

PROJECT CLIFFE LANE, GOMERSAL
 CLIENT QUARTERS GOMERSAL
 LOROC JOB REF 1694
 DATE 24.02.25
 SCHEME -
 DRAWING REFERENCE 1694-101_rev0 Site Plan Layout

All sketch viability layout are subject to an accurate measured and levelled site / building survey (including tree positions, canopies, etc.); confirmation of site boundaries, easements, restrictive covenants, etc.; consultation with the Local Authority, Design Team, Public Utilities, etc.

Building designs (and square footage calculation/s) is subject to a detailed CAD design based on a CAD site plan prepared from a digital site / building survey.

House	Description	Plot Nos / No of garages	Parking / Garaging provision			General		Gross Internal Areas (Construction)				Net Internal Area (Sales)				Notes
			Surface Parking	Integral Garage	Detached Garage	No.	% of o/all site	Sq m	Sq ft	Total Sq m	Total Sq Ft	Sq m	Sq ft	Total Sq m	Total Sq Ft	
APARTMENT																
AT_W	1 bed_2person_ M4 (3)		X			1	1	67	718	67	718	67	718	67	718	
AT_X	2 bed_3person_ M4 (2)		X			3	3	67	718	200	2153	67	718	200	2153	
AT_Y	1 bed_2person_ M4 (2)		X			10	10	51	554	514	5535	51	554	514	5535	
S_AT_Z	1 bed_2person_ Studio		X			1	1	39	420	39	420	39	420	39	420	
Sub Totals						15		820	8825	820	8825	820	8825	*** Apartments Totals only***		
HOUSE TYPES																
HT_A2	2 bed_4person, 2 storey Semi		X			20	21	80	863	1603	17257	80	863	1603	17257	
HT_B2	3 bed_5person, 2 storey Semi		X			11	11	95	1018	1041	11203	95	1018	1041	11203	
HT_C2	3 bed_6person, 2 storey Semi		X			2	2	107	1154	214	2308	107	1154	214	2308	
HT_D3	3 bed_6person, 3 storey townhouse Semi / Mid terrace		X	X		8	8	139	1500	1115	11997	121	1300	966	10396	
HT_D4	4 bed_8person, 3 storey townhouse Semi / Mid terrace		X	X		6	6	139	1500	836	8998	121	1300	724	7797	
HT_E2	2 bed_4person, 2 storey Semi		X			4	4	95	1018	378	4074	95	1018	378	4074	
HT_F2	4 bed_8person, 2 storey Detached		X	X		4	4	125	1349	501	5396	110	1184	440	4734	
HT_G2	4 bed_7person, 2 storey Detached		X	X		1	1	117	1259	117	1259	117	1259	117	1259	
HT_H2	4 bed_8person, 2 storey Detached		X	X		5	5	152	1631	758	8154	134	1447	672	7236	
HT_I2	4 bed_8person, 2 storey Detached		X	X		4	4	126	1361	506	5443	126	1361	506	5443	
HT_M2/3	3 bed_5person, 2/3 storey Semi-Split		X	X		13	13	133	1433	1731	18633	111	1198	1447	15574	
HT_N2/3	4 bed_6person, 2/3 storey Semi-Split		X	X		4	4	150	1617	601	6467	124	1334	496	5337	
Sub Totals						82		9400	101187	8604	92618	*** House Types only / not including garage types***				
Single Garages - 3m x 6m internally						18		18	194	325	3497	*** Two singles as a double garage***				
Double Garages - 6m x 6m internally						1		36	388	36	388					
Sub Totals						19		361	3885	*** Garage types only***						
Totals						97	100	10581	113897	9424	101443	*** House Types including garage types***				

Percentages	No.	%	LPA Target %		Affordabe	
			Min	Max	No.	%
1 beds	12	12	10	20	5	25
2 beds	27	28	20	40	7	5
3 beds	34	35	25	45	3	15
4 beds	24	25	5	25	1	5
5 beds	0	0			0	0
	97	100			16	100

Areas	Sq m	Acres	Hectares
Gross Site Area	36056	8.9	3.6
POS Area	6981	1.7	0.7
Net Area	25587	6.3	2.6
POS % of Gross Area		19	
POS % OF Net Area		27	

Development	Sq ft	Sq m
Sq ft	14655	36212
Sq m	1361	3364
Units	15	38