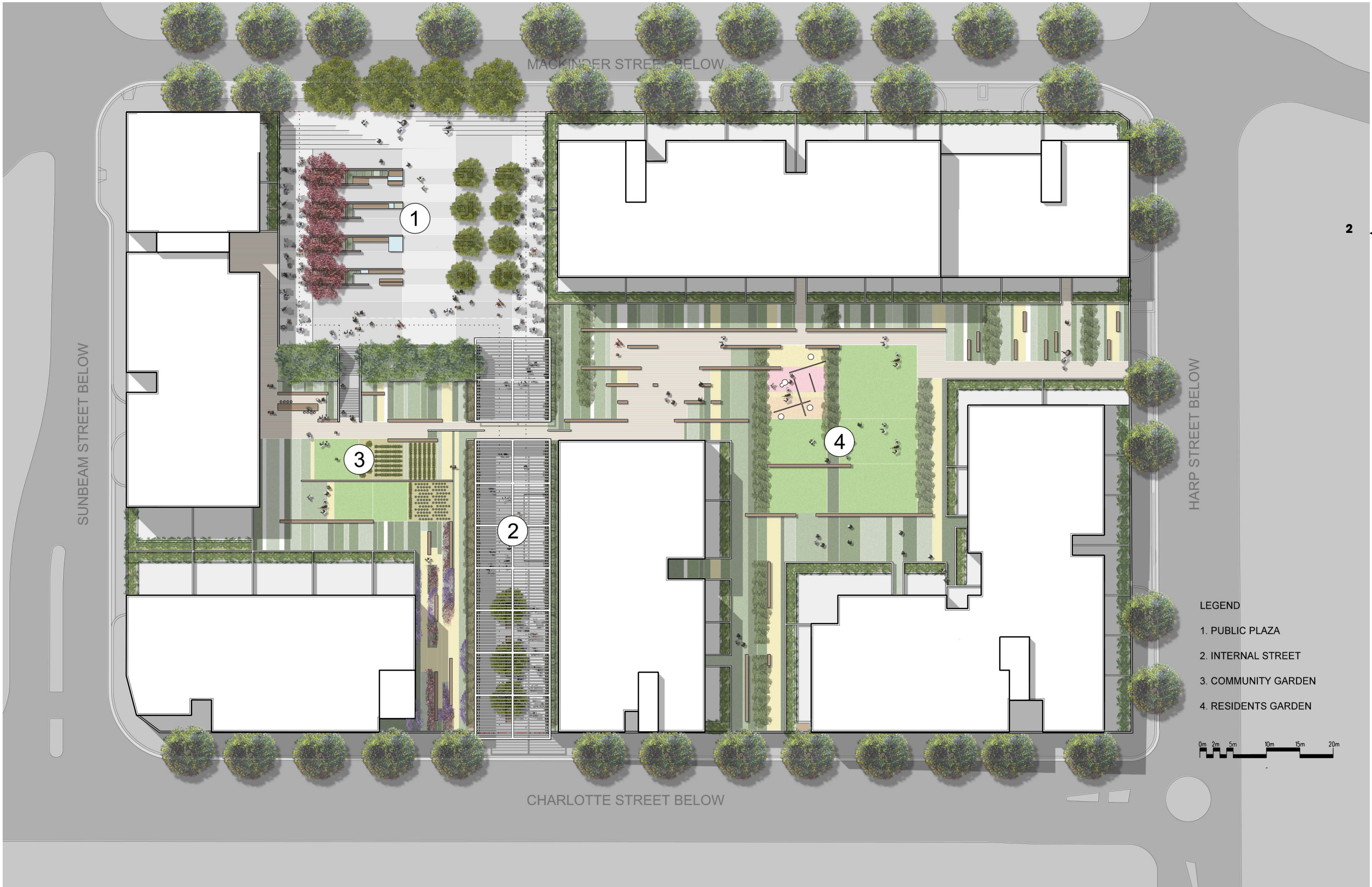


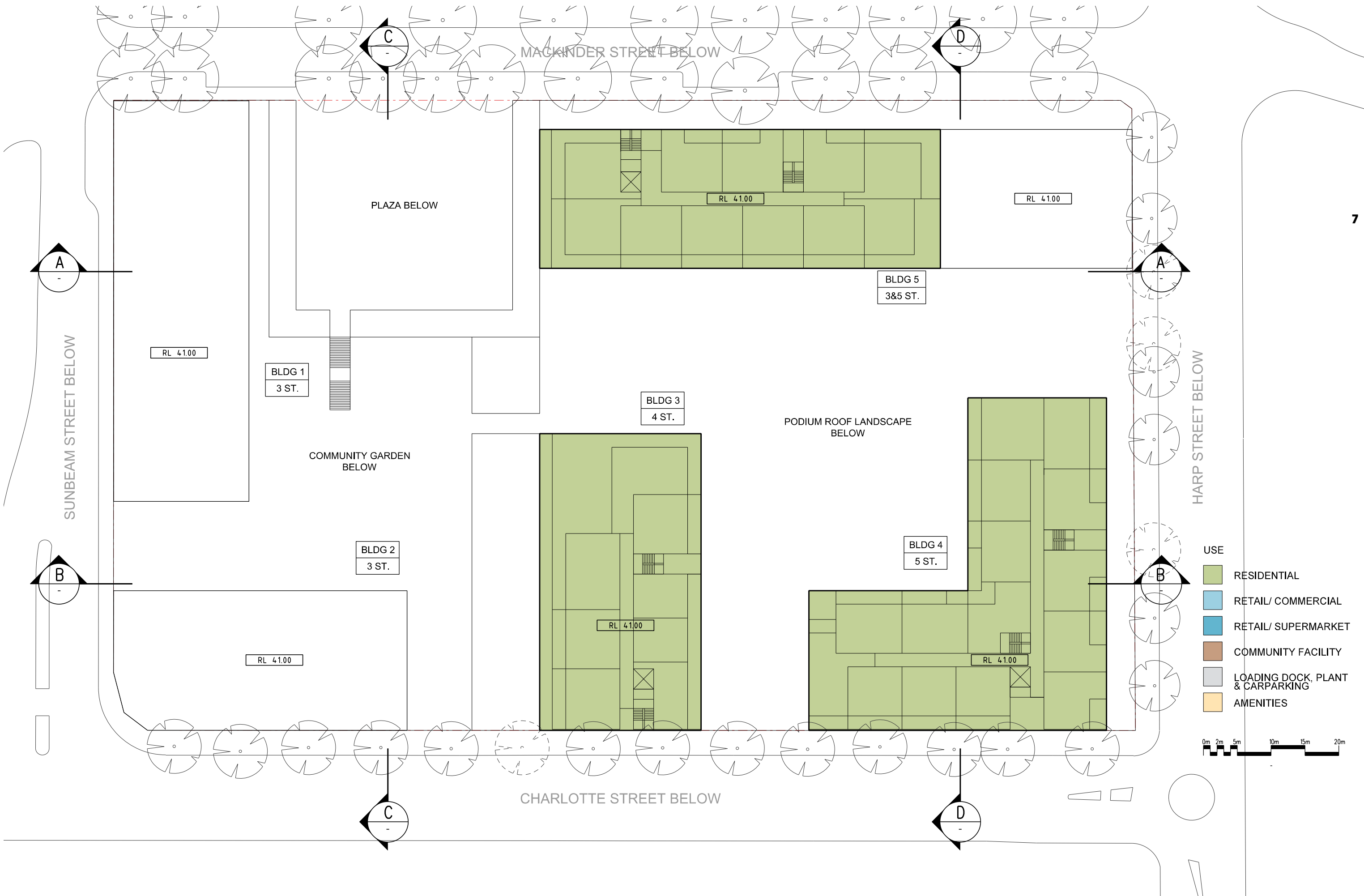
CLEMTON PARK VILLAGE - STAGE 3

INDICATIVE DESIGN SCHEME
22 NOVEMBER 2012







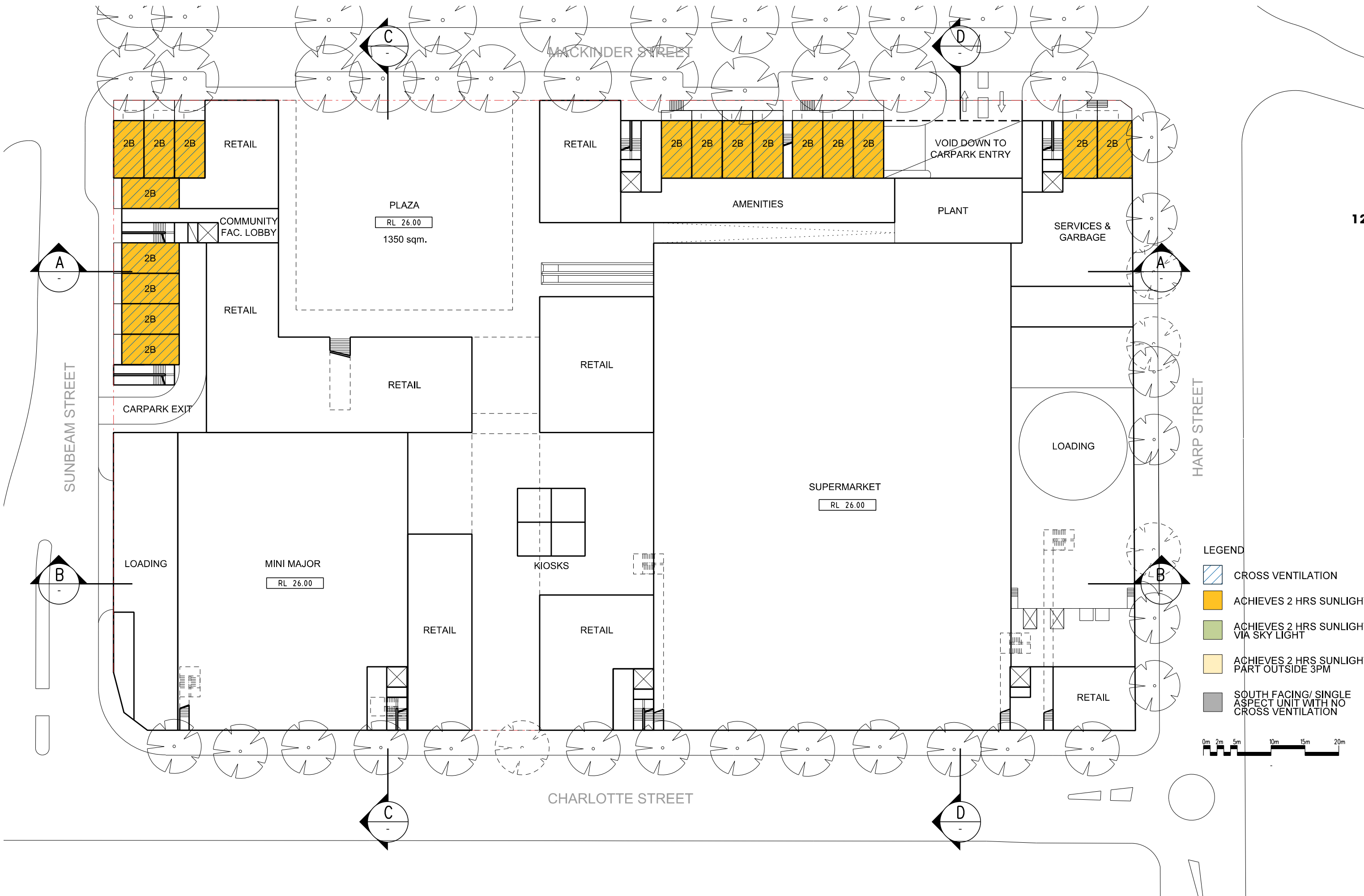


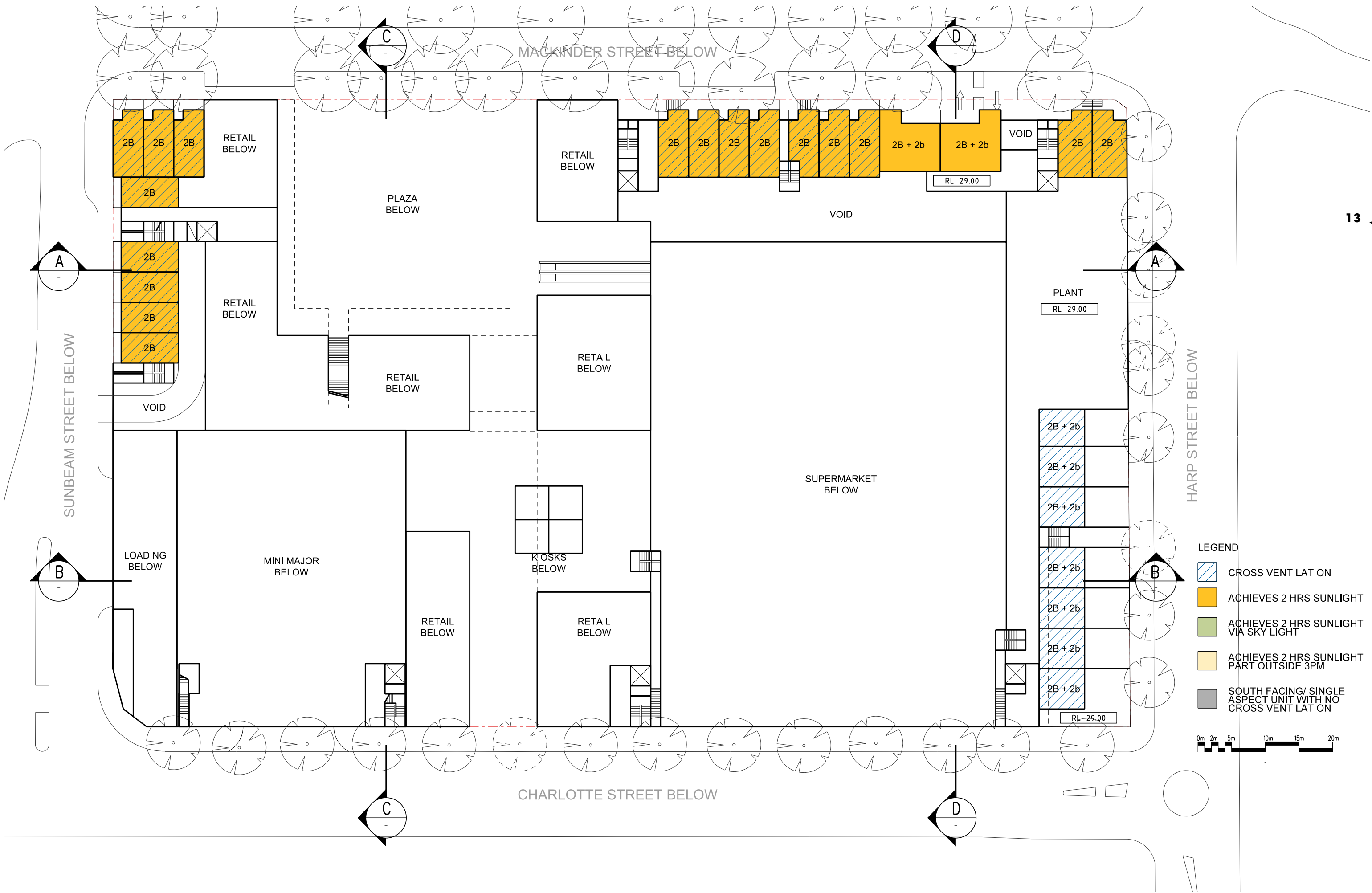


















CPV3 - iNDICATIVE DESIGN SCHEME UNIT MIX & CAR PARKING ALLOCATIONS

LEVEL	BUILDING	UNIT MIX								TOTAL
