

BARNESLEY WEST PHASE 1 | PLANNING LAYOUT

All work to be carried out in accordance with the requirements of the Building Regulations, Water Authority and the Construction (Design and Management) Regulations currently in force. Do not scale from this drawing. Architect to be notified of any discrepancies. Verify relevant dimensions on site before commencing work or preparing shop drawings. This drawing is copyright.

Rev	Date	Description	By	Checked
A	-	LAYOUT NOW INCLUDES PROPOSED LAYOUT TO WEST BOUNDARY, EMBANKMENT TO NORTH AND EAST BOUNDARY INCLUDED. TOTAL NUMBERS NOW AT 124.	LA	LA
B	01.04.20	LAYOUT RE-DESIGNED TO AGREE PHASING/PARCELS. LAYOUT NOW INCLUDES 'ARENA' ENTRANCE. PRE-SOLD PARCEL STRATA OPEN MARKET AND KEEPWOAD OPEN MARKET PARCELS. TEMPORARY AND PERMANENT ACCESS STRATA NOW LOOKING AT WESTERN PARCEL TO LINK ROAD. TOTAL NUMBER OF PLOT AT 234. WITH 155 OPEN MARKET. 42 PRE-SOLD AND 37 AFFORDABLE HOUSING. ENGINEERING CONSTRAINTS ON EMBANKMENTS AND HIGHWALLS NOW DESIGNED AROUND AND IMPACT ON THE PHASING WITHIN ROUNDABOUT HAVE BEEN CHANGED TO LOOKING FROM OPPOSITE SIDE. GENEVA HAVE BEEN GAINED (P8, 38 & 50). TOTAL PLOT NO. 242. PREVIOUSLY 234.	LA	LA
C	18.06.20	LAYOUT RE-DESIGNED TO AGREE PHASING/PARCELS. LAYOUT NOW INCLUDES 'ARENA' ENTRANCE. PRE-SOLD PARCEL STRATA OPEN MARKET AND KEEPWOAD OPEN MARKET PARCELS. TEMPORARY AND PERMANENT ACCESS STRATA NOW LOOKING AT WESTERN PARCEL TO LINK ROAD. TOTAL NUMBER OF PLOT AT 234. WITH 155 OPEN MARKET. 42 PRE-SOLD AND 37 AFFORDABLE HOUSING. ENGINEERING CONSTRAINTS ON EMBANKMENTS AND HIGHWALLS NOW DESIGNED AROUND AND IMPACT ON THE PHASING WITHIN ROUNDABOUT HAVE BEEN CHANGED TO LOOKING FROM OPPOSITE SIDE. GENEVA HAVE BEEN GAINED (P8, 38 & 50). TOTAL PLOT NO. 242. PREVIOUSLY 234.	LA	LA
D	25.06.2020	LAYOUT RE-DESIGNED TO AGREE PHASING/PARCELS. LAYOUT NOW INCLUDES 'ARENA' ENTRANCE. PRE-SOLD PARCEL STRATA OPEN MARKET AND KEEPWOAD OPEN MARKET PARCELS. TEMPORARY AND PERMANENT ACCESS STRATA NOW LOOKING AT WESTERN PARCEL TO LINK ROAD. TOTAL NUMBER OF PLOT AT 234. WITH 155 OPEN MARKET. 42 PRE-SOLD AND 37 AFFORDABLE HOUSING. ENGINEERING CONSTRAINTS ON EMBANKMENTS AND HIGHWALLS NOW DESIGNED AROUND AND IMPACT ON THE PHASING WITHIN ROUNDABOUT HAVE BEEN CHANGED TO LOOKING FROM OPPOSITE SIDE. GENEVA HAVE BEEN GAINED (P8, 38 & 50). TOTAL PLOT NO. 242. PREVIOUSLY 234.	-	-
E	03.09.20	LAYOUT UPDATED FOLLOWING ENGINEERS COMMENTS LOOP ROAD NOW ADDED ADJACENT TO PLOTS 44-46 RATHER THAN THROUGH ROADS & PRIVATE DRIVES. NEW ACCESS ROAD ADJACENT TO PLOT 190 ADDED. PLOT NOS INCREASED FROM 242 TO 250.	WS	LA
F	17.11.20	LAYOUT RE-DESIGNED TO AGREE PHASING/PARCELS. LAYOUT NOW INCLUDES 'ARENA' ENTRANCE. PRE-SOLD PARCEL STRATA OPEN MARKET AND KEEPWOAD OPEN MARKET PARCELS. TEMPORARY AND PERMANENT ACCESS STRATA NOW LOOKING AT WESTERN PARCEL TO LINK ROAD. TOTAL NUMBER OF PLOT AT 234. WITH 155 OPEN MARKET. 42 PRE-SOLD AND 37 AFFORDABLE HOUSING. ENGINEERING CONSTRAINTS ON EMBANKMENTS AND HIGHWALLS NOW DESIGNED AROUND AND IMPACT ON THE PHASING WITHIN ROUNDABOUT HAVE BEEN CHANGED TO LOOKING FROM OPPOSITE SIDE. GENEVA HAVE BEEN GAINED (P8, 38 & 50). TOTAL PLOT NO. 242. PREVIOUSLY 234.	LA	LA
