

P1904		G.I.A.			
PARCEL R11					
PRIVATE	65%	Net Sales Area (G.I.A.)			
Code	Type	m ²	ft ²	Number	Total ft ²
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	4 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 ²	ft ²	Number	Total ft ²
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 ²	ft ²	Number	Total ft ²
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 ²	ft ²	Number	Total ft ²
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	
22.45		22.45		15306	
M4(2) Accommodation					
PRIVATE	5%	G.I.A.			
Code	Type	m ²	ft ²	Number	Total ft ²
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 ²	ft ²	Number	Total ft ²
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%
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%



KEY	
—	SITE BOUNDARY
—	PRS LAND BOUNDARY
—	FENCING
—	REFER TO ENCLOSURES LAYOUT FOR DETAILS
—	1.8m BRICK SCREEN WALL
■	BLOCK PAVED SURFACE
■	CLOUR: BRINDLE RED
■	BLOCK PAVED SURFACE
■	CLOUR: 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

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 wide pedestrian/cycle path added opposite to plot 2274.	SR	DGP
Rev.	Date	Description	Drawn	Checked

Client

Project

South Wokingham Phase R11

Drawing Title

Proposed Block Plan

Scale

1:1000 @ A1

Date

March 2025

Drig.No.

P1904.R11.18

Drawn

SR

Checked

DGP

File

P1904.R11.01

Drawing Status

PLANNING

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