		3 Beds	2B + 2b	2B +1b	2B Loft	1B	1B Flexi	1B adapt	2B adapt	
Ground	2B Soho	0	0	0	17	0	0	0	0	
Mezzanine	5	0	2	0	0	0	0	0	0	
Level 1	1	0	6	1	0	1	0	1	0	
	2	0	2	2	0	3	1	0	1	
	3	2	4	0	0	3	0	0	0	
	4	1	11	0	0	0	1	2	2	
	5	0	10	6	0	0	0	0	0	
Level 2	1	0	6	1	0	1	0	1	0	
	2	0	2	2	0	3	1	0	1	
	3	2	4	0	0	3	0	0	0	
	4	1	9	0	0	0	1	2	2	
	5	0	10	6	0	0	0	0	0	
Level 3	1	0	8	1	0	2	0	1	0	
	2	0	2	2	0	3	1	0	1	
	3	2	4	0	0	3	0	0	0	
	4	1	9	0	0	0	1	2	2	
	5	0	10	6	0	0	0	0	0	
Level 4	3	2	3	0	0	3	0	0	0	
	4	1	9	0	0	0	1	2	2	
	5	0	5	6	0	0	0	0	0	
Level 5	4	1	9	0	0	0	1	2	2	
	5	0	5	6	0	0	0	0	0	
TOTAL		13	130	39	17	25	8	13	13	258 Units
Unit mix		5%	50%	15%	7%	10%	3%	5%	5%	100%
Car/ Unit rate		2	1.2	1	1.2	1	1	1.5	1.5	
No of Cars		26	156	39	21	25	8	19	19	313 + 52 Visitor car parking spaces

