

BARNESLEY ROAD, DENBY DALE | 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	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. SUE's removed and utilised in place. Accommodation schedule updated.	LM	LA
C	28.10.2021	Layout and mix amended following pre-app comments. Site access centralised and terrace plots adjacent to existing terrace homes. Show home area amended to increase density. Open and Roofs house types added to mix. Pump station and attenuation tanks indicated to North edge of site. LAF added to layout. Substation plotted in line with engineer feedback. Accommodation schedule updated. Drawing amended to incorporate external works.	LM	LA
D	30.11.2021		LM	LA
E	21.06.22	Layout updated following comments received through the pre-app. Road layout amended to accommodate comments. 20' boundary from existing woodland. Woodland adjacent plots. Substation, pump station and attenuation tanks re-located with engineer feedback. Pump station and attenuation tanks re-located. Show home area amended to provide open space for existing plots with existing area of the road. Accommodation schedule amended in line with changes.	LM	LA
F	09.01.23	Layout amended to incorporate stand off from trees. Affordable Housing removed and mix amended. Road layout redesigned. Pump station, tank and substation re-located. Welcome centre and show home now re-located. LAF removed.	GF	M
G	24.02.23	Layout amended following road re-design. This follows required stand-off distance from woodland.	GF	LA
H	25.04.23	Plot 3 & 6 pulled forward to reach required back to back distance with existing plots. Road of road softened on entrance. Plot 14 fence line pulled forward to allow access to land behind site. Plot 1, uplit incorporated.	GF	LA
I	22.09.23	Visitor parking and street trees introduced. Plots 22 & 23 pulled back to allow space for visitor parking. Plot 17 garden boundary wall reworked.	GF	AW
J	10.11.23	Amendments to OS, visitor parking next to plot 2 made permanent, plots 5-7 re-handed.	GF	-
K	28.02.24	Radli increased from 6m to 10m at site entrance. Plot 16, 3's front garden re-worked to give some land to POS. Red line boundary amended to suit to south. Dry stone wall proposed at site entrance. Path in front of plot 1 widened for visibility.	GF	-
L	13.09.24	6 x C3-302 plotted in place of 2 x Valencia and 1 x Copenhagen to achieve 20% affordable homes. Blocks updated to new codes.	GF	-
M	06.12.24	AH dispersed so not all grouped in one area.	GF	-
N	13.12.24	Plot 22 pulled 1m forwards to provide 21m back to back distance.	GF	-
O	02.02.21	Plots 21, 22 & 27-30 Naples updated to correct codes (C3-0332).	GF	-
P	07.02.25	Layout amended to accommodate the mix change. Plots 13-20 updated from T1 - 2 bed.	SB	-
Q	28.10.2021	OS map updated following amendments to existing plots. As result, plots 18 - 20 swapped with plots 21-22 to allow sufficient back to back distance.	GF	-
R	21.03.25	Drawing amended to suit updated access design.	SB	LA

SYMBOL/KEY	DESCRIPTION
[Red line]	1000mm HIGH STONE WALL
[Orange line]	1000mm HIGH GREEN WALL
[Blue line]	1000mm HIGH CLOSE BOARDS THREE FENCE
[Red line]	RED LINE APPLICATION BOUNDARY
[Green dashed line]	1000mm STAND-OFF FROM WOODLAND
[Grey line]	BASEMENT BUFFER
[Dashed line]	DEMOTES EXISTING PUBLIC RIGHT OF WAY
[Symbol]	INDICATIVE CAR PARKING SPACE
[Symbol]	1000mm WIDE REAR ACCESS GATE
[Symbol]	1800mm HARD STANDING AREA FOR REUSE BUS
[Symbol]	DEMOTES LANDSCAPED BIN COLLECTION POINT
[Symbol]	DEMOTES LANDSCAPED BIN COLLECTION POINT
[Symbol]	SHOW HOMES
[Symbol]	WELCOME CENTRE
[Symbol]	WELCOME CENTRE VISITOR PARKING
[Symbol]	APPROXIMATE HOUSING
[Symbol]	LOW LEVEL BOUNDARY HEDGING
[Symbol]	INDICATIVE SPIRAL LANDSCAPING
[Symbol]	DEMOTES SURF PRIVATE
[Symbol]	DEMOTES SURF PUBLIC
[Symbol]	DEMOTES SURF PRIVATE
[Symbol]	DEMOTES SURF PUBLIC
[Symbol]	ELECTRIC VEHICLE CHARGING POINTS
[Symbol]	DEMOTES 900mm WIDE PATH
[Symbol]	DEMOTES SUB STATION

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ACCOMMODATION SCHEDULE												
HOUSE TYPE	SALES NAME	NO	SQ.FT	TOTAL SQ.FT	TOTAL SQ.M	BEDS	PEOPLE	STOREY	COMPOSITION	END NO.	W/O NO.	
OPEN MARKET - CORE (MIX)												
OS-0002	COPENHAGEN	3	1,347	4,041	125	378	4	6	2	DETACHED	3	0
OS-0002	FLORENCE (C1)	3	1,790	5,372	166	499	5	8	2	DETACHED	3	0
OS-0002	VALENCIA	2	2,388	4,672	217	484	5	8	2	DETACHED	2	0
OS-0002	NAPLES	11	2,280	25,080	214	2,346	5	8	2	DETACHED	11	0
OS-0002	SIENA	3	2,229	6,687	252	1,856	5	10	2	DETACHED	3	0
	OS TOTALS:	24	65,797	65,797	4,316						24	0
AFFORDABLE (MIX)												
OS-0002	T1	3	761	2,283	71	212	2	3	2	SEMI-DETACHED/TERRACE	2	1
OS-0002	T2	3	923	2,769	86	257	3	4	2	SEMI-DETACHED/TERRACE	2	1
	AFFORDABLE TOTALS:	6	16,689	16,689	9,892						4	2
	TOTALS:	30	82,486	82,486	14,208						28	2

Area Class:	2.11	Hectares
Area Class:	6.701255	Acres
Non-Developable/POS area:	0.27	Hectares
Non-Developable/POS area:	0.64	Acres
Developable area:	3.58512	Hectares
Developable area:	8.83	Units/Hectares
Density:	8.83	Units/Acre
Sq.Metre:	14287.16	Sq.Metre

HOUSTYPE RANGE: MIY
 SPECIFICATION TYPE: TBC
 LAND CLUSTER: 2 (W. YORKS)
 LAND SEGMENT: D
 DRAWING STAGE: 3-PLANNING



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scale: 1:500@A0 | drawn by: LA | date: 30.01.22

Project: Barnesley Road, Denby Dale

Drawing: Planning Layout

Planning Ref: N/A

Drawing Number: 21-CL2-SEGD-BRDD-01

Revision: R

SHOW HOME COMPLEX

LANDSCAPE SPEC: SILVER

