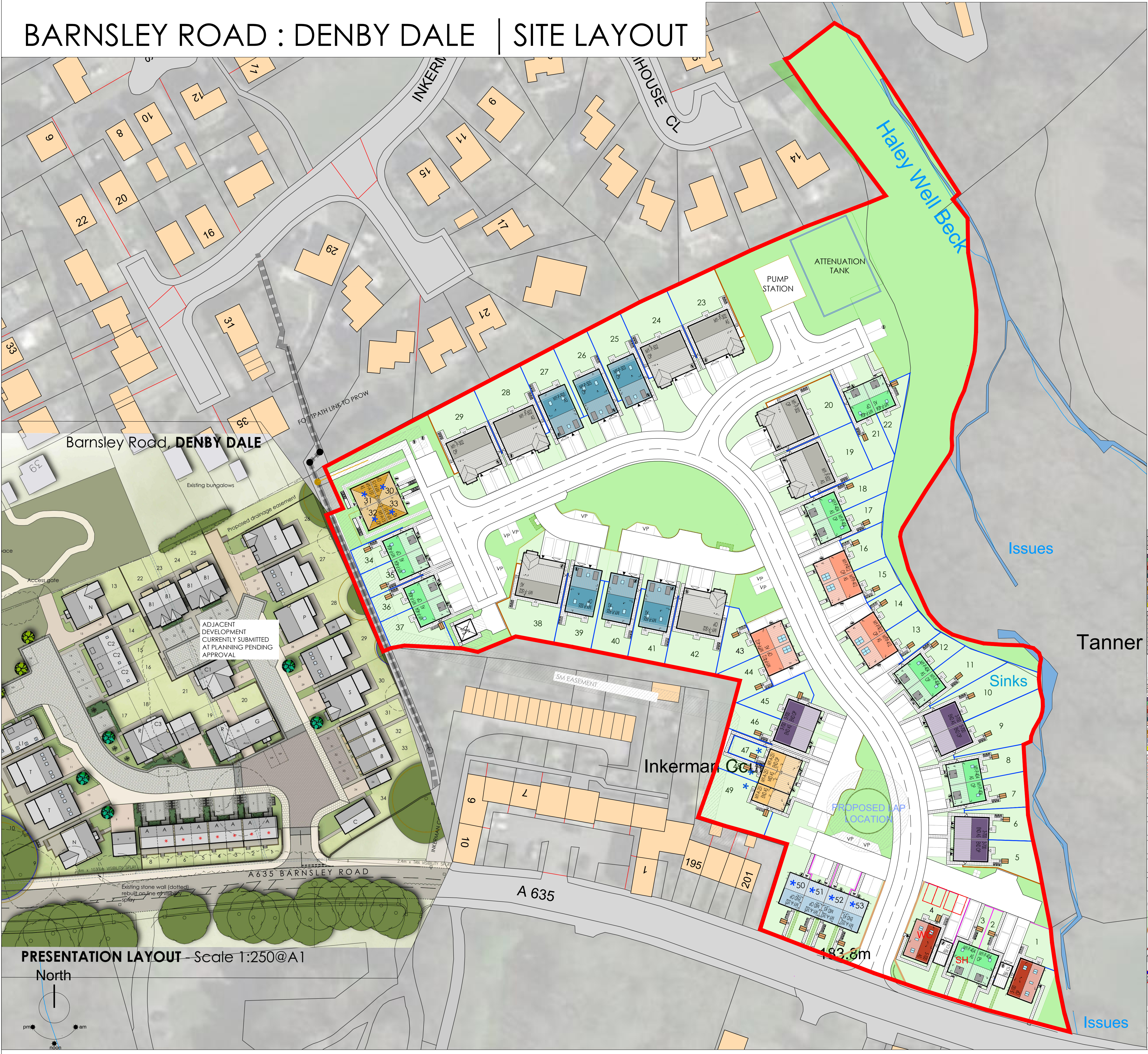


BARNESLEY ROAD : DENBY DALE | SITE LAYOUT



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	02.02.21	Mix revised and Siena introduced. No of Naples reduced around POS and Valencia plotted in place of. Total numbers remain at 44.	LA	LA
B	01.10.2021	Layout amended to accommodate new site entrance and comments from Operational architects and Pre-app. SUD's removed and units plotted in place. Accommodation schedule updated.	LM	LA
C	28.10.2021	Layout and mix amended following pre-app comments. Site access controlled and fence plot shown adjacent to existing terrace houses. Show home area amended to increase density. Operta and Roosa house types added to mix. Pump station and attenuation tanks indicated to north-east of site. LAR added to layout. Substation plotted in-line with engineer feedback. Accommodation schedule updated.	LM	LA
D	01.12/2021	Layout amended to align with engineering drawing. plot 5 parking revisited and trees high rail removed in areas which clash with retaining walls.	LM	LA

