



| Parcel R10              |                        |       |           |           |                 |
|-------------------------|------------------------|-------|-----------|-----------|-----------------|
| Private                 | 65%                    |       |           |           |                 |
| Code                    | Type                   | ft²   | Number    | Total ft² | Habitable Rooms |
| <b>1 Bed Apartments</b> |                        |       |           |           |                 |
| Block 4 - 1BAP          | 1 Bed (1B2P) Apartment | 540   | 7         | 3780      | 2               |
|                         | 1Bed (1B2P) Apartment  | 550   | 4         | 2200      | 3               |
| Block 5 - 1BAP          | 1 Bed (1B2P) Apartment | 540   | 3         | 1620      | 2               |
|                         | 1 Bed (1B2P) Apartment | 539   | 3         | 1617      | 2               |
| Block 6 - 1BAP          | 1 Bed (1B2P) Apartment | 541   | 3         | 1623      | 2               |
| <b>2 Bed Apartments</b> |                        |       |           |           |                 |
| Block 3 - 2BAP          | 2 Bed (2B4P) Apartment | 781   | 8         | 6248      | 3               |
|                         | 2 Bed (2B4P) Apartment | 756   | 6         | 4536      | 3               |
| Block 5 - 2BAP          | 2 Bed (2B4P) Apartment | 754   | 3         | 2262      | 3               |
| Block 6 - 2BAP          | 2 Bed (2B4P) Apartment | 758   | 3         | 2274      | 3               |
| <b>2 Bed Houses</b>     |                        |       |           |           |                 |
| L255 / L255A - Delmont  | 2 Bed (3P) House       | 758   | 21        | 15918     | 4               |
| <b>3 Bed Houses</b>     |                        |       |           |           |                 |
| L356 - Denton           | 3 Bed House            | 907   | 4         | 3628      | 5               |
| L358 / L358A - Whitton  | 3 Bed House            | 947   | 14        | 13258     | 6               |
| L360 - Chilton          | 3 Bed House            | 979   | 10        | 9790      | 5               |
| L361 - Braxton          | 3 Bed House            | 996   | 7         | 6972      | 5               |
| L362 - Clayton          | 3 Bed House            | 1018  | 2         | 2036      | 5               |
| L363 / L363A - Hampton  | 3 Bed House            | 1050  | 2         | 2100      | 5               |
| L367 - Kipton           | 3 Bed Townhouse        | 1177  | 2         | 2354      | 6               |
| L368 - Clarkston        | 3 Bed Townhouse        | 1268  | 11        | 13948     | 5               |
| L454 - Haywood          | 3 Bed +Study House     | 1130  | 5         | 5650      | 6               |
| L461 - Fordwood         | 3 Bed +Study House     | 1267  | 2         | 2534      | 6               |
| A - House Type A        | 3 Bed Townhouse        | 1467  | 5         | 7435      | 6               |
| B1 - House Type B1      | 3 Bed Townhouse        | 1319  | 2         | 2638      | 6               |
| 3BH                     | 3 Bed Townhouse        | 1380  | 3         | 4140      | 5               |
| D - House Type D        | 3 Bed Townhouse        | 1567  | 2         | 3134      | 7               |
| <b>4 Bed Houses</b>     |                        |       |           |           |                 |
| L456 - Westernwood      | 4 Bed House            | 1151  | 4         | 4604      | 6               |
| L467 - Bearwood         | 4 Bed House            | 1379  | 2         | 2758      | 6               |
| L473 - Clearwood        | 4 Bed House            | 1637  | 1         | 1637      | 7               |
| Sub Totals              |                        |       | 139       | 130694    |                 |
| <b>Affordable</b>       |                        |       |           |           |                 |
| Aff. Rented             | 35%                    |       |           |           |                 |
| Code                    | Type                   | ft²   | Number    | Total ft² | Habitable Rooms |
| <b>1 Bed Flats</b>      |                        |       |           |           |                 |
| Block 1 - 1BFL          | 1 Bed (1B2P) Flat      | 540   | 11        | 5940      | 2               |
|                         | 1 Bed (1B2P) Flat      | 539   | 3         | 1617      | 2               |
| Block 7 - 1BFL          | 1 Bed (1B2P) Flat      | 541   | 3         | 1623      | 2               |
| <b>2 Bed Flats</b>      |                        |       |           |           |                 |
| Block 2 - 2BFL          | 2 Bed (2B3P) Flat      | 664   | 8         | 5312      | 3               |
|                         | 2 Bed (2B3P) Flat      | 658   | 3         | 1974      | 3               |
| Block 7 - 2BFL          | 2 Bed (2B3P) Flat      | 669   | 3         | 2007      | 3               |
| <b>2 Bed Houses</b>     |                        |       |           |           |                 |
| AL24 / AL24A - Baymont  | 2 Bed House            | 850   | 10        | 8500      | 4               |
| AL32 / AL32A - Lockton  | 2 Bed House            | 1001  | 10        | 10010     | 5               |
| <b>4 Bed Houses</b>     |                        |       |           |           |                 |
| AL41 - Torwood          | 4 Bed House            | 1143  | 2         | 2286      | 6               |
| Sub Totals              |                        |       | 53        | 39269     |                 |
| <b>Shared</b>           |                        |       |           |           |                 |
| <b>2 Bed Houses</b>     |                        |       |           |           |                 |
| AL24 / AL24A - Baymont  | 2 Bed House            | 850   | 8         | 6800      | 4               |
| AL32 / AL32A - Lockton  | 3 Bed House            | 1001  | 10        | 10010     | 5               |
| AL34 - Easton           | 3 Bed Townhouse        | 1168  | 5         | 5840      | 5               |
| Sub Totals              |                        |       | 23        | 22650     |                 |
| Grand Totals            |                        |       | 215       | 192613    |                 |
| Net area (Acres)        |                        | 11.90 | Sqft/Acre | 16186     |                 |

