



PROJECT:  
Kelvedon Road  
Tiptree  
CO5 OLX

CLIENT:  
Marden Homes Ltd.

JOB NO: 1432 . 500 . 07  
DOC NO:  
REV:

SHEET NO:  
1 OF 5

DATE:  
17/03/2021

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	1034.4	11134
NET DEVELOPABLE AREA	5.15	12.73	25	1034.4	11134

	STANDARD SPACES	DISABLED	VISITOR	ELECTRIC	TOTAL
PARKING PROVISION	302	3	33		338

	SQM	SQFT
AMENITY	13625.8	146667.2

### RESIDENTIAL TOTALS

	UNITS	%	SQM	SQFT
<b>TOTAL MIX</b>	130	100.0%	13163.8	141694

<b>PRIVATE</b>	1B	2B	3B	4B	5B+	SUB-TOTAL
TOTAL MIX	4	10	44	30	3	91
PERCENTAGE OF MIX	3.1%	7.7%	33.8%	23.1%	2.3%	70.0%
SQM	211.8	648.5	4484.7	4053.2	504.0	9902.1
SQFT	2279	6980	48273	43628	5425	106586

<b>AFFORDABLE</b>	1B	2B	3B	4B	5B+	SUB-TOTAL
TOTAL MIX	8	8	19	4	0	39
PERCENTAGE OF MIX	6.2%	6.2%	14.6%	3.1%	0.0%	30.0%
SQM	460.5	549.0	1828.3	424.0	0.0	3261.7
SQFT	4956	5909	19680	4564	0	35109

HOUSE/FLAT TYPE	TENURE	TYPE	SIZE	STOREYS	SQM	SQFT
HT: 3.1	PRIVATE	House	3B	2	108.1	1164
HT: 3.2	AFFORDABLE	House	3B	2	111.0	1195
HT: 3.6	PRIVATE	House	3B	2.5	110.7	1192
HT: 3.7	PRIVATE	House	3B	2	96.4	1038
HT: 3.8	PRIVATE	House	3B	2	84.6	911
HT: 3.8	AFFORDABLE	House	3B	2	84.6	911
HT: 3.9	PRIVATE	House	3B	2	86.0	926
HT: 3.9	AFFORDABLE	House	3B	2	86.0	926
HT: 3.10	PRIVATE	House	3B	2	100.1	1077
HT: 3.10	AFFORDABLE	House	3B	2	100.1	1077
HT: 3.11	PRIVATE	House	3B	2.5	129.0	1389
HT: 3.12	PRIVATE	House	3B	2	104.7	1127
HT: 3.12	AFFORDABLE	House	3B	2	104.7	1127

TOTAL	%	SQM	SQFT
2	1.5%	216.2	2327
1	0.8%	111.0	1195
16	12.3%	1771.2	19065
2	1.5%	192.8	2075
3	2.3%	253.8	2732
3	2.3%	253.8	2732
7	5.4%	602.0	6480
4	3.1%	344.0	3703
9	6.9%	900.9	9697
7	5.4%	700.7	7542
1	0.8%	129.0	1389
4	3.1%	418.8	4508
4	3.1%	418.8	4508

