

|                     |                          |                         |                 |           |                       |
|---------------------|--------------------------|-------------------------|-----------------|-----------|-----------------------|
| P1904               |                          | G.I.A                   |                 |           |                       |
| PARCEL R11          |                          |                         |                 |           |                       |
| PRIVATE             | 65%                      | Net Sales Area (G.I.A.) |                 |           |                       |
| Code                | Type                     | m <sup>2</sup>          | ft <sup>2</sup> | Number    | Total ft <sup>2</sup> |
| 1 Bed Apartments    |                          |                         |                 |           |                       |
| Block 1 - 1B AP     | 1 Bed (2P) Apartment     | 61.8                    | 664             | 1         | 664                   |
| Block 6 - 1B AP     | 1 Bed (2P) Apartment     | 50.2                    | 540             | 3         | 1620                  |
| Block 7 - 1B AP     | 1 Bed (2P) Apartment     | 50.2                    | 540             | 3         | 1620                  |
| Block 7 - 1B AP     | 1 Bed (2P) Apartment     | 51.2                    | 552             | 3         | 1656                  |
| Block 7 - 1B AP     | 1 Bed (2P) Apartment     | 52.2                    | 557             | 3         | 1671                  |
| Block 8 - 1B AP     | 1 Bed (2P) Apartment     | 50.2                    | 557             | 6         | 3342                  |
| 2 Bed Apartments    |                          |                         |                 |           |                       |
| Block 1 - 2B AP     | 2 Bed (4P) Apartment     | 70.3                    | 756             | 2         | 1512                  |
| Block 1 - 2B AP     | 2 Bed (4P) Apartment     | 72.6                    | 782             | 3         | 2346                  |
| Block 6 - 2B AP     | 2 Bed (4P) Apartment     | 70.4                    | 768             | 3         | 2304                  |
| Block 6 - 2B AP     | 2 Bed (4P) Apartment     | 71.4                    | 778             | 3         | 2334                  |
| 231                 | 2 Bed (3P) FOG           | 74.0                    | 797             | 1         | 797                   |
| 2 Bed Houses        |                          |                         |                 |           |                       |
| 232                 | 2 Bed (3P) House         | 71.3                    | 767             | 3         | 2301                  |
| 236                 | 3 Bed (3P) House         | 76.6                    | 825             | 12        | 9900                  |
| 241/241A            | 2 Bed (4P) House         | 79.5                    | 856             | 8         | 6848                  |
| 3 Bed Houses        |                          |                         |                 |           |                       |
| 341/341A            | 3 Bed (4P) House         | 87.9                    | 946             | 24        | 22704                 |
| 351                 | 3 Bed (5P) House         | 95.6                    | 1029            | 2         | 2058                  |
| 354/354A            | 3 Bed (5P) House         | 108.9                   | 1172            | 15        | 17580                 |
| 355/355A            | 3 Bed (5P) House         | 108.9                   | 1172            | 5         | 5860                  |
| 356                 | 3 Bed (5P) House         | 106.7                   | 1149            | 33        | 37917                 |
| F                   | 3 Bed + Study (5P) House | 127.7                   | 1375            | 20        | 27500                 |
| 361/361A/361B       | 3 Bed (6P) House         | 104.6                   | 1126            | 18        | 20268                 |
| 4 Bed Houses        |                          |                         |                 |           |                       |
| 451                 | 4 Bed (5P) House         | 109.4                   | 1178            | 11        | 12958                 |
| 461                 | 4 Bed (6P) House         | 120.5                   | 1297            | 2         | 2594                  |
| 462/462A            | 4 Bed (6P) House         | 130.4                   | 1404            | 11        | 15444                 |
| 466/466A            | 4 Bed (6P) House         | 129.8                   | 1397            | 4         | 5588                  |
| 467/467A            | 4 Bed (6P) House         | 137.6                   | 1481            | 8         | 11848                 |
| 468                 | 3 Bed (6P) House         | 119.8                   | 1290            | 6         | 7740                  |
| G                   | 4 Bed (7P) House         | 141.3                   | 1521            | 4         | 6084                  |
| 5 Bed Houses        |                          |                         |                 |           |                       |
| 571                 | 5 Bed (7P) House         | 155.1                   | 1669            | 2         | 3338                  |
| 581                 | 5 Bed (8P) House         | 164.8                   | 1774            | 4         | 7096                  |
| Sub Totals          |                          |                         |                 | 223       | 245492                |
| Affordable          | 35%                      |                         |                 |           |                       |
| Social Rented       | 58%                      |                         |                 |           |                       |
| Code                | Type                     | m <sup>2</sup>          | ft <sup>2</sup> | Number    | Total ft <sup>2</sup> |
| 1 Bed Flats         |                          |                         |                 |           |                       |
| Block 2 - 1B FL     | 1 Bed (2P) Flat          | 50.1                    | 539             | 3         | 1617                  |
| Block 5 - 1B FL     | 1 Bed (2P) Flat          | 50.2                    | 540             | 9         | 4860                  |
| 2 Bed Flats         |                          |                         |                 |           |                       |
| Block 2 - 2B FL     | 2 Bed (3P) Flat          | 63.3                    | 681             | 3         | 2043                  |
| Block 2 - 2B FL     | 2 Bed (3P) Flat          | 70.9                    | 764             | 3         | 2292                  |
| 231S                | 2 Bed (3P) FOG           | 74.0                    | 797             | 2         | 1594                  |
| 2 Bed Houses        |                          |                         |                 |           |                       |
| 242/242A/242B       | 2 Bed (4P) House         | 79.6                    | 857             | 31        | 26567                 |
| 3 Bed Houses        |                          |                         |                 |           |                       |
| 352/352A/352B       | 3 Bed (5P) House         | 93.9                    | 1011            | 12        | 12132                 |