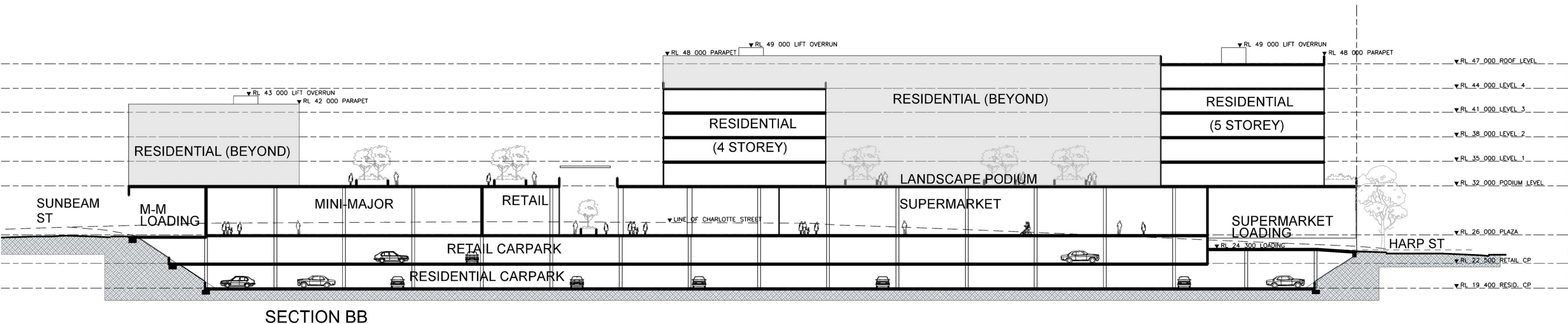
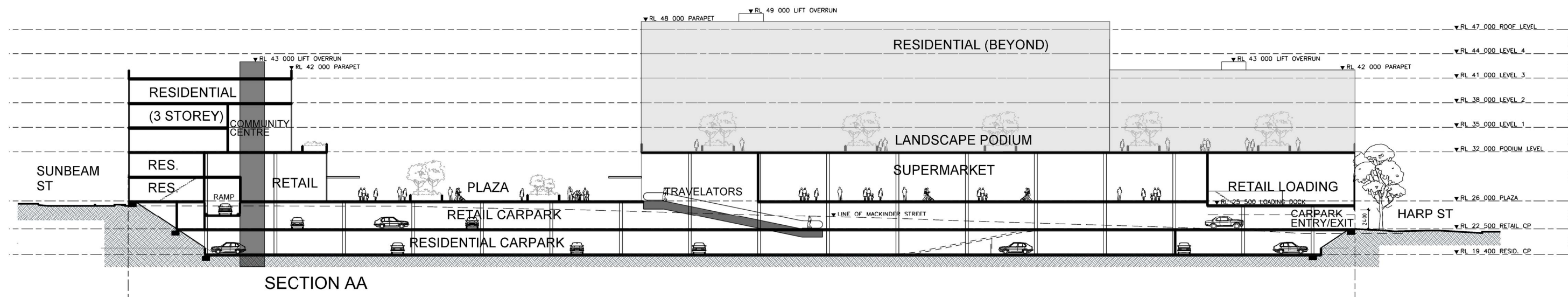
CPV3 - INDICATIVE DESIGN SCHEME CROSS VENTILATION & SOLAR ACCESS PERFORMANCE

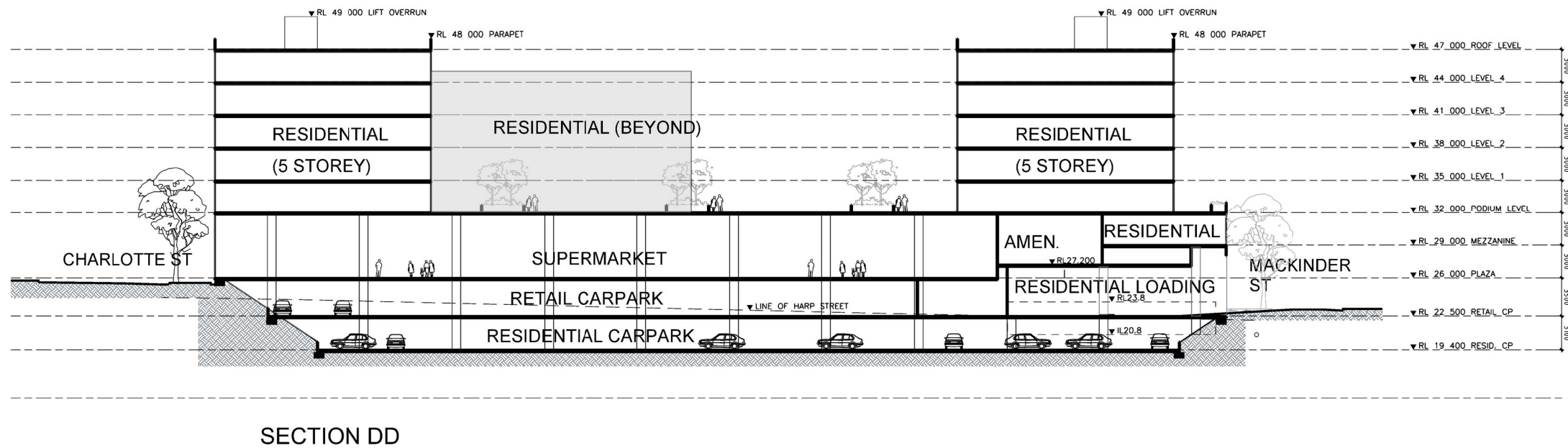
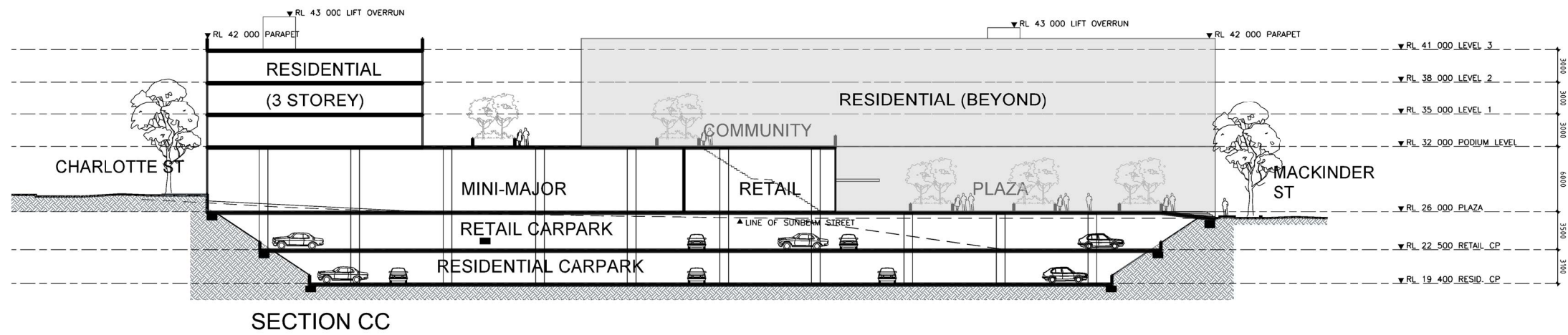
TOTAL NUMBER OF UNITS: 258