G	24.11.20	LAYOUT RE-DESIGNED TO AGREE PHASING/PARCELS. LAYOUT NOW INCLUDES 'ARENA' ENTRANCE. PRE-SOLD PARCEL STRATA OPEN MARKET AND KEEPWOAD OPEN MARKET PARCELS. TEMPORARY AND PERMANENT ACCESS STRATA NOW LOOKING AT WESTERN PARCEL TO LINK ROAD. TOTAL NUMBER OF PLOT AT 234. WITH 155 OPEN MARKET. 42 PRE-SOLD AND 37 AFFORDABLE HOUSING. ENGINEERING CONSTRAINTS ON EMBANKMENTS AND HIGHWALLS NOW DESIGNED AROUND AND IMPACT ON THE PHASING WITHIN ROUNDABOUT HAVE BEEN CHANGED TO LOOKING FROM OPPOSITE SIDE. GENEVA HAVE BEEN GAINED (P8, 38 & 50). TOTAL PLOT NO. 242. PREVIOUSLY 234.	LA	LA
H	18.03.21	LAYOUT RE-DESIGNED TO AGREE PHASING/PARCELS. LAYOUT NOW INCLUDES 'ARENA' ENTRANCE. PRE-SOLD PARCEL STRATA OPEN MARKET AND KEEPWOAD OPEN MARKET PARCELS. TEMPORARY AND PERMANENT ACCESS STRATA NOW LOOKING AT WESTERN PARCEL TO LINK ROAD. TOTAL NUMBER OF PLOT AT 234. WITH 155 OPEN MARKET. 42 PRE-SOLD AND 37 AFFORDABLE HOUSING. ENGINEERING CONSTRAINTS ON EMBANKMENTS AND HIGHWALLS NOW DESIGNED AROUND AND IMPACT ON THE PHASING WITHIN ROUNDABOUT HAVE BEEN CHANGED TO LOOKING FROM OPPOSITE SIDE. GENEVA HAVE BEEN GAINED (P8, 38 & 50). TOTAL PLOT NO. 242. PREVIOUSLY 234.	LA	LA/WS
J	20.04.21	LAYOUT RE-DESIGNED TO AGREE PHASING/PARCELS. LAYOUT NOW INCLUDES 'ARENA' ENTRANCE. PRE-SOLD PARCEL STRATA OPEN MARKET AND KEEPWOAD OPEN MARKET PARCELS. TEMPORARY AND PERMANENT ACCESS STRATA NOW LOOKING AT WESTERN PARCEL TO LINK ROAD. TOTAL NUMBER OF PLOT AT 234. WITH 155 OPEN MARKET. 42 PRE-SOLD AND 37 AFFORDABLE HOUSING. ENGINEERING CONSTRAINTS ON EMBANKMENTS AND HIGHWALLS NOW DESIGNED AROUND AND IMPACT ON THE PHASING WITHIN ROUNDABOUT HAVE BEEN CHANGED TO LOOKING FROM OPPOSITE SIDE. GENEVA HAVE BEEN GAINED (P8, 38 & 50). TOTAL PLOT NO. 242. PREVIOUSLY 234.	LA	TEAM
K	17.06.21	RED LINE BOUNDARY UPDATED	LA	TEAM
L	09.11.21	3 Storey homes removed off the western boundary following comments from the local authority. Barca/Madrid units switched to semi detached apartments. Total unit numbers remain the same.	LA	TEAM
M	07.06.22	LAYOUT UPDATED FOLLOWING HIGHWAYS AND URBAN DESIGN COMMENTS FROM LOCAL PLANNING AUTHORITY. STREET LIGHTS AND OTHER LIGHTING POSITIONED TO THE SOUTH. CENTRAL LANDSCAPE POS ADJUSTED TO BE 2m HIGH. METAL RAILING ADDED TO WESTERN BOUNDARY. CENTRAL LANDSCAPE POS ADJUSTED TO BE 2m HIGH. METAL RAILING ADDED TO WESTERN BOUNDARY. CENTRAL LANDSCAPE POS ADJUSTED TO BE 2m HIGH. METAL RAILING ADDED TO WESTERN BOUNDARY.	LA	TEAM
N	04.08.23	LAYOUT UPDATED FOLLOWING HIGHWAYS AND URBAN DESIGN COMMENTS FROM LOCAL PLANNING AUTHORITY. STREET LIGHTS AND OTHER LIGHTING POSITIONED TO THE SOUTH. CENTRAL LANDSCAPE POS ADJUSTED TO BE 2m HIGH. METAL RAILING ADDED TO WESTERN BOUNDARY. CENTRAL LANDSCAPE POS ADJUSTED TO BE 2m HIGH. METAL RAILING ADDED TO WESTERN BOUNDARY. CENTRAL LANDSCAPE POS ADJUSTED TO BE 2m HIGH. METAL RAILING ADDED TO WESTERN BOUNDARY.	CF	TEAM
O	28.09.23	POS re-worked into plot cutillage where possible. Show home complex revised. Access point opposite plots 61 & 62 removed.	CF	AW



