

South Wokingham Phase 2B - Parcel R10

Parcel R10				
Private 65%				
Code	Type	ft²	Number	Total ft²
1 Bed Apartments				
Block 4 - 1BAP	1 Bed (1B2P) Apartment	539	4	2156
	1Bed (1B2P) Apartment	540	7	3780
Block 5 - 1BAP	1 Bed (1B2P) Apartment	540	3	1620
Block 6 - 1BAP	1 Bed (1B2P) Apartment	539	3	1617
	1 Bed (1B2P) Apartment	541	3	1623
2 Bed Apartments				
Block 3 - 2BAP	2 Bed (2B4P) Apartment	781	8	6248
Block 5 - 2BAP	2 Bed (2B4P) Apartment	756	6	4536
Block 6 - 2BAP	2 Bed (2B4P) Apartment	754	3	2262
	2 Bed (2B4P) Apartment	758	3	2274
2 Bed Houses				
232	2 Bed (3P) House	767	0	0
L255 / L255A - Delmont	2 Bed (3P) House	758	21	15918
3 Bed Houses				
L356 - Denton	3 Bed House	907	4	3628
L358 / L358A - Whitton	3 Bed House	947	14	13258
L360 - Chilton	3 Bed House	979	10	9790
L361 - Braxton	3 Bed House	996	7	6972
L362 - Clayton	3 Bed House	1018	2	2036
L363 / L363A - Hampton	3 Bed House	1050	2	2100
L367 - Kipton	3 Bed Townhouse	1177	2	2354
L368 - Clarkston	3 Bed Townhouse	1268	11	13948
L454 - Haywood	3 Bed +Study House	1130	5	5650
L461 - Fordwood	3 Bed +Study House	1267	2	2534
A - House Type A	3 Bed Townhouse	1487	5	7435
B1 - House Type B1	3 Bed Townhouse	1319	2	2638
3BH	3 Bed Townhouse	1380	3	4140
D - House Type D	3 Bed Townhouse	1567	2	3134
4 Bed Houses				
L456 - Westerwood	4 Bed House	1151	4	4604
L467 - Beauwood	4 Bed House	1379	2	2758
L473 - Clearwood	4 Bed House	1637	1	1637
Sub Totals			139	130650
Affordable 35%				
Rented 70%				
Code	Type	ft²	Number	Total ft²
1 Bed Flats				
Block 1 - 1BFL	1 Bed (1B2P) Flat	540	11	5940
	1 Bed (1B2P) Flat	539	3	1617
Block 7 - 1BFL	1 Bed (1B2P) Flat	541	3	1623
2 Bed Flats				
Block 2 - 2BFL	2 Bed (2B3P) Flat	664	8	5312
	2 Bed (2B3P) Flat	658	3	1974
Block 7 - 2BFL	2 Bed (2B3P) Flat	669	3	2007
2 Bed Houses				
AL24 / AL24A - Baymont	2 Bed House	850	10	8500
3 Bed Houses				
AL32 / AL32A - Lockton	3 Bed House	1001	10	10010
4 Bed Houses				
AL41 - Torwood	4 Bed House	1143	2	2286
Sub Totals			53	39269
Shared 30%				
2 Bed Houses				
AL24 / AL24 A - Baymont	2 Bed House	850	8	6800
3 Bed Houses				
AL32 / AL32A - Lockton	3 Bed House	1001	10	10010
AL34 - Easton	3 Bed Townhouse	1168	5	5840
Sub Totals			23	22650
Grand Totals			215	192569
Net area (Acres)		11.90	Sqft/Acre	16182

