



PROJECT:  
Kelvedon Road  
Tiptree  
CO5 0LX

CLIENT:  
Marden Homes Ltd.

JOB NO: 1432 . 500 . 05  
DOC NO:  
REV:

SHEET NO:  
1 OF 3

DATE:  
19.10.2020

ISSUE STATUS:  
RIBA STAGE 3

# ACCOMMODATION SCHEDULE

## SITE

	HECTARES	ACRES	DENSITY dph	COVER sqm/acre	COVER sqft/acre
TOTAL GROSS SITE AREA	5.15	12.73	25	1096.8	11806
NET DEVELOPABLE AREA	5.15	12.73	25	1096.8	11806

## RESIDENTIAL TOTALS

	UNITS	%	SQM	SQFT
TOTAL MIX	130	100.0%	13958.0	150242

	1B	2B	3B	4B	5B+	SUB-TOTAL
TOTAL MIX	0	1	49	36	5	91
PERCENTAGE OF MIX	0.0%	0.8%	37.7%	27.7%	3.8%	70.0%
SQM	0	79	5058.3	4810.8	862	10810.1
SQFT	0	850	54447	51783	9278	116359

	1B	2B	3B	4B	5B+	SUB-TOTAL
TOTAL MIX	9	12	18	0	0	39
PERCENTAGE OF MIX	6.9%	9.2%	13.8%	0.0%	0.0%	30.0%
SQM	570.3	786.1	1791.46	0	0	3147.86
SQFT	6139	8462	19283	0	0	33883

HOUSE/FLAT TYPE	TENURE	TYPE	SIZE	STOREYS	SQM	SQFT
HT: 31	PRIVATE	House	3B	2	106.7	1149
HT: 31	AFFORDABLE	House	3B	2	106.7	1149
HT: 32	AFFORDABLE	House	3B	2	109.8	1181
HT: 36	PRIVATE	House	3B	2.5	110.7	1192
HT: 37	PRIVATE	House	3B	2	96.4	1038
HT: 38	PRIVATE	House	3B	2	87.0	936
HT: 38	AFFORDABLE	House	3B	2	87.0	936
HT: 39	PRIVATE	House	3B	2	91.6	986
HT: 39	AFFORDABLE	House	3B	2	91.6	986
HT: 310	PRIVATE	House	3B	2	102.5	1103
HT: 310	AFFORDABLE	House	3B	2	102.5	1103
HT: 311	PRIVATE	House	3B	2.5	129.0	1389
HT: 312	PRIVATE	House	3B	2	107.1	1153
HT: 312	AFFORDABLE	House	3B	2	107.1	1153
HT: 41	PRIVATE	House	4B	2	149.8	1612
HT: 43	PRIVATE	House	4B	2	144.2	1552
HT: 44	PRIVATE	House	4B	2	147.0	1582
HT: 45	PRIVATE	House	4B	2	131.4	1414
HT: 49	PRIVATE	House	4B	2	197.0	2120
HT: 411	PRIVATE	House	4B	2	106.0	1141
HT: 412	PRIVATE	House	4B	2	115.0	1238
HT: 53	PRIVATE	House	5B	2	190.0	2045
HT: 510	PRIVATE	House	5B	2	168.0	1808
FOG: 23	PRIVATE	FOG	2B	2	79.0	850
FT: 11 (M4(3))	AFFORDABLE	Flat	1B	1	61.3	660
FT: 11 (M4(3))	AFFORDABLE	Flat	1B	1	61.3	660
FT: 12	AFFORDABLE	Flat	1B	1	63.0	678
FT: 13	AFFORDABLE	Flat	1B	1	65.0	700

TOTAL	%	SQM	SQFT
2	1.5%	213.4	2297
0	0.0%	0	0
1	0.8%	109.76	1181
20	15.4%	2214	23831
2	1.5%	192.8	2075
5	3.8%	435	4682
3	2.3%	261	2809
8	6.2%	732.8	7888
3	2.3%	274.8	2958
8	6.2%	820	8826
7	5.4%	717.5	7723
1	0.8%	129	1389
3	2.3%	321.3	3458
4	3.1%	428.4	4611
2	1.5%	299.6	3225
8	6.2%	1153.6	12417
4	3.1%	588	6329
4	3.1%	525.6	5658
3	2.3%	591	6361
8	6.2%	848	9128
7	5.4%	805	8665
1	0.8%	190	2045
4	3.1%	672	7233
1	0.8%	79	850
3	2.3%	183.9	1979
2	1.5%	122.6	1320
1	0.8%	63	678
2	1.5%	130	1399