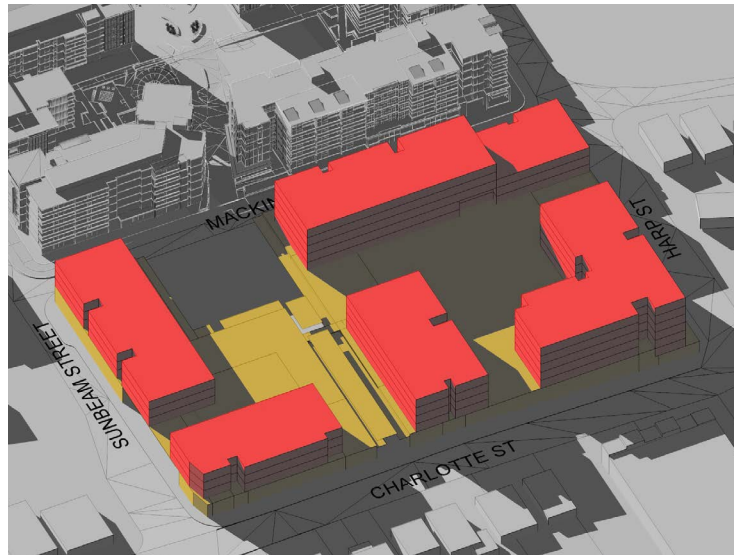
LEVEL	BUILDING NO.	CROSS VENTILATION	SUNLIGHT ACCESS				
			2 Hours	2 Hours with Skylight	2 Hours part outside 3pm	South facing/ single-aspect units	South facing & no cross vent
Ground	Terraces	17	17	0	0	0	0
Mezzanine	4	0	2	0	0	0	0
Level 1	1	8	7	0	1	1	0
	2	4	6	0	3	0	0
	3	6	5	0	1	3	0
	4	11	8	0	3	5	0
	5	10	9	0	7	0	0
Level 2	1	8	7	0	1	1	0
	2	4	6	0	3	0	0
	3	6	5	0	1	1	0
	4	8	8	0	3	3	1
	5	10	9	0	7	0	0
Level 3	1	10	7	5	0	0	0
	2	4	6	3	0	0	0
	3	6	5	0	1	3	0
	4	8	8	0	3	3	1
	5	10	9	0	7	0	0
Level 4	3	6	4	4	0	0	0
	4	8	8	0	3	3	1
	5	7	6	0	5	0	0
Level 5	4	8	8	5	0	0	0
	5	7	6	7	0	0	0
Totals		166	156	24	49	23	3
Percentage		64%	61%	9%	19%	9%	1%

SUMMARY

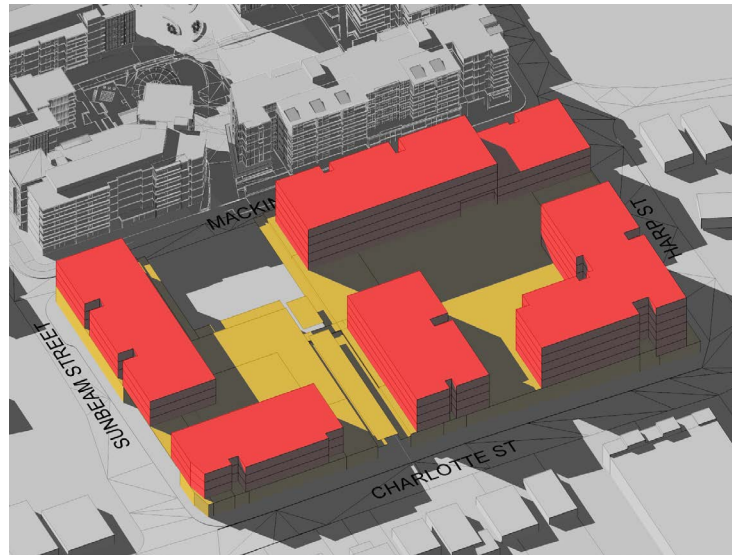
- 64% of Units can be naturally cross ventilated.
- 70% of Units can achieve the minimum 2 hours of direct sunlight between the hours of 9am - 3pm mid winter.
- 9% of Units are south facing/ single aspect, of which;
- 1% will not recieve direct sunlight and not have the ability to be cross ventilated.



