

4.0 THE SCHEME

PROPOSAL OVERVIEW



OVERVIEW OF PROPOSED DEVELOPMENT

OVERVIEW
 The Proposed Development seeks to build 6 new high-quality residential units (all use class C3). This will bring a sustainable brownfield site into use and contribute to the local housing provision.

The new homes comprised of two storeys plus roof accommodation arranged across two blocks. Three of the units are three bed terraced houses (rear block) and three of the units are four bed terraced houses (front block). The dwellings provide a range of 6 person to 8 person homes. [The full break down can be found in the area schedules].

Access to each units is from a private access road and shared communal landscaping leading from Julians Road.

Additional elements to note include **12** car parking spaces (including one accessible space) within the development and **18** cycle parking spaces for residents as well as sufficient refuse storage. See later chapters for further detail.

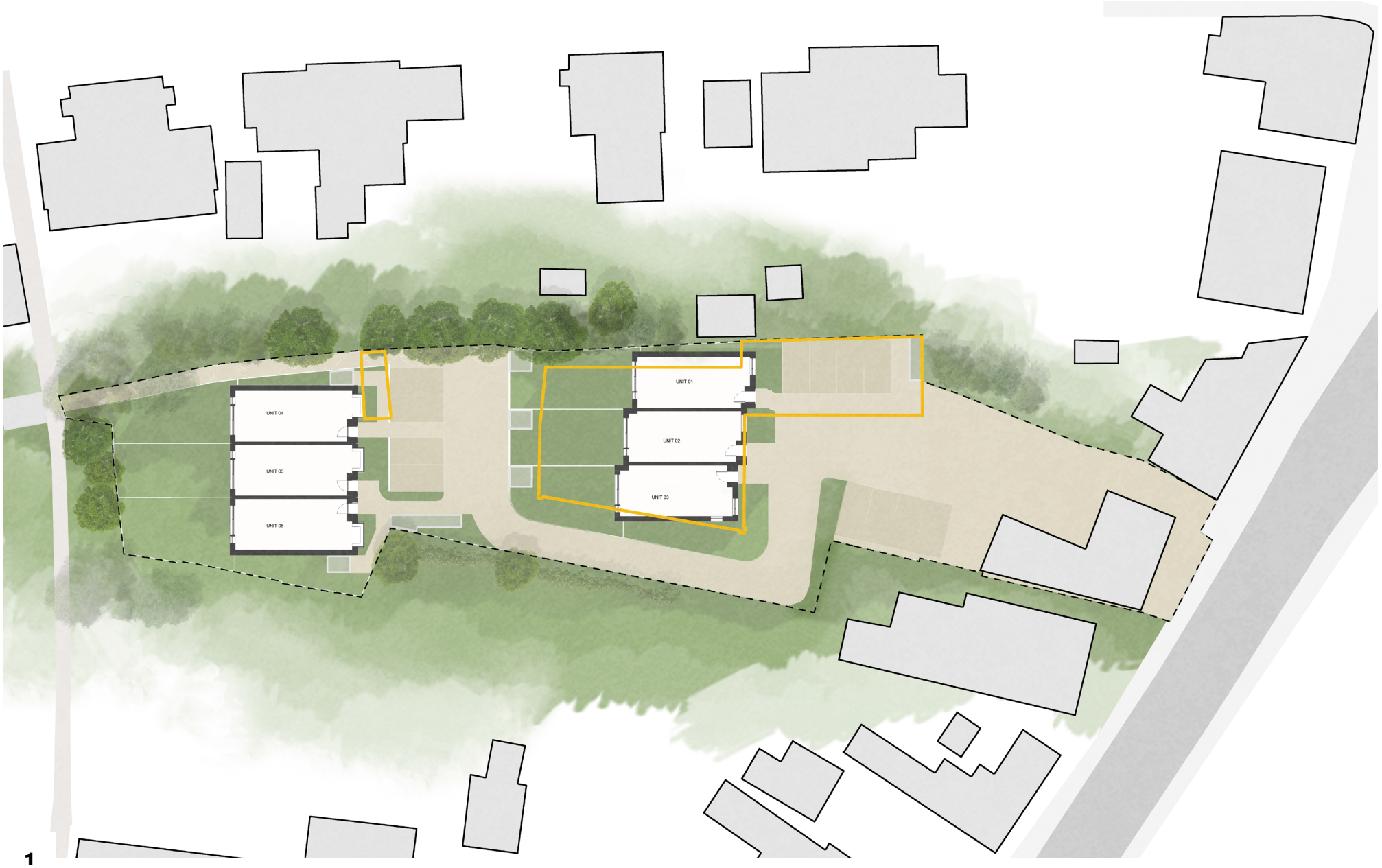
LAND USE
 The existing site has an area of 0.19 Hectares (1900 SQM). The accompanying Planning Statement provides a more detailed justification for the proposed residential land use.