FT: 14	AFFORDABLE	Flat	1B	1	70.8	762
FT: 21	AFFORDABLE	Flat	2B	1	61.3	660
FT: 22	AFFORDABLE	Flat	2B	1	63.0	678
FT: 23	AFFORDABLE	Flat	2B	1	66.7	718
FT: 24	AFFORDABLE	Flat	2B	1	69.5	748
FT: 25	AFFORDABLE	Flat	2B	1	75.1	808
FT: 26	AFFORDABLE	Flat	2B	1	77.3	832

1	0.8%	70.8	762
6	4.6%	367.8	3959
1	0.0%	63	678
2	0.0%	133.4	1436
1	0.0%	69.5	748
1	0.0%	75.1	808
1	0.0%	77.3	832

# RESIDENTIAL PLOT INFORMATION

PLOT.	APARTMENT/HOUSE TYPE	TYPE	AREA		BEDS		
			SQM	SQF			
<b>PLOT INFORMATION</b>							
1	HT: 3.9 (PRIVATE)	Detached	91.6	986	3B		
2	HT: 3.8 (PRIVATE)	Semi-Detached	87	936	3B		
3	HT: 3.8 (PRIVATE)	Semi-Detached	87	936	3B		
4	HT: 3.6 (PRIVATE)	Semi-Detached	110.7	1192	3B		
5	HT: 3.6 (PRIVATE)	Semi-Detached	110.7	1192	3B		
6	HT: 3.6 (PRIVATE)	Semi-Detached	110.7	1192	3B		
7	HT: 3.6 (PRIVATE)	Semi-Detached	110.7	1192	3B		
8	HT: 3.6 (PRIVATE)	Semi-Detached	110.7	1192	3B		
9	HT: 3.6 (PRIVATE)	Semi-Detached	110.7	1192	3B		
10	HT: 4.3 (PRIVATE)	Detached	144.2	1552	4B		
11	HT: 3.10 (AFFORDABLE)	Semi-Detached	102.5	1103	3B		
12	HT: 3.12 (AFFORDABLE)	Semi-Detached	107.1	1153	3B		
13	HT: 3.9 (PRIVATE)	End-Terrace	91.6	986	3B		
14	HT: 3.10 (PRIVATE)	Mid-Terrace	102.5	1103	3B		
15	HT: 3.9 (PRIVATE)	End-Terrace	91.6	986	3B		
16	HT: 4.12 (PRIVATE)	Detached	115	1238	4B		
17	HT: 3.6 (PRIVATE)	Semi-Detached	110.7	1192	3B		
18	HT: 3.6 (PRIVATE)	Semi-Detached	110.7	1192	3B		
19	HT: 3.6 (PRIVATE)	Semi-Detached	110.7	1192	3B		
20	HT: 3.6 (PRIVATE)	Semi-Detached	110.7	1192	3B		
21	HT: 4.1 (PRIVATE)	Detached	149.8	1612	4B		
22	HT: 4.11 (PRIVATE)	Semi-Detached	106	1141	4B		
23	HT: 4.11 (PRIVATE)	Semi-Detached	106	1141	4B		
24	HT: 4.11 (PRIVATE)	Semi-Detached	106	1141	4B		
25	HT: 4.11 (PRIVATE)	Semi-Detached	106	1141	4B		
26	HT: 3.12 (AFFORDABLE)	End-Terrace	107.1	1153	3B		