HT: 4.1	PRIVATE	House	4B	2	149.8	1612
HT: 4.3	PRIVATE	House	4B	2	144.2	1552
HT: 4.4	PRIVATE	House	4B	2	147.0	1582
HT: 4.5	PRIVATE	House	4B	2	131.4	1414
HT: 4.9	PRIVATE	House	4B	2	197.0	2120
HT: 4.11	AFFORDABLE	House	4B	2	106.0	1141
HT: 4.11	PRIVATE	House	4B	2	106.0	1141
HT: 4.12	PRIVATE	House	4B	2	115.0	1238
HT: 5.10	PRIVATE	House	5B	2	168.0	1808
FOG: 2.3	PRIVATE	FOG	2B	2	79.0	850
FT: 2.1 (M4(3))	AFFORDABLE	Flat	2B	1	70.0	753
FT: 1.1 (M4(3))	AFFORDABLE	Flat	1B	1	67.9	730
FT: 1.2	AFFORDABLE	Flat	1B	1	53.0	570
FT: 1.3	AFFORDABLE	Flat	1B	1	54.8	590
FT: 1.4	AFFORDABLE	Flat	1B	1	56.1	604
FT: 1.5	PRIVATE	Flat	1B	1	50.2	541
FT: 1.6	PRIVATE	Flat	1B	1	56.1	604
FT: 1.7	PRIVATE	Flat	1B	1	55.2	594
FT: 2.1	AFFORDABLE	Flat	2B	1	65.3	703
FT: 2.2	AFFORDABLE	Flat	2B	1	87.3	940
FT: 2.4	PRIVATE	Flat	2B	1	70.3	757
FT: 2.5	PRIVATE	Flat	2B	1	62.8	676
FT: 2.6	PRIVATE	Flat	2B	1	61.3	660

1	0.8%	149.8	1612
8	6.2%	1153.6	12417
4	3.1%	588.0	6329
2	1.5%	262.8	2829
3	2.3%	591.0	6361
4	3.1%	424.0	4564
8	6.2%	848.0	9128
4	3.1%	460.0	4951
3	2.3%	504.0	5425
1	0.8%	79.0	850
1	0.8%	70.0	753
2	1.5%	135.7	1461
3	2.3%	159.0	1711
2	1.5%	109.6	1180
1	0.8%	56.1	604
2	1.5%	100.4	1081
1	0.8%	56.1	604
1	0.8%	55.2	594
6	4.6%	391.6	4215
1	0.8%	87.3	940
1	0.8%	70.3	757
6	4.6%	376.6	4053
2	1.5%	122.6	1320

