

# PENISTONE ROAD, FENAY BRIDGE



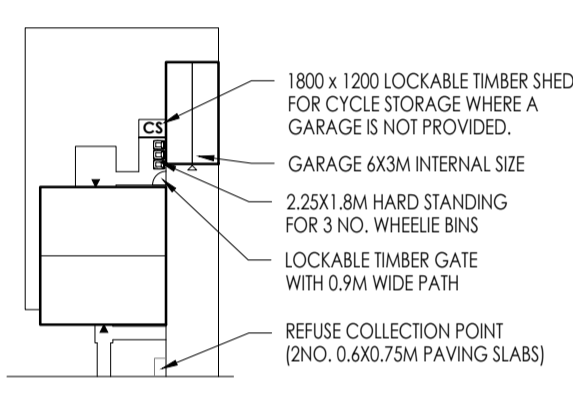
## ISSUE FOR PLANNING

- NOTES:**
1. ALL DIMENSIONS ARE IN MILLIMETRES, UNLESS STATED OTHERWISE.
  2. DO NOT SCALE FROM THIS DRAWING.
  3. ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE CONSTRUCTION COMMENCES.
  4. EXISTING SERVICE RUNS TO BE VERIFIED BY SITE INSPECTION.

## DRAWING LEGEND:

- RED LINE BOUNDARY
- NET DEVELOPABLE AREA
- POS AREA
- AFFORDABLE UNITS
- LANDSCAPING IS INDICATIVE - PLEASE REFER TO PLANS BY OTHERS
- REFUSE COLLECTION POINT
- SHARED PRIVATE DRIVE
- RETAINING WALL
- EXISTING CAT. A TREE CANOPY
- EXISTING CAT. C TREE CANOPY
- EXISTING TREE ROOT PROTECTION ZONE
- EXISTING TREES TO BE REMOVED

## TYPICAL PLOT LAYOUT:



Penistone Road, Fenay Bridge										
Schedule of Accommodation										
House Type	Code	Bed No.	Bath	Type	Parking	Sq.ft.	No.	Units	Total Sq.ft.	%
<b>Free Sale</b>										
Avocado	AV	28/25	End	PS		757	8	6556	15%	
Buckwheat	BU	38/25	End	PS		854	1	854	2%	
Chestnut	CH	38/25	End	PS		859	2	1718	4%	
Dandelion	DA	38/25	Det	PS		995	4	3980	7%	
Eucalyptus	EU	38/25	Det	PS		1054	5	5270	9%	
Macadamia	MA	38/35	End	PS		1214	4	4856	7%	
Manuka	MU	38/35	End	PS		1279	4	5116	7%	
Ironbark	IR	48/25	Det	Int		1128	7	7896	13%	
Jamun	JA	48/25	Det	Int		1198	2	2396	4%	
Lavender	LA	48/25	Det	Int		1229	5	6145	9%	
Rosemary	RO	48/25	Det	SC		1359	1	1359	2%	
Linden	LI	48/25	Det	SC		1274	3	3822	6%	
Sage	SA	48/25	Det	SC		1379	4	5516	7%	
Tupelo	TU	58/25	Det	Int		1500	4	6000	7%	
<b>Total</b>							<b>54</b>	<b>61034</b>	<b>100%</b>	

Affordable 20% = 13 UNITS										
Avocado	AV	28/25	End	PS		757	9	6813	69%	
Buckwheat	BU	38/25	End	PS		854	2	1708	15%	
Chestnut	CH	38/25	End	PS		859	2	1718	15%	
<b>Total</b>							<b>13</b>	<b>10239</b>	<b>100%</b>	

Total		Gross Area		POS Area (approx.)		Nett Area	
67	71273	5.99 acres	2.42 ha	0.75 acres	0.30 ha	4.46 acres	1.80 ha

Nett Coverage		Nett Density	
37 dph	15980 sq.ft/acre		

Single Garages		Double Garages	
6	1		

Rev.	Description	Date

**honey**

**PARKER PEEL**  
ARCHITECTURAL

info@parkerpeel.co.uk www.parkerpeel.co.uk 01924 921 860

Client:  
Homes by Honey

Project:  
2307  
Residential Development at  
Penistone Road, Fenay Bridge

Title:  
Site Layout Plan

Draw. No.	Rev.	Scale	Drawn	Checked	Date
2307-SI-02	-	1:500@A1	RP	-	09/23

Site Layout Plan - Scale 1/500

Floyd Green

bee@parkerpeel.co.uk