27	HT: 3.10 (AFFORDABLE)	Mid-Terrace	102.5	1103	3B		
28	HT: 3.8 (AFFORDABLE)	Mid-Terrace	87	936	3B		
29	HT: 3.9 (AFFORDABLE)	End-Terrace	91.6	986	3B		
30	HT: 4.3 (PRIVATE)	Detached	144.2	1552	4B		
31	HT: 3.12 (AFFORDABLE)	End-Terrace	107.1	1153	3B		
32	HT: 3.10 (AFFORDABLE)	Mid-Terrace	102.5	1103	3B		
33	HT: 3.10 (AFFORDABLE)	Mid-Terrace	102.5	1103	3B		
34	HT: 3.10 (AFFORDABLE)	End-Terrace	102.5	1103	3B		
35	HT: 4.3 (PRIVATE)	Detached	144.2	1552	4B		
36	HT: 4.4 (PRIVATE)	Detached	147	1582	4B		
37	HT: 5.10 (PRIVATE)	Detached	168	1808	5B		
38	HT: 4.4 (PRIVATE)	Detached	147	1582	4B		
39	HT: 4.1 (PRIVATE)	Detached	149.8	1612	4B		
40	HT: 4.12 (PRIVATE)	Detached	115	1238	4B		
41	HT: 4.5 (PRIVATE)	Detached	131.4	1414	4B		
42	HT: 4.5 (PRIVATE)	Detached	131.4	1414	4B		
43	HT: 4.12 (PRIVATE)	Detached	115	1238	4B		
44	HT: 4.11 (PRIVATE)	Semi-Detached	106	1141	4B		
45	HT: 4.11 (PRIVATE)	Semi-Detached	106	1141	4B		
46	HT: 4.5 (PRIVATE)	Detached	131.4	1414	4B		
47	HT: 4.5 (PRIVATE)	Detached	131.4	1414	4B		
48	HT: 4.3 (PRIVATE)	Detached	144.2	1552	4B		
49	FOG: 2.3 (PRIVATE)	End-Terrace	79	850	2B		
50	HT: 3.9 (PRIVATE)	Mid-Terrace	91.6	986	3B		
51	HT: 3.8 (PRIVATE)	Mid-Terrace	87	936	3B		
52	HT: 3.8 (PRIVATE)	Mid-Terrace	87	936	3B		
53	HT: 3.1 (PRIVATE)	Mid-Terrace	106.7	1149	3B		
54	HT: 3.8 (PRIVATE)	Mid-Terrace	87	936	3B		
55	HT: 3.9 (PRIVATE)	End-Terrace	91.6	986	3B		
56	HT: 4.9 (PRIVATE)	Detached	197	2120	4B		
57	HT: 4.3 (PRIVATE)	Detached	144.2	1552	4B		
58	HT: 5.10 (PRIVATE)	Detached	168	1808	5B		
59	HT: 4.9 (PRIVATE)	Detached	197	2120	4B		
60	HT: 4.3 (PRIVATE)	Detached	144.2	1552	4B		
61	HT: 4.4 (PRIVATE)	Detached	147	1582	4B		
62	HT: 4.3 (PRIVATE)	Detached	144.2	1552	4B		
63	HT: 4.9 (PRIVATE)	Detached	197	2120	4B		
64	HT: 5.10 (PRIVATE)	Detached	168	1808	5B		
65	HT: 5.3 (PRIVATE)	Detached	190	2045	5B		