- SITE LAYOUT LAYERS KEY:
- 1800 HIGH SCREEN WALL (standard detail reference: SD1010.04 & 07 refer to material plan for brickwork)
 - 1800 HIGH CLOSE BOARDED TIMBER FENCE (standard detail reference: SD1010.17)
 - 1200 HIGH CLOSE BOARDED TIMBER FENCE (standard detail reference: SD1010.10)
 - 900 DRY STONE WALL (standard detail reference: SD1010.14)
 - 600 HIGH TIMBER KNEE RAIL (standard detail reference: SD1010.22)
 - TITLE BOUNDARY (PROVIDED THROUGH VENDOR INFO)
 - EASEMENT/BUFFER
 - INDICATIVE HAUL ROAD (MAULS, RED AD)
 - DENOTES EXISTING PUBLIC RIGHT OF WAY
 - INDICATIVE CAR PARKING SPACE
 - 900mm WIDE REAR ACCESS GATE
 - 1800x2700 HARD STANDING AREA FOR REFUSE BINS
 - DENOTES LANDSCAPED BIN COLLECTION POINT (900x600mm hard standing area per plot served. Refer to standard detail SD 10.11.13)
 - SHOW HOMES
 - WELCOME CENTRE
 - WELCOME CENTRE VISITOR PARKING
 - DENOTES LAND TO BE MANAGED BY RESIDENT (Please refer to landscape masterplan for further detail)
 - DENOTES LAND TO BE MANAGED BY MANAGEMENT COMPANY. (Please refer to landscape masterplan for further detail)
 - ELECTRIC VEHICLE CHARGING POINTS
 - DENOTES 6x4' TIMBER SHED (refer to specific detail for shed base)
 - DENOTES 3000x WIDE PATH (refer to specific detail for composition)
 - DENOTES SUB STATION (refer to services layout for details)

NOTE:
• Please refer to engineering drawing for FFL and retaining structures.
• Please refer to free report for removed and retained trees

POS COMBINED (STRATA STANDARD)

ACCOMMODATION SCHEDULE															
DRAWING NUMBER:		SITE NAME:		BREX NUMBER:		SAFETY:		TOTAL SQ. METRE:		TOTAL SQ. METRE %		REGULATORY COMPLIANCE:		STORY HEIGHT:	
OPEN MARKET (PMY)		1 BED 2 STOREY		3	5	398	5981	92.72	55.50	11.1%	MA1/10/SS	4	2		
WVP-001		POSSIBLE 2 BED PLUS STUDIO		3	14	1245	1744	115.76	1620.09	28.4%	MA1/10/SS	6	2.5		
WVP-002		POSSIBLE 2 BED PLUS STUDIO		3	4	1245	1744	115.76	1620.09	28.4%	MA1/10/SS	6	2.5		
WVP-003		POSSIBLE 2 BED PLUS STUDIO		3	2	1743	3486	99.93	331.86	3.8%	MA1/10/SS	6	2.5		
WVP-004		POSSIBLE 2 BED PLUS STUDIO		3	1	1985	3970	119.55	159.39	1.5%	MA1/10/SS	6	2.5		
WVP-005		POSSIBLE 2 BED PLUS STUDIO		3	14	1244	1868	165.81	177.37	13.5%	MA1/10/SS	5	2.5		
PERMANENT TOTAL		PERMANENT TOTAL (PMY)		12	24	2114	2884	198.48	237.74	7.5%	MA1/10/SS	4	2		
TOTAL		TOTAL (PMY)		15	38	2528	3462	218.26	267.48	7.5%	MA1/10/SS	4	2		
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TOTAL		TOTAL (PMY)		15	38	2528	3462								