

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	FT* TOTAL	% MIX	% MIX
Abbey	2B/4P	2 Bed	680.76	63.24	2 Storey	15	10,211.40	16	
Caddington	3B/5P	3 Bed	850.15	78.98	2 Storey	26	22,103.90	28	
Barnburgh	3B/5P	3 Bed	1,051.40	97.68	2.5 Storey	31	32,593.40	33	
Turton (Semi)	4B/6P	4 Bed	1,052.00	97.82	2 Storey	6	6,312.00	6	
Eaton	4B/6P	4 Bed	1,278.00	118.73	2 Storey	3	3,834.00	3	
Hardwick (Semi)	4B/7P	4 Bed	1,251.29	116.25	2.5 Storey	4	5,005.16	4	
Hardwick (Det)	4B/7P	4 Bed	1,251.29	116.25	2.5 Storey	6	7,507.74	6	
Cambridge	4B/7P	4 Bed	1,251.00	116.22	2 Storey	2	2,502.00	2	
TOTAL						93	90,069.60	100.00	
Gross Site Area				=	Ha	Acres		N° 1 Bed	
P.O.S.				=	0.723	1.787		N° 2 Bed	15
Road Frontage				=	0.084	0.208		N° 3 Bed	57
Other Net Areas				=	0.263	0.650		N° 4 Bed	21
Net Site Area				=	2.120	5.239		TOTAL	93
Density				=	43.9	DPH			
Sqft per Acre				=	17,193.52				
Carlton Road, Carlton									

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. Halstead 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 splays 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:

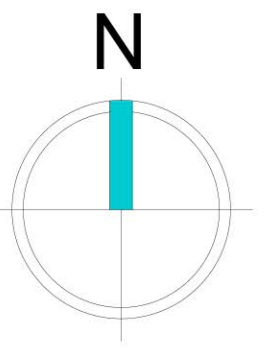
STEN

ARCHITECTURE

Suite 4, Unit 1,
Bentley Office Park,
Bentley Avenue,
Horbury,
Wakefield,
WF4 5RA
Tel: 01924 669424

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

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



Scaled @ 1:500