PLANNING LAYOUT | MAPPLEWELL, BARNSLEY

PROPOSED PLOT SUBSTITUTION RE-PLAN: PLOTS:
PLOTS 23-29, 175, 39-42, 176, 59, 65 & 177. (16No. Units)

AVANT homes

DATE	REVISIONS	BY

For footpath and drainage details see planning permission reference 2014/0452 and associated discharge of conditions application

525mm COMBINED PUBLIC SEWER WITH 6m STAND-OFF TO BOTH SIDES

525mm COMBINED PUBLIC SEWER WITH 6m STAND-OFF TO BOTH SIDES

525mm COMBINED PUBLIC SEWER WITH 6m STAND-OFF TO BOTH SIDES

Drain

Depot

Works

Comb Dip 375

EN LANE

30m

Party Wall Key:

Party Wall To Be Constructed As Robust Detail E-WM-19 & Site Drawing 4152-515

Party Wall To Be Constructed As Robust Detail E-WM-28

Boundary Treatment/Layout Key:

- 1.8m High Pier & Panel Wall
- 1.8m High Timber Screen Fence
- 0.9m Post & Rail Divisional Fence
- 1.2m High Metal Estate Railings
- 0.6m High Knee Rail Fence
- Retaining Wall
- Drainage Easement
- Overhead Pilon Cable 30m Offset from Overhead Pilon Cable
- G — Lockable Gate
- Built in Bat Box 20no (plots 38, 55, 60, 64, 77, 106, 110, 111, 123, 124, 125, 126, 127, 128, 131, 132, 133, 134, 135, 136)
- Bolt on Bird Box 15no (plots 38, 52, 53, 55, 60, 61, 63, 64, 77, 106, 107, 110, 111, 114, 123)
- Stone Mastic Asphalt (SMA) to Shared Drives ONLY
- S — 1.2 x 1.8m Garden Shed and flagged hard standing.

Parking Standards:

2 & 3 Bedroom Dwellings - 2 No. Parking Spaces provided.
4 Bedroom Dwellings - 3 No. Parking Spaces provided.

On Street Visitor Parking provided to a ratio of 1 space per 4 units (25%) as indicated via the designated parking bays & informal on-street parking found throughout the site.

Air Pressure Testing:

All plots are to be Air pressure tested and achieve a result of 6 or better.
Tests are to be booked a min. of 10 working days in advance and a min. of 5 working days prior to CML. Failure to comply with the above could effect the desired CML date.
Contact Bed Watson at FES on 01904 674890 to book tests.

Affordable Housing :

Social Rent: *

2no. 3 bed houses (Kempton)- Plots 150 & 151

11no. 2 bed houses (Cranford+)- Plots 30, 31, 32, 33, 34, 35, 36, 37, 136, 137 & 155

Intermediate Tenure: *

1no. 3 bed house (Kempton)- Plot 149

3no. 2 bed houses (Cranford+)- Plots 152, 153 & 154

Mapplewell, Barnsley - Housetype Schedule

Number	Code	Housetype	Accommodation	Description	Storey Height	SqFt.	Toal SqFt.	Sqm.	Total Sqm.
14	CDR+	Cranford +	2 Bed	Semi/Terrace Town House	2 Storey	722	10108	70.88	992.32
3	KEN	Kempton	3 Bed	Semi/Terrace Town House	2 Storey	997	2991	92.62	277.86
11	COD	Coleford	2 Bed	Semi/Terrace Town House	2 Storey	691	7601	64.19	706.09
22	HAN	Hamilton	3 Bed	Semi/Terrace Town House	2 Storey	930	20460	86.49	1902.78
37	KIN	Kilmington	3 Bed	Semi/Terrace Town House	2 Storey	997	36889	92.62	3426.94
3	MON	Morton	3 Bed	Detached with Drive-through Parking & En Suite	2 Storey	1021	3063	94.85	284.55
23	ASY	Ashbury	4 Bed	Detached with Integral Garage & En Suite	2 Storey	1220	28060	111.29	2559.67
26	THN	Thirston	3 Bed	Semi/Terrace Town House with En Suite & additional Bathroom	3 Storey	1223	31798	111.57	2900.82
4	HAY	Hanbury	4 Bed	Detached with Drive-through Parking & En Suite	2 Storey	1218	4872	112.59	450.36
20	NOY	Norbury	4 Bed	Detached with Integral Garage, En Suite & Separate Living Room	2 Storey	1384	27680	127.09	2541.8
14	ROY	Rosebury	4 Bed	Detached with Integral Garage, En Suite & Separate Living Room & Family Room	2 Storey	1432	20048	132.85	1859.9
TOTAL							TOTAL		TOTAL
177							193570		17903.09

Avant Homes
Unit 2
Manner Court
Peel Avenue
Durkar
Wakefield
WF4 3FL

AVANT homes

DRAWN	RB	CHECKED	DATE	Mar 18

DRG. No. 4152/201.2 REV.

SCALE: 1:500

Site Layout - 16 Unit Re-plan

Car Green Lane
Mapplewell
Barnsley