



Code	House Type	Beds	SQFT	SQ M	Storey Height	TOTAL	FT ² TOTAL	% MIX	% MIX
Hatted	2B/4P	2 Bed	651.39	60.32	2 Storey	37	24,101.43	10	23
Abbey	2B/4P	2 Bed	651.39	60.32	2 Storey	46	29,963.94	13	
Danbury	3B/5P	3 Bed	832.11	77.31	2 Storey	48	56,583.48	19	56
Caddington 5	3B/5P	3 Bed	990.00	91.97	2 Storey	30	9,900.00	8	
Banburgh	3B/5P	3 Bed	1,051.40	97.68	2.5 Storey	92	96,728.80	25	
Hedley	3B/4P	3 Bed	1,031.00	95.74	2 Storey	12	12,372.00	3	
Turton	4B/6P	4 Bed	1,052.00	97.73	2 Storey	21	22,092.00	6	17
Hardwick	4B/7P	4 Bed	1,251.29	116.25	2.5 Storey	39	48,800.31	11	
Lawton	2B/4P	2 Bed	739.87	68.74	2 Storey	11	8,138.57	3	5
Marlow	3B/5P	3 Bed	953.75	88.61	2 Storey	5	4,768.75	1	
Turton	4B/6P	4 Bed	1,052.00	97.73	2 Storey	2	2,104.00	1	
TOTAL						363	313,449.28	99.45	100

	Ha	Acres	N° 1 Bed	N° 2 Bed	N° 3 Bed	N° 4 Bed	TOTAL
Gross Site Area	= 11.040	27.280					94
P.O.S.	= 1.728	4.249					207
Road Frontage	= 0.160	0.395					60
Other Net Areas	= 0.609	1.505					
Net Site Area	= 8.543	21.111					361
Density	= 42.5	DPH					
SqFt per Acre	= 14,847.69						

Thurnscoe - Phase 3

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 or omissions are noted, these are to be reported 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
- 1000mm high metal railings
- Low trip fence

Other symbols:

- Affordable
- Block paving
- House reference
- Bin collection point (bin collection day only)
- Tree/vegetation to be retained.
- Tree/vegetation to be removed.

REV	DESCRIPTION	BY	DATE
G	Layout amended in line with BIMB comments. Schedule updated to suit.	TS	12.02.20
F	Layout amended in line with BIMB comments. Schedule updated to suit.	TS	06.02.20
E	Layout redesigned in line with clients comments	TS	28.01.20
D	Layout redesigned in line with Planners/highways and clients comments.	TS	10.12.19
C	Overhead power cables to the east shown on plan. 6m standoff indicated. Near boundary to plot 16. 100 associated to suit engineering information overlaid. plots 269, 255, 256 & 260, 261 amended to engineering comments.	TS	09.07.19
B	Minor layout comments to clients email of 24.06.19. Affordable mix reduced to clients instruction. overall units reduced by 1.	TS	25.06.19
A	Substation added. Field ditch added to Northern boundary. Play space positions and underground storage tank position amended. Indicative road connection over railway indicated. Plot amended to plots 252, 254, 14, 15 & 20, 28 in line with clients comments of 20.06.19. overall units reduced to 358. sqft rounded up.	TS	24.06.19

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CLIENT: **Keepmoat**

SITE: **Thurnscoe**

TITLE: **Planning Layout**

SCALE: 1:500 DATE: 18.06.19 DRAWN: TS CHECKED: SH

PROJECT NO: DRAWING NO: 1926 REVISION: G

1926 1926.01 G

N

Scaled @ 1:500

0 10m 20m 50m