66	HT: 5.10 (PRIVATE)	Detached	168	1808	5B		
67	HT: 4.4 (PRIVATE)	Detached	147	1582	4B		
68	HT: 4.3 (PRIVATE)	Detached	144.2	1552	4B		
69	HT: 3.9 (AFFORDABLE)	End-Terrace	91.6	986	3B		
70	HT: 3.8 (AFFORDABLE)	Mid-Terrace	87	936	3B		
71	HT: 3.2 (AFFORDABLE)	Mid-Terrace	109.76	1181	3B		
72	HT: 3.8 (AFFORDABLE)	Mid-Terrace	87	936	3B		
73	HT: 3.9 (AFFORDABLE)	End-Terrace	91.6	986	3B		
74	HT: 3.9 (PRIVATE)	Detached	91.6	986	3B		
75	HT: 4.12 (PRIVATE)	Detached	115	1238	4B		
76	HT: 3.10 (PRIVATE)	Detached	102.5	1103	3B		
77	HT: 4.12 (PRIVATE)	Detached	115	1238	4B		
78	HT: 3.12 (PRIVATE)	End-Terrace	107.1	1153	3B		
79	HT: 3.10 (PRIVATE)	Mid-Terrace	102.5	1103	3B		
80	HT: 3.10 (PRIVATE)	Mid-Terrace	102.5	1103	3B		
81	HT: 3.10 (PRIVATE)	Mid-Terrace	102.5	1103	3B		
82	HT: 3.12 (PRIVATE)	Mid-Terrace	107.1	1153	3B		
83	FT: 2.1 (AFFORDABLE)	Flat	61.3	660	2B		
84	FT: 1.1 (M4(3)) (AFFORDABLE)	Flat	61.3	660	1B		
85	FT: 2.1 (AFFORDABLE)	Flat	61.3	660	2B		
86	FT: 1.1 (M4(3)) (AFFORDABLE)	Flat	61.3	660	1B		
87	FT: 2.1 (AFFORDABLE)	Flat	61.3	660	2B		
88	FT: 2.1 (AFFORDABLE)	Flat	61.3	660	2B		
89	FT: 1.1 (M4(3)) (AFFORDABLE)	Flat	61.3	660	1B		
90	HT: 3.7 (PRIVATE)	Semi-Detached	96.4	1038	3B		
91	HT: 3.7 (PRIVATE)	Semi-Detached	96.4	1038	3B		
92	HT: 3.10 (AFFORDABLE)	End-Terrace	102.5	1103	3B		
93	HT: 3.10 (AFFORDABLE)	Mid-Terrace	102.5	1103	3B		
94	HT: 3.12 (AFFORDABLE)	End-Terrace	107.1	1153	3B		
95	HT: 4.12 (PRIVATE)	Detached	115	1238	4B		
96	HT: 4.11 (PRIVATE)	Semi-Detached	106	1141	4B		
97	HT: 4.11 (PRIVATE)	Semi-Detached	106	1141	4B		
98	HT: 4.12 (PRIVATE)	End-Terrace	115	1238	4B		
99	HT: 3.12 (PRIVATE)	Mid-Terrace	107.1	1153	3B		
100	HT: 3.10 (PRIVATE)	End-Terrace	102.5	1103	3B		
101	HT: 3.10 (PRIVATE)	End-Terrace	102.5	1103	3B		
102	HT: 3.10 (PRIVATE)	Mid-Terrace	102.5	1103	3B		
103	HT: 3.9 (PRIVATE)	End-Terrace	91.6	986	3B		
104	HT: 3.11 (PRIVATE)	End-Terrace	129	1389	3B		
105	HT: 3.6 (PRIVATE)	Mid-Terrace	110.7	1192	3B		
106	HT: 3.6 (PRIVATE)	Mid-Terrace	110.7	1192	3B		
107	HT: 3.6 (PRIVATE)	Mid-Terrace	110.7	1192	3B		
108	HT: 3.6 (PRIVATE)	Mid-Terrace	110.7	1192	3B		
109	HT: 3.1 (PRIVATE)	Mid-Terrace	106.7	1149	3B		
110	HT: 3.9 (PRIVATE)	Mid-Terrace	91.6	986	3B		
111	HT: 3.6 (PRIVATE)	Mid-Terrace	110.7	1192	3B		
112	HT: 3.6 (PRIVATE)	End-Terrace	110.7	1192	3B		
113	FT: 2.5 (AFFORDABLE)	Flat	75.1	808	2B		
114	FT: 1.3 (AFFORDABLE)	Flat	65	700	1B		
115	FT: 2.6 (AFFORDABLE)	Flat	77.3	832	2B		
116	FT: 2.2 (AFFORDABLE)	Flat	63	678	2B		
117	FT: 1.2 (AFFORDABLE)	Flat	63	678	1B		
118	FT: 1.3 (AFFORDABLE)	Flat	65	700	1B		
119	FT: 2.3 (AFFORDABLE)	Flat	66.7	718	2B		
120	FT: 2.4 (AFFORDABLE)	Flat	69.5	748	2B		
121	FT: 1.4 (AFFORDABLE)	Flat	70.8	762	1B		
122	FT: 2.3 (AFFORDABLE)	Flat	66.7	718	2B		
123	HT: 3.6 (PRIVATE)	End-Terrace	110.7	1192	3B		
124	HT: 3.6 (PRIVATE)	Mid-Terrace	110.7	1192	3B		
125	HT: 3.6 (PRIVATE)	Mid-Terrace	110.7	1192	3B		
126	HT: 3.6 (PRIVATE)	End-Terrace	110.7	1192	3B		
127	FT: 1.1 (AFFORDABLE)	Flat	61.3	660	1B		
128	FT: 2.1 (AFFORDABLE)	Flat	61.3	660	2B		
129	FT: 1.1 (AFFORDABLE)	Flat	61.3	660	1B		
130	FT: 2.1 (AFFORDABLE)	Flat	61.3	660	2B		