| 356                 | 3 Bed (5P) House         | 106.7                   | 1149            | 2         | 2298                  |
| 362                 | 3 Bed (6P) House         | 103.2                   | 1111            | 2         | 2222                  |
| 4 Bed Houses        |                          |                         |                 |           |                       |
| 452/452A            | 4 Bed (5P) House         | 109.3                   | 1177            | 3         | 3531                  |
| Sub Totals          |                          |                         |                 | 70        | 59156                 |
| Affordable Rented   | 12%                      |                         |                 |           |                       |
| Code                | Type                     | m <sup>2</sup>          | ft <sup>2</sup> | Number    | Total ft <sup>2</sup> |
| 1 Bed Flats         |                          |                         |                 |           |                       |
| Block 3 - 1B FL     | 1 Bed (2P) Flat          | 50.2                    | 540             | 3         | 1620                  |
| Block 3 - 1B FL     | 1 Bed (2P) Flat          | 51.2                    | 556             | 6         | 3336                  |
| 2 Bed Flats         |                          |                         |                 |           |                       |
| 231S                | 2 Bed (3P) FOG           | 74.0                    | 797             | 1         | 797                   |
| 2 Bed Houses        |                          |                         |                 |           |                       |
| 242/242A/242B       | 2 Bed (4P) House         | 79.6                    | 857             | 4         | 3428                  |
| Sub Totals          |                          |                         |                 | 14        | 9181                  |
| Shared Ownership    | 30%                      |                         |                 |           |                       |
| Code                | Type                     | m <sup>2</sup>          | ft <sup>2</sup> | Number    | Total ft <sup>2</sup> |
| 1 Bed Flats         |                          |                         |                 |           |                       |
| Block 4 - 1B FL     | 1 Bed (2P) Flat          | 50.2                    | 540             | 9         | 4860                  |
| 2 Bed Flats         |                          |                         |                 |           |                       |
| 231S                | 2 Bed (3P) FOG           | 74.0                    | 797             | 1         | 797                   |
| 2 Bed Houses        |                          |                         |                 |           |                       |
| 236                 | 2 Bed (3P) House         | 76.6                    | 825             | 7         | 5775                  |
| 242/242A/242B       | 2 Bed (4P) House         | 79.6                    | 857             | 9         | 7713                  |
| 3 Bed Houses        |                          |                         |                 |           |                       |
| 341                 | 3 Bed (4P) House         | 87.9                    | 946             | 1         | 946                   |
| 352/352A/352B       | 3 Bed (5P) House         | 93.9                    | 1011            | 5         | 5055                  |
| 356                 | 3 Bed (5P) House         | 106.7                   | 1149            | 2         | 2298                  |
| 362                 | 3 Bed (6P) House         | 103.2                   | 1111            |           | 0                     |
| 4 Bed Houses        |                          |                         |                 |           |                       |
| 452/452A            | 4 Bed (5P) House         | 109.3                   | 1177            | 2         | 2354                  |
| Sub Totals          |                          |                         |                 | 36        | 29798                 |
| Grand Totals        |                          |                         |                 | 343       | 343627                |
| Net area (Acres)    |                          | 22.45                   |                 | Sqft/Acre |                       |
| M4(2) Accommodation |                          |                         |                 |           |                       |
| PRIVATE             | 5%                       | G.I.A.                  |                 |           |                       |
| Code                | Type                     | m <sup>2</sup>          | ft <sup>2</sup> | Number    | Total ft <sup>2</sup> |
| 1 Bed Apartments    |                          |                         |                 |           |                       |
| Block 7 - 1B AP     | 1 Bed (2P) Apartment     | 51.2                    | 557             | 1         | 557                   |
| Block 8 - 1B AP     | 1 Bed (2P) Apartment     | 50.2                    | 557             | 2         | 1114                  |
| 2 Bed Houses        |                          |                         |                 |           |                       |
| 232                 | 2 Bed (3P) House         | 71.3                    | 767             | 1         | 767                   |
| 236                 | 3 Bed (3P) House         | 74.0                    | 825             | 6         | 4950                  |
| 241                 | 2 Bed (4P) House         | 79.5                    | 856             | 1         | 856                   |
| Sub Totals          |                          |                         |                 | 11        | 8244                  |
| Affordable          | 5%                       |                         |                 |           |                       |
| Code                | Type                     | m <sup>2</sup>          | ft <sup>2</sup> | Number    | Total ft <sup>2</sup> |
| 1 Bed Flats         |                          |                         |                 |           |                       |
| Block 2 - 1B FL     | 1 Bed (2P) Flat          | 50.1                    | 539             | 1         | 539                   |
| Block 4 - 1B FL     | 1 Bed (2P) Flat          | 50.2                    | 540             | 1         | 540                   |
| Block 5 - 1B FL     | 1 Bed (2P) Flat          | 50.2                    | 540             | 2         | 1080                  |
| 2 Bed Flats         |                          |                         |                 |           |                       |
| Block 2 - 2B FL     | 2 Bed (3P) Flat          | 63.3                    | 681             | 1         | 681                   |
| 2 Bed Houses        |                          |                         |                 |           |                       |
| 242B                | 2 Bed (4P) House         | 79.6                    | 857             | 1         | 857                   |
| Sub Totals          |                          |                         |                 | 6         | 3697                  |
| Grand Totals        |                          |                         |                 | 17        | 11941                 |

