



Private						
Code	Type	ft²	Number	Total ft²	Habitable Rooms	
1 Bed Apartments						
Block 4 - 1BAP	1Bed (1B2P) Apartment	540	7	3780	2	
	1Bed (1B2P) Apartment	550	4	2200	3	
Block 5 - 1BAP	1Bed (1B2P) Apartment	540	3	1620	2	
	1Bed (1B2P) Apartment	539	3	1617	2	
Block 6 - 1BAP	1Bed (1B2P) Apartment	541	3	1623	2	
2 Bed Apartments						
Block 3 - 2BAP	2Bed (2B4P) Apartment	781	8	6248	3	
	2Bed (2B4P) Apartment	756	6	4536	3	
Block 5 - 2BAP	2Bed (2B4P) Apartment	754	3	2262	3	
	2Bed (2B4P) Apartment	758	3	2274	3	
2 Bed Houses						
L255 / L255A - Delmont	2 Bed (3P) House	758	21	15918	4	
3 Bed Houses						
L356 - Denton	3Bed House	907	4	3628	5	
L358 / L358A - Whitton	3Bed House	947	14	13258	6	
L360 - Chilton	3Bed House	979	10	9790	5	
L361 - Braxton	3Bed House	996	7	6972	5	
L362 - Clayton	3Bed House	1018	2	2036	5	
L363 / L363A - Hampton	3Bed House	1050	2	2100	5	
L367 - Kiewit	3Bed Townhouse	1177	2	2354	6	
L368 - Clarkston	3Bed Townhouse	1268	11	13948	5	
L454 - Haywood	3Bed +Study House	1130	5	5650	6	
L461 - Fordwood	3Bed +Study House	1267	2	2534	6	
A - House Type A	3Bed Townhouse	1487	5	7435	6	
B1 - House Type B1	3Bed Townhouse	1319	2	2638	6	
	3Bed Townhouse	1380	3	4140	5	
D - House Type D	3Bed Townhouse	1567	2	3134	7	
4 Bed Houses						
L456 - Westwood	4Bed House	1151	4	4604	6	
L467 - Beaswood	4Bed House	1379	2	2758	6	
L473 - Clearwood	4Bed House	1637	1	1637	7	
Sub Totals			139	130694		
Affordable						
Aff. Rented Social Rented ● 30%						
Code	Type	ft²	Number	Total ft²	Habitable Rooms	
1 Bed Flats						
Block 1 - 1BFL	1Bed (1B2P) Flat	540	11	5940	2	
	1Bed (1B2P) Flat	539	3	1617	2	
Block 7 - 1BFL	1Bed (1B2P) Flat	541	3	1623	2	
2 Bed Flats						
Block 2 - 2BFL	2Bed (2B3P) Flat	696	8	5568	3	
	2Bed (2B3P) Flat	658	3	1974	3	
Block 7 - 2BFL	2Bed (2B3P) Flat	669	3	2007	3	
2 Bed Houses						
AL24 / AL24A - Baymont	2Bed House	850	10	8500	4	
AL32 / AL32A - Lockton	3Bed House	1001	10	10010	5	
4 Bed Houses						
AL41 - Torwood	4Bed House	1143	2	2286	6	
Sub Totals			53	39525		
Shared ● 30%						
2 Bed Houses						
AL24 / AL24 A - Baymont	2Bed House	850	8	6800	4	
AL32 / AL32A - Lockton	3Bed House	1001	10	10010	5	
AL34 - Easton	3Bed Townhouse	1168	5	5840	5	
Sub Totals			23	22650		
Grand Totals			215	192869		
Net area (Acres)		11.90	Soft/Acre	16207		

- KEY**
- SITE 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(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 (pls refer to detailed engineering layout)

0 5 10 15 20 25m

SITE LAYOUT 1:500

PARCEL R11

Locks Farm

The Barn Great Oaks

AG	29.04.25	William Heelas Way steps and pumping station revised size added	DGP	DGP
AF	28.04.25	Bellmouths and parking by plots 1040, 1051, 1063, 1071, 1087 and Block 7 entrance plots	DGP	DGP
AE	25.04.25	Footprints for apartments/flat blocks & roof-scapes for plots 1121-1153, 1186, 1198 & 1206 & 1207 amended.	SR	DGP
AD	10.04.25	Layout amended following highways & secure by design comments been received.	SR	DGP
AC	02.04.25	Roofscape for block 5 at plots 1075-1083 updated.	SR	DGP
AB	17.03.25	Roofscape for block 5 at plots 1075-1083 updated. Unallocated parking spaces in front of plots 1114, 1115 & 1116 been made allocated to respective plots, garden fence behind parking bay for plot 209 pushed back by 1m following highways comments been received & the roof-scape for the substation updated.	SR	DGP
AA	25.02.25	Affordable and Social rented units identified.	DGP	DGP
Y	17.02.25	Visitor & unallocated parking allocation updated.	SR	DGP
X	05.02.25	Layout amended with latest apartment/flat block footprints & landscape designs.	SR	DGP
		Setline boundary & paths to plot 1139 updated & double garage SR for plots 1140 & 1141 changed.	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

Drawn

SR

Checked

DGP

Date

JUNE 2024

File

P1914.R10.01

Drawing Status

Dwg No

P1914.R10.01

Rev

AG

PLANNING

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