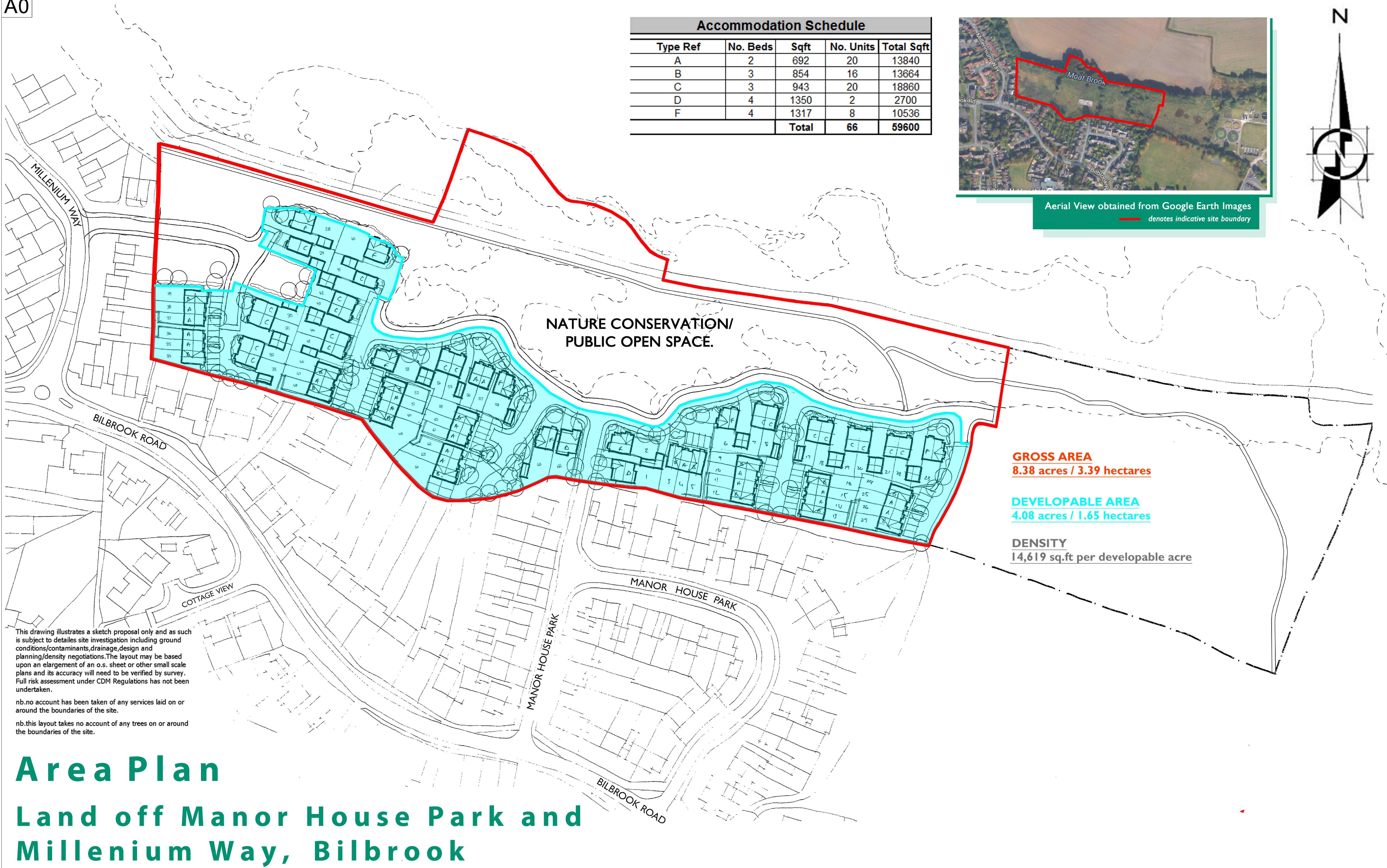


Accommodation Schedule				
Type Ref	No. Beds	Sqft	No. Units	Total Sqft
A	2	692	20	13840
B	3	854	16	13664
C	3	943	20	18860
D	4	1350	2	2700
F	4	1317	8	10536
	Total		66	59600



Aerial View obtained from Google Earth Images
 — denotes indicative site boundary



GROSS AREA
 8.38 acres / 3.39 hectares

DEVELOPABLE AREA
 4.08 acres / 1.65 hectares

DENSITY
 14,619 sq.ft per developable acre

This drawing illustrates a sketch proposal only and as such is subject to detailed site investigation including ground conditions/contaminants, drainage, design and planning/density negotiations. The layout may be based upon an enlargement of an o.s. sheet or other small scale plans and its accuracy will need to be verified by survey. Full risk assessment under CDM Regulations has not been undertaken.

nb.no account has been taken of any services laid on or around the boundaries of the site.

nb.this layout takes no account of any trees on or around the boundaries of the site.

Area Plan

Land off Manor House Park and Millenium Way, Bilbrook

The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. The Contractor is to comply in all respects with current Building Legislation, British Standard Specifications, Building Regulations, Construction (Design & Management) Regulations, Party Wall Act, etc. whether or not specifically stated on this drawing. This drawing must be read with and checked against any structural, geotechnical or other specialist documentation provided. This drawing is not intended to show details of foundations, ground conditions or ground contaminants. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor. A suitable method of foundation should be provided allowing for existing ground conditions. Any suspect or fluid ground, contaminates on or within the ground, should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only & should be further investigated by a suitable expert. Where existing trees are to be retained they should be subject to a full Arboricultural Inspection for safety. All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services. A suitable method of foundation is to be provided to accommodate the proposed tree planting. Geoff Perry Associates Limited do not accept any responsibility for any losses (financial or otherwise) to any Client or third party arising out of the Clients (be it Developer or Contractor but not limited thereto) non-compliance with above mentioned provisions.

Revisions:
 A. Layout amended in accordance with the EA Flood map. 22.07.15
 B. 2 units removed adjacent to Moat Brook 28.01.16

Scale Check:

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Client: FIRST CITY
Project: LAND OFF MANOR HOUSE PARK AND MILLENIUM WAY, BILBROOK
Title: AREA PLAN

Date: 14 / 03 / 2017 **Scale:** 1:500@ A0
Drawn by: NGS **Checked by:** -
Job No. A191 **Drwg No.** 117 **Rev.** -