50



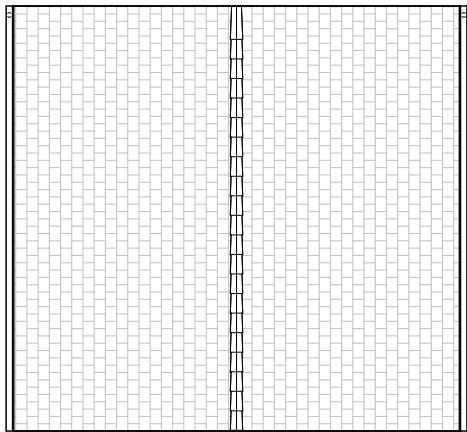
Detached Garage - Roof
1 : 50



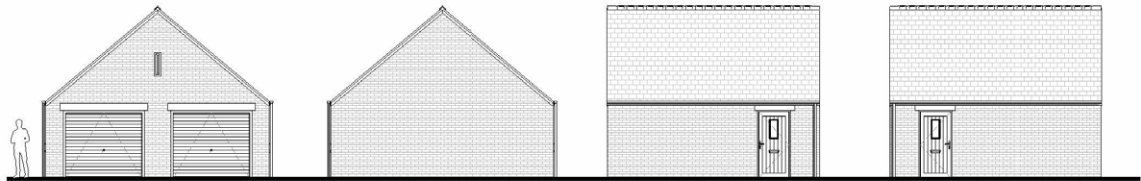
Elevation 1 1 : 100
Elevation 2 1 : 100
Elevation 3 1 : 100
Elevation 4 1 : 100



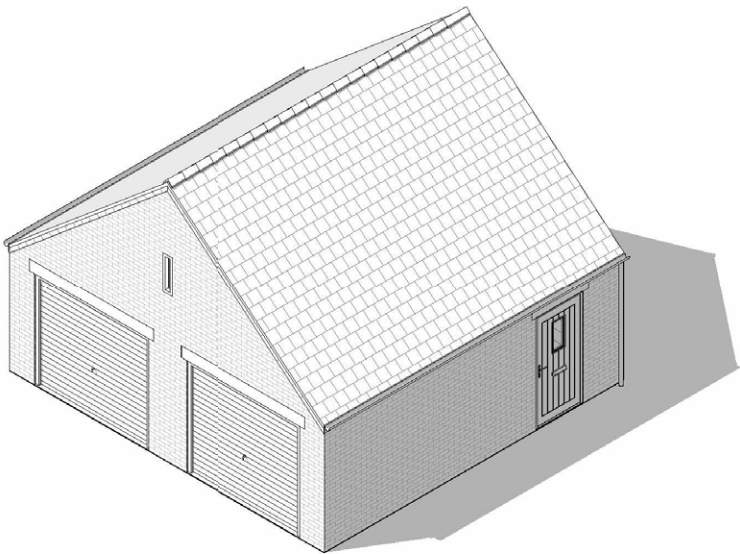
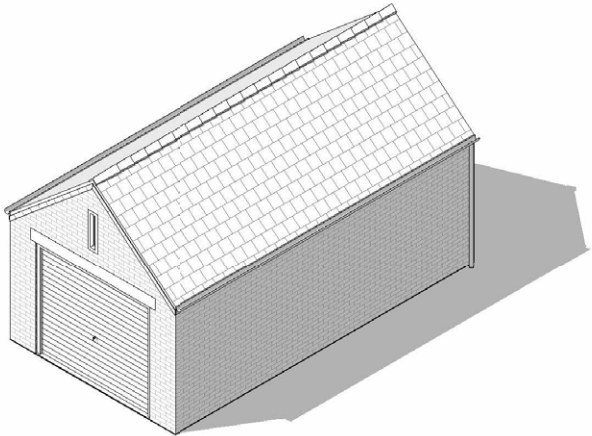
Semi Detached Garage - Ground Floor
1 : 50



Semi Detached Garage - Roof
1 : 50



Elevation 1 1 : 100
Elevation 2 1 : 100
Elevation 3 1 : 100
Elevation 4 1 : 100



Fenwood ESTATES

Southgate & Sarabia ARCHITECTS

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