

- 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 (subject to detailed landscape proposals)
 - INDICATIVE SHRUB PLANTING (subject to detailed landscape proposals)
 - GATE
 - DOOR AND PATIO TO REAR
 - DOOR/LEVEL THRESHOLD AND 2" BATH 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 4000-4008

Parcel R07 - ST. MODWEN

Code	Type	ft²	Number	Total ft²	Habitable Rooms
1 Bed Apartments	67%				
Block 3 - 1BAP	15.38%				
1 Bed (182P) Apartment		548	3	1644	2
1 Bed (182P) Apartment		571	1	571	3
2 Bed Apartments	23.08%				
Block 3 - 2BAP	2 Bed (2B4P) Apartment	806	5	4030	3
L256 - Glenmont	2 Bed (2B3P) FOG	753	1	753	3
3 Bed Houses	42.31%				
H385 - Embley	2 Bed House	1036	1	1036	4
H482 - Birchgate	3 Bed + Study Townhouse	1218	10	12180	5
4 Bed Houses	19.23%				
H486 / H486A - Presgate	4 Bed + Study Townhouse	1390	5	6950	7
Sub Totals			26	27164	
Affordable	33%				
Social Rented	77%				
Code	Type	ft²	Number	Total ft²	Habitable Rooms
2 Bed Houses	60%				
AL24 / AL24A - Baymont	2 Bed House	850	6	5100	4
3 Bed Houses	40%				
AL32 - Lockton	3 Bed House	1001	4	4004	5
Sub Totals			10	9104	
Shared Ownership	23%				
Code	Type	ft²	Number	Total ft²	Habitable Rooms
2 Bed Houses	33%				
AL24 - 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	39404	
Net area (Acres)		2.18		Sqft/Acre	18075

Parcel R07 R13

Private

Code	Type	ft²	Number	Total ft²	Habitable Rooms
1 Bed Apartments	5%				
Block 2 - 1BAP	1 Bed (182P) Apartment	541	3	1623	2
Block 3 - 1BAP	1 Bed (182P) Apartment	541	3	1623	2
Block 3 - 1BAP	1 Bed (182P) Apartment	571	1	571	3
2 Bed Apartments	10%				
Block 2 - 2BAP	2 Bed (2B4P) Apartment	754	2	1508	3
Block 2 - 2BAP	2 Bed (2B4P) Apartment	778	6	4668	3
Block 3 - 2BAP	2 Bed (2B4P) Apartment	806	5	4030	3
L256 - Glenmont	2 Bed (2B3P) FOG	753	1	753	3
2 Bed Houses	14%				
L255 - Delmont	2 Bed (3P) House	758	18	13644	4
L261 - Denon	2 Bed (3P) House	758	2	1516	4
3 Bed Houses	52%				
L356 - Denton	3 Bed House	907	8	7256	5
L358 / L358A - Whitton	3 Bed House	947	3	2841	5
L360 - Chilton	3 Bed House	979	2	1958	5
L361 - Braxton	3 Bed House	996	11	10956	5
L362 - Clayton	3 Bed House	1018	1	1018	5
H385 - Embley	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	7
H482 - Birchgate	3 Bed + Study Townhouse	1218	23	28014	5
LR - Laurel	3 Bed Townhouse	1380	2	2760	5
4 Bed Houses	19%				
L467 - Beauwood	4 Bed House	1379	3	4137	7
L470 - Briarwood	4 Bed House	1419	2	2838	7
L472 - Crosswood	4 Bed House	1500	7	10500	7
L473 - Crosswood	4 Bed House	1637	2	3274	7
L473A - Clearwood(A)	4 Bed House	1650	1	1650	7
H486 / H486A - Presgate	4 Bed + Study Townhouse	1390	11	15290	7
Sub Totals			140	149123	
Affordable	35%				
Affordable Rented	11%				
Code	Type	ft²	Number	Total ft²	Habitable Rooms
1 Bed Flats	100%				
Block 1 - 1BFL	1 Bed (182P) Flat	539	8	4312	2
Sub Totals			8	4312	
Social Rented	60%				
Code	Type	ft²	Number	Total ft²	Habitable Rooms
1 Bed Flats	36%				
Block 1 - 1BFL	1 Bed (182P) Flat	539	16	8624	2
2 Bed Houses	47%				
AL24 / AL24A - Baymont	2 Bed House	850	21	17850	4
3 Bed Houses	16%				
AL32 - Lockton	3 Bed House	1001	7	7007	5
4 Bed Houses	2%				
AL41 - Torwood	4 Bed House	1143	1	1143	6
Sub Totals			45	34624	
Shared Ownership	29%				
Code	Type	ft²	Number	Total ft²	Habitable Rooms
2 Bed Houses	55%				
AL24 / AL24A - Baymont	2 Bed House	850	12	10200	4
3 Bed Houses	27%				
AL32 - 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	208837	
Net area (Acres)		12.88		Sqft/Acre	16214

