

| 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 | 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

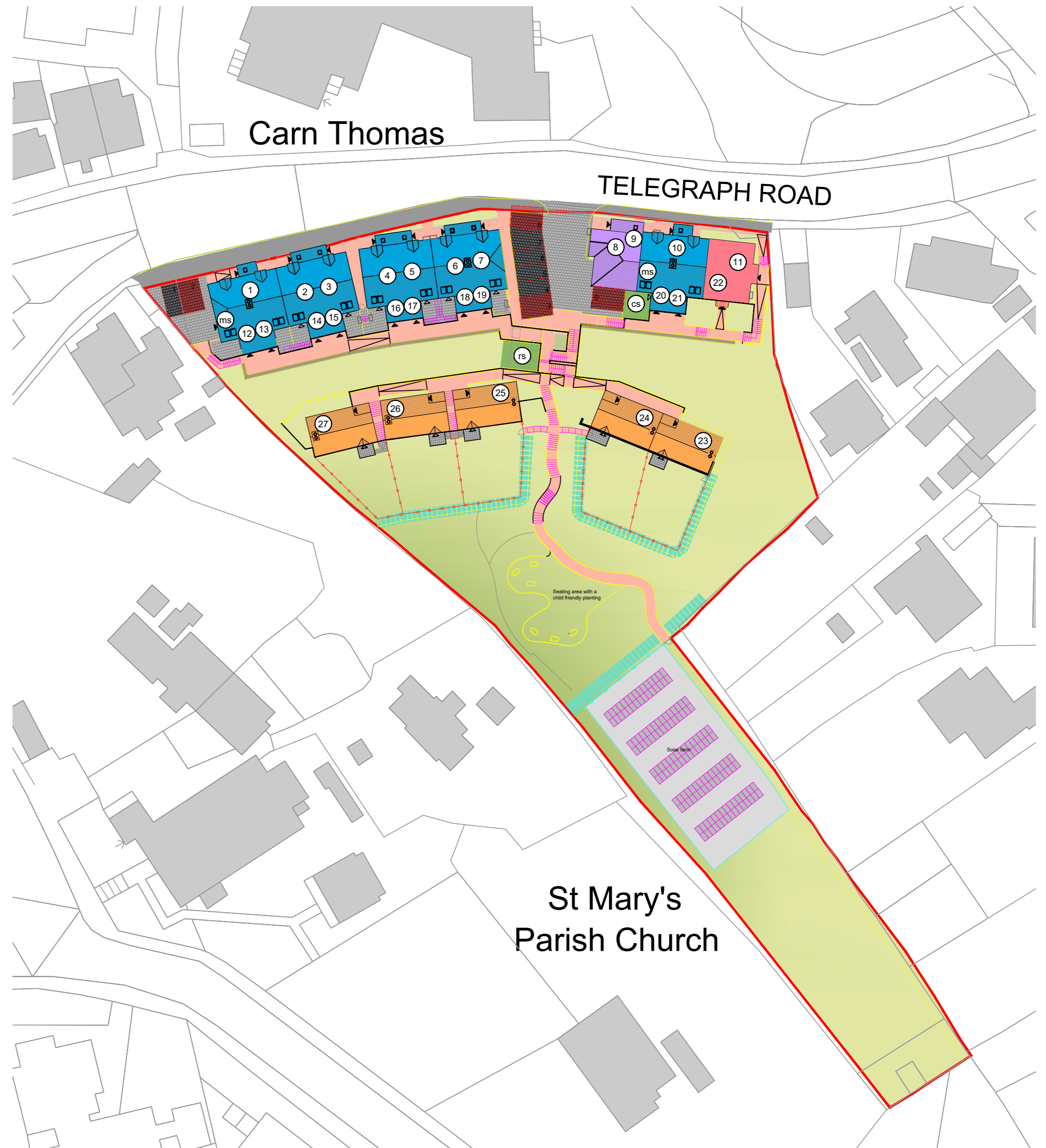
One storey flats at ground and first floor accessed from both street level and first floor at the rear. 1no. bedroom with combined living/kitchen/dining areas

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 |
| ms | 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

dma ARCHITECTS

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 01 Rev.: H

| | | |
|----------|-----|--|
| 30.04.24 | H | Bin store relocated |
| 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 |

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 By Liv Rickman at 11:59 am, Aug 22, 2024

