

PLOTS 4060-4098		N.I.A			
Parcel R07 - ST. MODWEN					
Private	**67%**				
Code	**Type**	**ft²**	**Number**	**Total ft²**	**Habitable Rooms**
1 Bed Apartments	15.38%				
Block 3 - 1BAP	1 Bed (1B2P) Apartment	548	3	1644	2
	1 Bed (1B2P) Apartment	571	1	571	3
2 Bed Apartments	23.08%				
Block 3 - 2BAP	2 Bed (2B4P) Apartment	806	5	4030	3
L256 - Glenmont	2 Bed (2B3P) FOG	753	1	753	3
3 Bed Houses	42.31%				
H385 - Embley	2 Bed House	1036	1	1036	4
H482 - Birchgate	3 Bed + Study Townhouse	1218	10	12180	5
4 Bed Houses	19.23%				
H486 / H486A - Presgate	4 Bed + Study Townhouse	1390	5	6950	7
Sub Totals			**26**	**27164**	
Affordable	**33%**				
Social Rented	**77%**				
Code	**Type**	**ft²**	**Number**	**Total ft²**	**Habitable Rooms**
2 Bed Houses	**60%**				
AL24 / AL24A - Baymont	2 Bed House	850	6	5100	4
3 Bed Houses	**40%**				
AL32 - Lockton	3 Bed House	1001	4	4004	5
Sub Totals			**10**	**9104**	
Shared Ownership	**23%**				
Code	**Type**	**ft²**	**Number**	**Total ft²**	**Habitable Rooms**
2 Bed Houses	**33%**				
AL24 - Baymont	2 Bed House	850	1	850	4
4 Bed Houses	**67%**				
AL41 - Torwood	4 Bed House	1143	2	2286	6
Sub Totals			**3**	**3136**	
Grand Totals			**39**	**39404**	
Net area (Acres)		2.18	Sqft/Acre	18075	

Parcel R07.R13					
Private	**65%**				
Code	**Type**	**ft²**	**Number**	**Total ft²**	**Habitable Rooms**
1 Bed Apartments	5%				
Block 2 - 1BAP	1 Bed (1B2P) Apartment	541	3	1623	2
Block 3 - 1BAP	1 Bed (1B2P) Apartment	541	3	1623	2
	1 Bed (1B2P) Apartment	571	1	571	3
2 Bed Apartments	10%				
Block 2 - 2BAP	2 Bed (2B4P) Apartment	754	2	1508	3
	2 Bed (2B4P) Apartment	778	6	4668	3
Block 3 - 2BAP	2 Bed (2B4P) Apartment	806	5	4030	3
L256 - Glenmont	2 Bed (2B3P) FOG	753	1	753	3
2 Bed Houses	14%				
L255 - Delmont	2 Bed (3P) House	758	18	13644	4
H283 - Denson	2 Bed (3P) House	758	2	1516	4
3 Bed Houses	52%				
L356 - Denton	3 Bed House	907	8	7256	5
L358 / L358A - Whitton	3 Bed House	947	3	2841	5
L360 - Chilton	3 Bed House	979	2	1958	5
L361 - Braxton	3 Bed House	996	11	10956	5
L362 - Clayton	3 Bed House	1018	1	1018	5
H385 - Embley	2 Bed House	1036	1	1036	4
L454 - Haywood	3 Bed + Study House	1130	5	5650	6
L367 - Kipton	3 Bed Townhouse	1177	17	20009	5
H482 - Birchgate	3 Bed + Study Townhouse	1218	23	28014	5
LR - Laurel	3 Bed Townhouse	1380	2	2760	5
4 Bed Houses	19%				
L467 - Beauwood	4 Bed House	1379	3	4137	7
L470 - Briarwood	4 Bed House	1419	2	2838	7
L472 - Crosswood	4 Bed House	1500	7	10500	7
L473 - Clearwood	4 Bed House	1637	2	3274	7
L473A - Clearwood(A)	4 Bed House	1650	1	1650	7
H486 / H486A - Presgate	4 Bed + Study Townhouse	1390	11	15290	7
Sub Totals			**140**	**149123**	
Affordable	**35%**				
Affordable Rented	**11%**				
Code	**Type**	**ft²**	**Number**	**Total ft²**	**Habitable Rooms**
1 Bed Flats	**100%**				
Block 1 - 1BFL	1 Bed (1B2P) Flat	539	8	4312	2
Sub Totals			**8**	**4312**	
Social Rented	**60%**				
Code	**Type**	**ft²**	**Number**	**Total ft²**	**Habitable Rooms**
1 Bed Flats	**36%**				
Block 1 - 1BFL	1 Bed (1B2P) Flat	539	16	8624	2
2 Bed Houses	**47%**				
AL24 / AL24A - Baymont	2 Bed House	850	21	17850	4
3 Bed Houses	**16%**				
AL32 - Lockton	3 Bed House	1001	7	7007	5
4 Bed Houses	**2%**				
AL41 - Torwood	4 Bed House	1143	1	1143	6
Sub Totals			**45**	**34624**	
Shared Ownership	**29%**				
Code	**Type**	**ft²**	**Number**	**Total ft²**	**Habitable Rooms**
2 Bed Houses	**55%**				
AL24 / AL24A - Baymont	2 Bed House	850	12	10200	4
3 Bed Houses	**27%**				
AL32 - Lockton	3 Bed House	1001	6	6006	5
4 Bed Houses	**18%**				
AL41 - Torwood	4 Bed House	1143	4	4572	6
Sub Totals			**22**	**20778**	
Grand Totals			**215**	**208837**	
Net area (Acres)		12.88	Sqft/Acre	16214	

