

KEY

- SITE BOUNDARY
- FENCING
REFER TO ENCLOSURES
LAYOUT FOR DETAILS
1.5m 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
- RAIN GARDEN
- INDICATIVE LOCATION OF
AIR SOURCE HEAT PUMPS

PLOTS 4067-4105
Parcel R07 - ST. MODWEN

Code	Type	ft²	Number	Total ft²	Habitable Rooms
1 Bed Apartments	67%				
Block 3 - 1BAP	15.38%				
2 Bed Apartments	23.08%				
Block 3 - 2BAP	23.08%				
L256 - Glenmont	2 Bed (2BAP) Apartment	753	1	753	3
3 Bed Houses	42.31%				
H385 - Embrey	2 Bed House	1036	1	1036	4
H482 - Birchgate	3 Bed + Study Townhouse	1218	10	12180	5
4 Bed Houses	19.23%				
H486A - Presgate	4 Bed + Study Townhouse	1390	5	6950	7
Sub Totals			26	26926	
Affordable	33%				
Affordable Rented	15%				
3 Bed Houses	100%				
AL32 / AL32A - Lockton	3 Bed House	1001	2	2002	5
Sub Totals			2	2002	
Social Rented	62%				
2 Bed Houses	75%				
AL24 / AL24A - Baymont	2 Bed House	850	6	5100	4
3 Bed Houses	25%				
AL32 / AL32A - Lockton	3 Bed House	1001	2	2002	5
Sub Totals			8	7102	
Shared Ownership	23%				
2 Bed Houses	33%				
AL24 / AL24A - 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	39166	
Net area (Acres)		2.18	Sqft/Acre	17966	

Parcel R07.R13

Code	Type	ft²	Number	Total ft²	Habitable Rooms
1 Bed Apartments	5.00%				
Block 2 - 1BAP	1 Bed (1B2P) Apartment	548	3	1644	2
Block 3 - 1BAP	1 Bed (1B2P) Apartment	548	4	2192	2
2 Bed Apartments	10.00%				
Block 2 - 2BAP	2 Bed (2B4P) Apartment	763	2	1526	3
Block 3 - 2BAP	2 Bed (2B4P) Apartment	788	6	4728	3
Block 3 - 2BAP	2 Bed (2B4P) Apartment	763	5	3815	3
L256 - Glenmont	2 Bed (2B3P) FOG	753	1	753	3
3 Bed Houses	14%				
L255 - Delmont	2 Bed (3P) House	758	18	13644	4
H283 - Denison	2 Bed (3P) House	758	2	1516	4
3 Bed Houses	52.14%				
L356 - Denton	3 Bed House	907	8	7256	5
L358 / L358A - Whitton	3 Bed House	947	7	6629	5
L360 - Chilton	3 Bed House	979	2	1958	5
L361 - Braxton	3 Bed House	996	7	6972	5
L362 - Clayton	3 Bed House	1018	1	1018	5
H385 - Embrey	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
L473 - Clearwood	3 Bed Townhouse	1380	2	2760	5
4 Bed Houses	18.57%				
L465 - Norwood	4 Bed House	1344	2	2688	7
L467 - Beauwood	4 Bed House	1379	3	4137	7
L472 - Crosswood	4 Bed House	1500	7	10500	7
L473 - Clearwood	4 Bed House	1637	3	4911	7
H486 / H486A - Presgate	4 Bed + Study Townhouse	1390	11	15290	7
Sub Totals			140	148646	
Affordable	35%				
Affordable Rented	12%				
2 Bed Houses	33%				
AL24 / AL24A - Baymont	2 Bed House	850	3	2550	4
3 Bed Houses	56%				
AL32 / AL32A - Lockton	3 Bed House	1001	5	5005	5
4 Bed Houses	11%				
AL41 - Torwood	4 Bed House	1143	1	1143	6
Sub Totals			9	8698	
Social Rented	59%				
1 Bed Flats	55%				
Block 1A - 1BFL	1 Bed (1B2P) Flat	547	24	13128	2
2 Bed Houses	41%				
AL24 / AL24A - Baymont	2 Bed House	850	18	15300	4
3 Bed Houses	6%				
AL32 / AL32A - Lockton	3 Bed House	1001	2	2002	5
Sub Totals			44	30430	
Shared Ownership	29%				
2 Bed Houses	55%				
AL24 / AL24A - Baymont	2 Bed House	850	12	10200	4
3 Bed Houses	27%				
AL32 / AL32A - 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	208552	
Net area (Acres)		12.89	Sqft/Acre	16179	

