House Type Schedule

Unit Type	Tenure	Type	No.	Beds	Gross internal areas EXCLUDING garages: GIA m2 per unit	GIA ft2 per unit	Total GIA m2	Total GIA ft2
A	Market	Bungalow	3	3	136.8	1,472.5	410.4	4,417.5
B	Market	Bungalow	7	3	129.4	1,392.9	905.8	9,750.0
C	Market	Bungalow	4	3	138.0	1,485.4	552.0	5,941.7
D	Market	Two storey	14	3	97.2	1,046.3	1,360.8	14,647.5
E	Market	Two storey	1	3	138.0	1,485.4	138.0	1,485.4
H	Market	Two storey	3	3	102.2	1,100.1	306.6	3,300.2
			32				**3,673.6**	**39,542.3**
D AF	Affordable	Two storey	1	3	97.2	1,046.3	97.2	1,046.3
F AF	Affordable	Two storey	4	2	72.0	775.0	288.0	3,100.0
I AF	Affordable	1.5 storey	3	1	52.9	569.4	158.7	1,708.2
			8				**543.9**	**5,854.5**
		Site Total	**40**				**4,217.5**	**45,396.8**

Materials Key

2 material variations, as shown below:

Roof covering	Primary facing material
Dark grey fibre cement roof tile	Light buff brick
Concrete pantile roof	Red multi brick

Boundary Treatments Key

- 1.8m high brick wall (to match brickwork of dwelling)
- 1.8m high close boarded fence
- 1.2m high post & rail fence

EV chargers

- Bollard mounted
- Wall mounted

Cycle storage

Where garaging is proposed, cycles will be stored within.

Hoop top cycle stands to be provided for affordable units.

Post development area measurements

	Area (m2)	Area (ha)
Red line	21,383	2.1383
Buildings	4,390	0.4390
Spine road & footway	2,215	0.2215
Shared surface & driveways	3,779	0.3779
SuDS (attenuation pond & swales)	1,970	0.1970
Rear gardens	5,294	0.5294
Flowering lawn mix (ONG)	1,866	0.1866
Front gardens/ verge areas	1,869	0.1869
Total (to match red line area)	*21,383*	*2.1383*
Individual trees	26no	

Notes

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N

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Rev	By	Description	Date
A	WW	Minor parking & highway revisions	14.05.26

Current revision checked by: -

rdc
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Client
Keston Fields Limited

Project
Keston Fields
Pinchbeck, Spalding

Drawing
Proposed Site Plan

Scale @ A1	Date
1: 500	21/01/26
Drawn By	**Checked By**
WW	-

Job Number	Status	Purpose of Issue
1662-1	FP	Planning

Drawing No. 1662-1_FP_SP03 **Rev** A