PLOTS 3001-3117

Parcel R13 - MILLER HOMES

Code	Type	ft²	Number	Total ft²	Habitable Rooms
1 Bed Apartments	79%				
Block 2 - 1BAP	1 Bed (182P) Apartment	548	3	1644	2
2 Bed Apartments	9%				
Block 2 - 2BAP	2 Bed (2B4P) Apartment	763	2	1526	3
Block 2 - 2BAP	2 Bed (2B4P) Apartment	806	6	4836	3
2 Bed Houses	12%				
L255 - Delmont	2 Bed (3P) House	758	18	13644	4
3 Bed Houses	53%				
L356 - Denton	3 Bed House	907	8	7256	5
L358 / L358A - Whitton	3 Bed House	947	3	2841	5
L360 - Chilton	3 Bed House	979	2	1958	5
L361 - Braxton	3 Bed House	996	11	10956	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	7
LR - Laurel	3 Bed Townhouse	1380	2	2760	5
4 Bed Houses	16%				
L467 - Beauwood	4 Bed House	1379	3	4137	7
L470 - Briarwood	4 Bed House	1419	2	2838	7
L472 - Crosswood	4 Bed House	1500	7	10500	7
L473 - Crosswood	4 Bed House	1637	2	3274	7
L473A - Clearwood(A)	4 Bed House	1650	1	1650	7
Sub Totals			93	96497	
Affordable	21%				
Social Rented	54%				
Code	Type	ft²	Number	Total ft²	Habitable Rooms
2 Bed Houses	69%				
AL24 / AL24A - Baymont	2 Bed House	850	9	7650	4
3 Bed Houses	23%				
AL32 - Lockton	3 Bed House	1001	3	3003	5
4 Bed Houses	8%				
AL41 - Torwood	4 Bed House	1143	1	1143	6
Sub Totals			13	11796	
Shared Ownership	46%				
Code	Type	ft²	Number	Total ft²	Habitable Rooms
2 Bed Houses	64%				
AL24 / AL24A - Baymont	2 Bed House	850	7	5950	4
3 Bed Houses	18%				
AL32 - 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			117	118531	
Net area (Acres)		7.80		Sqft/Acre	15136

PLOTS 4001-4059

Parcel R13 - ST. MODWEN

Code	Type	ft²	Number	Total ft²	Habitable Rooms
H283 - Denon	2 Bed (3P) House	758	2	1516	4
3 Bed Houses	61.90%				
H482 - Birchgate	3 Bed + Study Townhouse	1218	13	15834	5
4 Bed Houses	28.57%				
H486 - Presgate	4 Bed + Study Townhouse	1390	6	8340	7
Sub Totals			21	25690	
Affordable	64%				
Affordable Rented	21%				
Code	Type	ft²	Number	Total ft²	Habitable Rooms
1 Bed Flats	100%				
Block 1 - 1BFL	1 Bed (182P) Flat	547	8	4376	2
Sub Totals			8	4376	
Social Rented	58%				
Code	Type	ft²	Number	Total ft²	Habitable Rooms
1 Bed Flats	73%				
Block 1 - 1BFL	1 Bed (182P) Flat	539	16	8624	2
2 Bed Houses	27%				
AL24 - Baymont	2 Bed House	850	6	5100	4
Sub Totals			22	13724	
Shared Ownership	21%				
Code	Type	ft²	Number	Total ft²	Habitable Rooms
2 Bed Houses	50%				
AL24 - Baymont	2 Bed House	850	4	3400	4
3 Bed Houses	50%				
AL32 - Lockton	3 Bed House	1001	4	4004	5
Sub Totals			8	7404	
Grand Totals			59	51194	
Net area (Acres)		2.90		Sqft/Acre	17653

K 27.07.26 1.2m high post and rail fence located in the western POS area for R13, in front of plots 3026, 3027, 3042, 3051, and 3078-3088 has been removed. SR AAP

J 09.07.26 Drawing further updated in line with latest LPA consultation been received. SR AAP

H 15.05.26 Drawing further updated with latest highways engineer's comments. SR AAP

G 12.05.26 Drawing updated with latest landscape designs. SR AAP

F 06.05.26 Block 1 footpath & the northern plot alignment to block 1 has been updated as per client's comments. SR AAP

E 24.04.26 Access way between plots 4008 & 4009 extended, plot 4070 handed, visitor's bays next to plot 3041, 3043-3045 & 3051 relocated while the bays in front of plots 3047-3049, 3072-3074 & next to plot 3114 adjusted in location, parking court access for block 2 has been widened to 4.5m as per highway engineer's latest comments been received, affordable rented tenure split have been updated as per LPA's comments. SR AAP

D 08.04.26 Sales garage for plot 4001, plots 3019, 4010-4021 & 4030-4032 repositioned, garage footpaths updated, plots renumbered, bay window at the side of plot 3019 added, carports added for plots 4010 & 4049, plots 3055 & 3115 & 3115 changed to 1361 plots 3022-3023 allocated to M&J allocation instead of plots 3014 & 3041. Block 1, 2 & 3 footprints and the respective parking court arrangements been updated as per consultation feedback received from LPA. SR DGP

C 15.01.26 Plans 3004 & 3048 been swapped with Briarwoods, cycle stores for block 1 repositioned, following client's comments. SR DGP

B 22.12.25 Accommodation schedule updated with NIA. SR DGP

A 17.12.25 Accommodation schedule updated. SR DGP

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

Project **SOUTH WOKINGHAM PHASE R07 & R13**

Drawing Title **PROPOSED PLANNING LAYOUT**

Scale **1:500 @ A0** Drawn **SR** Checked **DGP**

Date **OCTOBER 2025** File **P1905.R07.R13.01** Drawing Status **PLANNING**

Dwg No **P1905.R07.R13.01** Rev **K**

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