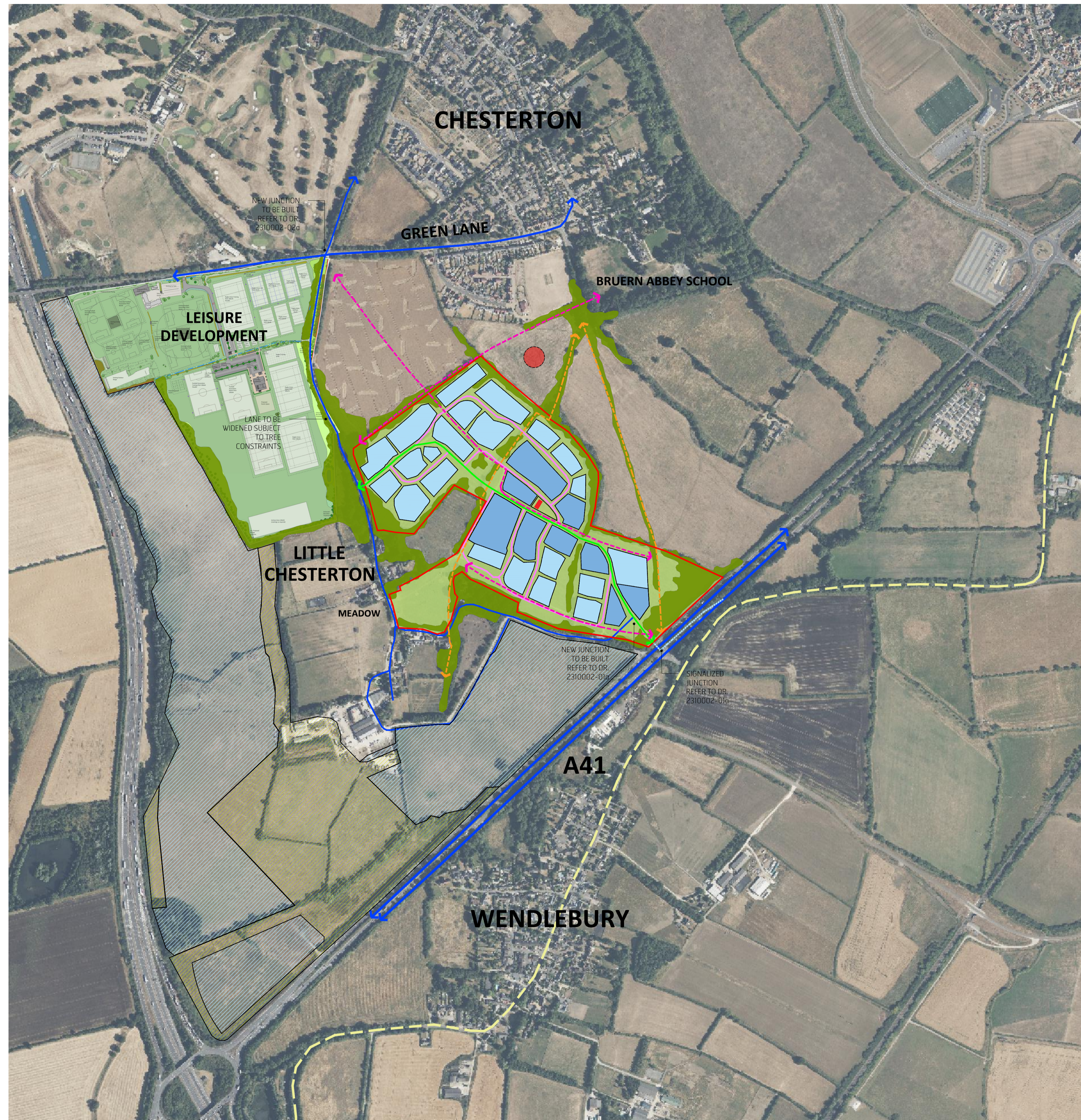


OPTION A - separate development only in land owned by Client

REV.	AMENDMENT	BY:	DATE
A	Revised plan in line with Bidwells comments	TS	02.11.23
B	Revised development densities across site	TS	28.11.23
C	Revised development densities across site	TS	04.12.23
D	Revised key	TS	07.12.23



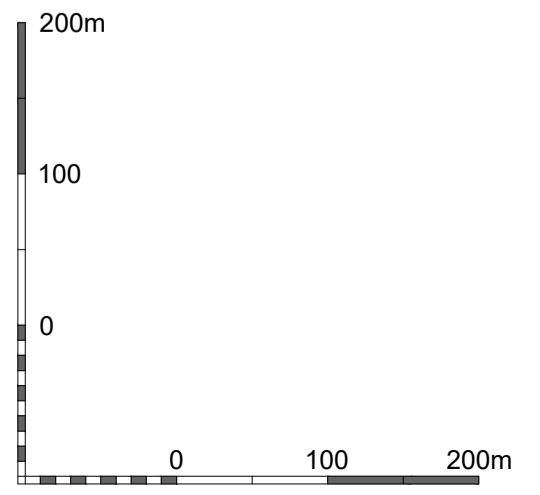
LAND USE:

- Medium density - Residential development**
 - Total site area: 8.02 hectares (19.81 Acres)
 - Assumed density: 30 dph (gross)
 - Residential capacity: 241 Units
- High density - Residential development**
 - Total site area: 4.34 hectares (10.72 Acres)
 - Assumed density: 65 dph (gross)
 - Residential capacity: 282 Units
- Neighbourhood centre**
- Employment zone**
- Siemens site (Ref: 22/01144/F)**
- Potential school zone**

Total residential capacity - 523 units

KEY:

- Site boundary - 27.88 Ha**
- Existing roads**
- New spine road**
- Internal Residential Roads**
- Proposed walking & cycling network**
- Public right of way**
- NCN Route 51**
- Proposed/Existing vegetation**
- Green grid**



N

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CLIENT:
BIDWELLS PLANNING

JOB:
CHESTERTON

DRAWING TITLE:
PROPOSED OPTION A

SCALE:
1:5000 @ A1

DATE:
OCTOBER 2023

STATUS:
FEASIBILITY

DRAWING NUMBER: 1350 - 71 REV: D ISSUED BY: TS