# RESIDENTIAL PLOT INFORMATION

PLOT.	APARTMENT/HOUSE TYPE.	TYPE	AREA.		BEDS	AMENITY	PARKING
			SQM	SQF			

PLOT INFORMATION							
1	HT: 3.9 (PRIVATE)	Detached	86.0	926	3B	232.6	2
2	HT: 4.11 (PRIVATE)	Semi-Detached	106.0	1141	4B	135.4	3
3	HT: 4.11 (PRIVATE)	Semi-Detached	106.0	1141	4B	145.5	3
4	HT: 3.6 (PRIVATE)	Semi-Detached	110.7	1192	3B	136.6	3
5	HT: 3.6 (PRIVATE)	Semi-Detached	110.7	1192	3B	145.7	3
6	HT: 3.6 (PRIVATE)	Semi-Detached	110.7	1192	3B	155.8	3
7	HT: 3.6 (PRIVATE)	Semi-Detached	110.7	1192	3B	162.6	3
8	HT: 3.6 (PRIVATE)	Semi-Detached	110.7	1192	3B	173.9	3
9	HT: 3.6 (PRIVATE)	Semi-Detached	110.7	1192	3B	179.4	3
10	HT: 4.3 (PRIVATE)	Detached	144.2	1552	4B	167.4	3
11	HT: 3.10 (AFFORDABLE)	Semi-Detached	100.1	1077	3B	93.3	2
12	HT: 3.12 (AFFORDABLE)	Semi-Detached	104.7	1127	3B	68.7	2
13	HT: 3.9 (PRIVATE)	End-Terrace	86.0	926	3B	92.6	2
14	HT: 3.10 (PRIVATE)	Mid-Terrace	100.1	1077	3B	147.7	2
15	HT: 3.9 (PRIVATE)	End-Terrace	86.0	926	3B	144.2	2
16	HT: 4.12 (PRIVATE)	Detached	115.0	1238	4B	104.8	3
17	HT: 3.6 (PRIVATE)	Semi-Detached	110.7	1192	3B	99.1	3
18	HT: 3.6 (PRIVATE)	Semi-Detached	110.7	1192	3B	120.9	3
19	HT: 3.6 (PRIVATE)	Semi-Detached	110.7	1192	3B	114.3	3
20	HT: 3.6 (PRIVATE)	Semi-Detached	110.7	1192	3B	98.3	3
21	HT: 4.1 (PRIVATE)	Detached	149.8	1612	4B	194.9	3
22	HT: 4.11 (AFFORDABLE)	Semi-Detached	106.0	1141	4B	118	2
23	HT: 4.11 (AFFORDABLE)	Semi-Detached	106.0	1141	4B	147.3	2
24	HT: 4.11 (AFFORDABLE)	Semi-Detached	106.0	1141	4B	148.4	2
25	HT: 4.11 (AFFORDABLE)	Semi-Detached	106.0	1141	4B	120.6	2
26	HT: 3.12 (AFFORDABLE)	End-Terrace	104.7	1127	3B	128.1	2
27	HT: 3.10 (AFFORDABLE)	Mid-Terrace	100.1	1077	3B	137	2
28	HT: 3.8 (AFFORDABLE)	End-Terrace	84.6	911	3B	118	2
29	HT: 3.9 (AFFORDABLE)	Detached	86.0	926	3B	95.7	2
30	HT: 4.3 (PRIVATE)	Detached	144.2	1552	4B	160.1	3
31	HT: 3.12 (PRIVATE)	End-Terrace	104.7	1127	3B	104.7	3
32	HT: 3.10 (PRIVATE)	Mid-Terrace	100.1	1077	3B	139.3	3
33	HT: 3.10 (PRIVATE)	Mid-Terrace	100.1	1077	3B	157.3	3
34	HT: 3.10 (PRIVATE)	End-Terrace	100.1	1077	3B	149.9	3
35	HT: 4.4 (PRIVATE)	Detached	147.0	1582	4B	243.3	3
36	HT: 4.3 (PRIVATE)	Detached	144.2	1552	4B	132	3
37	FT: 2.1 (M4(3)) (AFFORDABLE)	Flat	70.0	753	2B	15.2	2
38	FT: 1.2 (AFFORDABLE)	Flat	53.0	570	1B	9.2	1
39	FT: 1.1 (M4(3)) (AFFORDABLE)	Flat	67.9	730	1B	13	1
40	FT: 2.1 (AFFORDABLE)	Flat	65.3	703	2B	8.5	2
41	FT: 2.1 (AFFORDABLE)	Flat	65.3	703	2B	8.5	2
42	FT: 1.1 (M4(3)) (AFFORDABLE)	Flat	67.9	730	1B	13	1
43	FT: 1.2 (AFFORDABLE)	Flat	53.0	570	1B	9.2	1
44	FT: 2.2 (AFFORDABLE)	Flat	87.3	940	2B	16.6	2
45	FT: 1.3 (AFFORDABLE)	Flat	54.8	590	1B	13	1
46	FT: 2.1 (AFFORDABLE)	Flat	65.3	703	2B	8.5	2
47	FT: 2.1 (AFFORDABLE)	Flat	65.3	703	2B	8.5	2
48	FT: 1.3 (AFFORDABLE)	Flat	54.8	590	1B	13	1
49	FT: 1.2 (AFFORDABLE)	Flat	53.0	570	1B	9.2	1

