KEY: SITE LAYOUT

APPLICATION BOUNDARY

SURFACE MATERIALS:

GARDEN/POS/HIGHWAY VERGE (SEE DETAILED LANDSCAPE PROPOSALS)
TARMACADUM
BLOCK PAVING

ENCLOSURE DETAILS:

1.8M HIGH BRICK WALL
1.8M HIGH TIMBER FENCE
LOW LEVEL HEDGEROW (SEE DETAILED LANDSCAPE PROPOSALS)
900MM ESTATE RAILING
1.8M HIGH CHAIN LINK FENCE
TIMBER POST & RAIL FENCE

LANDSCAPING:

INDICATIVE TREE PLANTING (SEE DETAILED LANDSCAPE PROPOSALS)
RETAINED VEGETATION
REMOVED VEGETATION

OTHER:

BIN COLLECTION POINT
GATE/PERSONNEL DOOR
AFFORDABLE HOUSING (SHARED OWNERSHIP)
AFFORDABLE HOUSING (RENTED)
CYCLE STORE
BIN STORE
BIN STORE TO FRONT OF UNIT

Castle Park Way
Nickleby Road
Village Crescent
City Place
Babbage Gardens
Marisco Court
Barrows Avenue

ALPHINGTON
Accommodation Schedule

Housetype		Sq.ft	Sq.m	St.	Beds		No's	Total Sqft	Total Sqm
OPEN MARKET HOUSING									
1B	DALSTON	660	61.3	2	1		31	20,460	1,901
	TANTON (FOG)	691	64.2	2	2		1	691	64
2B	CORNWOOD	783	72.7	2	2		40	31,320	2,910
	HARTWOOD	866	80.5	2	2		34	29,444	2,735
	LINGWOOD	882	8.19	2.5	2		14	12,348	1,147
4B	CHELFORD	1,151	106.9	2	4		4	4,606	429
	FAIRFORD	1,230	114.3	2	4		4	4,920	457
sub total (Open Market)							128	103,787	9,642
AFFORDABLE HOUSING									
AFFORDABLE RENT									
1B APT	1B APT V1(M4(3))	755	70.1	2.5	1		2	1,510	140
	1B APT V2	495	46.0	2.5	1		1	990	92
	1B APT V3	538	50.0	2.5	1		4	2,152	200
	1B APT V4	613	569	2.5	1		2	1,226	114
2B APT	2B APT V1	656	609	2.5	2		4	2,624	244
	2B APT V2	699	649	2.5	2		2	1,398	100
	2B APT V3	755	70.1	2.5	2		2	1,510	140
1B	AFF 1B	660	61.3	2	1		8	5,290	491
2B	AFF 2B	783	72.7	2	2		8	6,264	582
4B	AFF 4B	1151	106.9	2	4		4	4,604	428
						TOTAL	38		
SHARED OWENERSHIP									
1B	AFF 1B	660	61.3	2	1		7	4,620	429
2B	AFF 2B	783	72.7	2	2		6	4,698	436
	AFF 2B.2	866	80.5	2	2		3	2,598	241
						TOTAL	16		
sub total (Affordable)			30%				54	39,474	3,667
TOTAL							182	143,261	13,309

GROSS SITE AREA	10.285	ac	4.16	ha
NET DEV AREA	8.2	ac	3.31	ha
COVERAGE (net area)	17,492	sqft/ac	7079	sqft/ha
DENSITY (net area)	22	no/ac	55	ha

ALDENS FARM WEST SITE, ALPHINGTON - **SITE LAYOUT**

Pegasus Group

DESIGN ENVIRONMENT PLANNING ECONOMICS HERITAGE | www.pegasusgroup.co.uk | TEAM/DRAWN BY: RIT/MFA | APPROVED BY: MFA | DATE: 10/03/23 | SCALE: 1:500 @ A0 | DRWG: **P22-1227_DE_02** SHEET NO: __ REV: Y | CLIENT: **TILIA HOMES**

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