

# 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 1-5 straightened and now includes turning head. Access added from front of plots to public Highway.	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
J	20.12.23	Plot mix and drainage updated following comments.	AW	-
K	22.01.24	Easement for electrical diversion incorporated. Accommodation schedule updated.	AW	GF
L	06.02.24	Electrical new poles and stays incorporated with easement. Plots adjacent to the new pole and accommodation schedule updated have been revised.	AW	GF
N	07.04.25	Layout Updated to suit new mix and engineering constraints.	SB	-
P	17.04.25	Plots 29-32 split into semi detached units, rear garden and parking arrangements updated on plots 44-57 to 156-177. Gardens and parking arrangements to Plots 178-184 re-arranged to enable rear access from parking spaces. Plots 13/14 moved away from boundary line to help with levels.	MM	SB
Q	14.10.25		SB	-

- SITE LAYOUT KEY:**
- RED LINE PLANNING APPLICATION BOUNDARY
  - BRICKWORK AND FENCE PANEL INSERT WALL WITH PER DETAIL refer to materials plan for details
  - FEATHERED EDGE FENCING refer to materials plan for details
  - SITE BOUNDARY TREATMENTS refer to materials plan for details
  - EASEMENT/BUFFER
  - 1000mm WIDE REAR ACCESS GATE
  - 1800x2700 HARD STANDING AREA FOR REFUSE BINS
  - BIN & BICYCLE STORE
  - ELECTRIC VEHICLE CHARGING POINTS
  - 6x6 DENOTES 6x6 TIMBER SHED refer to specific detail for shed base
  - 6x4 DENOTES LANDSCAPED BIN COLLECTION POINT 900x600mm hard standing area per plot served. Refer to standard detail 05.10.13
  - SHARED SURFACE - WITH SERVICE MARGIN
- PLEASE REFER TO ENGINEERING DRAWINGS FOR ALL ENGINEERING DETAILS**
- PLEASE REFER TO LANDSCAPING DRAWINGS FOR ALL LANDSCAPING DETAILS**

ACCOMMODATION SCHEDULE									
SITE NAME	Barrow Road	NO	NO PT	TOTAL SQFT	SQM	TOTAL SQM	%	BEDS	POPULATION
<b>MARKET TYPE</b>									
<b>OPEN MARKET - CORE ONLY</b>									
10000	10000	4	7%	2,516	58	234	2.0%	1	2
20000	20000	4	7%	3,290	77	305	2.6%	1	2
30000	30000	18	16%	12,960	71	1,275	11.2%	2	3
<b>Total 3 Bed</b>									
40000	40000	20	18%	10,020	60	2,302	19.8%	3	4
50000	50000	77	71%	86,475	100	8,450	73.9%	3	5
<b>Total 3 Bed</b>									
60000	60000	12	11%	2,328	38	580	5.0%	4	5
70000	70000	10	9%	10,120	115	1,127	9.7%	4	5
80000	80000	2	2%	27,500	128	2,380	20.6%	4	5
90000	90000	2	2%	1,347	28	290	2.5%	4	5
<b>Total 4 Bed</b>									
<b>OPEN MARKET TOTALS:</b>		196	100%	221,612	26,833	100%			
<b>TOTALS:</b>		196		221,612	26,833				
Area Green	6.35	Hedgerow							
Area Green	10.08	Area							
Non-Developable/POD area	1.71	Hedgerow							
Non-Developable/POD area	4.23	Area							
Developable area	4.64	Hedgerow							
Developable area	11.26	Area							
Canals	42.24	Utility Hedgerow							
Canals	17.02	Utility Area							
St. House	1660.20	St. Hedgerow							
St. Manufacture	442.11	St. Manufacture							



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scale: 1:500 @ A0 | drawn by: SB | date: 17.02.25

Project: Barrow Road, Barton upon Humber DN18 6DB

Drawing No: 22-CL3-SEGB-BR-01-PL

Drawing: Planning Layout

Revision: Q