50	FT: 1.4 (AFFORDABLE)	Flat	56.1	604	1E	14.3	1
51	FT: 2.1 (AFFORDABLE)	Flat	65.3	703	2E	8.5	2
52	FT: 2.1 (AFFORDABLE)	Flat	65.3	703	2E	8.5	2
53	HT: 4.3 (PRIVATE)	Detached	144.2	1552	4E	156	2
54	HT: 4.11 (PRIVATE)	Semi-Detached	106.0	1141	4E	210.4	2
55	HT: 4.11 (PRIVATE)	Semi-Detached	106.0	1141	4E	149.1	2
56	HT: 4.5 (PRIVATE)	Detached	131.4	1414	4E	199.9	2
57	HT: 4.5 (PRIVATE)	Detached	131.4	1414	4E	149.9	2
58	FT: 2.4 (PRIVATE)	Flat	70.3	757	2E	9.3	2
59	FT: 1.5 (PRIVATE)	Flat	50.2	541	1E	7.4	1
60	FT: 1.6 (PRIVATE)	Flat	56.1	604	1E	9.3	1
61	FT: 1.7 (PRIVATE)	Flat	55.2	594	1E	7.4	1
62	FT: 1.5 (PRIVATE)	Flat	50.2	541	1E	7.35	1
63	FOG: 2.3 (PRIVATE)	Flat	79.0	850	2E	7.2	2
64	HT: 3.9 (PRIVATE)	Mid-Terrace	86.0	926	3E	82.3	2
65	HT: 3.8 (PRIVATE)	Mid-Terrace	84.6	911	3E	77.8	2
66	HT: 3.8 (PRIVATE)	Mid-Terrace	84.6	911	3E	81.5	2
67	HT: 3.1 (PRIVATE)	Mid-Terrace	108.1	1164	3E	113.1	2
68	HT: 3.8 (PRIVATE)	Mid-Terrace	84.6	911	3E	79	2
69	HT: 3.9 (PRIVATE)	End-Terrace	86.0	926	3E	83.9	2
70	HT: 4.9 (PRIVATE)	Detached	197.0	2120	4E	282.1	4
71	HT: 4.3 (PRIVATE)	Detached	144.2	1552	4E	233.4	4
72	HT: 5.10 (PRIVATE)	Detached	168.0	1808	5E	166	4
73	HT: 4.9 (PRIVATE)	Detached	197.0	2120	4E	205.7	4
74	HT: 4.3 (PRIVATE)	Detached	144.2	1552	4E	173.3	3
75	HT: 4.4 (PRIVATE)	Detached	147.0	1582	4E	151.5	3
76	HT: 4.3 (PRIVATE)	Detached	144.2	1552	4E	189	4
77	HT: 4.9 (PRIVATE)	Detached	197.0	2120	4E	225.8	4
78	HT: 4.4 (PRIVATE)	Detached	147.0	1582	4E	135.8	6
79	HT: 5.10 (PRIVATE)	Detached	168.0	1808	5E	254.1	4
80	HT: 4.4 (PRIVATE)	Detached	147.0	1582	4E	229.3	6
81	HT: 5.10 (PRIVATE)	Detached	168.0	1808	5E	337.7	6
82	HT: 4.3 (PRIVATE)	Detached	144.2	1552	4E	162.7	4
83	HT: 3.9 (AFFORDABLE)	End-Terrace	86.0	926	3E	65.5	2
84	HT: 3.8 (AFFORDABLE)	Mid-Terrace	84.6	911	3E	85.1	2
85	HT: 3.2 (AFFORDABLE)	Mid-Terrace	111.0	1195	3E	149.4	2
86	HT: 3.8 (AFFORDABLE)	Mid-Terrace	84.6	911	3E	109.7	2
87	HT: 3.9 (AFFORDABLE)	End-Terrace	86.0	926	3E	136.5	2
88	HT: 3.9 (PRIVATE)	Detached	86.0	926	3E	162.1	2
89	HT: 4.12 (PRIVATE)	Detached	115.0	1238	4E	111.8	2
90	HT: 3.10 (PRIVATE)	Detached	100.1	1077	3E	144.1	2
91	HT: 3.12 (PRIVATE)	Detached	104.7	1127	3E	66.8	2
92	HT: 3.12 (PRIVATE)	End-Terrace	104.7	1127	3E	162.2	2
93	HT: 3.10 (PRIVATE)	Mid-Terrace	100.1	1077	3E	141.2	2
94	HT: 3.10 (PRIVATE)	Mid-Terrace	100.1	1077	3E	138.6	2
95	HT: 3.10 (PRIVATE)	Mid-Terrace	100.1	1077	3E	137	2
96	HT: 3.10 (PRIVATE)	Mid-Terrace	100.1	1077	3E	147.9	2
97	HT: 3.12 (PRIVATE)	End-Terrace	104.7	1127	3E	151.4	2
98	HT: 4.11 (PRIVATE)	Semi-Detached	106.0	1141	4E	120.8	3
99	HT: 4.11 (PRIVATE)	Semi-Detached	106.0	1141	4E	106.1	3

