

PLANNING LAYOUT KEY:

Boundary treatments

- 1.8m Timber screen fence
- 1.2m Timber screen fence
- 1.8m Brick Wall with timber panel
- 1.5m Timber fence with trellis

- Affordable
- G — Timber gate location
- BCP — Bin collection point (bin collection day only)
- Block paving
- W* — Additional window position
- Cycle storage Shed
- 13amp car charging socket location at front of garage

Notes:

This drawing design and concepts are copyright of STEN Architecture.

All Dimensions are to be verified on site before any work commences. If any discrepancies, errors are emissions are noted, these are to be report to STEN architecture immediately.

If any other drawings are reference within this layout, please refer to the specific detailed drawing for design, materials and specific working practices.

Scaled @ 1:500

0 10m 20m 50m

N

REV:	DESCRIPTION:	BY:	DATE:
W	Plots 29-36 amended to suit mineshaft locations. Plot 62 garage updated.	MB	24.03.22
V	Roof lines to plots 8 & 62 amended to proposed planning drawings.	TS	12.04.21
U	Plots 52, 53 and garages to plots 2 & 49 amended to remove from high wall position.	TS	12.04.21
T	Teebrook (TEOK) renamed Trewbrook (TROK)	TS	25.02.21
S	Cycle storage added, electric charge points added. landscaping overlaid. additional window indicated to plot 52	TS	22.02.21
R	Plot 49 mirrored, indicative footpath link indicated.	TS	12.02.21
Q	Plot 70 and associated private drive area amended to suit revised tracking details.	TS	11.01.21
P	Turning head next to plot 52 extended by 1m	TS	06.01.21
N	Driveway to plots 16-18 seperated. BCP added to plots 34-37 & 53-56. Additional information outside red line removed.	TS	16.12.20
L	1.5m timber fence with trellis proposed along eastern boundary/. walling introduced to parking courts adjacent plots 37 & 56	TS	10.12.20
K	Layout updated to highway officer comments from 06.10.20	TS	20.11.20
J	Revised junction and red line shown.	TS	07.09.20
H	Plot 31 handed.	TS	30.07.20
G	Plot 49 handed.	TS	30.07.20
F	Minor tweaks to clients comments.	TS	14.07.20
E	Layout redesigned with 2020 house types	TS	06.07.20
D	House type names and codes updated to clients latest specifications.	TS	11.03.20
C	House type names and codes updated to clients latest specifications.	TS	27.02.20
B	Position of plot 56 amended. Mix of plots 31,57 & 68 amended to clients comments. Mix on 38-40 updated.	TS	13.01.20
A	2 Sudbury Repalced with Overbury, schedule updated to suit.	TS	10.01.20

AVANT homes — STEN ARCHITECTURE

Reference	Code	Floor Area (Sqft)	Storeys	Total	Total Sqft	% of Mix
3 BEDS						
Hivestone	HINE	953	2	7	6671	10.0
Hornstone	HONE	982	2	5	4910	7.1
Irkstone	IRNE	1010	2	7	7070	10.0
Ivystone	IVNE	1026	2	5	5130	7.1
4 BEDS						
Lakebrook	LAOK	1074	2	3	3222	4.3
Meadowbrook	MEOK	1160	2	3	3480	4.3
Narsbrook	NAOK	1226	2	2	2452	2.9
Nutbrook	BUOK	1297	2	6	7782	8.6
Palmsbrook	PAOK	1355	2	4	5420	5.7
Rainbrook	RAOK	1415	2	4	5660	5.7
Skybrook	SKOK	1480	2	6	8880	8.6
Tambrook	TAOK	1503	2	6	9018	8.6
Trewbrook	TROK	1645	2	5	8225	7.1
5 BEDS						
Varnwick	VACK	1660	2	3	4980	4.3
Waywick	WACK	1759	2	4	7036	5.7
Total				**70**	**89936**	**100.0**

	m2	hectares	acres
Approx gross area	29033	2.90	7.17
Public Open Space	1032	0.10	0.26
Dead road frontage	579	0.06	0.14
Approx nett area	27160	2.72	6.71
coverage		33113	**13400**

STEN ARCHITECTURE
Suite 4, Unit 1,
Benton Office Park,
Bennett Avenue,
Horbury,
Wakefield,
WF4 5RA
Tel: 01924 669424
Web: www.sten-architecture.co.uk
Twitter: @STEN_arch
Facebook: stenarchitectureltd
Linkedin: Sten Architecture

CLIENT: AVANT homes

SITE: Parcel F, Shipley, Lakeside

TITLE: Planning Layout

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
1:500	07.01.20	TS	--

PROJECT NO:	DRAWING NO:	REVISION:
2002	2002.01	W