



NOTES:

- Application boundary
- Social Rent
- Shared Ownership

Site Area:

Residential 2.56ha (6.33 acres)  
Care 0.9ha (2.22 acres)  
TOTAL 3.46ha (8.55 acres)

Accommodation schedule

1b 28 units 19%  
2b 63 units 43%  
3b 20 units 13.5%  
4b 20 units 13.5%  
5b 16 units 11%

TOTAL UNITS 147

POS

0.336 ha (0.83 acres)

Social Rent  
2 x 2 bed ground floor Part M Cat. 3 Wheel Chair units – 95.03sqm (1023sqft)  
(5% of affordable)  
7 x 2 bed apartments 70sqm (753sqft)  
3 x 1 bed apartments 50sqm (540sqft)  
2 x 3 bed apartment 86sqm (925sqft)  
6 x 3 bed house 99sqm (1065sqft)  
3 x 4 bed house 121sqm (1302 sqft)

TOTAL 23

Shared Ownership/intermediate  
8 x 2 bed 70sqm (753sqft)  
4 x 1 bed 50sqm (540sqft)

TOTAL 12

O/A AFFORDABLE TOTAL 35 units (24%)

Preschool

1225qm (1313sqft)

- X (i) Variations in house type indicated on plan
- (ii) Entrance of HT-F plots handed
- W Amendment to southern boundary. HT 146 and 147 gardens amended. HT K and L adjusted to reflect HT. Widened Church View road to 4.8m. Adjusted layout to align with landscape scheme.
- V Preschool added. Plot and parking numbers amended. Footpath around APT. D amended.
- U Plots 129-134 adjusted to align with levels strategy. POS pedestrian link amended to revised levels. HT 128 revised to a HT. Opt. B.
- T Spine road parking and courtyards between Topsham Road apartment blocks amended. parking nos added.
- S Apt. floor areas reduced and blocks amended to reflect this. HT J, K and N revised to suit new levels strategy to the SW of site. HT F continued down the terrace fronting POS.
- R Chamfered elevation added to APT. A and D. APT. D repositioned further west away from site boundary. garages removed from plots 155 and 156.
- Q Unit 155 and 156 detailed and block amended. Boundary treatments refined and resolved. Parking introduced under blocks (1-24 and 46-72). Spine road amended to introduce parallel parking. Bin storage added across scheme. Garden paths added. Footpath from Trews Weir Reach added. HT. 09 amended.
- P Central blocks adjusted to accommodate change to HT. 01 internal width. HT.02 revised to allow for increase in width. Parking amended. HT.11 revised to removed accommodation above garage. HT.03 revised to include integral garage. HT.09 dimensions adjusted. HT. x added. Roads realigned to accommodate block width change.

REV	NOTES	DATE
	ERADE Redevelopment, Exeter Proposed Site Layout	X SB / GF
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DRAWING—STATUS PLANNING

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