

SITE LAYOUT PLAN - BARNSLEY ROAD, DENBY DALE



BARNSLEY ROAD, DENBY DALE - SCHEDULE OF ACCOMMODATION									
House Type	Bed No	Type	Parking	Sq.ft	No. Units	Total Sq.ft	%		
Dalton	3	End	PS	934	2	1868	6%		
Newton	3	Det	PS	934	4	3744	13%		
Allerton	3	Det	IG	1001	3	3003	9%		
Malham	4	Det	IG	1227	4	4908	13%		
Addingham	4	Det	SG	1259	3	3777	9%		
Hovingham	4	Det	SG	1259	1	1259	3%		
Bramham	4	Det	IG	1496	7	10472	22%		
Collingham	4	Det	SG	1507	2	3014	6%		
Cawthorne	5	Det	IG	1658	6	9948	19%		
Total					32	41933	100%		
Affordable									
Gibburnham	1	End	PS	657	4	2628	50%		
Dalton	3	End	PS	904	4	3616	50%		
Total					8	6244	100%		
Grand Total									
Gross Area		4.79	acres	No. 3 Bed Units	40	48177	9	28%	
Net Area		1.94	ha	No. 4 Bed Units	17	53%			
		3.34	acres	No. 5 Bed Units	6	19%			
		1.35	ha						
Net Coverage		14424	sq.ft/acre						
Net Density		30	dph						

- LEGEND:
- SITE BOUNDARY
 - SALES ARENA
 - AFFORDABLE DWELLINGS
 - EXISTING WOODLAND
 - PROPOSED LANDSCAPING - PLEASE REFER TO LANDSCAPE ARCHITECTS DRAWINGS
 - ANCIENT WOODLAND 15m and 20m OFFSET
 - LV MAINS - OVERHEAD
 - GAS EASEMENT
 - COMBINED SERVICES EASEMENT
 - WATERCOURSE
 - PUBLIC RIGHT OF WAY / EXISTING FOOTPATH
 - EXISTING TREES TO RETAIN
 - EXISTING TREES TO REMOVE
 - ROOT PROTECTION AREA

- J Revised to clients comments. Jul 26
- H Revised to clients comments. Jun 26
- G Revised mix and road pattern. May 26
- F Redline updated and landscaping included.Feb 26
- E Redline updated to include Vis Splay. Oct 25
- D Redline updated to align with riparin zone. Oct 25

SITE LAYOUT PLAN - 2530-SI-02J
BARNSLEY ROAD, DENBY DALE
NEWETT HOMES
SCALE:1:500@A1 - AUGUST 2025

PARKER PEEL
ARCHITECTURAL

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