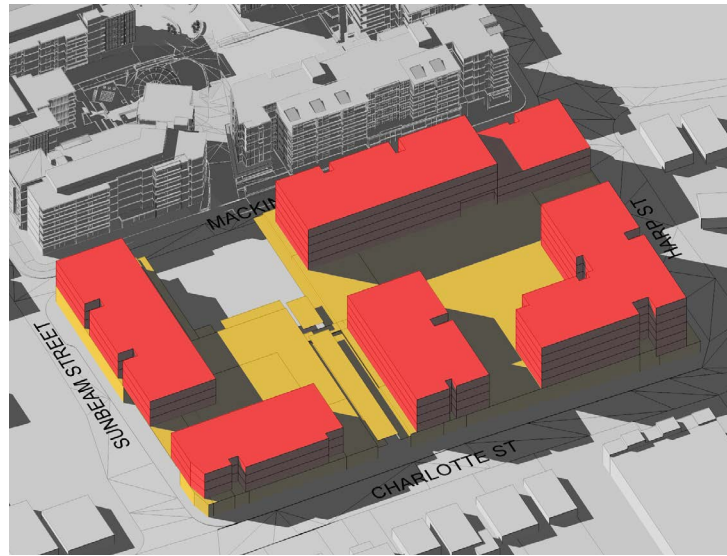




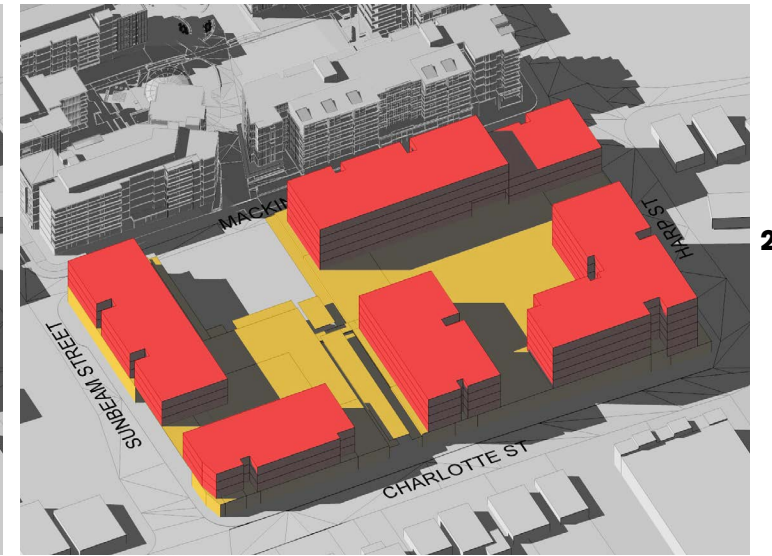
9.00am



10.00am



11.00am



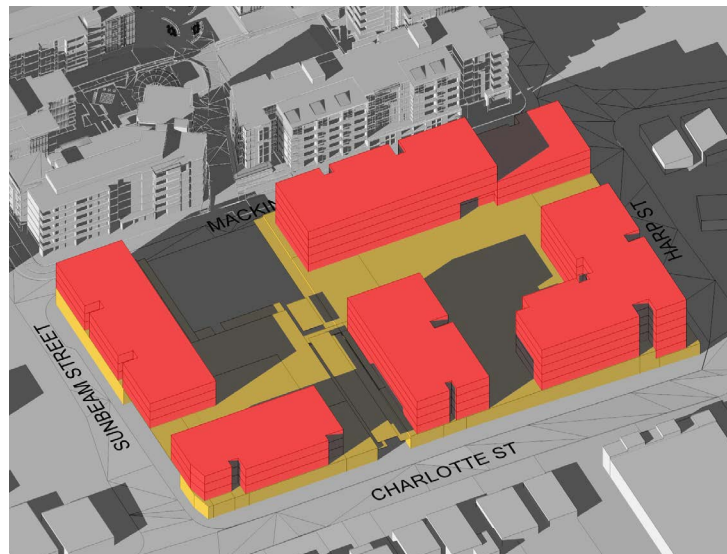
12.00pm



1.00pm

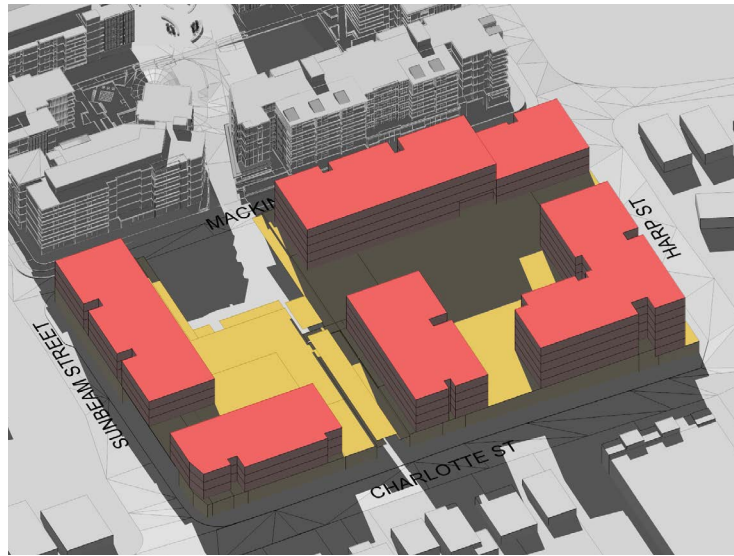


2.00pm

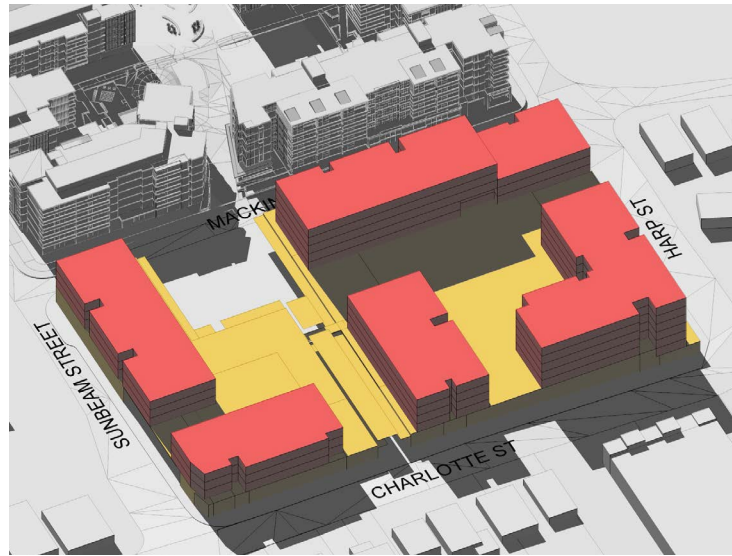


3.00pm

