

House Type Schedule			Unit GSA		Total GSA	
House Type Ref	Description	Quantity	m2	sq ft	m2	sq ft
1b2p (Type 1)	1B2P - 1S	2	50.00	538	100.00	1,076
1b2p (Type 2)	1B2P - 1S	6	50.00	538	300.00	3,229
1b2p (GF)	1B2P - 1S	1	52.10	561	52.10	561
1b2p (FF)	1B2P - 1S	1	56.20	605	56.20	605
1b2p (GF)	1B2P - 1S	1	52.70	567	52.70	567
1b2p (FF)	1B2P - 1S	1	50.70	546	50.70	546
2b4p	2B4P - 2S	10	83.30	897	833.00	8,966
3b5p house	3B5P - 2S	5	93.20	1,003	466.00	5,016
Total		27			1,910.70	20,567

Schedule summary			Total GIA	
Accommodation type	Quantity	%	m2	sq ft
1 x Bedroom	12	44	611.70	6,584
2 x Bedroom	10	37	833.00	8,966
3 x Bedroom	5	19	466.00	5,016
Total	27	100	1,910.70	20,567

Site Density	Density	
	Area Ha	Area Acre
Gross Site Area	0.583	1.442
Open green space	0.129	0.319
Solar farm	0.052	0.129
Net Developable Area	0.531	1.312
Coverage	38,725	Sq ft/H
Net Density	51	Units/H
		21

House type designs

Three storey arrangement comprising of either one or two single aspect 1no. bedroom flat(s) accessed from street level with two 2no. bedroom duplex flats over. Non-habitable rooms (WC, kitchen, bathroom) on entrance side with bedroom facing internal raised access deck utilising roof lights for privacy

Two storey house split level with single aspect sleeping accommodation on the ground floor and living areas on the first floor opening out onto private terraced rear gardens

One storey flats at ground and first floor accessed from street level comprising 1no. bedroom with combined living/kitchen/dining areas

One storey flats at ground and first floor accessed from both street level and first floor at the rear. 1no. bedroom with combined living/kitchen/dining areas

Approach

Units positioned on an east-west axis to follow existing topography in two rows separated by a communal landscaped green corridor allowing access to higher level flats and dwellings located further into the site. Ramped and stepped paths serve the higher parts of the site including the solar farm with flatter areas given over to public open space and potential play areas. Shared bays for car and other vehicle usage are predominantly accessed from the existing junction into the site. This junction and area of hard-standing separates the dwellings creating a green vista into the site forming the principal landscaped route.

An active street frontage is created with ground floor flats accessed directly off the public footpath. The 2no. bedroom duplex flats over are accessed from the landscape corridor at the lower side of the sloping topography with the 3no. split level houses set further up the slope. A series of steps configured over the communal bin store serves the multiple levels. All dwellings are designed through their sectional arrangement to work with the existing site gradients.

General Legend	
	Site boundary
DUPLEX 2b4p	House type reference refer to house type drawings for details
AS/OPP	Handing demarcation
	Plot numbers
	Refuse store communal
	Cycle store communal
	Materials store
	Electric vehicle charging spaces
1	Parking numbers



Site layout

