



Pentland Homes Quality for life		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	3.3
2 BEDS							
Mansion House Apt	665	62	2B/3P	3	8	5320	8.8
Barham	749	70	2B/3P	2	8	5992	8.8
Deal	778	72	2B/3P	2	3	2334	3.3
Wingham V4	1025	74	2B/4P	2	2	2050	2.2
3 BEDS							
Alkham	943	88	3B/4P	2	14	13202	15.4
Thowley	943	88	3B/4P	2	9	8487	9.9
Hadow V2	1029	96	3B/5P	2	3	3087	3.3
Hadow V3	1029	96	3B/5P	2	1	1029	1.1
Palmarsh	1022	95	3B/4P	2	4	4088	4.4
4 BEDS							
Lenham	1191	111	4B/5P	2	3	3573	3.3
Bramling	1282	119	4B/6P	2	2	2564	2.2
Sarre	1310	122	4B/6P	2	3	3930	3.3
Thurnham	1353	126	4B/6P	2	5	6765	5.5
Chilham	1376	128	4B/6P	2	1	1376	1.1
Sub-Total					69	65705	75.8
Affordable							
Type 1 Apt	657	61	2B/3P	3	12	7884	13.2
Type 2 Apt	840	78	2B/4P	3	3	2520	3.3
Mansion House Apt	665	62	2B/3P	2	4	2660	4.4
Type 3.1	903	84	3B/4P	2	3	2709	3.3
Sub-Total					22	15773	24.2
Total					91	81478	
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
Sub-Total					5	5912	100.0
Grand Total					96	87390	

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.

X	Updated landscaping plan introduced.	LS	18.04.24
W	Plot specification of plots 40-48 updated. Plot numbers and accommodation schedule updated to suit. Position of plots 49-50 amended. Highway serving plots 40-96 updated as per engineers drawings. All as per clients comments.	LS	16.04.24
V	Crossings and soft landscaping shown on 1m Highway service strip to Highway comments	SSH	02.04.24
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 - 28 & 40 - 99 redesigned.	SSH	23.02.24
REV:	DESCRIPTION:	BY:	DATE:

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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: X	