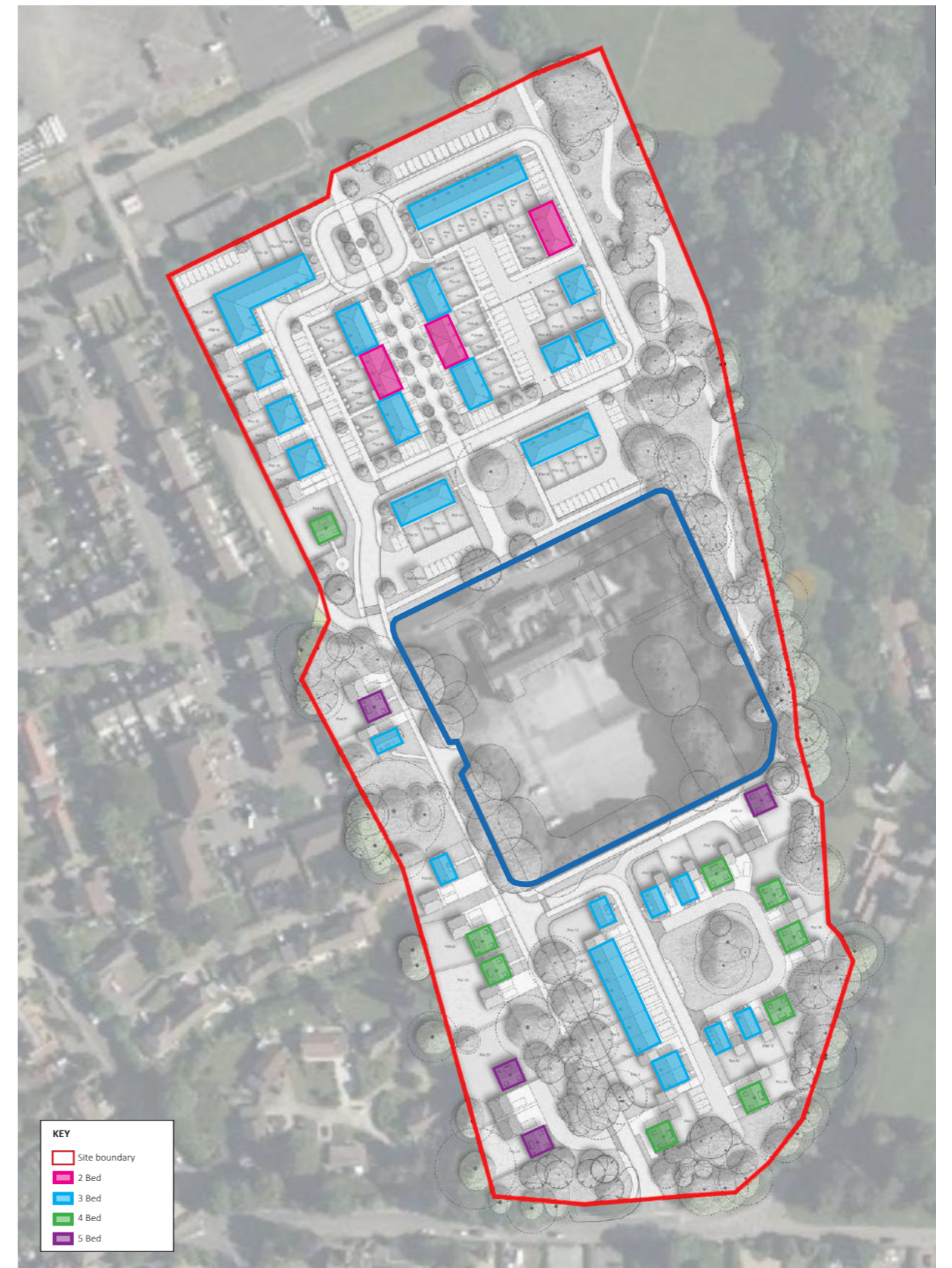


6.0 Proposals

6.3 Residential Mix

A mix of dwelling sizes will provide homes for a range of occupiers from starter 2 bed homes up to 5 bedroom detached properties. These are distributed across the site as colour coded on the diagram opposite.



Residential Mix Diagram

6.0 Proposals

6.4 Residential Tenure

The 87 dwellings consist of 34 affordable and 53 private dwellings with the affordable arranged to the northern quadrangle, including the properties overlooking the parkland, providing natural surveillance and with immediate access to the wider parkland amenity.