- KEY**
- SITE BOUNDARY
  - FENCING  
REFER TO ENCLOSURES  
LAYOUT FOR DETAILS  
1.8m BRICK SCREEN WALL
  - SW
  - 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(refer to ARB  
survey)
  - EXISTING RPA TO BE  
RETAINED(refer to ARB  
survey)
  - EXISTING TREES TO BE  
REMOVED(refer to ARB  
survey)
  - EXISTING SHRUB PLANTING  
(refer 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-RENTED / SOCIAL  
RENTED DWELLINGS
  - AFFORDABLE-SHARED  
OWNERSHIP DWELLINGS
  - DWELLINGS WITH CHIMNEYS
  - SHED FOR CYCLE STORAGE
  - RAIN GARDEN
  - INDICATIVE LOCATION OF  
AIR SOURCE HEAT PUMPS

|      |          |                                                                                                                                                                                                                                                                                                                                                                                |       |         |
|------|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|---------|
| AA   | 25.02.25 | Affordable and Social rented units identified                                                                                                                                                                                                                                                                                                                                  | DGP   | DGP     |
| V    | 17.02.25 | Water & unallocated parking allocation updated                                                                                                                                                                                                                                                                                                                                 | SR    | DGP     |
| X    | 05.02.25 | Landscape design                                                                                                                                                                                                                                                                                                                                                               | SR    | DGP     |
| W    | 30.01.25 | Redline boundary & paths to plot 1139 updated & double garage for plots 1140 & 1141 changed.                                                                                                                                                                                                                                                                                   | SR    | DGP     |
|      |          | Parking bays re-arranged on the private drive ways following DPA's comments, sub-station proposed forward by 1.2m, foot & cycle way connection shown at the eastern gateway, parking & house types changed & arrangements realigned for plots 1137 & 1139 to accommodate emergency access, private M42 units redistributed, redline boundary & accommodation schedule updated. | SR    | DGP     |
| V    | 23.01.25 | Plot 1109 been changed to L361 (Braxton) and footprints for blocks 1-4 updated                                                                                                                                                                                                                                                                                                 | SR    | DGP     |
| U    | 17.01.25 | Blocks 1 & 4 re-positioned while the visitor's bays relocated following client's comments been received.                                                                                                                                                                                                                                                                       | SR    | DGP     |
| Rev. | Date     | Description                                                                                                                                                                                                                                                                                                                                                                    | Drawn | Checked |

Client **miller homes** **aap architecture**

Project South Wokingham Phase R10

Drawing Title Proposed Planning Layout

Scale 1:500 @ A0

Date JUNE 2024

Dwg No P1914.R10.01

Drawn SR

File P1914.R10.01

Rev AA

Checked DGP

Drawing Status

PLANNING

AAP Architecture Ltd  
Unit A, Monument Business Centre, Monument Way, East, Wokingham, Surrey GU20 5LG  
T 01483 727345 E projects@aap-arc.co.uk W aap-arc.co.uk

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