

## DWELLING UNITS COLOUR AND DESCRIPTIONS

UNIT TYPE A1+A2 (TYPE 1 ELEVATIONS)  
UNIT TYPE A3+A4 (TYPE 2 ELEVATIONS)  
3-BED SEMI-DETACHED HOUSES

UNIT TYPES D+E (TYPE 1 ELEVATIONS)  
UNIT TYPES G+H (TYPE 2 ELEVATIONS)  
4 UNIT BLOCK OF 2 + 3 BED TERRACED HOUSES

UNIT TYPES D+E (TYPE 1 ELEVATIONS)  
6 UNIT BLOCK OF 2 + 3 BED TERRACED HOUSES

UNIT TYPES C+D+E (TYPE 1 ELEVATIONS)  
UNIT TYPES F+G+H (TYPE 2 ELEVATIONS)  
4 UNIT BLOCK OF 2 + 3 + 4 BED TERRACED HOUSES

UNIT TYPES C+D+E (TYPE 1 ELEVATIONS)  
UNIT TYPES F+G+H (TYPE 2 ELEVATIONS)  
6 UNIT BLOCK OF 2 + 3 + 4 BED TERRACED HOUSES

UNIT TYPES D+E (TYPE 1 ELEVATIONS)  
3 UNIT BLOCK OF 2 + 3 BED TERRACED HOUSES

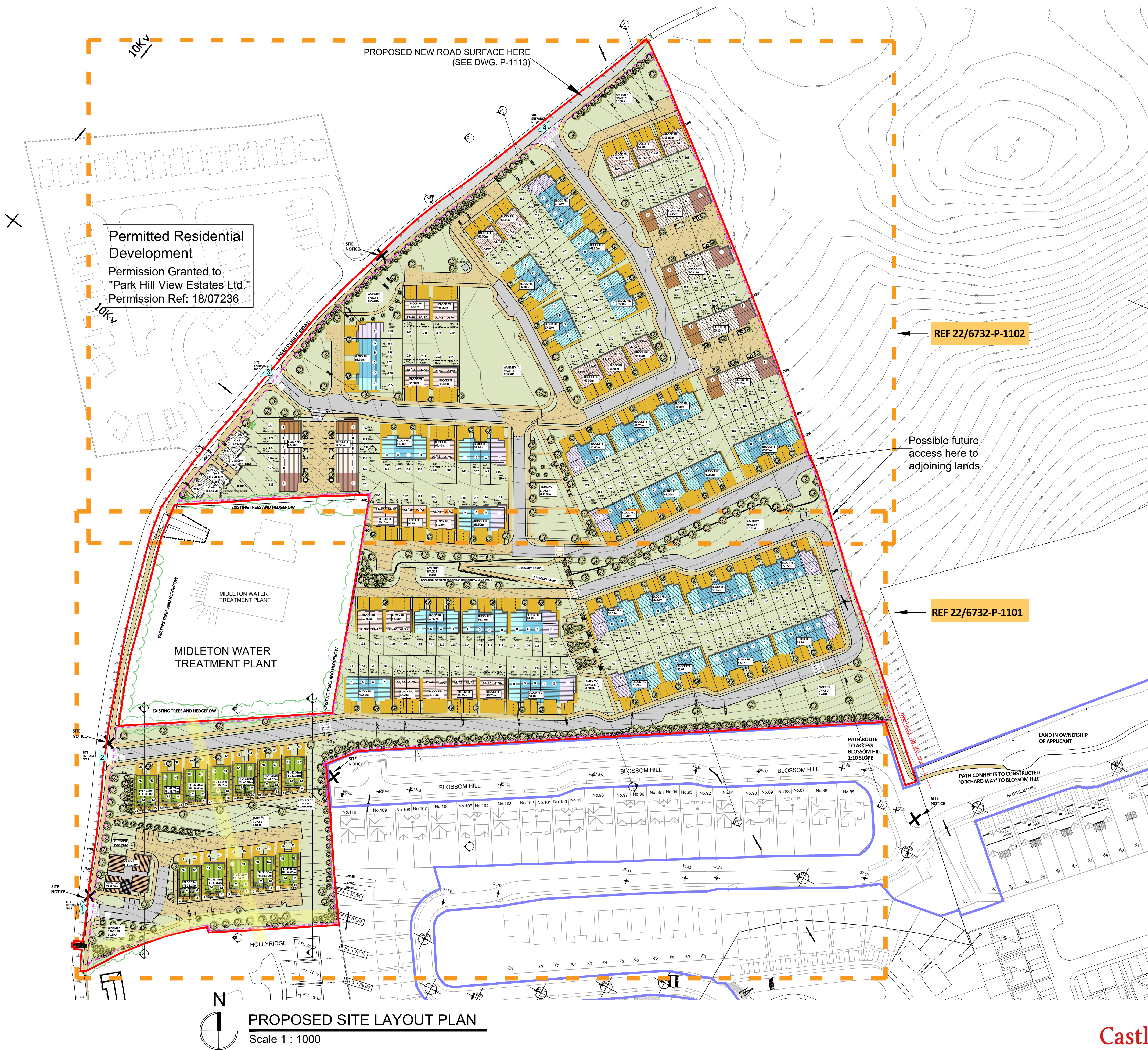
UNIT TYPES J+K+L  
6 UNIT BLOCK OF 2+3+4 BED TERRACED MEWS HOUSES

UNIT TYPES M+N1+N2  
4 UNIT BLOCK OF 1+2 BED DUPLEX APARTMENTS

UNIT TYPES O+P+Q+R  
4 UNIT BLOCK OF 1 BED TOWNHOUSE STYLE APARTMENTS

| <b>ACCOMODATION AND SITE AREAS SCHEDULE</b>                             |                        |                                                    |                     |
|-------------------------------------------------------------------------|------------------------|----------------------------------------------------|---------------------|
| <b>UNIT TYPE</b>                                                        | <b>DESCRIPTION</b>     | <b>UNIT AREA</b>                                   | <b>NO. of UNITS</b> |
| <b>A1 &amp; A2</b>                                                      | 3-Bed Semi-Detached    | 115 sq.m. / 1230 sq.ft.                            | 36                  |
| <b>A3 &amp; A4</b>                                                      | 3-Bed End of Terraced  | 115 sq.m. / 1230 sq.ft.                            | 8                   |
| <b>B</b>                                                                | 4-Bed Semi-Detached    | 147.5 sq.m. / 1578 sq.ft.                          | n/a                 |
| <b>C + F</b>                                                            | 4-Bed End of Terraced  | 148 sq.m. / 1584 sq.ft.                            | 12                  |
| <b>D + G</b>                                                            | 2-Bed Mid Terraced     | 85 sq.m. / 909 sq.ft.                              | 74                  |
| <b>E + H</b>                                                            | 3-Bed End of Terraced  | 114 sq.m. / 1227 sq.ft.                            | 46                  |
| <b>J</b>                                                                | 3-Bed End of Terraced  | 119 sq.m. / 1273 sq.ft.                            | 6                   |