Red Line Site Area 4.4Ha- 19.8 Dwellings per Hectacre

The Tenures Are:-

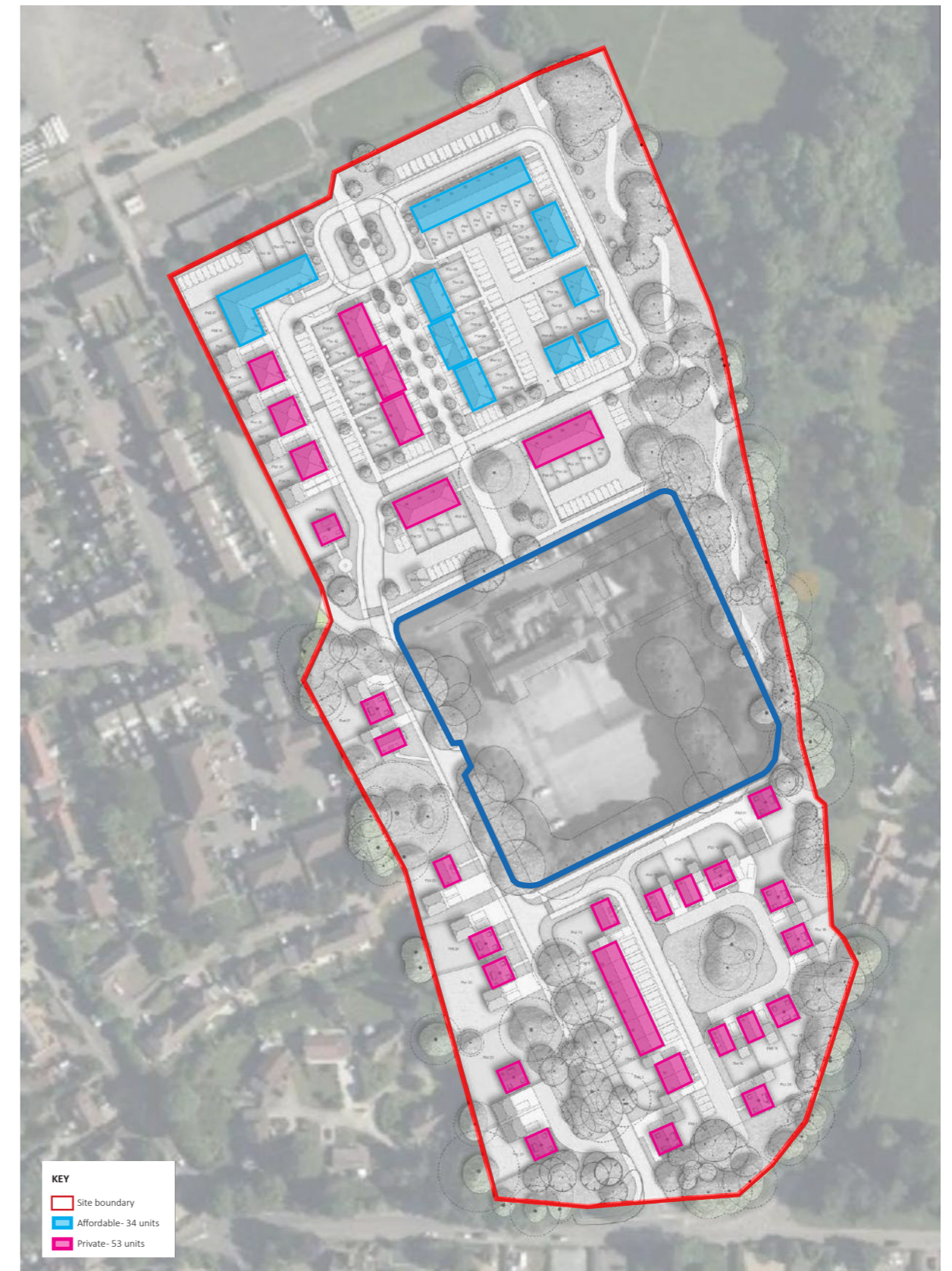
Affordable Rented Summary					
Reference	House Type	Total Parking	Area ft ²	No. units	Total Area ft ²
2BTBA	2 Bed Terraced Block House	9	850	4	3,401
2BTA	2 Bed Terraced House	11	753	5	3,767
3BTA	3 Bed Terraced House	29	1,001	13	13,014
3BTBA	3 Bed Terraced Block House	14	1,001	6	6,006
3BSNA	3 Bed Semi Narrow House	14	1,001	6	6,006
				34	28,794

Private Summary					
Reference	House Type	Total Parking	Area ft ²	No. units	Total Area ft ²
2BTBP	2 Bed Terraced Block House	9	850	4	3,401
2BSP	2 Bed Semi House	0	850	0	0
3BTBP	3 Bed Terrace Block House	34	1,001	15	15,016
3BTTP	3 Bed Terraced Wide House	9	1,249	4	4,994
3BSNP	3 Bed Semi Narrow House	23	1,001	10	10,011
3BSWP	3 Bed Semi Wide House	0	1,109	0	0
3BDP	3 Bed Detached House	16	1,109	7	7,761
4BDP	4 Bed Detached House	29	1,389	9	12,497
5BDP	5 Bed Detached House	13	1,722	4	6,889
				53	60,569

