PARCEL R10

PARCEL R11

PARCEL R11					
PRIVATE	65%		G.I.A.		
Code	Type	m²	ft²	Number	Total ft²
1 Bed Apartments					
Block 1 - 1B AP	1 Bed (2P) Apartment	59.6	642	2	1284
Block 6 - 1B AP	1 Bed (2P) Apartment	50.8	547	3	1641
Block 7 - 1B AP	1 Bed (2P) Apartment	50.8	547	9	4923
Block 8 - 1B AP	1 Bed (2P) Apartment	50.9	548	6	3288
2 Bed Apartments					
Block 1(A) - 2B AP	2 Bed (4P) Apartment	71.1	765	4	3060
Block 6 - 2B AP	2 Bed (4P) Apartment	71.1	765	6	4590
231	2 Bed (3P) FOG	75.3	810	1	810
2 Bed Houses					
232	2 Bed (3P) House	72.6	781	3	2343
236	3 Bed (3P) House	79.2	853	12	10236
241/241A	2 Bed (4P) House	80.7	869	9	7821
3 Bed Houses					
341/341A	3 Bed (4P) House	89.4	962	22	21164
351	3 Bed (5P) House	97.2	1046	4	4184
354/354A	3 Bed (5P) House	110.5	1189	15	17835
355/355A	3 Bed (5P) House	110.4	1188	5	5940
356	3 Bed (5P) House	108.5	1168	32	37376
F	3 Bed + Study (5P) House	129.7	1396	20	27920
361/361A/361B	3 Bed (6P) House	106.1	1142	18	20556
4 Bed Houses					
451	4 Bed (5P) House	110.9	1194	11	13134
461	4 Bed (6P) House	122.1	1314	2	2628
462/462A	4 Bed (6P) House	133.9	1441	11	15851
466/466A	4 Bed (6P) House	133.3	1435	4	5740
467/467A	4 Bed (6P) House	141.4	1522	8	12176
468	3 Bed (6P) House	121.4	1307	6	7842
471	4 Bed (7P) House	145.7	1568	4	6272
5 Bed Houses					
571	5 Bed (7P) House	158.9	1710	2	3420
581	5 Bed (8P) House	168.7	1816	4	7264
Sub Totals				**223**	**249298**
Affordable	**35%**				
Social Rented	**58%**				
Code	Type		ft²	Number	Total ft²
1 Bed Flats					
Block 2 - 1B FL	1 Bed (2P) Flat	50.7	546	3	1638
Block 5 - 1B FL	1 Bed (2P) Flat	50.8	547	9	4923
2 Bed Flats					
Block 2 - 2B FL	2 Bed (3P) Flat	64.0	689	6	4134
231S	2 Bed (3P) FOG	75.3	810	2	1620
2 Bed Houses					
242/242A/242B	2 Bed (4P) House	80.7	869	31	26939
3 Bed Houses					
352/352A/352B	3 Bed (5P) House	96.7	1041	12	12492
356	3 Bed (5P) House	108.5	1168	2	2336
362	3 Bed (6P) House	104.9	1129	2	2258
4 Bed Houses					
452/452A	4 Bed (5P) House	110.9	1194	3	3582
Sub Totals				**70**	**59922**
Affordable Rented	**12%**				
Code	Type		ft²	Number	Total ft²
1 Bed Flats					
Block 3 - 1B FL	1 Bed (2P) Flat	50.8	547	9	4923
2 Bed Flats					
231S	2 Bed (3P) FOG	75.3	810	1	810
2 Bed Houses					
242/242A/242B	2 Bed (4P) House	80.7	869	4	3476
Sub Totals				**14**	**9209**
Shared Ownership	**30%**				
Code	Type		ft²	Number	Total ft²
1 Bed Flats					
Block 4 - 1B FL	1 Bed (2P) Flat	50.8	547	9	4923
2 Bed Flats					
231S	2 Bed (3P) FOG	75.3	810	1	810
2 Bed Houses					
236	2 Bed (3P) House	79.2	853	7	5971
242/242A/242B	2 Bed (4P) House	80.7	869	9	7821
3 Bed Houses					
341	3 Bed (4P) House	89.4	962	1	962
352/352A/352B	3 Bed (5P) House	96.7	1041	5	5205
356	3 Bed (5P) House	108.6	1169	2	2338
4 Bed Houses					
452/452A	4 Bed (5P) House	110.9	1194	2	2388
Sub Totals				**36**	**30418**
Grand Totals				**343**	**348847**
Net area (Acres)			22.40	Sqft/Acre	15574

