

Proposed Site Plan

KEY:

Development Boundary (36,770m²)

Site Notice Location

NETT SITE AREA: 36,200m²

Developable Area : 34,800m²
(Excludes Wildlife Area to South of Site)

Development Area Outside Applicants ownership (570m²)

Total Residential Units: 128

(37 Residential Units per h/a of developable site area)
(43 Residential Units per h/a of developable site area excluding non residential ground floor area)

103 x Dwelling Houses (11 in existing buildings)
25 x Apartments
- 1 X studio
- 10 x 1 Bed
- 14 x 2 Bed

Commercial (in Mill Building): 539m²
Community (Creche): 223m²
Cafe: 69m²
Total parking: 214 spaces

Area A

85 New Houses, 9 Houses in Existing Buildings & 25 New Apartments in Existing Buildings (Total 119 units):

New House Types:

A	4B, 3F: 157m ²	16 Houses
B	3B, 2F: 120m ²	5 Houses
C	3B, 3F: 119m ²	5 Houses
D	3B, 3F: 131m ²	8 Houses
D6	4B, 3F: 140m ²	1 House
E	3B, 2F: 100m ²	6 Houses
F	3B, 2F: 112m ²	6 Houses
G	2B, 2F: 87m ²	18 Houses
H	2B, 2F: 80m ²	11 Houses
J	1B, 1F: 53m ²	1 House
M	2B, 2F: 83m ²	4 Houses
N	2B, 2F: 90m ²	4 Houses

Houses in Existing Buildings: (Eastville House & The Mill Building)

1.	3B, 2F: 108m ²	1 House in Eastville House
2.	2B, 2F: 108m ²	1 House in Eastville House
3.	3B, 2F: 122m ²	1 House in The Mill Building
4.	2B, 2F: 91m ²	1 House in The Mill Building
5.	2B, 2F: 91m ²	1 House in The Mill Building
6.	3B, 2F: 115m ²	1 House in The Mill Building
7.	2B, 2F: 115m ²	1 House in The Mill Building
8.	3B, 2F: 100m ²	1 House in The Mill Building
9.	3B, 2F: 109m ²	1 House in The Mill Building

Commercial Units in the Existing Mill Building - Ground Floor:

- The Smarts Store**
3F Existing Building: 430m²
1 x Refuse Store to Ground Floor: 12m²
1 x Medical Centre to Ground Floor: 56m²
1 x Studio to Ground Floor &
4 x Apartments to 2 upper floors.
- The Malt Store**
4F Existing Building: 600m²
1 x Bin Store to Ground Floor: 19m²
1 x Bike Store to Ground Floor: 40m²
1 x Commercial Office to Ground Floor: 56m²
6 x Apartments to 3 upper floors.
- The Malt House**
4F Existing Building: 1220m²
1 x Retail unit to Ground Floor: 274m²
10 x Apartments to 3 upper floors.
- The Kiln Building**
3F Existing Building: 500m²
1 x Retail unit to Ground Floor: 140m²
4 x Apartments to 2 upper floors.

Apartments Units (25 no.) in the Existing Mill Building:

The Smarts Store

A0.	Studio: 35m ²	1 unit
A.	1B: 48m ²	2 units
B.	2B: 69m ²	2 units

The Malt Store

C.	2B: 70m ²	2 units
D.	1B: 47m ²	4 units

The Malt House

E.	1B: 56m ²	2 units
F.	2B: 71m ²	2 units
G.	2B: 69m ²	2 units
H.	2B: 78m ²	2 units
K.	2B: 114m ²	1 unit
L.	2B: 103m ²	1 unit

The Kiln Building

I.	2B: 83m ²	2 units
J.	1B: 56m ²	2 units

Commercial/ Amenity.

O.	Creche, 1F: 223m ²
P.	Cafe, 1F: 69m ²

Area B

7 New Houses & 2 Houses in Existing Buildings:

New House Types:

K.	3B, 2F: 134m ²	4 houses
L.	3B, 2F: 112m ²	2 Houses
M.	2B, 2F: 83m ²	1 House

House in Existing Building: (Rosehill House)

14.	4B, 4F: 286m ²	1 House
15.	3B, 1F: 92m ²	1 House



Open Space:	Area	% of dev. area	% of nett. site
Public			
Total Public Open Space:	5090m ²	15%	14%
Useable Public Open Space:	4660m ²	13%	13%
Non useable Public Open Space (Visual Amenity):	430m ²	1%	1%
Private			
Communal Open Space: (for Apartments)	260m ²	0.7%	0.7%
Private Open Space:	7585m ²	22%	21%

- Section Line
- Proposed Garden Tree
- Proposed Street/ Public space Tree
- Existing Tree
- Wildlife area trees/ boundary trees

Note:
Some areas of new house types may vary.
For exceptions see House Type Drawings and Architectural Design Statement & Housing Quality Assessment for detail.