

NORTH

TECHNICAL LAYOUT

Scaled @ 1:1000

0 50m 100m

GENERAL SPECIFICATION NOTES

1. All Plots to be constructed to 2013 spec. with 2016 updates.
2. Optional windows as table below; See also House Type Schedule.
3. This drawing is based on Terra Measurement Topographical Survey, reference XREF_STEN_Topo Survey
4. All rear gardens to be gated with 1800mm high lockable gate.
5. Refer to external works drawings for drainage and retaining structure details. All retaining walls above 1.1m fall arrest above.
6. All semi-detached and terrace plots to be constructed in accordance with accredited Robust Detail E-WM-22.
7. All plots to be pressure tested.
8. All plots to be provided with pedestrian path 900mm wide to rear access.
9. Boundary Setting Out:
   Refer to Boundary Setting Out Drawings. Set boundaries out in accordance with the above mentioned layout. If a boundary cannot be constructed in accordance with the Setting Out Drawings (e.g. if there is an obstruction) please contact the Technical Department for advice.

OPTIONAL WINDOW SCHEDULE

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The following optional windows are to be **INCLUDED**, All others are to be left out:

Plot	House Type	Window Ref.
3	Maldstone Gable	W8 & W5
8	Maldstone End	W8 & W5
24	Ellerton End	W2 & W6
26	Ellerton End	W2 & W6
27	Maldstone End	W8 & W5
39	Kingsley	W11
40	Kingsley	W11
44	Maldstone End	W8 & W5
50	Kingsley	W11
51	Moresby Det.	W10
52	Type 69 End	W2 & W4
53	Type 69 End	W2 & W4
54	Type 69 End	W2 & W4
56	Type 69 End	W2 & W4
61	Moresby Det.	W10
62	Kingsley	W11
63	Maldstone End	W8 & W5
65	Maldstone End	W8 & W5
66	Maldstone End	W8 & W5
69	Maldstone End	W8 & W5
73	Type 69 End	W2 & W4
74	Kingsley	W11
81	Kingsley	W11
82	Type 67 End	W2 & W4
84	Type 67 End	W2 & W4
124	Type 69 End	W2 & W4
126	Type 69 End	W2 & W4
127	Type 69 End	W2 & W4
134	Type 67 End	W2 & W4
135	Maldstone End	W8 & W5
142	Kirkdale	W10
143	Ingleby	W6
144	Kirkdale	W10
145	Ingleby	W6
146	Ingleby	W6
149	Ingleby	W6
150	Ingleby	W6
152	Ingleby	W6
154	Ingleby	W6
155	Bradgate	W5 & W9
156	Bradgate	W5 & W9
160	Bradgate	W5 & W9
164	Bradgate	W5 & W9
165	Winstone	W3 & W8
166	Bradgate	W5 & W9
168	Bradgate	W5 & W9
170	Kirkdale	W10
174	Kirkdale	W10
177	Bradgate	W5 & W9
178	Winstone	W3 & W8
180	Winstone	W3 & W8
181	Kingsley	W11
183	Ellerton End	W2 & W6
184	Ellerton End	W2 & W6
185	Maldstone End	W8 & W5
187	Kingsley	W11
193	Kingsley	W11
194	Type 69 End	W2 & W4
203	Type 69 End	W2 & W4
204	Type 69 End	W2 & W4
205	Type 69 End	W2 & W4
206	Type 67 End	W2 & W4
207	Type 67 End	W2 & W4
208	Moresby Det.	W10
209	Type 67 End	W2 & W4
210	Type 67 End	W2 & W4
213	Maldstone End	W8 & W5
214	Maldstone End	W8 & W5
215	Maldstone End	W8 & W5
216	Maldstone End	W8 & W5
218	Maldstone End	W8 & W5
219	Type 67 End	W2 & W4
223	Maldstone End	W8 & W5
224	Maldstone End	W8 & W5
228	Type 67 End	W2 & W4
232	Maldstone End	W8 & W5
233	Maldstone End	W8 & W5
237	Archford End	W7 & W8
243	SH50 End	W2 & W6
246	Bradgate	W5 & W9
251	SH50 End	W2 & W6
253	Kingsley	W11
256	Ellerton End	W2 & W6
264	Maldstone End	W8 & W5
271	Kirkdale	W10
273	Kirkdale	W10
274	Kirkdale	W10
275	Ingleby	W6
278	Kirkdale	W10
280	Ingleby	W6
281	Kirkdale	W10
282	Ingleby	W6
286	Ingleby	W6
287	Ingleby	W6
289	Kirkdale	W10
290	Ingleby	W6
292	Ingleby	W6
307	Kingsley	W11
308	Kingsley	W11
309	Kingsley	W11
312	Kingsville End	W3 & W6
316	Kingsville End	W3 & W6
321	Ingleby	W6
322	Ingleby	W6
323	Ingleby	W6
327	Bradgate	W5
329	Bradgate	W5
331	Bradgate	W5 & W9
333	Archford End	W7 & W8
336	Archford End	W7 & W8
339	Bradgate	W5 & W9
341	Winstone	W3 & W8
343	Bradgate	W5
346	Winstone	W3 & W8
348	Bradgate	W5 & W9
357	Bradgate	W5
358	Bradgate	W5
360	Bradgate	W5
363	Kingsville End	W3 & W6
364	Kingsville End	W3 & W6
365	Kingsville End	W3 & W6
368	Kingsville End	W3 & W6
369	Kingsville End	W3 & W6
370	Kingsville End	W3 & W6
374	Bradgate	W9
376	Bradgate	W9
378	Bradgate	W5 & W9
382	Bradgate	W5 & W9
385	Winstone	W3 & W8
389	Type 67 End	W2 & W4
395	Type 67 End	W2 & W4
396	Type 67 End	W2 & W4