PLOTS 3001-3117		N.I.A			
Parcel R13 - MILLER HOMES					
Private	**79%**				
Code	**Type**	**ft²**	**Number**	**Total ft²**	**Habitable Rooms**
1 Bed Apartments	3%				
Block 2 - 1BAP	1 Bed (1B2P) Apartment	548	3	1644	2
2 Bed Apartments	9%				
Block 2 - 2BAP	2 Bed (2B4P) Apartment	763	2	1526	3
	2 Bed (2B4P) Apartment	806	6	4836	3
2 Bed Houses	19%				
L255 - Delmont	2 Bed (3P) House	758	18	13644	4
3 Bed Houses	53%				
L356 - Denton	3 Bed House	907	8	7256	5
L358 / L358A - Whitton	3 Bed House	947	3	2841	5
L360 - Chilton	3 Bed House	979	2	1958	5
L361 - Braxton	3 Bed House	996	11	10956	5
L362 - Clayton	3 Bed House	1018	1	1018	5
L454 - Haywood	3 Bed + Study House	1130	5	5650	6
L367 - Kipton	3 Bed Townhouse	1177	17	20009	5
LR - Laurel	3 Bed Townhouse	1380	2	2760	5
4 Bed Houses	16%				
L467 - Beauwood	4 Bed House	1379	3	4137	7
L470 - Briarwood	4 Bed House	1419	2	2838	7
L472 - Crosswood	4 Bed House	1500	7	10500	7
L473 - Clearwood	4 Bed House	1637	2	3274	7
L473A - Clearwood(A)	4 Bed House	1650	1	1650	7
Sub Totals			**93**	**96497**	
Affordable	**21%**				
Social Rented	**54%**				
Code	**Type**	**ft²**	**Number**	**Total ft²**	**Habitable Rooms**
2 Bed Houses	**69%**				
AL24 / AL24A - Baymont	2 Bed House	850	9	7650	4
3 Bed Houses	**23%**				
AL32 - Lockton	3 Bed House	1001	3	3003	5
4 Bed Houses	**8%**				
AL41 - Torwood	4 Bed House	1143	1	1143	6
Sub Totals			**13**	**11796**	
Shared Ownership	**46%**				
Code	**Type**	**ft²**	**Number**	**Total ft²**	**Habitable Rooms**
2 Bed Houses	**64%**				
AL24 / AL24A - Baymont	2 Bed House	850	7	5950	4
3 Bed Houses	**18%**				
AL32 - Lockton	3 Bed House	1001	2	2002	5
4 Bed Houses	**18%**				
AL41 - Torwood	4 Bed House	1143	2	2286	6
Sub Totals			**11**	**10238**	
Grand Totals			**117**	**118531**	
Net area (Acres)		7.80	Sqft/Acre	15196	

