KEY:

- SITE LOCATION
- NET DEVELOPABLE AREA (5.08HA)
- OPEN MARKET DWELLING
- AFFORDABLE DWELLING (SHARED OWNERSHIP)
- AFFORDABLE DWELLING (INTERMEDIATE RENTED)
- AFFORDABLE DWELLING (SOCIAL RENTED)
- UNALLOCATED PARKING BAY
- VISITOR CYCLE PARKING (SHEFFIELD STAND)
- CYCLE STORE (1.8M X 1.2M) (SECURE LOCKABLE SHED)

ENCLOSURE DETAILS:

- 1.8M HIGH BRICK WALL
- 1.8M HIGH TIMBER FENCING
- 0.45M HIGH TIMBER KNEE RAIL

SURFACE TREATMENTS: (OR SIMILAR APPROVED)

- MACADAM
- TEGULA BLOCK PAVING OR SIMILAR APPROVED
- CONTRASTING TEGULA BLOCK PAVING
- TAR SPRAY AND CHIP SURFACE

GREEN INFRASTRUCTURE

- PUBLIC OPEN SPACE (REFER TO LANDSCAPE PROPOSALS)
- EXISTING TREES RETAINED (SUBJECT TO LANDSCAPE PROPOSALS)
- TREE REMOVED TO FACILIATE DEVELOPMENT PROPOSALS (SUBJECT TO LANDSCAPE PROPOSALS)
- INDICATIVE STREET PLANTING (SUBJECT TO LANDSCAPE PROPOSALS)
- INDICATIVE GARDEN PLANTING (SUBJECT TO LANDSCAPE PROPOSALS)

ACCOMODATION SCHEDULE

OPEN MARKET

UNIT TYPE	NO. BEDS	STOREYS	NO. UNITS	SQFT/UNIT	TOTAL SQFT
FLAT 1/4 & 7	2	1 OF 3	9	626	5,634
FLAT 2/5 & 8	2	1 OF 3	9	645	5,805
FLAT 3/6 & 9	2	1 OF 3	9	753	6,777
CONISTON	2	2	3	667	2,001
LUDLOW	3	2	8	963	7,704
WARWICK	3	2	11	1059	11,649
AMBERLEY	3	2	15	1137	17,055
STRATFORD	3	2	11	1173	12,903
CAMBRIDGE (MCAT2)	3	2	10	1382	13,820
LEAMINGTON (MCAT2)	3	2	6	1417	8,502
YORK A	3	2.5	4	1488	5,952
YORK B	3	2.5	4	1453	5,812
SHAFTESBURY	4	2	17	1410	23,970
HARROGATE	4	2	16	1555	24,880
BALMORAL	4	2	3	1808	5,424
HIGHGATE 5	5	2.5	8	1932	15,456
		TOTAL OM	143		173,344 SQFT

AFFORDABLE

UNIT TYPE	NO. BEDS	STOREYS	NO. UNITS	SQFT/UNIT	TOTAL SQFT
SP2	1	2	8	646	5,168
FLAT 1/4 & 7	2	1 OF 3	3	626	1,878
FLAT 2/5 & 7	2	1 OF 3	3	645	1,935
FLAT 3/6 & 9	2	1 OF 3	3	753	2,259
CONISTON	2	2	1	667	667
TAVY (MCAT2)	2	2	3	874	2,622
TAVY NSS	2	2	6	874	5,244
TAVY 3 NSS	3	2	2	1021	2,042
DART NSS	3	2	5	1021	5,105
DART 3 NSS	3	2	1	1025	1,025
TEME (MCAT2)	4	2	1	1171	1,171
		TOTAL AFFORDABLE	36	20%	29,116 SQFT
		TOTAL DWELLINGS	179		202,460 SQFT

NET DEVELOPABLE AREA	5.08	HECTARES
	12.55	ACRES
COVERAGE	16,129	SQFT/ACRE
DENSITY	35.2	DPH

	TARGET MIX	ACTUAL MIX
1B	4%	4%
2B	26%	27%
3B	43%	42%
4B	18%	21%
5B	9%	4%
	100%	100%

ARBORFIELD PARCELS H, I & J - SITE LAYOUT

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS | WWW.PEGASUSPG.CO.UK | TEAM/DRAWN BY MCC/KM/SL | APPROVED BY P.M: MCC | DATE: 08/06/17 | SCALE: 1:500 @ A0 | DRWG: P16-0796_01 SHEET NO: 01 REV: L | CLIENT: REDROW HOMES LTD |

Pegasus Design

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