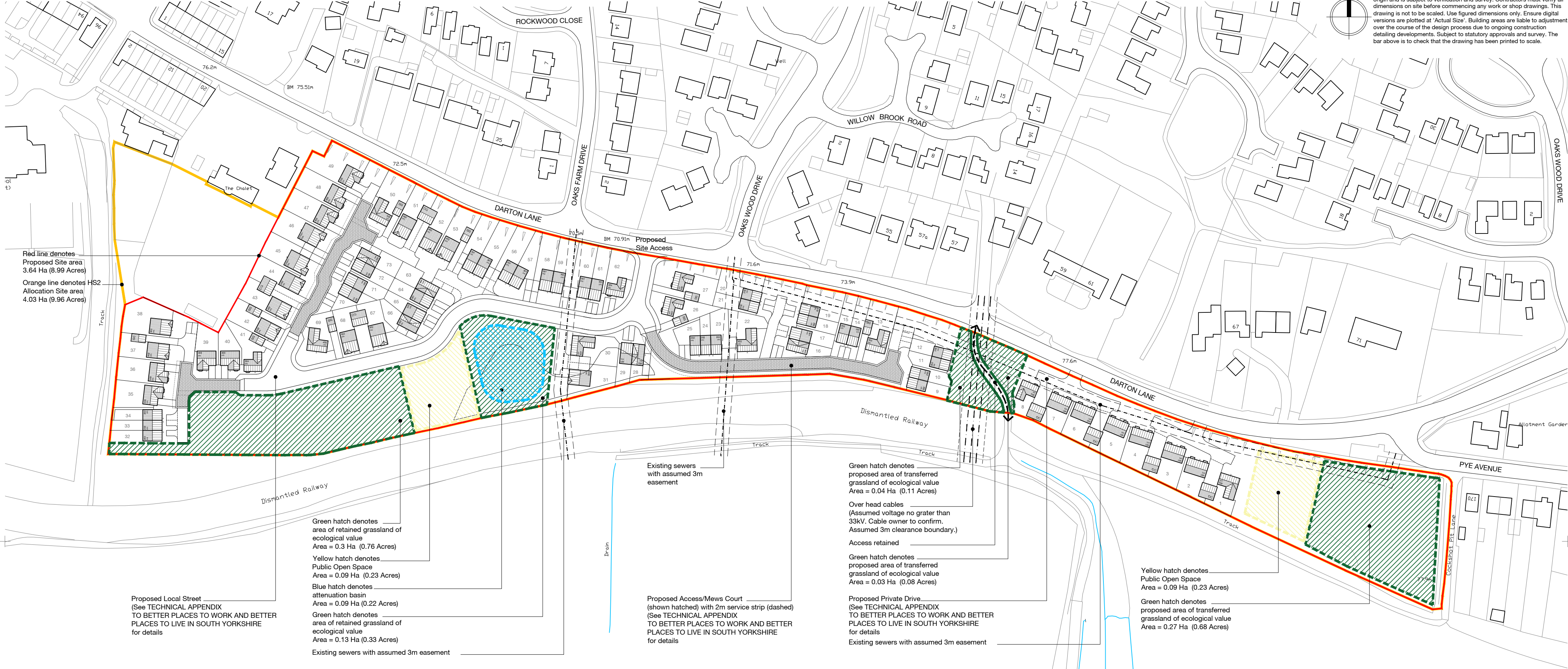


INDICATIVE SITE LAYOUT



INDICATIVE ACCOMMODATION SCHEDULE						
House Type		Gross Internal Floor Area (GIA)		Quantity	GIA Totals per Type	
		(ft²)	(m²)		(ft²)	(m²)
AFFORDABLE						
House Type Bun1	2 bed bungalow	715.8	66.5	2	1,432	133
House type 202	2 Bed semi	753.5	70	10	7,535	700
House type 301	3 Bed semi	944.0	87.7	3	2,832	263
PRIVATE						
House type 202	2 Bed semi	753.5	70	6	4,521	420
House type 301	3 Bed semi	944.0	87.7	12	11,328	1,052
House type 302	3 Bed semi corner	944.0	87.7	5	4,720	439
House type 303	3 Bed detached int.	998.9	92.8	7	6,992	650
House type 304	3 Bed detached corner	1024.7	95.2	5	5,124	476
House type 401	4 Bed detached	1252.9	116.4	6	7,518	698
House type 402	4 Bed detached	1268.0	117.8	11	13,948	1,296
House type 403	4 Bed detached corner	1348.7	125.3	6	8,092	752
House type 404	4 Bed detached int.	1386.4	128.8	0	0	0
House type 501	5 Bed detached int.	1512.3	140.5	0	0	0

Total no. of Dwellings	73	74,041 ft²	6,879 m²
Nett developable Site Area	6.45 Acre	2.61 Hectare	11,480 ft²/Acre
Gross Site Area	8.99 Acre	3.64 Hectare	2,635 m²/Ha
Total Residential Units per Ha (Nett)	27.97		
Total Residential Units per Ha (Gross)	20.05		

- Total Area of Public Open Space = 0.18 Ha / 0.46 Acres
- Total Area of Ecological Value Grass Land = 0.65 Ha / 1.63 Acres
- Total Area of Attenuation Basins = 0.09 Ha / 0.22 Acres

Notes | Sketch schemes may be based on plan information of unknown origin and is subject to verification and survey. Contractors must verify all dimensions on site before commencing any work or shop drawings. This drawing is not to be scaled. Use figured dimensions only. Ensure digital versions are plotted at 'Actual Size'. Building areas are liable to adjustment over the course of the design process due to ongoing construction detailing developments. Subject to statutory approvals and survey. The bar above is to check that the drawing has been printed to scale.

Rev Date Description Drawn Checked

Project	Land South of Darton Lane, Darton, Staincross		
Drawing	Indicative Site Layout		
Client	Deloitte LLP		
BIM Suitability Description	SUITABLE FOR INFORMATION		BIM Suitability Code
Status	Preliminary	2 Riverside Way	320 City Road
Date	Aug '19	LEEDS	LONDON
Drawn	WC	L51 4EH	EC1V 2NZ
Checked	GE	0113 819 8041	0203 883 8602
Scale (A2)	1:1250	© info@edwardarchitecture.co.uk	
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