BARROW ROAD | BARTON UPON HUMBER

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	-	-	-	-
B	04.01.23	Layout revised plot numbers have increased to 169 from 168. Raised tables included, sales area relocated, sheds and paths moved to retain hedgerow.	AW	LA
C	17.01.23	Welcome centre relocated inside double garage. Private drive near plots 1-2 straightened and now includes turning head. Access added from front of plots to public highway. Plots 7 & 8 parking re-worked. Duties and paths added to plots 1-2, 7-8 & 9-10. Footpath added to rear of plots 1-6 to connect to existing footpath. Visitor POS space added into rear gardens where possible. Plots 5A, 5D, 12A & 12D parking moved towards front of plot. Roads rounded off to eliminate hard corners. Drive rotated to be perpendicular to parking bays. Plots 13-15 & 18-20 parking moved towards front of plot. Plots 16-17 & 21-22 parking moved towards front of plot. Footpath added to existing path near plot 52. Plots 29-32, 36-41, 42-45 pulled to align with build line. Low level hedging added along main spine road.	GF	LA
D	08.02.23	Layout revised following tracking comments. Visibility splays on bends and private drives have been included.	AW	GF
E	20.03.23	Layout revised following title boundary updated and ransom strip. Plots 53 and 54 rear boundary revised to offset from existing building. Plots 36-52 moved north.	AW	GF
F	16.06.23	Layout revised to updated drainage and link road.	AW	GF
G	02.08.23	Layout revised following updated roundabout and link road design.	AW	GF
H	04.08.23	Red line boundary revised to incorporate the roundabout. Bin collection points added to private drives.	AW	KM
I	15.08.23	Layout revised following forward visibility and tracking comments.	AW	KM

Caravan Site

Rancher

Tide's Out

23.8m

Cornhill Farmhous

A 1077

A 1077

CRESCENT

CORNHILL DRIVE

GLEBE WAY

DANSON CL

ATTENUATION TANK

cycleway

footpath

PROPOSED BASIN LOCATION

ATTENUATION TANK

ATTENUATION TANK

OVERHEAD CABLES TO BE DIVERTED

Construction Temp Access

existing wall

HEDGEROW TO INFILL

HEDGEROW TO INFILL

Section of link road shown beyond the red line boundary to be delivered by others

G001 G002 G003 G004 G005 G006 G007 G008 G009 G010 G011 G012 G013 G014 G015 G016 G017 G023 T001 T005 T022

SITE LAYOUT KEY:

- 1800 HIGH SCREEN WALL (standard detail reference: SD10.09.07 - refer to materials plan for finish/colour)
- 1800 HIGH CLOSE BOARDED TIMBER FENCE (standard detail reference: SD10.09.17)
- 1200 HIGH CLOSE BOARDED TIMBER FENCE (standard detail reference: SD10.09.13)
- RED LINE APPLICATION BOUNDARY
- 900mm WIDE REAR ACCESS GATE
- 1800x2700 HARD STANDING AREA FOR REFUSE BINS
- SH SHOW HOMES
- WC WELCOME CENTRE
- WELCOME CENTRE VISITOR PARKING
- LOW LEVEL BOUNDARY HEDGING
- DENOTES TURF (PRIVATE)
- DENOTES TURF (PUBLIC) -turf area to Public Open Spaces to maintained by Management Company or Highway Authority (please see Landscape Management Plan)
- ELECTRIC VEHICLE CHARGING POINTS
- DENOTES 6'x4' TIMBER SHED - refer to specific detail for shed base
- DENOTES 900mm WIDE PATH - refer to specific detail for composition
- DENOTES SUB STATION - refer to services layout for details
- DENOTES LANDSCAPED BIN COLLECTION POINT 750x900mm hard standing area per bin (4 bins per area). Refer to standard detail SD.10.11.9

PLEASE REFER TO LANDSCAPE DRAWINGS FOR ALL LANDSCAPE DETAILS

PLEASE REFER TO ENGINEERING DRAWINGS FOR ALL ENGINEERING DETAILS

ACCOMMODATION SCHEDULE

SITE NAME:
DRAWING NUMBER:

HOUSE TYPE	SALES NAME	NO	SQ FT	TOTAL SQ FT	SQ M	TOTAL SQ M	%	REGULATORY COMPLIANCE	BEDS	PEOPLE	STOREY	CONFIGURATION	LAND SEGMENT
OPEN MARKET - CORE (4MIY)													
E-300	300 BAD (WHEEL CHAIR USER BUNGALOW)	1	850	850	80	80	0.46%	M4(3) / NDSS	2	3	1	BUNGALOW	A
4MIY	ABBEY	45	1,050	47,250	98	4,395	25.39%	M4(3) / NDSS	3	5	2.5	SEMI-DETACHED/TERRACE	B
4MIY/L302	GENEVA	57	1,204	68,628	112	6,335	32.9%	M4(1) / NDSS	3	5	2.5	SEMI-DETACHED/TERRACE	B
4FY PL 404	ROSAS (3 BED PLUS STUDY)	28	1,246	34,888	116	3,241	16.2%	M4(1) / NDSS	3	5	2.5	SEMI-DETACHED	B
E-301	BALCONNA (3T) (3 BED PLUS STUDY)	7	1,235	8,645	115	803	4.0%	M4(1) / NDSS	3	5	2	DETACHED	B/C
E-102	OPORTO (3 BED PLUS STUDY)	24	1,345	32,280	125	2,999	13.9%	M4(1) / NDSS	3	6	2.5	SEMI-DETACHED/ DETACHED	B/C
E-301	COTTINGTON	1	1,350	1,350	125	125	0.6%	TBC	4	6	2	DETACHED	B/C
	OPEN MARKET TOTALS:	173		193,849		18,018	100.0%						
	TOTALS:	173		193,849		18,018	100.0%						

Area Gross:	6.06	Hectares	
Area Gross:	14.210959	Acres	
Non Developable/POS area	0.5	Hectares	
Non Developable/POS area	1.235519	Acres	
Developable area	5.56	Hectares	
Developable area	13.745403	Acres	
Density:	28.66	Units / Hectare	
Density:	11.55	Units / Acre	
Sq.Ft/ac:re	1361.5.02	Sq.Ft/acre	
Sq. Metres/Hectare	3126.09	Sq. Metres/Hectare	

M4(3) PERCENTAGE	32.4%	M4(3) PLOT TOTAL	56
M4(3) PERCENTAGE	0.6%	M4(3) PLOT TOTAL	1

HOUSETYPE RANGE: MIY

SPECIFICATION TYPE: TBC

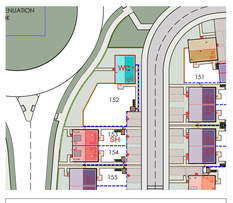
LAND CLUSTER: 3 (E. YORKS)

LAND SEGMENT: B

DRAWING STAGE: 3-PLANNING

SHOW HOME COMPLEX

LANDSCAPE SPEC: SILVER



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scale: 1:500 @ A0 | drawn by: AW | date: 19/12/2022

Project: Barrow Road, Barton upon Humber DN18 6DB

Drawing: Planning layout

Planning Ref: N/A

Drawing Number: 22-CL3-SEGB-BR-01-PL | Revision: I

North

pm am noon

1:500
10m 0 10m 20m 30m 40m 50m