Proposed areas and unit mix are available in the appendix of this document but can be summarised in the table below;

The total GIA is 798sqm.

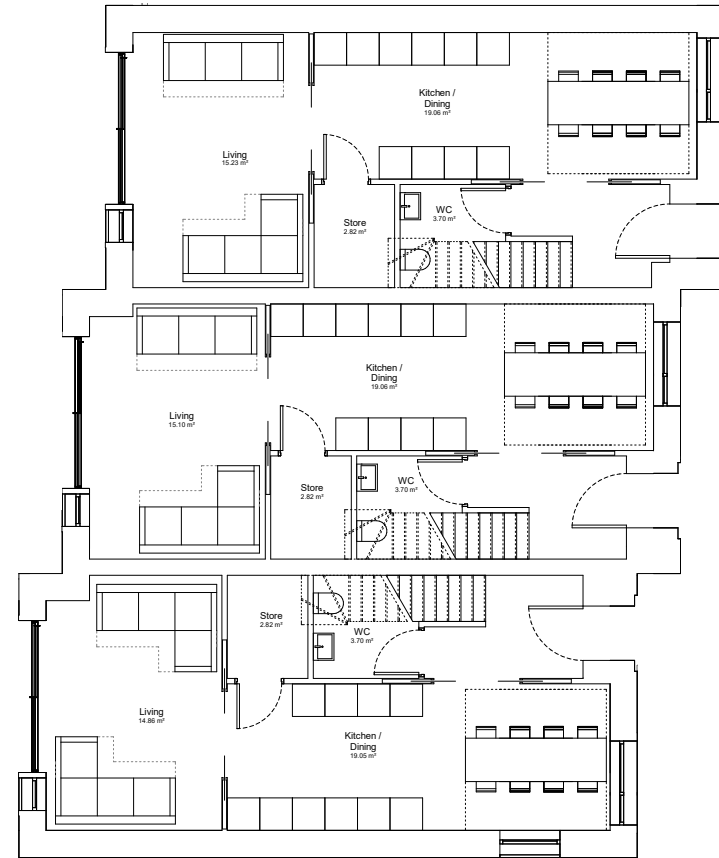
The Mix:

Unit Type	Number	Percentage
3 bed 6 person	2	33.33%
4 bed 7 person	2	33.33%
4 bed 8 person	2	33.33%
Total	6	100%

