



Notes | Sketch schemes may be based on plan information of unknown origin and is subject to verification and survey. Contractors must verify all dimensions on site before commencing any work or shop drawings. This drawing is not to be scaled. Use figured dimensions only. Ensure digital versions are plotted at Actual Size. Building areas are liable to adjustment over the course of the design process due to ongoing construction detailing developments. Subject to statutory approvals and survey. The bar above is to check that the drawing has been printed to scale.

N

0 5 10cm

A

Rev

08.12.22

Annotation amended

CR

Drawn

Checked

Project

Penistone Road, Fenay Bridge

Drawing

Proposed Overall Site Layout

Client

Newett Homes

BM Subcategory Description

SUITABLE FOR INFORMATION

BM Subcategory Code

52

Status

Planning

2 Riverside Way

320 City Road

Date

18.11.22

Wharfedale Way

Anger

Drawn

CR

L51 491

EC1V 9JZ

Checked

CR

15113 818 8041

1 0203 863 8602

Scale (A1)

1:500

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1047 - EA - A - P004 - A

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Note
Location of affordable housing units per signed Section 106 Agreement dated 31 August 2021

Plot 1-16 External Materials Key

Stone Elevation Style

Stone and Render Elevation Style

ACCOMMODATION SCHEDULE - PLOTS 17-68				
House Type	Area (sq.ft)	Quantity	Total Areas (sq.ft)	
HT1	2 bed	740	12	8,880
HT2	3 bed	954	36	34,344
HT2r	3 bed	955	4	3,820
TOTAL OVERALL		52	47,044 sq.ft	

ACCOMMODATION SCHEDULE - PLOTS 1-16									
House Type				NDSS	M4(2)	M4(3)	Area (sq.ft)	Quantity	Total Areas (sq.ft)
Affordable Units									
N201	Elm	EL	2 bed 3 person semi detached				764	4	3,056
A3	*	A3	3 bed 4 person semi detached				908	2	1,816
TOTAL AFFORDABLE								6	4,872 sq.ft
Open Market Units									
N201	Elm	EL	2 bed 3 person semi detached				764	4	3,056
N202	Pine	PI	2 bed 3 person semi detached				753	2	1,506
A3	*	A3	3 bed 4 person semi detached				908	4	3,632
TOTAL OPEN MARKET								10	8,194 sq.ft
TOTAL OVERALL								16	13,066 sq.ft
Net Developable Site Area								0.8 Acre	16,333 sq.ft/Acre
Total Site Area								1.05 Acre	