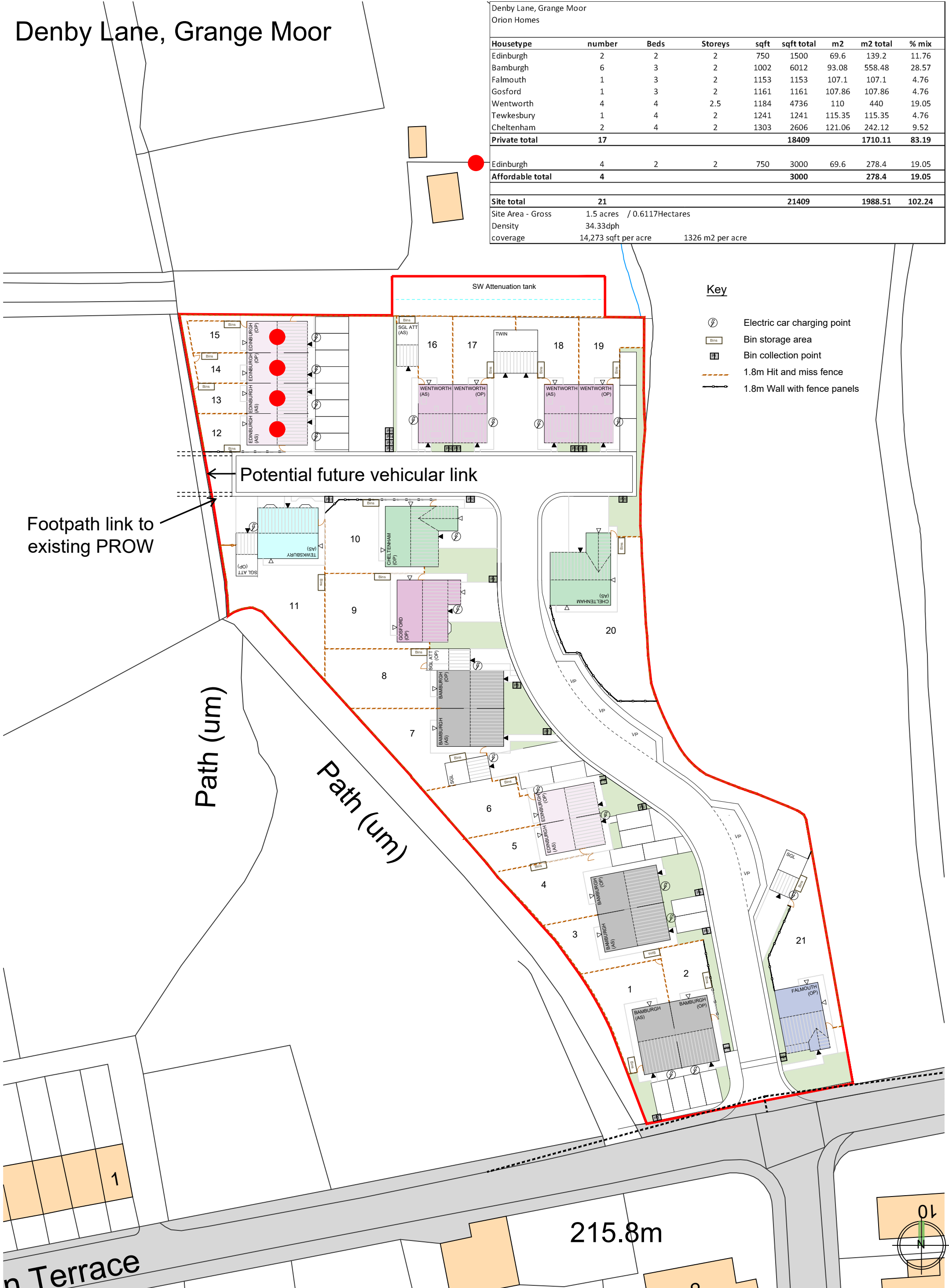


Denby Lane, Grange Moor

Denby Lane, Grange Moor
Orion Homes

Housetype	number	Beds	Storeys	sqft	sqft total	m2	m2 total	% mix
Edinburgh	2	2	2	750	1500	69.6	139.2	11.76
Bamburgh	6	3	2	1002	6012	93.08	558.48	28.57
Falmouth	1	3	2	1153	1153	107.1	107.1	4.76
Gosford	1	3	2	1161	1161	107.86	107.86	4.76
Wentworth	4	4	2.5	1184	4736	110	440	19.05
Tewkesbury	1	4	2	1241	1241	115.35	115.35	4.76
Cheltenham	2	4	2	1303	2606	121.06	242.12	9.52
Private total	17				18409		1710.11	83.19
Edinburgh	4	2	2	750	3000	69.6	278.4	19.05
Affordable total	4				3000		278.4	19.05
Site total	21				21409		1988.51	102.24
Site Area - Gross	1.5 acres / 0.6117Hectares							
Density	34.33dph							
coverage	14,273 sqft per acre		1326 m2 per acre					



Key

- Electric car charging point
- Bin storage area
- Bin collection point
- 1.8m Hit and miss fence
- 1.8m Wall with fence panels

Rev	Date	Notes
E	28.02.24	2024 Redrawn - CD
F	28.02.24	Plots 6 and 7 & 15 to 18 amended, 3m easement to eastern boundary added - CD
G	02.03.24	Plots 1 & 2 moved back to allow for the existing FW manhole/sewer - CD
H	15.05.24	Amended to suit Sandersons comments - CD
I	31.05.24	Plots 1 to 6 moved forward to make gap between plots 6 & 7 wider to accommodate drainage easement - CD

Rev	Date	Notes
J	16.06.24	Plots 1 & 2 parking spaces amended and VP amended - CD
K	28.08.24	OLA for Edinburgh house type has been amended and schedule updated to suit - CD
L	10.09.24	Schedule amended to show m2 - CD
M	29.09.24	Road layout between plots 11 and 12 amended to allow a future access point into the remaining H58 allocation and a footpath link to the existing PROW - CD
N	21.10.24	Schedule amended, Edinburgh bed number changed - CD

Rev	Date	Notes
O	04.11.24	Red line amended to include SW Attenuation tank - CD
P	27.11.24	Plot 5 & 6 amended to 2 beds and plots 7 & 8 garages added, bin storage/collection points added - CD
Q	17.01.25	Road between plots 11 and 12 shortened to avoid root protection area - CD
R	28.02.25	Visitor parking amended to highways comments - CD
S	26.02.25	Hard margin to the side of plot 20 amended to include the forward visibility splay - CD
T	25.03.25	Road amended to shared surface road, plot 21 moved out of tree protection zone and visitor parking drawn to adoptable standards - CD

Date:	Feb 24	Project:	Denby Lane, Grange Moor
Scale @ AS:	1:500	Drawing Number:	Site layout
Drawn By:	CD	Revision:	T

OrionHomes
SO GOOD TO COME HOME TO
Unit 5, Benton Office Park, Bennett Avenue,
Horbury, Wakefield, WF4 5RA, Tel: 01924 831530