

# 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.	MM	SB

- SITE LAYOUT KEY:**
- RED LINE PLANNING APPLICATION BOUNDARY
  - BRICKWORK AND FENCE PANEL INSERT WALL WITH PBR DETAIL refer to landscape plan for details
  - FEATHERED EDGE FENCING refer to landscape plan for details
  - SITE BOUNDARY TREATMENTS refer to landscape plan for details
  - EASEMENT/BUFFER
  - 1000mm WIDE REAR ACCESS GATE
  - 1800x2700 HARD STANDING AREA FOR REFUSE BINS
  - BIN & BICYCLE STORE
  - ELECTRIC VEHICLE CHARGING POINTS
  - DENOTES 6x6 TIMBER SHED refer to specific detail for shed base
  - DENOTES LANDSCAPED BIN COLLECTION POINT 900x600mm hard standing area per plot served. Refer to standard detail 05.10.113
  - 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	TOTAL	TOTAL	%	REDA	POPULATION	
MARKET TYPE	MARKET NAME	NO	NO	NO	NO	%	NO	NO	
OPEN MARKET	CORE ONLY	4	626	2,516	58	2.3%	1	2	2
	W11	4	7	7	7	100%	1	2	2
BUNGALOW	BUNGALOW	4	624	3,200	77	2.4%	1	3	1
	T1	4	7	10,000	71	0.7%	2	3	2
	Total 2 Bed	8	631	13,200	148	1.1%	3	5	3
MALAGA	MALAGA	20	1,000	20,000	80	2.0%	3	4	2
	DETACHED	20	1,170	40,470	100	0.8%	3	5	2.6
	Total 3 Bed	40	2,170	60,470	180	0.8%	6	9	4.8
HOUSE	HOUSE	10	1,210	38,570	111	0.9%	4	6	2.5
	BOLTON	10	1,210	10,110	111	0.9%	4	6	2.5
	SPRINT	2	1,347	27,460	128	0.9%	4	6	2.5
	COPENHAGEN	2	1,347	2,894	128	0.9%	4	6	2.5
	Total 4 Bed	44	5,254	78,894	238	0.9%	8	12	5.0
<b>OPEN MARKET TOTALS:</b>		106	100%	221,612	26,833	100%			
Area Green	6.35	Hectares							
Area Green	10.08	Hectares							
Non-Developable/POD area	1.71	Hectares							
Non-Developable/POD area	4.23	Hectares							
Developable area	4.64	Hectares							
Developable area	11.26	Hectares							
Canals	42.24	Units/Hectare							
Canals	17.26	Units/Hectare							
So. Works	1660.20	Sq. Metres							
So. Works	4421.11	Sq. Metres							



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

Project: Barrow Road, Barton upon Humber DN18 6DB

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Drawing: Planning Layout

Revision: P