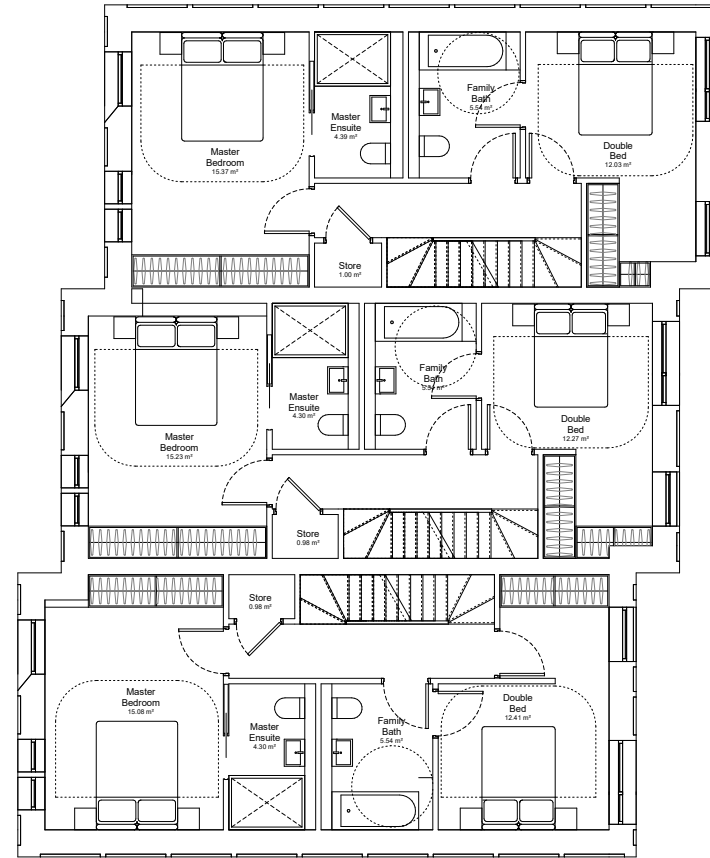


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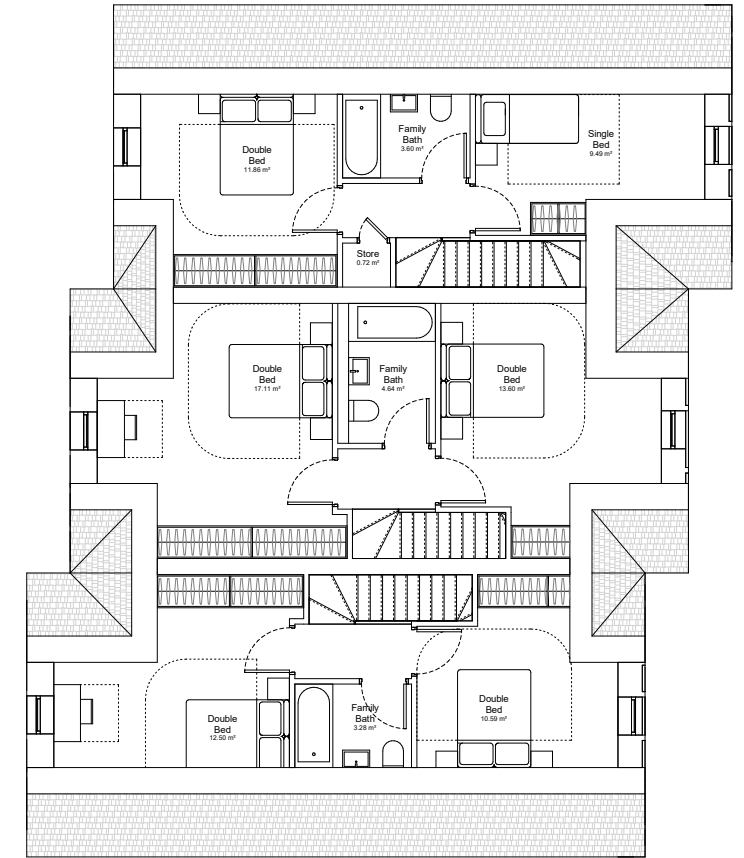
QUALITY OF ACCOMMODATION



Ground Floor Plan



First Floor Plan



Second Floor Plan

QUALITY OF ACCOMMODATION

All six of the homes have been designed to meet or exceed the space standards set out in Technical housing standards – nationally described space standard and in national policy within Building Regulations Part M4 (2).

Each unit has its own private amenity gardens, designed to local plan standards.

Floor to ceiling heights exceed 2.4m within all of the homes.