Gross site area	
Hectares	7.57 ha
Acres	18.70 acres
Net developable area	
Hectares	5.66 ha
Acres	13.98 acres
POS area	
Hectares	1.27 ha
Density	
Dwellings/ ha	37.80
Dwellings/ acre	15.31
Sq ft/ acre	14,815

Schedule of Accomodation

House Type	Type	Bedrooms	Persons	Amount	%	ft²	m²	Total ft²	Total m²	S106 Social Rent	Additional Affordable Social Rent	Total Unit
232	Semi-Det/Terrace	2	3	15	5.1	796	71.25	8426.00	783.75	4		4
236	Semi-Det	2	4	16	7.5	827	76.83	13232.00	1229.28	8		8
241	Semi-Det	2	4	8	3.7	856	79.48	6848.00	635.84			
242 M4(2)	Semi-Det	2	4	27	12.6	857	79.65	23139.00	2150.55	13	13	26
341	Semi-Det	3	4	27	12.6	947	88.04	25569.00	2377.08		13	13
352	Semi-Det/Terrace	3	5	29	13.6	1012	94.05	29348.00	2727.45	8	8	16
354 M4(2)	Detached	3	5	15	5.1	1171	108.87	12881.00	1197.57		2	2
356	Semi-Det	3	5	18	8.4	1150.39	106.87	20707.02	1923.66		4	4
451 M4(2)	Semi-Det	4	5	10	4.7	1176	109.41	11760.00	1094.10			
452	Semi-Det	4	5	14	6.5	1178	109.41	16492.00	1531.74		6	6
462	Detached	4	6	7	3.3	1404	130.48	9828.00	913.22			
473 M4(2)	Detached	4	6	10	4.7	1283	119.24	12830.00	1192.40			
1BJP MA(3)1B3P	Apartment	1	2	9	4.2	623	57.9	5607.00	521.10		9	9
1BJP FF	Apartment	1	2	9	4.2	623	57.9	5607.00	521.10		9	9
2BJP MA(3)2B3P	Apartment	2	3	4	1.9	772	71.8	3088.00	287.20		4	4
2BJP FF	Apartment	2	3	4	1.9	772		3088.00	287.20		4	4
			Total Units:	**214**	**100%**		**Total Area:**	**206470.02**	**19188.54**	**21**	**86**	**107**

Affordable Housing Mix by Housetype

1:500 SCALE BAR
0 5 10 20 30 Metres

Key

Ownership / red line boundary as per Boundary Plan 2 drw no. 14387-AEW-XX-XX-DR-A-0002 Rev. P02

Type A
900mm high power coated 'estate style' railing.

Type B
900mm Dry stone wall.

Type C
1800mm Brick faced wall with piers and timber infill fence panels.

Type D
1.8m Close boarded treated timber fence.

Type E
2.4m Close boarded acoustic timber fence.
Specification subject to noise report recommendations.

Type F
2400mm Brick faced wall with piers and accoustic timber infill fence panels. Specification subject to noise report recommendations.

Proposed bin hard standing area.

Dwelling external wall mounted EVCP.

Post mounted EVCP. Single and double socket type.

EV ducting route shown indcatively. Final route to specialist design

Bicycle store - timber lockable shed (1.2mx1.8m) with ground anchor or within garage where applicable.

ASHP

Air Source Heat Pump

Highway visibility splays, to suit road type speed restrictions.

Affordable Housing Key

S106 Properties.

Affordable Properties

Acanthus WSM Architects

The general contractor is responsible for the verification of all dimensions on site and the architect is to be informed of any discrepancy.

The status of information contained in a computer copy of this drawing shall be limited to that conveyed by the paper copy.

Revisions:

Rev P1		NG/DRP
Initial issue.		
Rev P2		NG/DRP
EV charging points added to apartment block's parking spaces, attenuation basins updated.		
Rev P3	17.03.2026	NG/DRP
Travel active route & attenuation basins updated.		
Rev P4	01.04.2026	NG/DRP
Boundary treatment updated.		
Rev P5	08.05.2026	NG/DRP
Plots 19-46 updated following highway comments. ASHP indicated to the rear of the plots.		
Rev P6	03.06.2026	NG/DRP
Updated following urban design and highway comments.		
Rev P7	16.06.2026	NG/DR
Plot 22 changed to 242. Plots 113-115 changed to a terrace. Plot 115 changed to a 341. Plots 116-117 changed to semi detached and Plot 132 handed. Attenuation basins updated to reflect RWO designs.		
Rev P8	19.06.2026	NG/DR
Plot 24, 45 & 46 updated. Plot numbers updated between 25-44.		
Rev P9	24.06.2026	DR/NG
Boundary treatment updated inline with the NIA 15th June '26. AS & OPP references added.		
Rev P10	29.07.2026	NG/DRP
Layout updated following LA Highway comments from 28.07.2026. Drainage basin updated.		
Rev P11	07.08.2026	DRP/NG
Layout updated to incorporate the latest vehicle turning and swept path analysis.		
Rev P12	11.08.2026	DRP/NG
Paving removed from VP spaces local to plots 31-38. Northern attenuation basin access widened to 3m.		
Rev P13	17.08.2026	DRP/NG
26% M4(2) plots identified, house types 242, 354, 451 & 473. Further highway amendments following comments received dated 18th August '26. Affordable housing mix added.		

Vistry Group

Scale	1:500 @ A0
Date	March 2026
Drawn/Checked	NG/DRP
4035-49-AWSM-XX-XX-DR-A-101	
Status S3	Rev P13

ACANTHUS ARCHITECTS

Site layout

Shaw Lane

Carlton

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