ACCOMMODATION SCHEDULE

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Private Barratt

Sales Name	Type	Reference	Beds	Floor Area Sq Ft	Units	Total Sq Ft
Bedale	Semi	BBLD 00HE	1	594	8	4752
Denford	Semi	BDNF 00HE	2	669	2	1338
Denford	End	BDNF 00HE	2	669	4	2676
Denford	Mid	BDNF 00CI	2	669	2	1338
Maldstone	Semi	BMAI 00HE	3	830	24	19920
Maldstone	End	BMAI 00CE	3	830	2	1660
Maldstone	Mid	BMAI 00CI	3	830	1	830
Ellerton	Semi	BLLE 00HE	3	830	12	9960
Ellerton	End	BLLE 00HE	3	830	2	1660
Ellerton	Mid	BLLE 00CI	3	830	1	830
Moresby	Detached	BMMS 00CD	3	854	15	12810
Moresby	Semi	BMMS 00CE	3	854	4	3416
Denby	Detached	BDBY 00HD	3	880	29	25520
Kingsville	Semi	BKIS 00CE	4	1072	6	6432
Kingsville	End	BKIS 00CE	4	1072	2	2144
Kingsville	Mid	BKIS 00CI	4	1072	2	2144
Brentford	End	BBNF 00CE	3	1162	4	4648
Windermere	Detached	BWIE 00HD	4	1073	17	18241
Kingsley	Detached	BKEY 00CD	4	1080	9	9720
Woodcote	Semi	BWOO 00CE	4	1217	4	4868
Woodcote	End	BWOO 00CE	4	1217	2	2434
Woodcote	Mid	BWOO 00CI	4	1217	1	1217
Alderney	Detached	BALD 00CD	4	1225	5	6125
		Sub Total			**158**	**144683**

Private David Wilson

Sales Name	Type	Reference	Beds	Floor Area Sq Ft	Units	Total Sq Ft
Hadley	Detached	P341 –D7	3	1001	6	6006
Ingleby	Detached	H403 –F7	4	1081	17	18377
Kirkdale	Detached	H442 –H7	4	1354	10	13540
Cornell	Detached	H433 –7	4	1374	16	21984
Bradgate	Detached	H417 –H7	4	1434	21	301114
Avondale	Detached	H456 –X7	4	1491	6	8946
Holden	Detached	H469 –H7	4	1536	34	52224
Chatworth	Detached	H497 –H7	4	1703	6	10218
Winstone	Detached	H421 –H7	4	1765	6	10590
		Sub Total			**122**	**171999**