1BF	30	25.0%
2BF	10	8.3%
2BH	51	42.5%
3BH	24	20.0%
4BH	5	4.2%
	120	**100.0%**

Dwelling size and type	Minimum Gross Internal Floor Area (sqm)	Proportion of Total Affordable Housing Dwellings
1 bedroom	50	No fewer than 20%
2-bedroom flat	61	No more than 10%
2-bedroom house	79	No fewer than 40%
3-bedroom	93	No fewer than 20%
4-bedroom	106	No more than 10%

Pond

Proposed Bride way Connection (TBC)

64.4m

0 5 10 15 20 25m

KEY

- SITE BOUNDARY
- PRS LAND BOUNDARY
- FENCING REFER TO ENCLOSURES LAYOUT FOR DETAILS
- SW 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(subject to ARB survey)
- EXISTING RPA TO BE RETAINED(subject to ARB survey)
- EXISTING TREES TO BE REMOVED(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
- RG RAIN GARDEN
- A INDICATIVE LOCATION OF AIR SOURCE HEAT PUMPS

Rev.	Date	Description	Drawn	Checked
S	17.03.25	Road layout in front of plots 2271 & 2326-2327 amended and 3m wide pedestrian/cycle path added opposite to plot 2274.	SR	DGP
R	06.03.25	Landscaping info updated with latest landscape designs	SR	DGP
Q	25.02.25	House type 342 at plots 2023, 2024, 2201 & 2202 changed to 352, landscaping and paths updated.	SR	DGP
P	18.02.25	Layout amended following comments received from Local Authority, highways engineer & client.	SR	DGP
N	10.02.25	Layout amended following comments received from pre-app meeting held on 24.01.25, plots 2023, 2024, 2201, 2202 changed to 342, double garage removed for plots 2272 & 2273, plots 2114 changed to a 5B1 while 2118 to 4b2 .& block 2 repositioned and plot railings added as per client's comments.	SR	DGP
M	22.01.24	Affordable split updated as per client's comments & layout updated as per landscaping & highways comments been received.	SR	DGP
L	17.12.24	Layout amended following pre-app meeting comments with LPA been received.	SR	DGP
K	11.12.24	Bin store & parking arrangements for blocks 6 & 7 re-arranged and the lay by visitors spaces in front of plots 2209, 2212 & 2233 re-arranged.	SR	DGP
J	19.11.24	Roofscapes for plot 2095 & house type coding for plots 2148, 2343, 2245 & 2273 updated in line with house type drawings & plot 2148 is repositioned in line with ridge line with plot 2149.	SR	DGP
H	15.11.24	Roofscapes for plots 2206 & 2268 & road layout updated as per HW engineer's comments.	SR	DGP
G	13.11.24	Roofscapes updated.	SR	DGP
F	17.10.24	Western access added.	DGP	DGP
E	16.10.24	Northern temporary access added.	DGP	DGP
D	10.10.24	Layout amended as per planner's comments	SR	DGP
C	13.09.24	Plot numbers updated as per consortium guidance and private paths & gate locations shown.	SR	DGP
B	19.08.24	Plots 45, 46, 64 &82 changed to house type 471 & layout amended following client's request.	SR	AAP
A	13.08.24	Layout amended as per comments made by the client as per email & mark-ups received on 12.08.24.	SR	AAP

Client: KIER

aap architecture

Project: South Wokingham Phase R11

Drawing Title: Proposed Presentation Layout

Scale: 1:500 @ A0 | Drawn: SR | Checked:

Date: August 2024 | File: P1904.R11.01 | Drawing Status: PLANNING

Drg.No: P1904.R11.00 | Rev.: S

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