1 **OPTION THREE SITE PLAN**
1 : 200

Option 3:-

Develop site around neighbouring existing barn, stable buildings and house to provide 9no. newbuild dwellings on site A

Accommodation Schedule

Plot	Type	Floors	GIA (per dwelling)
Site A			
1	3 Bed Semi	2	71m2 / 764 ft2
2	3 Bed Semi	2	71m2 / 764 ft2
3	3 Bed Semi	2	71 m2 / 764 ft2
4	3 bed Semi	2	71 m2 / 764 ft2
5	2 Bed Semi	2	68 m2 / 732ft2
6	2 Bed Semi	2	68 m2 / 732 ft2
7	2 Bed Semi	2	68 m2 / 732 ft2
8	3 Bed Semi	2	71 m2 / 764 ft2
9	4 Bed Detach'd	2	110m2 / 1,184ft2
Total			699m2 / 7,201ft2

Development Summary:-

3 x 2 Bed newbuild semi detached dwellings
5 x 3 Bed newbuild semi detached dwellings
1x 4 Bed newbuild detached dwelling
(9 dwellings in total)

Do not scale this drawing.
Architects are to be notified of any discrepancies.
Contractors must check all dimensions on site.
This drawing is subject to copyright laws and is for use on this project only.
This drawing is to be used solely for the information as titled only. For other information refer to the latest revision of any cross referenced drawings.
To be read in conjunction with relevant design standards/protocols

Notes:
These areas have been prepared for our Client Pegasus Ltd, and are approximate based on OS plans only.

All areas listed on the drawing are measured and calculated generally in accordance with the RICS code SMM7, and have been calculated in metric and imperial units (conversion factor m2 x 10.764 = ft2)

Contruction tolderances, workmanship and design by others may affect the stated areas

Existing buildings on the site and adjoining buildings may present anomolies in relation to surveyed / drawn plans that may also affect the stated areas

All these factors should be considered before making any decisions on the basis of these predictions, whether as to project viability, pre-letting, lease agreement or otherwise, and include due allowance for the increases and decreases inherent in the design and development and construction processes

Gross Internal Area stated is indicative at this concept stage, and should be re-measured using accurate measured building and topographical survey plans and information prior to any decisions being taken as to project viability as outlined above.

Rev	Date	Description	Drn	Cd
C	15 03 2021	Redrawn as Client request	DRR	JS
B	17 02 2021	Red line boundary updated to Client request	DRR	JS
A	09 01 2020	E.Riding Boundary Line Indicated	DRR	JS

Status: Sketch

Client: Pegasus

Project name: Barn Close Residential Development, Pollington

Project address: Barn Close, Pollington

Drawing Title: Proposed Site Layout OPTION THREE

Job No:	Drg No:	Revision:
2019-6416	SK11	C
Date:	**Scale:**	**Sheet size:**
Dec 2019	As indicated	A1

S+SA ARCHITECTS
CRAVEN LODGE, VICTORIA AVENUE,
HARROGATE, N.YORKSHIRE, HG1 5PX
WWW.SSA-ARCHITECTS.CO.UK
T: 01423 856999