100	FT: 2.5 (PRIVATE)	Flat	62.8	676	2B	16.2	2
101	FT: 2.5 (PRIVATE)	Flat	62.8	676	2B	15.66	2
102	FT: 2.5 (PRIVATE)	Flat	62.8	676	2B	16.2	2
103	FT: 2.5 (PRIVATE)	Flat	62.8	676	2B	15.66	2
104	FT: 2.6 (PRIVATE)	Flat	61.3	660	2B	5.2	2
105	FT: 2.5 (PRIVATE)	Flat	62.8	676	2B	16.2	2
106	FT: 2.5 (PRIVATE)	Flat	62.8	676	2B	15.66	2
107	FT: 2.6 (PRIVATE)	Flat	61.3	660	2B	5.2	2
108	HT: 3.7 (PRIVATE)	Semi-Detached	96.4	1038	3B	60.8	2
109	HT: 3.7 (PRIVATE)	Semi-Detached	96.4	1038	3B	61.2	2
110	HT: 3.10 (AFFORDABLE)	End-Terrace	100.1	1077	3B	64.5	2
111	HT: 3.10 (AFFORDABLE)	Mid-Terrace	100.1	1077	3B	93.2	2
112	HT: 3.12 (AFFORDABLE)	End-Terrace	104.7	1127	3B	90.9	2
113	HT: 4.12 (PRIVATE)	Detached	115.0	1238	4B	153.9	2
114	HT: 4.11 (PRIVATE)	Semi-Detached	106.0	1141	4B	100.9	2
115	HT: 4.11 (PRIVATE)	Semi-Detached	106.0	1141	4B	104.1	2
116	HT: 4.12 (PRIVATE)	Detached	115.0	1238	4B	102	2
117	HT: 3.12 (AFFORDABLE)	Semi-Detached	104.7	1127	3B	78.9	2
118	HT: 3.10 (AFFORDABLE)	Semi-Detached	100.1	1077	3B	69.4	2
119	HT: 3.10 (AFFORDABLE)	End-Terrace	100.1	1077	3B	69.6	2
120	HT: 3.10 (AFFORDABLE)	Mid-Terrace	100.1	1077	3B	65.8	2
121	HT: 3.9 (AFFORDABLE)	End-Terrace	86.0	926	3B	101.7	2
122	HT: 3.11 (PRIVATE)	End-Terrace	129.0	1389	3B	61.3	2
123	HT: 3.6 (PRIVATE)	Mid-Terrace	110.7	1192	3B	61.7	2
124	HT: 3.6 (PRIVATE)	Mid-Terrace	110.7	1192	3B	62	2
125	HT: 3.6 (PRIVATE)	Mid-Terrace	110.7	1192	3B	62.3	2
126	HT: 3.6 (PRIVATE)	Mid-Terrace	110.7	1192	3B	62.4	2
127	HT: 3.1 (PRIVATE)	Mid-Terrace	108.1	1164	3B	87.2	2
128	HT: 3.9 (PRIVATE)	Mid-Terrace	86.0	926	3B	84.1	2
129	HT: 3.6 (PRIVATE)	Mid-Terrace	110.7	1192	3B	73.3	2
130	HT: 3.6 (PRIVATE)	End-Terrace	110.7	1192	3B	65.1	2