| <b>K</b>                                                                | 2-Bed Mid Terraced     | 84 sq.m. / 899 sq.ft.                              | 24                  |
| <b>L</b>                                                                | 4-Bed End of Terraced  | 145.5 sq.m. / 1557 sq.ft.                          | 6                   |
| <b>M</b>                                                                | 1-Bed Apartment        | 55 sq.m. / 592 sq.ft.                              | 24                  |
| <b>N1 &amp; N2</b>                                                      | 2-Bed Duplex Apartment | 87 sq.m. / 936.5 sq.ft.                            | 24                  |
| <b>O, P, Q &amp; R</b>                                                  | 1-Bed Apartment        | 52 sq.m. - 54 sq.m /<br>556.4 sq.ft. - 577.8 sq.ft | 8                   |
| Total Houses                                                            |                        | 212                                                |                     |
| Total Apartments                                                        |                        | 56                                                 |                     |
| <b>TOTAL UNITS</b>                                                      |                        | <b>268</b>                                         |                     |
| <b>Creche Floor Area</b>                                                |                        | (278 sq.m. / 2975 sq.ft.)                          |                     |
| <b>Community Use Floor Area</b>                                         |                        | (132 sq.m. / 1412 sq.ft.)                          |                     |
| <b>APPLICATION BOUNDARY AREA - (RED LINE)</b>                           |                        | 20.08 ACRES   8.29 HA                              |                     |
| <b>NETT APPLICATION AREA (EXCL PUBLIC ROAD PATHS AND WIDENED ROADS)</b> |                        | 19.64 ACRES   7.95 HA                              |                     |
| <b>TOTAL USABLE GREEN AREA</b>                                          |                        | 1.47                                               | HA                  |
| <b>DENSITY</b>                                                          |                        | 33.71                                              | Units/Ha            |
| <b>OPEN SPACES</b>                                                      |                        | 18.5%                                              |                     |

