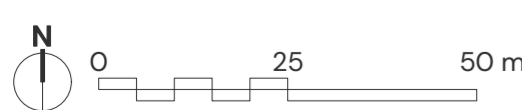


- KEY**
- SITE LOCATION (219 HA)
 - OPEN MARKET
 - AFFORDABLE RENT
 - AFFORDABLE SHARED OWNERSHIP
 - 3 STOREY
 - 2.5 STOREY
 - 2 STOREY
 - 1.5 STOREY (home office)
 - 1 STOREY
 - RETAINED VEGETATION
 - INDICATIVE PLANTING
 - ATTENUATION AREAS
 - ACOUSTIC BUND (Subject to detailed design)

ACCOMMODATION SCHEDULE				
	House Type	Square Footage	No of Units	Total Gtft
OPEN MARKET				
1 BED MAISONNETTE				
18	18 MAISONNETTE	578	10	2,570
2 BED HOUSES				
48	S241	764	25	19,100
	X236 - Holly	850	26	20,600
3 BED HOUSES				
176	TROON	878	17	14,926
	S251	895	28	23,140
	X236 - Rowan	922	15	13,980
	MURFIELD	1609	13	13,550
	X237 - Spruce	1882	20	21,640
	X238 - Cypress	1108	30	23,540
	X239 - Beech	1125	29	43,875
	X258	1000	16	19,200
4 BED HOUSES				
92	X438	1108	2	2,216
	FOURFUSHI	1500	22	32,240
	S143	1147	4	4,588
	BIRKDALE	1152	14	16,128
	X419 - Chestnut	1350	6	8,100
	X414 - Aspen	1970	19	26,500
	L17H4M4	1372	8	10,976
	X418 - Maple	1792	17	30,664
5 BED HOUSES				
34	X5410 - Alder	1552	4	6,208
	X518 - Birch	1805	5	9,025
	X235 - Lime	2064	9	18,576
	L17H50	2400	5	12,000
	X531 - Oak Standard 2 story	2686	7	17,202
	X531 - Oak 2.5 story	2785	6	16,710
GARAGE				
13	GARAGE/HOME OFFICE	329	13	4,277
TOTAL				
			343	440,977
AFFORDABLE SHARED OWNERSHIP				
2 BED HOUSES				
3	S241	764	9	6,876
3 BED HOUSES				
14	S251	890	15	12,640
AFFORDABLE S/O TOTAL				
			23	19,516
AFFORDABLE RENTED				
2B FLATS				
18	S217	645	18	11,610
2 BED HOUSES				
3	S241	764	3	2,292
3 BED HOUSES				
12	S251	890	12	10,680
4 BED HOUSES				
6	S241	1147	6	6,882
AFFORDABLE RENTED TOTAL				
			39	31,472
AFFORDABLE TOTAL				
			62	50,988
GRAND TOTAL				
		425		491,965
NET DEVELOPABLE AREA				
		12.38 ha		
		30.54 Acres		
COVERAGES				
		16,089 sq/acre		
DENSITY				
		34 BPH		

DRAFT FOR DISCUSSION



PHASE 2A, LAND WEST OF WINDINGBROOK LANE AND SOUTH OF ROWTREE ROAD, NORTHAMPTON – SITE LAYOUT