



SCHEDULE:
Site area- 3144sqm / 0.31ha or 33842sqft / 0.78ac

- RESIDENTIAL**
- House Type B1 (HT_B1) 2 storeys - **2no.**
 2 bed 3 person house
 GIFA- 80sqm / 807sqft
 - House Type B2 (HT_B2) 2 storeys- **1no.**
 3 bed 6 person house
 GIFA- 97.1sqm / 1045sqft
 - House Type B3 (HT_B3) 2 storeys - **1no.**
 3 bed 6 person house
 GIFA- 97.8sqm / 1053sqft
 - House Type C2 (HT_C2) 2.5 storeys - **2no.**
 4 bed 7 person house
 GIFA- 117.6sqm / 1266sqft
 - Conversion Type 3 (CON_3) 2 storeys- **1no.**
 2 bed 4 person house
 GIFA- 102.0sqm / 1098sqft
- TOTAL- 6no. new build houses**
1no. conversion

5.5m wide clear carriageway width to be formed as indicated on drawing. Exact alignment to be determined in accordance with detailed topographic survey of hedge line and vegetation opposite the site.

Note: refer to drawing PL020 for details of hard and soft landscape arrangements

Annakut Ltd Revisions:

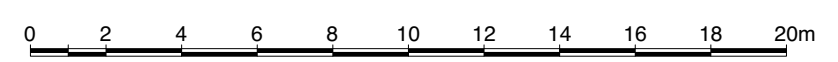
Land Adjoining the Rose and Crown, Aston, Stevenage

Proposed Site Master Plan

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Status: For Planning
 Drawn by: LM Date: September 2022
 Checked by: MH Date: September 2022
 Scale: 1:200@A2
 Project no: 202202
 Drawing no: PL009 Revision:



Figured dimensions only are to be taken from this drawing. Scaling for planning purposes only. All dimensions are in millimetres unless otherwise stated. All dimensions and setting out co-ordinates shall be checked on site prior to work commencing. Any discrepancies shall be reported to Forge Design Studio.
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