



New Romney					STEN ARCHITECTURE		
Reference	Floor Area (Sqft)	Floor Area (Sqm)	Beds /Persons	Storeys	Total	Total Sqft	% of Mix
Private							
1 BEDS							
Walmer	636	59	1B/2P	2	3	1908	3.2
2 BEDS							
Type 1 Apt	657	61	2B/3P	3	6	3942	6.4
Type 2 Apt	840	78	2B/4P	3	3	2520	3.2
Barham	749	70	2B/3P	2	10	7490	10.6
Deal	778	72	2B/3P	2	3	2334	3.2
Wingham V3	763	74	2B/3P	2	2	1526	2.1
Wingham V4	1025	74	2B/4P	2	1	1025	1.1
3 BEDS							
Altham	943	88	3B/4P	2	13	12259	13.8
Throwley	943	88	3B/4P	2	9	8487	9.6
Hadow V2	1029	96	3B/5P	2	3	3087	3.2
Hadow V3	1029	96	3B/5P	2	1	1029	1.1
Palmarsh	1022	95	3B/4P	2	4	4088	4.3
4 BEDS							
Lenham	1191	111	4B/5P	2	3	3573	3.2
Bramling	1282	119	4B/6P	2	2	2564	2.1
Sarre	1310	122	4B/6P	2	3	3930	3.2
Thunham	1353	126	4B/6P	2	5	6765	5.3
Chilham	1376	128	4B/6P	2	1	1376	1.1
Sub-Total					72	67903	76.6
Affordable							
Type 1 Apt	657	61	2B/3P	3	12	7884	12.8
Type 2 Apt	840	78	2B/4P	3	3	2520	3.2
Mansion House Apt	665	62	2B/3P	3	4	2660	4.3
Type 3.1	903	84	3B/4P	2	3	2709	3.2
Sub-Total					22	15773	23.4
Total					94	83676	
SELF BUILD							
Hadow V3	1029	96	3B/4P	2	1	1029	20.0
Lenham	1191	111	4B/5P	2	3	3573	60.0
Sarre	1310	122	4B/6P	2	1	1310	20.0
					5	5912	100.0
Grand Total					99	89588	

Notes:

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All Dimensions are to be verified on site before any work commences. If any discrepancies, errors or omissions are noted, these are to be reported to STEN Architecture immediately.

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

- PLANNING LAYOUT LAYERS
- Boundary treatments
- Brick wall
 - Close boarded timber fence
 - Chestnut Fence
 - Gate
 - Bin collection point (bin collection day only)
 - Property Bin Storage
 - Affordable
 - Self Build units - Indicative Positions
 - Indicates Chimney Positions
 - Bicycle Store
 - Tree/vegetation to be retained.
 - Tree/vegetation to be removed.

U	Landscaping plan reintroduced.	LS	21.03.24
T	Footpath between plots 93 - 94 removed, Plot 49 detached from Apartments. Balcony added to ground floor apartments, VP space moved All to LPA comments	SSH	19.03.24
S	Landscaping updated.	LS	01.03.24
R	Pedestrian access along main highway amended as per engineers comments.	LS	01.03.24
Q	Landscaping updated. Plots 70 & 80 handed. Balcony serving plot 49 repositioned.	LS	01.03.24
P	Junction serving apartments amended. Path leading to bin store serving apartments plots 85-93 introduced. Both as per engineers comments	LS	29.02.24
N	Landscaping introduced. Schedule of accommodation amended. Paths and boundaries amended as per landscapers comments.	LS	29.02.24
M	House type and apartment footprints amended to suit house type working drawings. Plot and boundary positions amended to suit. Footpath along visibility splay removed. Bin and cycle store serving plots 74-77 introduced. Floor area (Sqm) introduced to accommodation schedule.	LS	28.02.24
L	Layout updated to reflect comments by LPA. Plots 27 - 29 & 40 - 99 redesigned.	SSH	23.02.24
K	Layout updated to reflect changes to house type product names. Schedule updated to suit.	LS	18.12.23
J	Drainage basin and pump station introduced. Footpath adjacent to plots 1-3 amended. All as per comments.	LS	04.10.23
H	Visitor parking bay moved adjacent to Plot 19 from Plot 16	SSH	28.09.23
REV:	DESCRIPTION:	BY:	DATE:

STEN

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CLIENT: Pentland Homes

SITE: New Romney 4

TITLE: Planning Layout

SCALE AT A1: 1:500	DATE: 27.04.23	DRAWN: LS	CHECKED: --
PROJECT NO: 2247	DRAWING NO: 2247.01	REVISION: U	