

Code	House Type	Beds	SQFT	SQ M	Storey Height	TOTAL	FT ² TOTAL	% MIX	% MIX
Abbey	2B/4P	2 Bed	651.39	60.52	2 Storey	82	53,413.98	23	23
Danbury	3B/5P	3 Bed	832.11	77.31	2 Storey	63	52,422.93	18	57
Caddington 5	3B/5P	3 Bed	900.00	83.57	2 Storey	39	38,410.00	11	
Barburgh	3B/5P	3 Bed	1,091.40	97.68	2.5 Storey	89	93,574.00	25	
Hadley	3B/6P	3 Bed	1,031.00	95.78	2 Storey	13	13,403.00	4	
Turton	4B/6P	4 Bed	1,052.00	97.73	2 Storey	19	19,988.00	5	16
Hardwick	4B/7P	4 Bed	1,251.28	116.25	2.5 Storey	37	46,297.73	10	
Lawton	2B/4P	2 Bed	739.87	68.74	2 Storey	11	8,138.57	3	5
Marlow	3B/5P	3 Bed	933.75	86.61	2 Storey	5	4,768.75	1	
Turton	4B/6P	4 Bed	1,052.00	97.73	2 Storey	2	2,104.00	1	
TOTAL						360	332,721.56	100.00	100

	Ha	Acres	N° 1 Bed
Gross Site Area	= 11.039	27.278	93
P.O.S.	= 1.777	4.391	209
Road Frontage	= 0.302	0.746	58
Other Net Areas	= 0.534	1.320	
Net Site Area	= 8.426	20.821	TOTAL 360
Density	= 42.7	DPH	
SqFt per Acre	= 15,980.19		

Notes:
 This drawing design and concepts are copyright of STEN Architecture.
 All Dimensions are to be verified on site before any work commences. If any discrepancies, errors or omissions are noted, these are to be reported to STEN Architecture immediately.
 If any other drawings are reference within this layout, please refer to the specific detailed drawing for design, materials and specific working practices.

PLANNING LAYOUT KEY
Boundary treatments
 1800mm high screen wall
 1800mm high timber fence
 1000mm high metal railings
 Low trip fence

* Affordable
 Block paving
 XX House reference
 Bin collection point (bin collection day only)
 Tree/vegetation to be retained.
 Tree/vegetation to be removed.



REV	DESCRIPTION	BY	DATE
K	North West parcel update to BIMB comments. Schedule updated to suit.	TS	27.02.20
J	Layout amended inline with clients comments. Schedule updated to suit.	TS	21.02.20
H	Layout amended inline with BIMB and clients comments. Schedule updated to suit.	TS	20.02.20
G	Layout amended inline with BIMB and clients comments. Schedule updated to suit.	TS	12.02.20
F	Layout amended inline with BIMB comments. Schedule updated to suit.	TS	06.02.20
E	Layout redesigned in line with clients comments and client comments.	TS	28.01.20
D	Layout redesigned in line with Planners/highways and client comments.	TS	10.12.19
C	Overhead power cables to the east shown on plan. 6m standoff indicated. Near boundary to plot 16.102 associated to suit. Engineering information overlaid. plots 269, 255, 256 & 260,261 amended to engineering comments.	TS	09.07.19
B	Minor layout comments to clients email of 24.06.19. Affordable mix reduced to clients instruction. Overall units reduced by 1.	TS	25.06.19
A	Substation added. Field ditch added to Northern boundary. Play space positions and underground storage tank position amended. Indicative road connection over railway indicated. Plot amended to plots 255, 256, 254, 14, 15 & 20, 28 inline with clients comments of 20.06.19. Overall units reduced to 358. Site rounded up.	TS	24.06.19

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CLIENT: _____
 SITE: **Thurnscoe**
 TITLE: **Planning Layout**

SCALE: 1:500
 DATE: 18.06.19
 DRAWN: TS
 CHECKED: SH
 PROJECT NO: 1926
 DRAWING NO: 1926.01
 REVISION: K