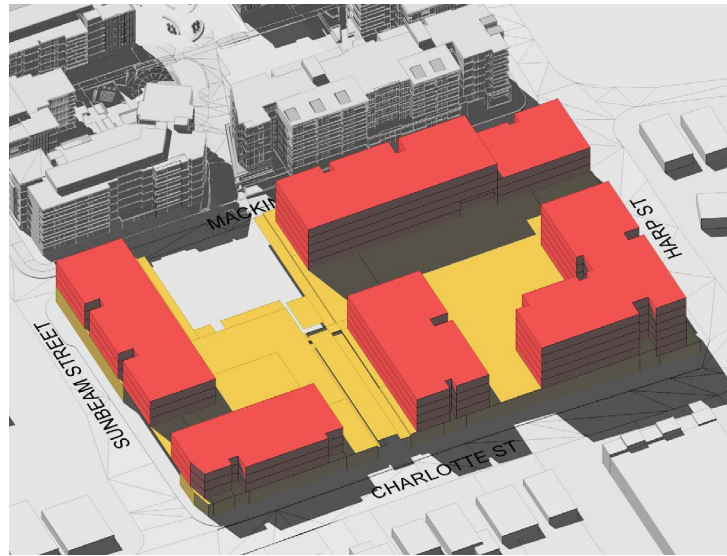
21ST JUNE



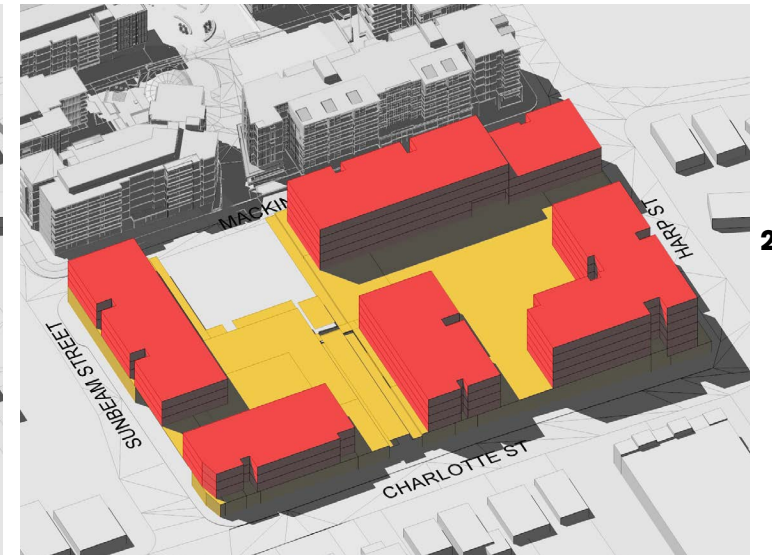
9.00am



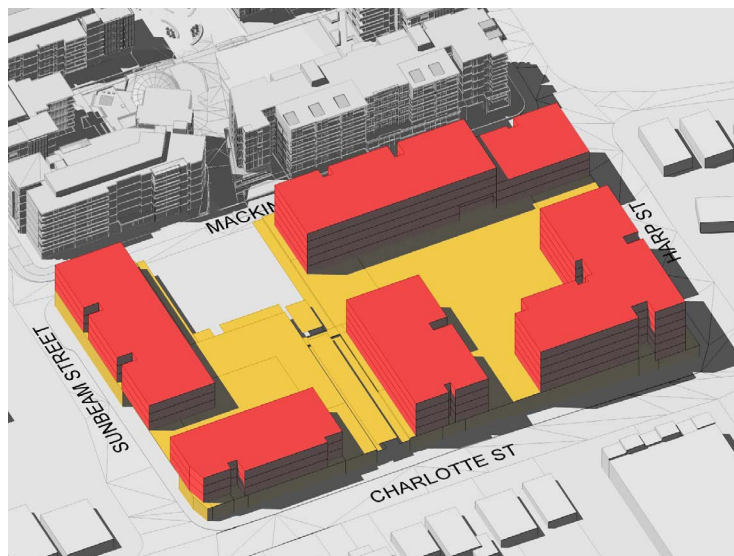
10.00am



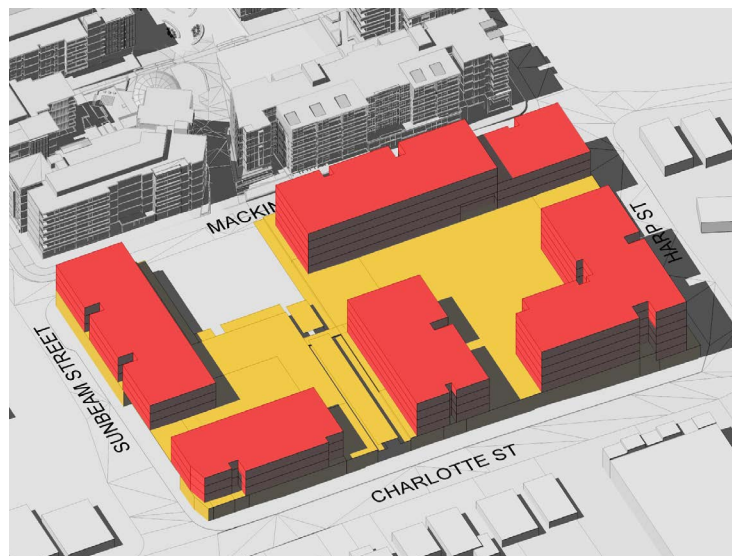
11.00am



12.00pm



1.00pm

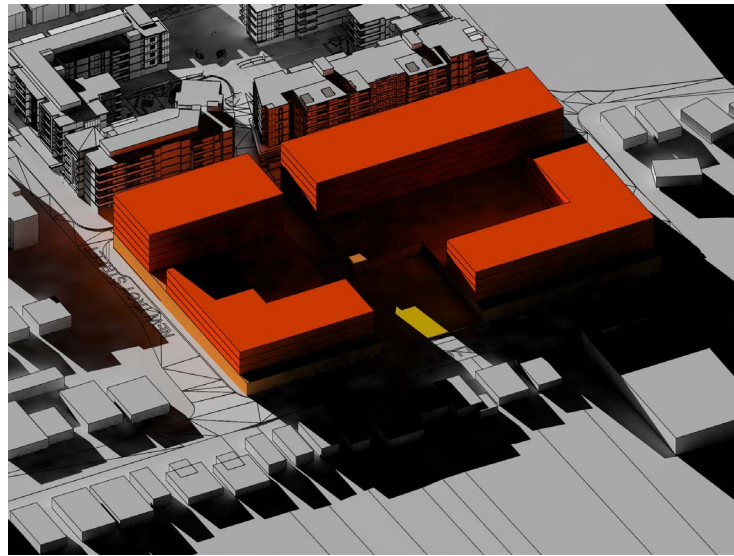


2.00pm

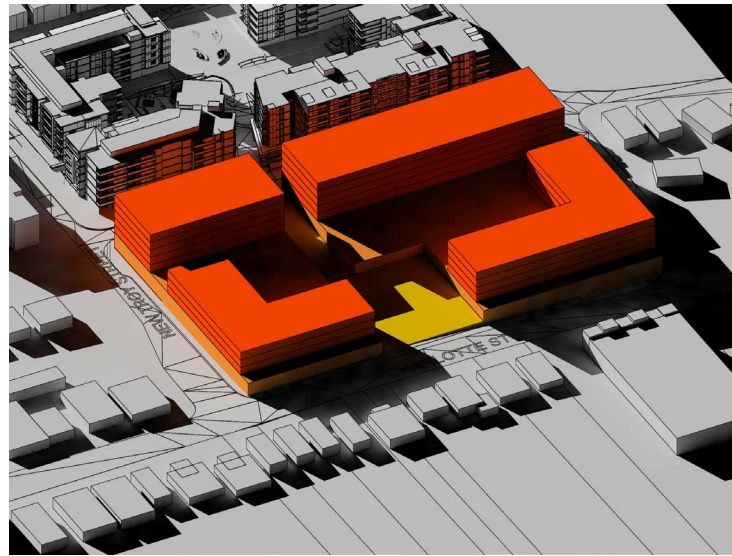