Parking Demand Calculations					
Area: Urban					
Private Accommodation	No. of Unit	Allocated ratio	Allocated Parking	Unallocated ratio	Unallocated Parking
1BF	20	1	20	0.2	4
2BF	20	1	20	0.2	4
2BH	21	2	42	0.0	0
3BH	71	2	142	0.1	7
4BH	7	2	14	0.2	1
Subtotal	139		238		16
Affordable Accommodation	No. of Unit	Allocated ratio	Allocated Parking	Unallocated ratio	Unallocated Parking
1BF	17	0	0	0.5	9
2BF	14	0	0	0.7	10
2BH	7	1	7	0.3	2
2BH	11	2	22	0.0	0
3BH	4	1	4	0.4	2
3BH	21	2	42	0.1	2
4BH	2	2	4	0.1	0
Subtotal	76		79		25
Total	215		317		41
Visitors at 20%					43
Total Required					401
Total Proposed					408

Table C3 -3: Houses owned unallocated parking demand

No of Habitable Rooms	Allocated	Unallocated demand								
		0			1			2		
	No of Bedrooms	Urban			Town and Fringe			Village		
3 or less	1-2	1.1	0.3		1.1	0.2		1.2	0.4	
4	2	1.2	0.4	0.0	1.2	0.4	0.0	1.3	0.4	0.1
5	2-3	1.4	0.5	0.1	1.6	0.6	0.1	1.5	0.6	0.1
6	3	1.6	0.7	0.1	1.7	0.8	0.1	1.7	0.8	0.2
7	3-4	1.8	0.9	0.2	2.0	1.0	0.2	2.0	1.0	0.2
8 or more	4	2.1	1.1	0.3	2.2	1.2	0.3	2.2	1.3	0.4

1.12.5 The table below provides allocations for houses which will be rented or shared this includes community housing and conversions to homes of multiple occupancy.

Table C3 -4: Houses rented/ shared unallocated parking demand

No of Habitable Rooms	Allocated	Unallocated demand								
		0			1			2		
	No of Bedrooms	Urban			Town and Fringe			Village		
3 or less	1-2	0.9	0.2		1.1	0.3		0.9	0.2	
4	2	1.1	0.3	0.0	1.2	0.4	0.1	1.0	0.3	0.0
5	2-3	1.2	0.4	0.1	1.4	0.5	0.1	1.4	0.2	0.1
6	3	1.3	0.5	0.1	1.4	0.6	0.1	1.3*	0.5*	0.1*
7	3-4	1.6	0.7	0.2	1.7	0.8	0.2	1.6*	0.7*	0.2*
8 or more	4	2.0	1.0	0.4	1.7	0.8	0.2	2.0*	1.0*	0.3*

Table C3 -1: Flats Owned unallocated parking demand

No of Habitable Rooms	Allocated	Unallocated demand								
		0			1			2		
	No of Bedrooms	Urban			Town and Fringe			Village		
1	studio	0.7	0.0		0.7*	0.0*		0.7*	0.0*	
2	1	1.0	0.2	0.0	1.0*	0.2*	0.0*	0.3	0.0	0.0
3	1-2	0.9	0.2	0.0	0.9*	0.2*	0.0*	0.6	0.1	0.0
4	2	1.0	0.2	0.0	1.0*	0.2*	0.0*	1.1	0.3	0.0
5 or more	2-3	1.2	0.4	0.1	1.2*	0.4*	0.1*	1.5	0.5	0.0

1.12.3 The table below provides allocations for flats which will be rented or shared this includes community housing.

Table C3 -2: Flats rented/ shared unallocated parking demand

No of Habitable Rooms	Allocated	Unallocated demand								
		0			1			2		
	No of Bedrooms	Urban			Town and Fringe			Village		
1	studio	0.5	0.0		0.5*	0.0*		0.5*	0.0*	
2	1	0.5	0.1	0.0	0.5*	0.1*	0.0*	0.6	0.1	0.0
3	1-2	0.7	0.1	0.0	0.7	0.2	0.0	0.9	0.2	0.0
4	2	1.1	0.3	0.0	1.0*	0.3*	0.0*	1.0	0.3	0.1
5 or more	2-3	1.1	0.3	0.0	1.0*	0.2*	0.0*	1.0*	0.2*	0.0*