Affordable - Rented

Sales Name	Type	Reference	Beds	Floor Area Sq Ft	Units	Total Sq Ft
Severn	Detached	P341 –D7	1	525	2	1050
Washington	Mid	BWAS 00CI	1	622	2	1244
Bedale	Detached	BALD 00CD	1	594	4	2376
Kingsley	Detached	BBLD 00HE	4	1080	5	5400
Type 67	Mid	B67F 00CI	2	701	11	7711
Type 67	End	B67F 00HE	2	701	26	18226
Type 69	Mid	B69F 00CI	3	828	4	3312
Type 69	End	B69F 00HE	3	828	18	14904
		Sub Total			**72**	**54223**

Affordable - Discounted Market Sale

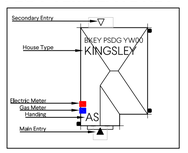
Sales Name	Type	Reference	Beds	Floor Area Sq Ft	Units	Total Sq Ft
Maldstone	Mid	BMAI 00CI	3	830	1	830
Maldstone	End	BMAI 00HE	3	830	16	13280
Type 67	End	B67F 00HE	2	701	16	11216
SH50	Mid	SH50 PSI7	2	750	1	750
SH50	End	SH50 PSE7	2	750	6	4500
Archford	Mid	P382 PSI7	2	832	2	1664
Archford	End	P382 PSE7	2	832	6	4992
		Sub Total			**48**	**37232**

Grand Total	**400**	**408137**

GARAGE SCHEDULE

Type	Footprint	Reference	Dimension Width x Length	Plot No.
Single detached hipped		LSGYHB	3478 mm x 6740 mm	39,40,46,50,142,143,144,145,148,149, 150,151,152,153,154,157,158,159,160, 163,164,166,168,171,173,174,177,181, 197,245,246,271,272,273,274,275,276 277,278,279,280,281,282,283,285, 286,287,288,289,290,291,292,307 321,322,323,324,327,328,329,330,331 340,342,343,344,348,353,354,355, 358,359,360,361,372,373,374,375,376, 377,378,379,380,384
				Total: 64
Double detached hipped with partition		LDGYHB	6650 mm x 6740 mm	140-141, 146-147, 155-156, 161-162, 169-170, 175-176, 189-190, 308-309, 325-326, 338-339, 349-350, 351-352, 356-357, 382-383
				Total: 14
Double detached hipped without partition		SDGYHB	5564 mm x 5615 mm	165,167,178,179,180,284,341,345,346, 347,381
				Total: 11

PLOT TEMPLATE KEY



Notes:

TECHNICAL LAYOUT KEY

Boundary Treatments

- Site boundary
- Existing dwelling
- Private Parking Bay / Drive
- F1 – 1.8m Close Boarded Fence
- F2 – 1.8m Paladin Fence & Landscape Buffer
- F3 – 1.2m Galvanised Steel Estate Railing
- F4 – 0.9m Post & Rail Timber Fence
- F5 – 0.45m Timber Knee Rail
- W1 – Retained Dry Stone Wall
- W2 – 0.9m Repurposed Stone Wall
- WF1 – 1.8m Pier & Panel Masonry Wall (See Material & Boundary Treatment Plan for Brick or Stone Details)

NOTE: For clearer boundary definition, please refer to Boundary Treatment Plan.

General

- Herringbone Block Paving: Brindle (Refer to S38 Plan)
- Private Shared Drive
- Reinforced tarmac to accommodate fire vehicle turn.
- Proposed 3m pedestrian/cycleway (Proposed route in black tarmac with white painted markings and directional signage at junctions.)
- Affordable - Rented
- Affordable - Discounted Market Sale
- Front entrance door
- Secondary entrance
- Integral Garage
- 1.8m Lockable personnel gate
- VP – Visitor Parking
- Bin collection point
- BS – Bin Store
- Plot Frontage Landscaping - Refer to Plot Detail Landscape Design
- Management Areas
- Tree / Vegetation to be retained
- Root Protection Zone
- Electrical Car Charging Point
- S – Secure Cycle Store
- Easement - Proposed Drainage

Revision: **0** First Issue

Date: **25/08/21**

Drawn By: **CN**

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Status: TECHNICAL

Project: Barratt & David Wilson Homes Yorkshire West
Halifax Road, Penistone

Drawing: Technical Layout

Project No.	Drawing No.	Barratt Ref.
GRA-789	100.01	TBC
Scale at A1	**Drawn By**	**Checked By**
1:1000	CN	GMD

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