

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 are emissions are noted, these are to be report 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
- 1800mm high timber fence w/ trellis
- 1000mm high metal railings
- Low trip fence
- Private, non-adopted, block paving
- Adopted Block paving
- Bin collection point (bin collection day only)
- Tree/vegetation to be retained.
- Root protection Zone.
- Tree/vegetation to be removed.
- Indicative planting

Code	House Type	Beds	SQFT	SQ M	Storey Height	TOTAL	FT² TOTAL	% MIX
Abbey	2B/3P	2 Bed	680.76	63.24	2 Storey	9	6,126.84	10
Brantwood	2B/4P	2 Bed	783.71	72.81	2 Storey	3	2,351.13	3
Caddington	3B/4P	3 Bed	850.15	78.98	2 Storey	9	7,651.35	10
Caddington 5	3B/4P	3 Bed	990.00	91.97	2.5 Storey	17	16,830.00	18
Bamburgh	3B/4P	3 Bed	1,051.40	97.68	2.5 Storey	35	36,799.00	38
Turton (Semi)	4B/5P	4 Bed	1,052.94	97.82	2 Storey	6	6,317.64	6
Eaton	4B/5P	4 Bed	1,278.81	118.81	2 Storey	4	5,115.24	4
Cambridge	4B/5P	4 Bed	1,251.29	116.25	2.5 Storey	1	1,251.29	1
Hardwick (semi)	4B/5P	4 Bed	1,251.29	116.25	2.5 Storey	3	3,753.87	3
Hardwick (Det)	4B/5P	4 Bed	1,251.29	116.25	2.5 Storey	6	7,507.74	6
TOTAL						93	93,704.10	100.00
				Ha				
Gross Site Area				3.194		Acres		N° 1 Bed 0
P.O.S.				0.706		7.892		N° 2 Bed 12
Road Frontage				0.038		1.745		N° 3 Bed 61
Other Net Areas				0.252		0.094		N° 4 Bed 20
Net Site Area				2.198		5.431		TOTAL 93
Density				42.3	DPH			
SqFt per Acre				17,252.55				

Pedestrian intervisibility spalyss having a dimension of 2.0m by 2.0m shall be safeguarded at the drive entrance / exit, such that there is no obstruction to vision at a height exceeding 1.0m above the nearside channel level of the adjacent highway.

10m² balcony / amenity space to FOG.

U	Plots 36-41 repositioned to allow widening of private drive to plots 42-44 to 6.0m & note regarding pedestrian intervisibility added.	DL	24.01.20
T	Plots 1 & 6 set back away from back edge of footpath. Attenuation tank repositioned & house type schedule revised.	DL	22.01.20
S	plot 3 subbed for a Caddington - S type.	DL	20.01.20
R	Double garage added to plot 1, to act as sales center, plot 3 subbed for a Caddington type.	DL	17.01.20
Q	Layout amended to reinstate FOGs. plots re-designed to accommodate adjacent off site FOG.	DL	15.01.20
P	Layout amended to omit FOGs. plots 70-71 & 90 & Caddington S types increased to 16 number.	DL	13.01.20
O	Layout amended to BMBC Highways comments.	DL	07.01.20
N	Layout amended to client/BMBC comments.	DL	10.12.19
M	Layout amended to client/BMBC comments.	TS	22.11.19
L	Site updated to clients comments. Units removed from scheme and schedule updated to suit. Position of plots 22-31 amended, additional landscaped area created. paving to plots 22-31 & 86-74 amended. section of existing tree belt retained.	TS	19.11.19
K	Pump station amended to latest engineering	TW	11.11.19
J	Central square removed, plots adjacent repositioned to suit. block paving removed to southern road.	TS	10.10.19
H	Layout updated to clients comments. Windsor and Warwick removed, replaced with Hardwick and Cambridge respectively. Danbury house type removed. Halshead house type removed, replaced by Abbeydale. Rothway house type removed, replaced with Turton. Adjacent plots repositioned to suit the above.	TS	09.10.19
G	Timber fence w/ trellis introduced to boundaries. Ramp introduced adjacent plot 33.	TS	19.07.19
F	Forward and visibility spalyss indicated. Plots 65/66 moved to accommodate. radii to junction adjacent plots 56/63 increased. footway adjacent plot 21 widened to accommodate visibility. Pump station position shown	TS	18.07.19
E	House type substitutions to plots, 3, 93, 31, 32, 71, 33-35 & 49. Schedule updated to suit	TS	17.07.19
D	Rumble strip removed and adoptable footpath adjacent plot 65 introduced.	TS	15.07.19
C	Raised tables/squares updated to clients comments.	TS	15.07.19
B	Paving to fronts of plots 23-32 & 71-86 amended to clients comments	TS	11.07.19
A	Layout updated to clients comments.	TS	09.07.19
REV:	DESCRIPTION:	BY:	DATE:

STEN

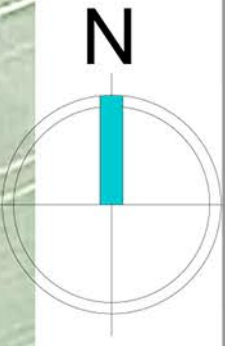
ARCHITECTURE

Suite 4, Unit 1,
Benton Office Park,
Bennett Avenue,
Horbury,
Walsfield,
WV4 5RA
Tel: 01924 669424

Web: www.sten-architecture.co.uk
Twitter: @STEN_arch
Facebook: [stenarchitectureuk](https://www.facebook.com/stenarchitectureuk)
LinkedIn: Sten Architecture

CLIENT:

SITE:	Carlton Road Carlton, Barnsley						
TITLE:	Planning layout						
SCALE AT A1:	1:500	DATE:	03.07.19	DRAWN:	TS	CHECKED:	
PROJECT NO:	1931	DRAWING NO:	1931.01	REVISION:	U		



Scaled @ 1:500

0 10m 20m 50m