

3.0 Scheme Design

3.1 Proposed Option 1

- Family Housing with Warrior pub site
- Simple perimeter block maximising street frontage and strong corners



Plot no	Proposed House Type	Perimeter Area (ft²)	No. of Units	Total Area (ft²)
1	Semi Detached	900	1	900
2	Semi Detached	900	1	900
3	Semi Detached	900	1	900
4	Semi Detached	900	1	900
5	Semi Detached	900	1	900
6	Semi Detached	900	1	900
7	Semi Detached	1100	1	1100
8	Semi Detached	1100	1	1100
9	Semi Detached	900	1	900
10	Semi Detached	900	1	900
11	Semi Detached	1100	1	1100
12	Semi Detached	1100	1	1100
13	Semi Detached	900	1	900
14	Semi Detached	900	1	900
15	Terraced	900	1	900
16	Terraced	900	1	900
17	Terraced	900	1	900
18	Terraced	900	1	900
19	Terraced	900	1	900
		11600	19	11600
TOTAL		11600		
TOTAL ON SITE				
Full Redline Site Boundary (ft²)				
POS Area (ft²)				0
Developable Area (ft²)				36328
Developable Area (Hectares)				0.3375
Developable Area (Acres)				0.833
Density			56.30	Per Hectare

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3.2 Proposed Option 2

- Site as retirement home

- Maximises linkages with adjoining bungalows, creating HAPPI neighbourhoods

Plot no	Proposed House Type	Perimeter Area (ft ²) Av	No. of Units	Total Area (ft ²)
1 to 24	Retirement apartments	700	24	16800
	Support space	2000	1	2000
		2700	24	18800
TOTAL				
TOTAL ON SITE				
Full Redline Site Boundary (ft ²)				0
POS Area (ft ²)				0
Developable Area (ft²)				36328
Developable Area (Hectares)				0.3375
Developable Area (Acres)				0.833
Density			71.11	Per Hectare



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3.3 Proposed Option 3

- Family housing with Warrior pub as apartment scheme

Plot no	Proposed House Type	Perimeter Area (ft²)	No. of Units	Total Area (ft²)
1	Semi Detached	900	1	900
2	Semi Detached	900	1	900
3	Semi Detached	900	1	900
4	Semi Detached	900	1	900
5	Semi Detached	900	1	900
6	Semi Detached	900	1	900
7	Semi Detached	1100	1	1100
8	Semi Detached	1100	1	1100
9	Semi Detached	900	1	900
10	Semi Detached	900	1	900
11	Semi Detached	1100	1	1100
12	Semi Detached	1100	1	1100
13	Semi Detached	900	1	900
14	Semi Detached	900	1	900
15	Terraced	900	1	900
16	Terraced	900	1	900
17	Terraced	900	1	900
18	Terraced	900	1	900
19	Terraced	900	1	900
20	Apartment	700	1	700
21	Apartment	700	1	700
22	Apartment	700	1	700
23	Apartment	700	1	700
24	Apartment	700	1	700
25	Apartment	700	1	700
26	Apartment	700	1	700
27	Apartment	700	1	700
28	Apartment	700	1	700
29	Apartment	700	1	700

24900 29 24900

TOTAL

24900

TOTAL ON SITE

Full Redline Site Boundary (ft²)
 POS Area (ft²)

0

Developable Area (ft²)
 Developable Area (Hectares)
 Developable Area (Acres)

36328
 0.3375
 0.833

Density

85.93 Per Hectare



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3.3 Proposed Option 4

- Sheltered accomodation with support apartments on Warrior site