PLOTS 3001-3110
Parcel R13 - MILLER HOMES

Code	Type	ft²	Number	Total ft²	Habitable Rooms
1 Bed Apartments	78%				
Block 2 - 1BAP	1 Bed (1B2P) Apartment	548	3	1644	2
2 Bed Apartments	9.30%				
Block 2 - 2BAP	2 Bed (2B4P) Apartment	763	2	1526	3
Block 3 - 2BAP	2 Bed (2B4P) Apartment	788	6	4728	3
3 Bed Houses	10.00%				
L255 - Delmont	2 Bed (3P) House	758	16	12128	4
3 Bed Houses	51.16%				
L356 - Denton	3 Bed House	907	6	5442	5
L358 / L358A - Whitton	3 Bed House	947	4	3788	5
L360 - Chilton	3 Bed House	979	2	1958	5
L361 - Braxton	3 Bed House	996	7	6972	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
L473 - Clearwood	3 Bed Townhouse	1380	2	2760	5
4 Bed Houses	17.44%				
L465 - Norwood	4 Bed House	1344	2	2688	7
L467 - Beauwood	4 Bed House	1379	3	4137	7
L472 - Crosswood	4 Bed House	1500	7	10500	7
L473 - Clearwood	4 Bed House	1637	3	4911	7
Sub Totals			86	89859	
Affordable	22%				
Affordable Rented	21%				
2 Bed Houses	20%				
AL24 / AL24A - Baymont	2 Bed House	850	1	850	4
3 Bed Houses	60%				
AL32 / AL32A - Lockton	3 Bed House	1001	3	3003	5
4 Bed Houses	20%				
AL41 - Torwood	4 Bed House	1143	1	1143	6
Sub Totals			5	4996	
Social Rented	33%				
2 Bed Houses	100%				
AL24 / AL24A - Baymont	2 Bed House	850	8	6800	4
Sub Totals			8	6800	
Shared Ownership	46%				
2 Bed Houses	55%				
AL24 / AL24A - Baymont	2 Bed House	850	7	5950	4
3 Bed Houses	18%				
AL32 / AL32A - 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			110	111893	
Net area (Acres)		7.26	Sqft/Acre	15412	

PLOTS 4001-4066
Parcel R13 - ST. MODWEN

Code	Type	ft²	Number	Total ft²	Habitable Rooms
2 Bed Houses	42%				
L255 - Delmont	2 Bed (3P) House	758	2	1516	4
H283 - Denison	2 Bed (3P) House	758	2	1516	4
3 Bed Houses	64.29%				
L356 - Denton	3 Bed House	907	2	1814	5
L358 / L358A - Whitton	3 Bed House	947	3	2841	5
H482 - Birchgate	3 Bed + Study Townhouse	1218	13	15834	5
4 Bed Houses	21.43%				
H486 - Presgate	4 Bed + Study Townhouse	1390	6	8340	7
Sub Totals			28	31861	
Affordable	58%				
Affordable Rented	5%				
2 Bed Houses	100%				
AL24 / AL24A - Baymont	2 Bed House	850	2	1700	4
Sub Totals			2	1700	
Social Rented	74%				
1 Bed Flats	86%				
Block 1A - 1BFL	1 Bed (1B2P) Flat	547	24	13128	2
2 Bed Houses	14%				
AL24 / AL24A - Baymont	2 Bed House	850	4	3400	4
Sub Totals			28	16528	
Shared Ownership	21%				
2 Bed Houses	50%				
AL24 / AL24A - Baymont	2 Bed House	850	4	3400	4
3 Bed Houses	50%				
AL32 / AL32A - Lockton	3 Bed House	1001	4	4004	5
Sub Totals			8	7404	
Grand Totals			66	57493	
Net area (Acres)		3.45	Sqft/Acre	18665	