Playing Field

0 10 20 30 40 50m

**AFFORDABLE SPLIT**

|            |               |       |
|------------|---------------|-------|
| 1BF        | 30            | 25.0% |
| 2BF        | 10            | 8.3%  |
| 2BH        | 51            | 42.5% |
| 3BH        | 24            | 20.0% |
| 4BH        | 5             | 4.2%  |
| <b>120</b> | <b>100.0%</b> |       |

| 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%                                 |



**KEY**

- SITE BOUNDARY
- PRS LAND BOUNDARY
- FENCING
- 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 RETAINED (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 ACCESS
- 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

|      |          |                                                                                                                          |       |         |
|------|----------|--------------------------------------------------------------------------------------------------------------------------|-------|---------|
| F    | 10.09.25 | Layout updated in line with Planning Layout.                                                                             | DGP   | DGP     |
| E    | 01.09.25 | Layout updated in line with Planning Layout.                                                                             | DGP   | DGP     |
| D    | 30.06.25 | Layout updated to current presentation layout REV V.                                                                     | SR    | DGP     |
| C    | 05.06.25 | Layout updated to current presentation layout REV U.                                                                     | SR    | DGP     |
| B    | 19.03.25 | Schedule updated in respect of 341 & 351 types in line with client's request & revision H.                               | DGP   | DGP     |
| A    | 17.03.25 | Road layout in front of plots 2271 & 2326-2327 amended and 3m SR wide pedestrian/cycle path added opposite to plot 2274. | DGP   | DGP     |
| Rev. | Date     | Description                                                                                                              | Drawn | Checked |

Client



Project

South Wokingham  
Phase R11

Drawing Title

Proposed  
Block Plan

Scale 1:1000 @ A1

Drawn SR

Checked DGP

Date March 2025

File P1904.R11.01

Drawing Status

Drp.No. P1904.R11.18

Rev. F

PLANNING

AAP Architecture Ltd  
Unit A, Monument Business Centre, Monument Way East, Woking, Surrey GU21 5LG  
T 01483 727345 E projects@aap-arc.co.uk W aap-arc.co.uk

Under the Intellectual Property Act 2014, this drawing is the copyright of AAP Architecture Ltd.