SITE LAYOUT KEY:

- 2000 HIGH ACOUSTIC FENCE (standard detail reference: SD15.03.24)
- 1800 HIGH SCREEN WALL (standard detail reference: SD15.03.04 & SD15.03.05 - refer to notes for details)
- 1800 HIGH CLOSE BOARDED TIMBER FENCE (standard detail reference: SD15.03.17)
- 600 HIGH TIMBER KNEE RAIL (standard detail reference: SD15.03.02)
- 1200 HIGH METAL RAILINGS
- RED LINE APPLICATION BOUNDARY
- INDICATIVE CAR PARKING SPACE
- INDICATIVE VISITOR PARKING SPACE
- 900mm WIDE REAR ACCESS GATE
- 1800x2700 HARD STANDING AREA FOR REFUSE BINS
- BIN & BICYCLE STORE
- DENOTES LANDSCAPED BIN COLLECTION POINT (900x900mm hard standing area per plot served - refer to standard detail SD.15.11.5)
- SHOW HOMES
- EXPERIENCE CENTRE
- WELCOME CENTRE VISITOR PARKING
- SOCIAL HOUSING
- INDICATIVE SHRUB LANDSCAPING - refer to landscape layout for specific details
- DENOTES TURF (PRIVATE) - Segment 3 site, turf to front gardens only
- DENOTES TURF (PUBLIC) - turf areas to Public Open Spaces to be maintained by Management Company
- DENOTES BLOCK PAVING - refer to specific construction detail
- ELECTRIC VEHICLE CHARGING POINTS
- DENOTES 900mm WIDE PATH - refer to specific detail for composition
- DENOTES SUB STATION - refer to services layout for details
- DENOTES HIGH WALL AND EMBANKMENT LOCATIONS - areas of ground that can't be built on - refer to engineering constraints
- DENOTES 6x4 TIMBER SHED - refer to specific detail for shed base

PLEASE REFER TO LANDSCAPE DRAWINGS FOR ALL LANDSCAPE DETAILS

PLEASE REFER TO ENGINEERING DRAWINGS FOR ALL ENGINEERING DETAILS

ACCOMMODATION SCHEDULE

HOUSE TYPE	SALES NAME	NO	BLTP	TOTAL	BLTP	%	REGULATORY	BEES	PEOPLE	STORY	CONSTRUCTION	NO	NO	LAND
MIY	MIY	29	100	29,342	83	2.83%	M42/NEISS	3	4	2	SEMI DETACHED/TERRACE	35	3	B
B	B	6	100	7,262	105	1.45%	M42/NEISS	3	4	2	SEMI DETACHED	0	0	B
MIY	MIY	42	1,240	52,310	116	2.21%	M42/NEISS	3	3	2	SEMI DETACHED	40	0	B
B	B	40	1,240	52,310	102	1.95%	M42/NEISS	3	3	2	SEMI DETACHED/TERRACE	40	0	B
MIY	MIY	11	1,478	6,089	137	2.24%	M42/NEISS	4	8	2	SEMI DETACHED	0	0	B
B	B	11	1,478	6,089	137	2.24%	M42/NEISS	4	8	2	SEMI DETACHED	0	0	B
MIY	MIY	10	1,478	6,089	137	2.24%	M42/NEISS	5	9	2	SEMI DETACHED	0	0	B
B	B	10	1,478	6,089	137	2.24%	M42/NEISS	5	9	2	SEMI DETACHED	0	0	B
AFFORDABLE (MIY)		71				1.28%	M42/NEISS	3	4	2	SEMI DETACHED/TERRACE	0	0	A
AFFORDABLE (B)		12				0.17%	M42/NEISS	3	4	2	SEMI DETACHED/TERRACE	0	0	A
MIY (MIY)		4				0.05%	M42/NEISS	4	8	2	SEMI DETACHED	0	0	A
MIY (B)		4				0.05%	M42/NEISS	4	8	2	SEMI DETACHED	0	0	A
TOTALS		216		878,397	2,640	0.30%						79	0	A

HOUSETYPE RANGE: MIY

SPECIFICATION TYPE: TBC

LAND CLUSTER: 4 (S. YORKS)

LAND SEGMENT: B

DRAWING STAGE: 3-PLANNING

LANDSCAPE SPEC: SILVER

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Project: BARNESLEY WEST PHASE 1

Drawing: PLANNING LAYOUT

Planning Ref: N/A

Drawing Number: 20-CL4-SEGB-BWPI-02

Revision: O

