

Land off Watermill Gardens, Penistone, South Yorkshire



- Affordable Housing Tenure**
- Rent.
 - First Homes.
- Electric car charging Point.**
- Mode 3 electric vehicle charging point with a type 2 outlet socket.
- External wall of dwelling or garage.
 - Bollard.
- Enclosures**
- 0.6m high artificial stone wall with 1.8m piers and fence panels between.
 - 1.8m board fence.
 - 1.2m post & rail fence.
 - 1.2m estate railings.
- External Materials.**
- Facing material - Artificial Stone.
 - Facing material - Render.
 - Roof tile - Condron Senior Slate (Black).
- Soft Landscaping**
- Proposed tree planting.
 - Proposed hedging.
 - Proposed shrub planting.
 - Mown Grass.
 - Garden Shed location (Cycle storage).
- For detailed landscape design refer to Landscape Architects drawings and specification.



Schedule of Accommodation

House Types					
H4	2 b 2 St	781	04	03,124	
Newton	3 B 2 St	1006	05	05,030	
Farnham	4 B 2 St	1191	03	03,573	
Chatsworth	4 B 2 St	1554	01	01,554	
Brompton	3 B 2 St	1665	02	03,330	
Kirby	6 B 2 St	2758	02	05,516	
Site Total			17	22,127	

Gross Site Area = 0.74 Ha (1.82 Acres)
 Nett Site Area = 0.66 Ha (1.63 Acres)
 13,574 SqFt Per Acre
 25.75 DPH

Rev	By	Note	Date
G	JD	Affordable distribution amended.	15.05.24
F	JD	Affordable dwellings illustrated.	20.03.24
E	JD	Landscape design updated.	31.01.24
D	JD	POS area and attenuation amended.	12.01.24
C	JD	Boundary adjacent plot 1 amended.	14.11.23
B	JD	Proposed roof tile amended. Sheds added to plots 14-17. Bin hard standings added to shared private drives. Plot 11 & 12 parking amended. Plot 13 garage moved forward.	07.11.23
A	JD	Proposed attenuation added.	26.10.23

Status	Planning
Sketch	Planning
Tender	Construction
As Built	

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PROJECT Land off Watermill Gardens, Penistone, S Yorkshire
 TITLE Proposed Site Layout
 CLIENT Mulgrave Developments Ltd
 DATE 26.09.23 SCALE 1:500@A2
 DRAWING 1286.04 REVISION G
 DRAWN JD CHECKED JD

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Proposed Site Layout