Total		209		87	89,363
	Allocated spaces	187			
	Visitor spaces	22			

Affordable:Private

39%



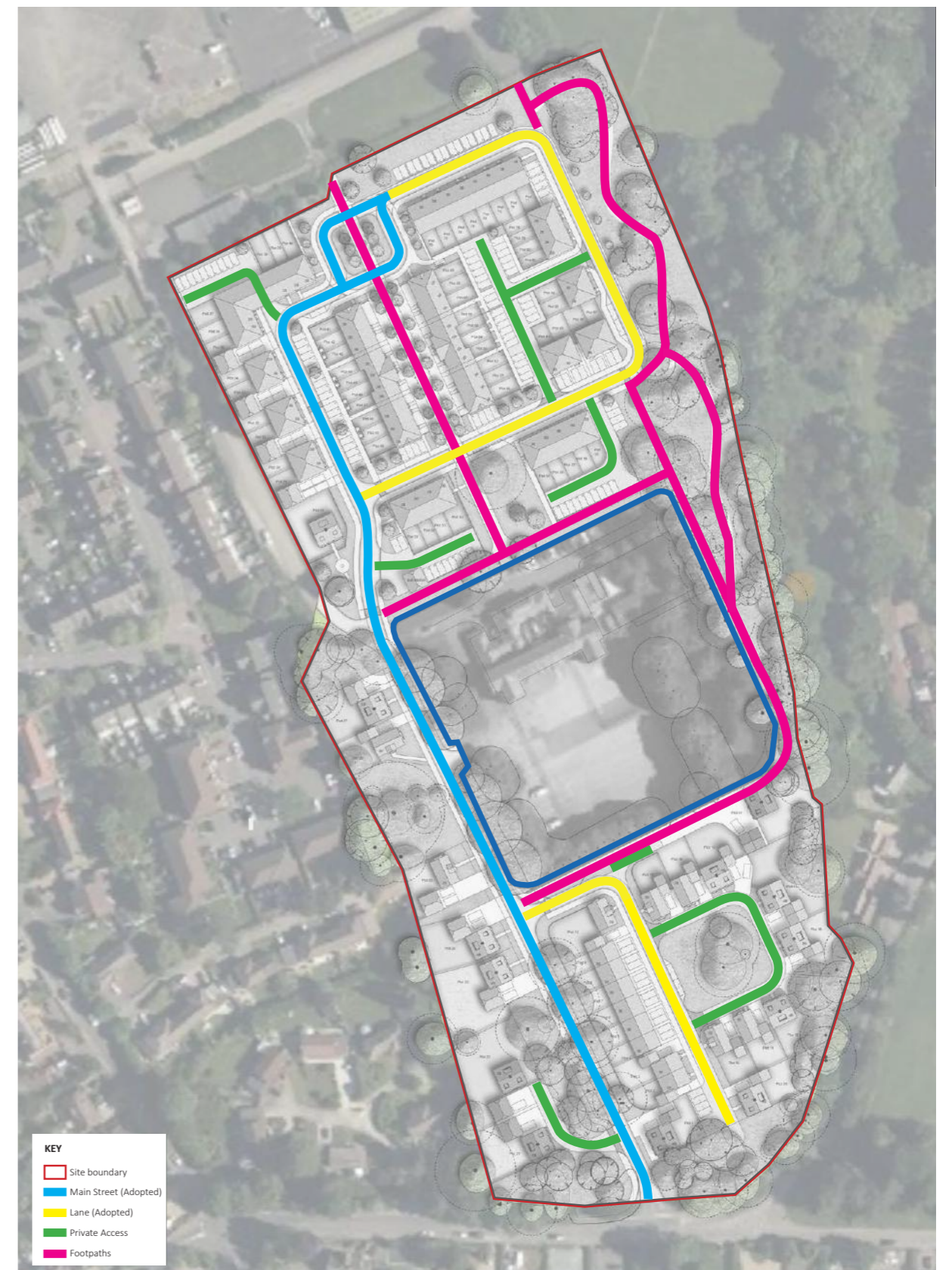
Amount Diagram

6.6 Movement Hierarchy

The movement diagram emphasises the avenue as the “main street” of the proposals with lanes and private access ways of this primary spine road. This emphasises the north-south orientation of the proposals.

The private access ways lead off the parking courts, concealing cars behind buildings, with a pend access to a parking court to the north western end of the avenue.

The “map” of footpaths (pink) encompass the listed building and delineate the vista (and view) northwards, with east-west connectivity to the less formal, meandering footpath through the parkland to the east.



Movement Hierarchy Diagram

6.0 Proposals

6.5 Parking Provision / Allocations

Based on the proposal layout there are 187 private parking spaces. In addition, 21 visitors spaces are dispersed throughout the layout.



Parking Provision Diagram

6.7 Public Open Space Assessment

There is 12818.6sqm (1.28Ha) of public open space across the site. the neighbourhood plan advocates (under Boundary Treatment) that “trees are located (in front and) back gardens to create and maintain a “leafy streetscene” Hence trees to the south (east) particularly are within back gardens continuing the green perimeter of the parkland. There are considerable trees surrounding the existing listed building site also, all contributing to the verdant character.

Public open space therefore covers nearly 30% of the overall allocated site area.



Public Open Space Diagram