



Notes

This layout to be read in conjunction with the following Consultant drawings:

- Drainage Contractor: by Travis Baird (Drawing Reference: 13/07/15/1)
- Public Open Space - Balancing Pond by BSA Landscape Design Ltd (Drawing Reference: 13-73-03-14)

DO NOT SCALE: ALL DIMENSIONS TO BE CHECKED ON SITE AND ARCHITECT NOTIFIED OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT

NOTES:

Accommodation schedule

Private Housing	Private Apartments
Type PT21 3bed/2b1 @ 633 ft ² x 4 no = 2633 ft ²	Type A1 2bed-3person @ 605 ft ² x 3 no = 1815 ft ²
Type PA21 2bed/2b1 @ 602 ft ² x 40 no = 24080 ft ²	Type A2 2bed-3person @ 616 ft ² x 3 no = 1848 ft ²
Type PB20 3bed/2b1 @ 1262 ft ² x 3 no = 3786 ft ²	Type A3 2bed-3person @ 616 ft ² x 3 no = 1848 ft ²
Type PA31 3bed/2b1 @ 808 ft ² x 67 no = 54136 ft ²	Type C1 2bed-3person @ 613 ft ² x 3 no = 1839 ft ²
Type PC21 4bed/2b1 @ 1299 ft ² x 30 no = 38970 ft ²	Type C2 2bed-3person @ 598 ft ² x 3 no = 1794 ft ²
Type PT25 3bed/2b1 @ 833 ft ² x 6 no = 5008 ft ²	Type L1 3bed-3person @ 445 ft ² x 1 no = 445 ft ²
Type PT27 3bed/2b1 @ 923 ft ² x 30 no = 27690 ft ²	Type L2 3bed-3person @ 405 ft ² x 3 no = 1215 ft ²
Type FT41 4bed/2b1 @ 1222 ft ² x 22 no = 26884 ft ²	Type I2 2bed-3person @ 599 ft ² x 3 no = 1797 ft ²
Type FT42 4bed/2b1 @ 1222 ft ² x 8 no = 9776 ft ²	Type I4 2bed-3person @ 598 ft ² x 2 no = 1196 ft ²
Type PA44 4bed/2b1 @ 1170 ft ² x 19 no = 22230 ft ²	Type I1 2bed-3person @ 598 ft ² x 3 no = 1794 ft ²
Type L230 4bed/2b1 @ 1226 ft ² x 12 no = 14712 ft ²	Type F2 2bed-3person @ 613 ft ² x 3 no = 1839 ft ²
Type PC21A2 4bed/2b1 @ 1299 ft ² x 15 no = 19485 ft ²	Type F3 2bed-3person @ 640 ft ² x 3 no = 1920 ft ²

Total number of private sale units: 319 no = 304164 ft²

GRANT UNITS

Affordable Rent - Housing and Apartments

Type B1 3bed-3person @ 513 ft ² x 3 no = 1539 ft ²
Type I2 2bed-3person @ 599 ft ² x 3 no = 1797 ft ²
Type AA33 3bed-3person/2b1 @ 808 ft ² x 2 no = 1616 ft ²
Type AA31 3bed-3person/2b1 @ 510 ft ² x 5 no = 2550 ft ²
Type AA32 3bed-3person/2b1 @ 599 ft ² x 2 no = 1198 ft ²
Type AA41 3bed-3person/2b1 @ 1148 ft ² x 4 no = 4592 ft ²
Type D1 3bed-3person @ 507 ft ² x 2 no = 1014 ft ²
Type D2 3bed-3person @ 637 ft ² x 2 no = 1274 ft ²
Type D3 2bed-3person @ 648 ft ² x 2 no = 1296 ft ²

Affordable Shared Ownership - Housing and Apartments

Type AA33 3bed-3person/2b1 @ 808 ft ² x 2 no = 1616 ft ²
Type AA31 3bed-3person/2b1 @ 510 ft ² x 9 no = 4590 ft ²

Total number of affordable grant units: 36 no = 25860 ft²

NON GRANT UNITS

Affordable Rent - Housing

Type PA24 2bed/2b1 @ 623 ft ² x 5 no = 3115 ft ²
Type PA31 3bed/2b1 @ 808 ft ² x 5 no = 4040 ft ²

Affordable Shared Ownership - Housing

Type PA24 2bed/2b1 @ 623 ft ² x 5 no = 3115 ft ²
Type PA31 3bed/2b1 @ 808 ft ² x 5 no = 4040 ft ²

Total number of affordable non grant units: 20 no = 14180 ft²

Total no. of affordable units (grant & non grant): 56 no = 40040 ft²

Total number of units: 375 no = 347802 ft²

Please note that houses have been manipulated to hand door positions. Technical information within house types not to be used - LOD PLANNING PURPOSE ONLY

- Drawing Legend**
- (T) Trees to be removed
 - BS/ Cyc. Bin store/ Cycle store (for apartments only)
 - (M) Existing manhole locations with stand off distance
 - Red line boundary
 - Essenment to SUD4 sewers diverted
 - Shared surface treatment
 - Essenment to SUD2 network with sewers for adoption criteria applied. These could be reduced subject to minimum maintenance access requirements
 - Existing trees and hedges to be retained
 - Proposed new trees
 - S/S Substation (4m x 4m)
 - 20m offset from the surrounding property curtilage to play area
 - Gavlon basket walls
 - Low level brick wall
- PA44-01 House types drawing reference number
- Rev A: Reference to supports added to 04.08.13 - BAR
- Rev B: Revised location for Manhole, increased gap between Plots 288 & 289, Amended driveway and access to pumping station. 14.08.13 - CHS
- Rev C: Plot reference changes to correspond with plot specific schedule. 17.07.13 - BAR
- Rev H: General amendments including roof orientations following discussions with Planners and Client. 24.05.13 - CHS
- Rev G: AA42's at plots 124/125 changed to AA31's. Rented units switched for Shared Ownership units at plots 286/287/288. Shared Ownership units switched to rent at plots 425 & 426. 31.05.13 - BAR
- Rev F: Red line site boundary amended to include diverted driveway. 02.04.13 - CHS
- Rev E: Boundary and general road amendments especially around Plot 228. 21st following comments from Highways Officer. Plots 425 - 439 moved and car parking re-configured to suit. 26.03.2013 - BR/CHS
- Rev D: Car Ports amended to suit Planning drawings. 04.03.2013 - CHS
- Rev C: Tree survey added. Minor amendments to Plots 126-129/839, Plots 343-345, Private road to Plot 220-228 altered and garage amended to Plot 220. Balustrade to apartments A and F added. Parking court between Plots 256 and 274 amended. Drawing shared to Planning Issues. 14.01.2013 - CHS

Proposed Site Layout

This drawing follows on from drawing C1520/P001 Rev 1

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SCALE @ A0 1:500 CLIENT Taylor Wimpey Homes

DATE 12.07.12 JOB TITLE TMC Phase 2, 6 and 5

DRAWN RBF DRAWING TITLE Proposed site layout

CHECKED POB DRAWING NO. C1520 / P002L