PLOTS 4001-4059		N.I.A			
Parcel R13 - ST. MODWEN					
Private	**36%**				
Code	**Type**	**ft²**	**Number**	**Total ft²**	**Habitable Rooms**
H283 - Denson	2 Bed (3P) House	758	2	1516	4
3 Bed Houses	61.90%				
H482 - Birchgate	3 Bed + Study Townhouse	1218	13	15834	5
4 Bed Houses	28.57%				
H486 - Presgate	4 Bed + Study Townhouse	1390	6	8340	7
Sub Totals			**21**	**25690**	
Affordable	**64%**				
Affordable Rented	**21%**				
Code	**Type**	**ft²**	**Number**	**Total ft²**	**Habitable Rooms**
1 Bed Flats	**100%**				
Block 1 - 1BFL	1 Bed (1B2P) Flat	547	8	4376	2
Sub Totals			**8**	**4376**	
Social Rented	**58%**				
Code	**Type**	**ft²**	**Number**	**Total ft²**	**Habitable Rooms**
1 Bed Flats	**73%**				
Block 1 - 1BFL	1 Bed (1B2P) Flat	539	16	8624	2
2 Bed Houses	**27%**				
AL24 - Baymont	2 Bed House	850	6	5100	4
Sub Totals			**22**	**13724**	
Shared Ownership	**21%**				
Code	**Type**	**ft²**	**Number**	**Total ft²**	**Habitable Rooms**
2 Bed Houses	**50%**				
AL24 - Baymont	2 Bed House	850	4	3400	4
3 Bed Houses	**50%**				
AL32 - Lockton	3 Bed House	1001	4	4004	5
Sub Totals			**8**	**7404**	
Grand Totals			**59**	**51194**	
Net area (Acres)		2.90	Sqft/Acre	17653	

0 5 10 15 20 25m
1:500

KEY

- SITE BOUNDARY
- FENCING REFER TO ENCLOSURES LAYOUT FOR DETAILS
- SW 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 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
- RG RAIN GARDEN
- INDICATIVE LOCATION OF AIR SOURCE HEAT PUMPS

J	09.09.26	Drawing further updated in line with latest LPA consultation been received.	SR	AAP
H	15.05.26	Drawing further updated with latest highways engineer's comments.	SR	AAP
G	12.05.26	Drawing updated with latest landscape designs.	SR	AAP
F	06.05.26	Block 1 roofing & the northern path alignment to block 1 has been updated as per client's comments.	SR	AAP
E	24.04.26	Access way between of plots 4090 & 4091 extended, plot 4070 handed, visitor's bays next to plot 3041, 3043-3045 & 3051 relocated while the bays in front of plots 3067-3069, 3072-3075 & next to plot 3114 adjusted in location, parking court access for block 2 has been widened to 4.5m as per highways engineer's latest comments been received, affordable rented tenure split have been updated as per LPA's comments.	SR	AAP
D	08.04.26	Sales garage for plot 4001, plots 3019, 4010-4021 & 4030-4032 repositioned, garage footprints updated, plots renumbered, bay window at the side of plot 3019 added, carports added for plots 4010 & 4093, plots 3050, 3111,3114 & 3115 changed to L361, plots 3022-3023 allocated to MA(2) allocation instead of plots 3014 & 3041, Block 1,2 & 3 footprints and the respecting parking court arrangements been updated as per consultation feedback received from LPA .	SR	DGP
C	15.01.26	Plots 3005 & 3049 been swapped with Briarwood's, cycle stores for block 1 repositioned, following client's comments.	SR	DGP
B	22.12.25	Accommodation schedule updated with NIA.	SR	DGP
A	17.12.25	Accommodation schedule updated.	SR	DGP
Rev.	Date	Description	Drawn	Checked

Client: miller homes

aap architecture

Project: SOUTH WOKINGHAM PHASE R07 & R13

Drawing Title: PROPOSED PLANNING LAYOUT

Scale: 1:500 @ A0 | Drawn: SR | Checked: DGP

Date: OCTOBER 2025 | File: P1905.R07.R13.01 | Drawing Status: PLANNING

Drg.No: P1905.R07.R13.01 | Rev.: J

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