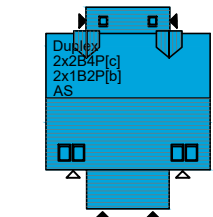
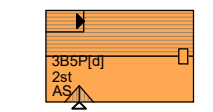
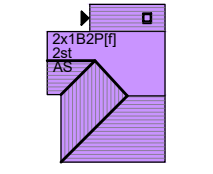
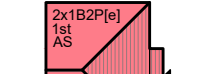


House Type Schedule			Unit GSA		Total GSA	
House Type Ref	Description	Quantity	m2	sq ft	m2	sq ft
1b2p (HT_A)	1B2P - 1S	2	50.00	538	100.00	1,076
1b2p (HT_B)	1B2P - 1S	6	50.00	538	300.00	3,229
1b2p (HT_F_GF)	1B2P - 1S	1	50.60	545	50.60	545
1b2p (HT_F_FF)	1B2P - 1S	1	54.50	587	54.50	587
1b2p (HT_E_GF)	1B2P - 1S	1	52.70	567	52.70	567
1b2p (HT_E_FF)	1B2P - 1S	1	50.70	546	50.70	546
2b4p (HT_C)	2B4P - 2S	10	81.40	876	814.00	8,762
3b5p (HT_D)	3B5P - 2S	5	93.20	1,003	466.00	5,016
Total		27			1,888.50	20,328

Schedule summary				Total GIA	
Accommodation type	Quantity	%		m2	sq ft
1 x Bedroom	12	44		608.50	6,550
2 x Bedroom	10	37		814.00	8,762
3 x Bedroom	5	19		466.00	5,016
Total		27	100	1,888.50	20,328

Site Density		Density	
		Area Ha	Area Acre
Gross Site Area		0.583	1.442
Open green space		0.129	0.319
Solar farm		0.052	0.129
Net Developable Area		0.531	1.312
Coverage		38,275	Sq ft/H
Net Density		51	Units/H
			21

House type designs

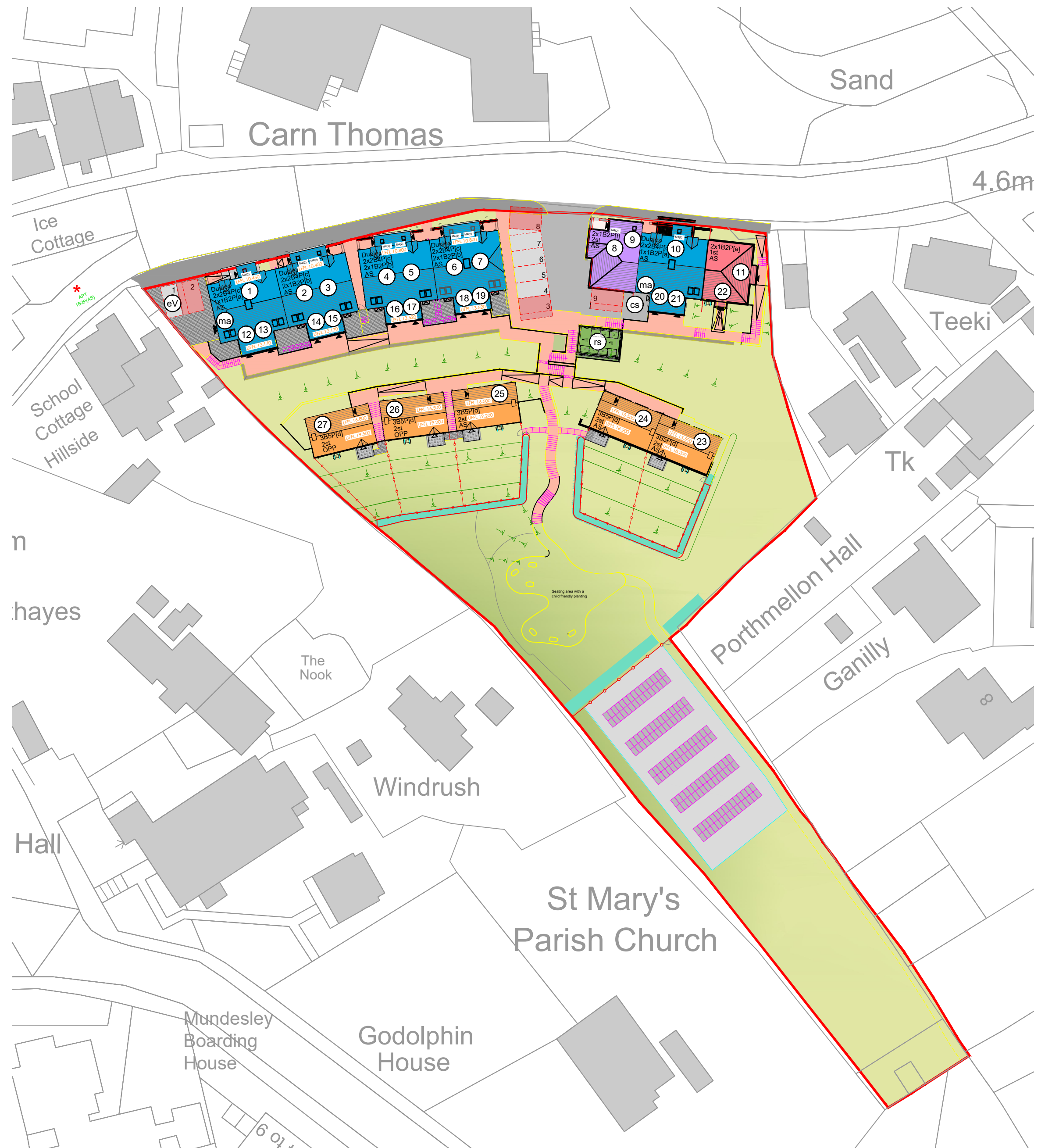
-  Three storey arrangement comprising of either one or two single aspect 1no. bedroom flat(s) accessed from street level with two 2no. bedroom duplex flats over. Non-habitable rooms (WC, kitchen, bathroom) on entrance side with bedroom facing internal raised access deck utilising roof lights for privacy
-  Two storey house split level with single aspect sleeping accommodation on the ground floor and living areas on the first floor opening out onto private terraced rear gardens
-  One storey flats at ground and first floor accessed from street level comprising 1no. bedroom with combined living/kitchen/dining areas
-  One storey flats at ground and first floor accessed from both street level and first floor at the rear. 1no. bedroom with combined living/kitchen/dining areas

