PENISTONE ROAD, **FENAY BRIDGE**

Site Layout Plan - Scale 1:500

ISSUE FOR PLANNING

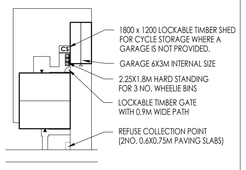
NOTES:

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 Accomodation

House Type	Code	Bed No /Storey	Type	Parking	Sq.ft	No. Units	Total Sq.ft	%
Freesale								
Avacado	AV	2B/2S	End	PS	757	8	6056	15%
Buckwheat	BU	3B/2S	End	PS	854	1	854	2%
Chestnut	CH	3B/2S	End	PS	859	2	1718	4%
Dandelion	DA	3B/2S	Det	PS	995	4	3980	7%
Eucalyptus	EU	3B/2S	Det	PS	1054	5	5270	9%
Macadamia	MA	3B/3S	End	PS	1214	4	4856	7%
Manuka	MU	3B/3S	End	PS	1279	4	5116	7%
Ironbark	IR	4B/2S	Det	Int	1128	7	7896	13%
Jamun	JA	4B/2S	Det	Int	1198	2	2396	4%
Lavender	LA	4B/2S	Det	Int	1239	5	6195	9%
Rosemary	RO	4B/2S	Det	3G	1359	1	1359	2%
Linden	LI	4B/2S	Det	3G	1274	3	3822	6%
Sage	SA	4B/2S	Det	3G	1379	4	5516	7%
Tupelo	TU	5B/2S	Det	Int	1500	4	6000	7%
				Total		**54**	**61034**	**100%**
Affordable 20% = 13 UNITS								
Avacado	AV	2B/2S	End	PS	757	9	6813	69%
Buckwheat	BU	3B/2S	End	PS	854	2	1708	15%
Chestnut	CH	3B/2S	End	PS	859	2	1718	15%
				Total		**13**	**10239**	**100%**
				Total		**67**	**71273**	

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

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

Single Garages	**6**	**Double Garages**	**1**

Rev	Description	Date

honey

PARKER PEEL
ARCHITECTURAL

e info@parkerpeel.co.uk w www.parkerpeel.co.uk t 01924 921 860

Client
Homes by Honey

Project
2307
Residential Development at
Penistone Road, Fenay Bridge

Title
Site Layout Plan

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