NOTES:

SHOWELL NURSERIES, CHIPPENHAM

Housetype	No's	Sq.ft	Sq.m	Storeys	Bedrooms	Total Sq.Ft
Open Market 65%						
EMA22	2	778	72	2	3	1,556
Two beds 3%						
EMA32	32	922	86	2	3	29,504
EMT31	13	1073	100	2	3	13,949
Three Beds 63%						
EMT41	3	1268	118	2	4	3,804
EMA44	13	1377	128	2	4	17,901
EMA47	7	1468	136	2	4	10,276
EMG44	2	1535	143	2	4	3,070
Four beds 35%						
Market sub-total	72					80,060
Affordable Housing 30%						
RENTED AFFORDABLE						
1B2P Flat	4	693	64	na	1	2,772
2B3P Flat (M42)	3	771	72	na	2	2,313
2B4P Flat	4	771	72	na	3	3,084
EMAP22	9	878	82	2	2	7,902
EMAP32	4	1030	96	2	3	4,120
EMT31	3	1073	100	2	3	3,219
EMAP41 (semi)	1	1225	114	2	4	1,225
H1475 (5b7p) (semi)	1	1475	137	2	5	1,475
SHARED OWNERSHIP						
EMAP22	11	878	82	2	2	9,658
EMAP32	6	1030	96	2	3	6,180
EMT31	2	1073	100	2	3	2,146
AH sub-total	48					44,094
	40.0% affordable					
Total Dwellings	120				Total sq.ft	124,154

Gross Site Area	0.00 acres / 0.00 ha
Net Site Area	7.55 acres / 3.06 ha
Density (Based on Net Area)	15.9 no. / acre / 39.3 no. / ha
Coverage (Based on Net Area)	16,446 sq.ft / acre / 3775.5 sq.m / ha

LEGEND

SITE BOUNDARIES			
	APPLICATION BOUNDARY		
PROPOSED LANDSCAPING. (REFER TO SEPARATE DRAWINGS FOR DETAILS)			
	EXISTING TREES AND VEGETATION TO BE RETAINED		EXISTING TREES AND VEGETATION TO BE REMOVED
	INDICATIVE TREE POSITION (PLEASE SEE DETAILED LANDSCAPING PROPOSALS)		GRASS
EXTERNAL DETAILING			
	1800mm HIGH SCREEN WALL		1800mm HIGH CLOSE BOARD FENCE
	SHED		1800mm HIGH PANEL FENCE
	TARMAC		TIMBER KNEE RAIL
	RAMP		TIMBER POST AND RAIL
NUMBERING			
66	PLOT NUMBERS		BLOCK PAVING
66	PARKING BAY WITH NUMBER	V	VISITOR PARKING SPACES
BM	BIN MUSTER	BH	BEEKEEPING HIVE
	AFFORDABLE UNITS – SHARED OWNERSHIP		AFFORDABLE UNITS – AFFORDABLE RENTED

REV	DATE	DESCRIPTION	DRAWN
A	22.04.24	Amended to address LPA comments regarding flats 2.5 storey, roof configurations for PV, pumping station, accommodating bin collections.	AY
B	15.05.24	TPO tree added. Survey amended to remove fence shown in garden of existing property.Knee rail added on NE redline boundary.	JK
C	18.07.24	Amended to address LPA comments regarding garden sizes and visitor parking.	AY
D	25.04.25	Accomodation schedule updated to reflect dots – in accordance with plot schedule and S106.	AY

PROJECT SHOWELL NURSERIES CHIPPENHAM

TITLE PLANNING LAYOUT

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DRN	SCALE	LAND CODE	DRAWING NUMBER	REV
AY/JK	1:500	21537	PL-03	D
DATE 14.02.24				