Approach

Units positioned on an east-west axis to follow existing topography in two rows separated by a communal landscaped green corridor allowing access to higher level flats and dwellings located further into the site. Ramped and stepped paths serve the higher parts of the site including the solar farm with flatter areas given over to public open space and potential play areas. Shared bays for car and other vehicle usage are predominantly accessed from the existing junction into the site. This junction and area of hard-standing separates the dwellings creating a green vista into the site forming the principal landscaped route.

An active street frontage is created with ground floor flats accessed directly off the public footpath. The 2no. bedroom duplex flats over are accessed from the landscape corridor at the lower side of the sloping topography with the 3no. split level houses set further up the slope. A series of steps configured over the communal bin store serves the multiple levels. All dwellings are designed through their sectional arrangement to work with the existing site gradients.

General Legend	
	Site boundary
DUPLEX 2b4p	House type reference refer to house type drawings for details
AS/OPP	Handing demarcation
1	Plot numbers
rs	Refuse store communal
cs	Cycle store communal
ma	Materials store
eV	Electric vehicle charging spaces
1	Parking numbers
M4(2)	Expanded 3.3x4.8m Car Parking Space to demonstrate compliance for M4(2) purposes. Accessible and adaptable dwellings, as per Building Regulations 2010 Part M, Vol. 1 Dwellings Category 2



Site layout 1:500

	Project: Carn Thomas, Isles of Scilly Title: Housing Typology Plan Client: Livewest Date: Mar 2024 Drawn by: RIA Checked by: DMA Scale: 1:500 @ A2 Drawing No.: 21024 / HTP 03	Rev.: G
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23.03.24	G	Layout updated for Planning Submission purposes.
06.09.22	F	Paths updated
05.09.22	E	Play area sketch added
21.07.22	D	Refuse store under central external steps, new flats type introduced, 5no. houses in higher part of site
17.06.22	C	Work in progress issue
25.05.22	B	Work in progress issue
09.12.21	A	Historic data added - demolished buildings in plan and section
date	rev	comment

RECEIVED
By Liv Rickman at 11:48 am, Apr 03, 2024

