



- KEY**
- SITE BOUNDARY
 - PRIS LAND BOUNDARY
 - REFER TO ENCLOSURES LAYOUT FOR DETAILS
 - 1.8m BRICK SCREEN WALL
 - BLOCK PAVED SURFACE COLOUR: BRINDLE RED
 - BLOCK PAVED SURFACE COLOUR: CHARCOAL GREY
 - TURF TO GARDENS
 - INDICATIVE TREE PLANTING (subject to detailed landscape design)
 - EXISTING TREES TO BE RETAINED (subject to ARB survey)
 - EXISTING RPA TO BE REMOVED (subject to ARB survey)
 - EXISTING TREES TO BE REMOVED (subject to ARB survey)
 - EXISTING SHRUB PLANTING (subject to ARB survey)
 - INDICATIVE TREE PLANTING (refer to detailed landscape proposals)
 - INDICATIVE SHRUB PLANTING (refer to detailed landscape proposals)
 - GATE
 - DOOR AND PATIO TO REAR
 - DOOR/LEVEL THRESHOLD AND PATH IN CONCRETE SLABS
 - FOOTPATH
 - ACTIVE FRONTAGE / ADDITIONAL WINDOW
 - PRIVATE DWELLINGS
 - AFFORDABLE SOCIAL RENTED DWELLINGS
 - AFFORDABLE AFFORDABLE RENTED DWELLINGS
 - AFFORDABLE SHARED OWNERSHIP DWELLINGS
 - DWELLINGS WITH CHIMNEYS
 - SHED FOR CYCLE STORAGE
 - RAIN GARDEN
 - INDICATIVE LOCATION OF AIR SOURCE HEAT PUMPS

P1904 R11.01						
PARCEL R11						
Code	Type	Net Sales Area (G.I.A.)	Net	Number	Total	Total
1 Bed Apartments						
Block 1 - 18 AP	1 Bed (1/1) Apartment	63.8	664	1	664	
Block 6 - 18 AP	1 Bed (1/1) Apartment	50.3	540	1	540	
Block 7 - 18 AP	1 Bed (1/1) Apartment	50.2	540	1	540	
Block 8 - 18 AP	1 Bed (1/1) Apartment	51.2	552	1	552	
Block 9 - 18 AP	1 Bed (1/1) Apartment	52.2	557	1	557	
Block 10 - 18 AP	1 Bed (1/1) Apartment	50.2	557	1	557	
2 Bed Apartments						
Block 1 - 28 AP	2 Bed (1/1) Apartment	70.3	756	2	1512	
Block 6 - 28 AP	2 Bed (1/1) Apartment	72.6	782	2	1564	
Block 7 - 28 AP	2 Bed (1/1) Apartment	70.4	768	2	1536	
Block 8 - 28 AP	2 Bed (1/1) Apartment	71.6	773	2	1546	
Block 9 - 28 AP	2 Bed (1/1) Apartment	74.0	792	2	1584	
Block 10 - 28 AP	2 Bed (1/1) Apartment	71.3	767	2	1534	
3 Bed Houses						
351	3 Bed (1/1) House	79.5	856	8	6848	
352	3 Bed (1/1) House	87.9	946	24	22704	
353	3 Bed (1/1) House	95.6	1026	2	2052	
354/355A	3 Bed (1/1) House	108.9	1172	15	17580	
355/355B	3 Bed (1/1) House	108.9	1172	5	5860	
356	3 Bed (1/1) House	106.7	1149	33	37317	
357	3 Bed (1/1) House	127.7	1375	20	27500	
357/357A/357B	3 Bed (1/1) House	104.6	1126	18	20308	
4 Bed Houses						
451	4 Bed (1/1) House	109.4	1178	11	12954	
452	4 Bed (1/1) House	120.5	1297	2	2594	
453/453A	4 Bed (1/1) House	130.4	1434	11	15774	
454/454A	4 Bed (1/1) House	129.8	1397	4	5588	
455/455A	4 Bed (1/1) House	131.2	1441	6	8646	
456	4 Bed (1/1) House	119.8	1290	6	7740	
457	4 Bed (1/1) House	141.3	1521	4	6084	
5 Bed Houses						
551	5 Bed (1/1) House	155.1	1669	2	3338	
552	5 Bed (1/1) House	164.8	1774	4	7096	
Sub Totals				223	245492	
Affordable						
Social Rented						
Code	Type	Net	Net	Number	Total	Total
1 Bed Flats						
Block 1 - 18 FL	1 Bed (1/1) Flat	60.2	640	1	640	
Block 6 - 18 FL	1 Bed (1/1) Flat	51.2	556	6	3336	
Block 7 - 18 FL	1 Bed (1/1) Flat	50.2	540	9	4860	
2 Bed Flats						
Block 1 - 28 FL	2 Bed (1/1) Flat	63.3	681	3	2043	
Block 2 - 28 FL	2 Bed (1/1) Flat	70.9	764	3	2292	
Block 3 - 28 FL	2 Bed (1/1) Flat	74.0	792	2	1584	
3 Bed Houses						
351	3 Bed (1/1) House	79.6	857	28	23996	
352/352A/352B	3 Bed (1/1) House	91.9	1011	12	12232	
353	3 Bed (1/1) House	106.7	1149	2	2298	
354	3 Bed (1/1) House	103.2	1111	2	2222	
Sub Totals		109.3	1177	3	3511	
Grand Total		22.45	24.5	73	59923	
Shared Ownership						
Code	Type	Net	Net	Number	Total	Total
1 Bed Flats						
Block 1 - 18 FL	1 Bed (1/1) Flat	60.2	640	1	640	
Block 6 - 18 FL	1 Bed (1/1) Flat	51.2	556	6	3336	
Block 7 - 18 FL	1 Bed (1/1) Flat	50.2	540	9	4860	
2 Bed Flats						
Block 1 - 28 FL	2 Bed (1/1) Flat	63.3	681	3	2043	
Block 2 - 28 FL	2 Bed (1/1) Flat	70.9	764	3	2292	
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353	3 Bed (1/1) House	106.7	1149	2	2298	
354	3 Bed (1/1) House	103.2	1111	2	2222	
Sub Totals		109.3	1177	3	3511	
Grand Total		22.45	24.5	73	59923	
Net area (gross)		22.45	24.5	73	59923	

AFFORDABLE SPLIT			
1Bf	30	25.0%	
2Bf	10	8.3%	
2Bh	51	42.0%	
3Bh	24	20.0%	
4Bh	5	4.2%	
	120	100.0%	

Dwelling size and type	Minimum Gross Internal Floor Area (sqm)	Proportion of Total Affordable Housing Dwellings
1-bedroom	50	No fewer than 20%
2-bedroom flat	61	No more than 10%
2-bedroom house	79	No fewer than 40%
3-bedroom	93	No fewer than 20%
4-bedroom	106	No more than 10%

Client: KIER

Project: South Wokingham Phase R11

Drawing Title: Proposed Planning Layout

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PLANNING

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