NOTE:  
FURTHER LANDSCAPING DETAILS ARE  
OUTLINED ON DRAWINGS PREPARED BY  
FOREST BIRD DESIGN AND BOK ENGINEERING



## PROPOSED SITE LAYOUT PLAN

Scale 1 : 1000

PAS = PRIVATE AMENITY SPACE

| Rev | Date       | Description                     | Drawn | Chk'd |
|-----|------------|---------------------------------|-------|-------|
| A   | 09-10-2023 | ISSUED FOR PLANNING APPLICATION | JB    | BO/K  |
| B   | 27-02-2024 | ISSUED FOR FURTHER INFORMATION  | SM    | JB/BO |
|     |            |                                 |       |       |
|     |            |                                 |       |       |
|     |            |                                 |       |       |
|     |            |                                 |       |       |
|     |            |                                 |       |       |



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**ENGINEERING | ARCHITECTURE | ASSOCIATED CERTIFIERS  
FIRE CERTIFICATES | DAC | PSDP | CONSERVATION**

**GENERAL NOTE:**  
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CastleRock Homes 

Client: CASTLE ROCK HOMES (MIDLETON) LTD.

|          |                                               |
|----------|-----------------------------------------------|
| Project: | RESIDENTIAL DEVELOPMENT - BROOMFIELD MIDLETON |
|----------|-----------------------------------------------|

|                           |                  |
|---------------------------|------------------|
| Drawing: SITE LAYOUT PLAN | Date: 14-09-2023 |
|---------------------------|------------------|

|  |  |                    |
|--|--|--------------------|
|  |  | Scale: 1:1000 @ A1 |
|  |  |                    |

|                 |      |        |        |
|-----------------|------|--------|--------|
| Drawing number: | Rev: | Drawn: | Chk'd: |
| 22/6732-P-1100  | B    | JB     | GF     |

**Notes:**

1. This drawing is for the purpose of the stage indicated only. - If in doubt ask.
2. Do not scale, figured dimensions only to be taken.
3. Engineer/Architect to be informed of any discrepancies before work proceeds.
4. Contractor to check all dimensions and conditions on site before commencing works.
5. Drawing to be read in conjunction with current Building Regulations.
6. All components and materials to be installed fully in accordance with manufacturers instructions.

LEGEND  
SITE FOR PLANNING OUTLINED IN RED = 8.273ha

NETT AREA OF DEVELOPABLE AREA OUTLINED  
IN BROKEN MAGENTA = 7.95ha

OTHER LANDS OWNED BY APPLICANT  
OUTLINED IN BLUE

PROPOSED SITE ENTRANCES  
SHOWN IN BLUE ARROW

SITE NOTICE LOCATIONS MARKED 'X'

EXISTING SERVICES WAYLEAVES  
SHOWN IN YELLOW