2.00pm

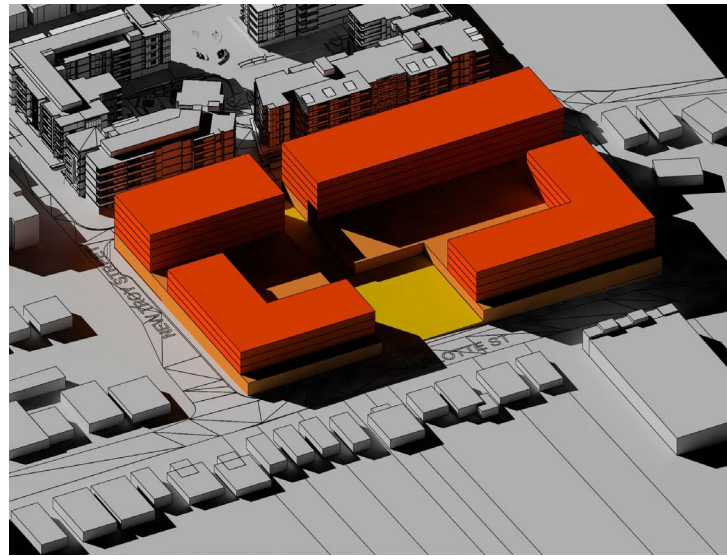
21ST MARCH/ SEPTEMBER



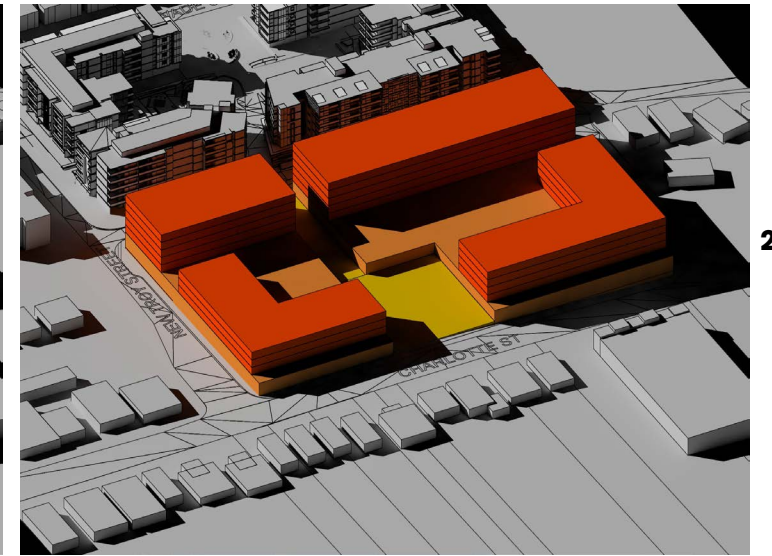
9.00am



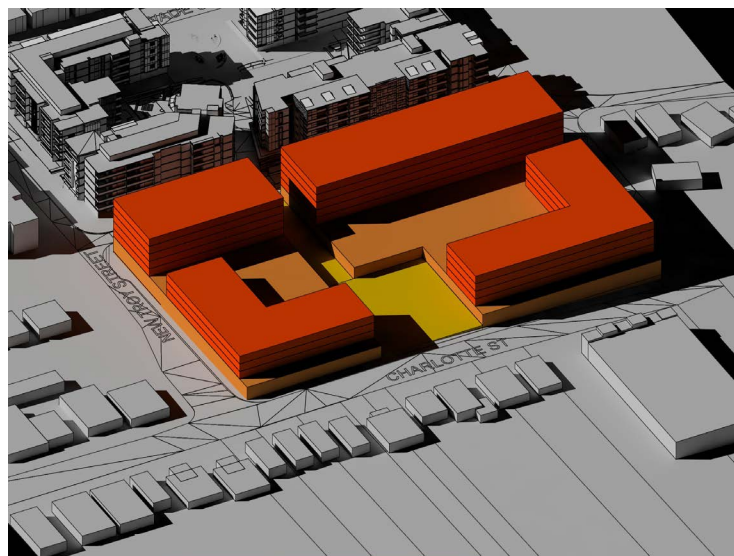
10.00am



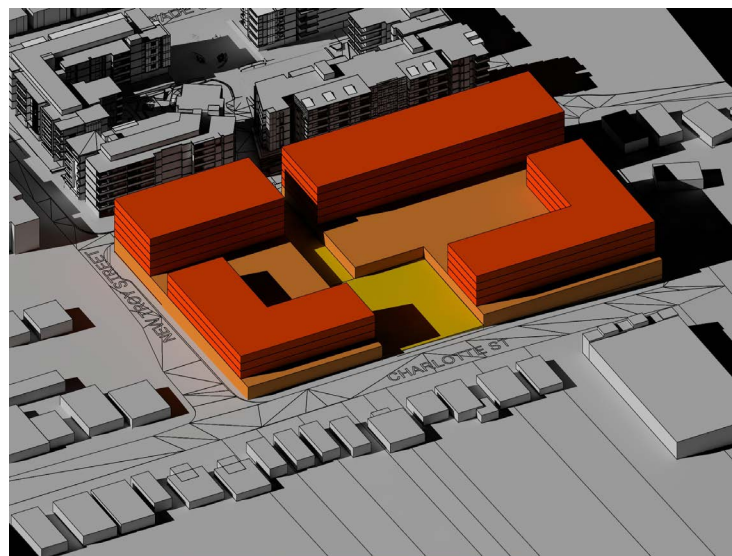
11.00am



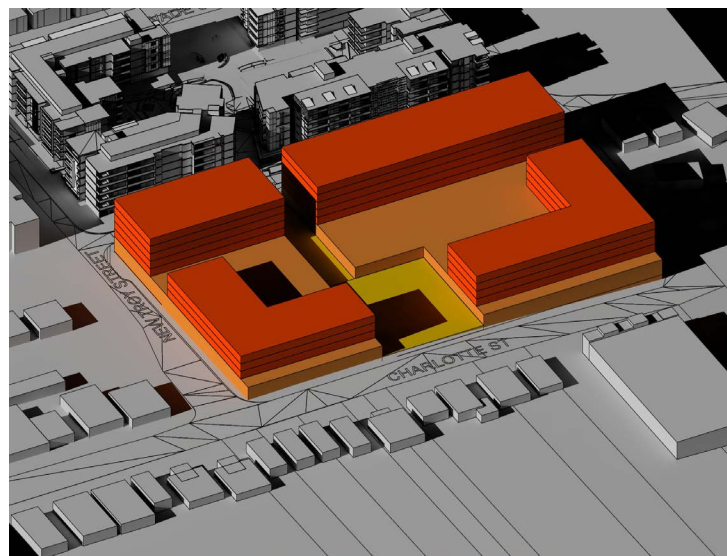
12.00pm



1.00pm

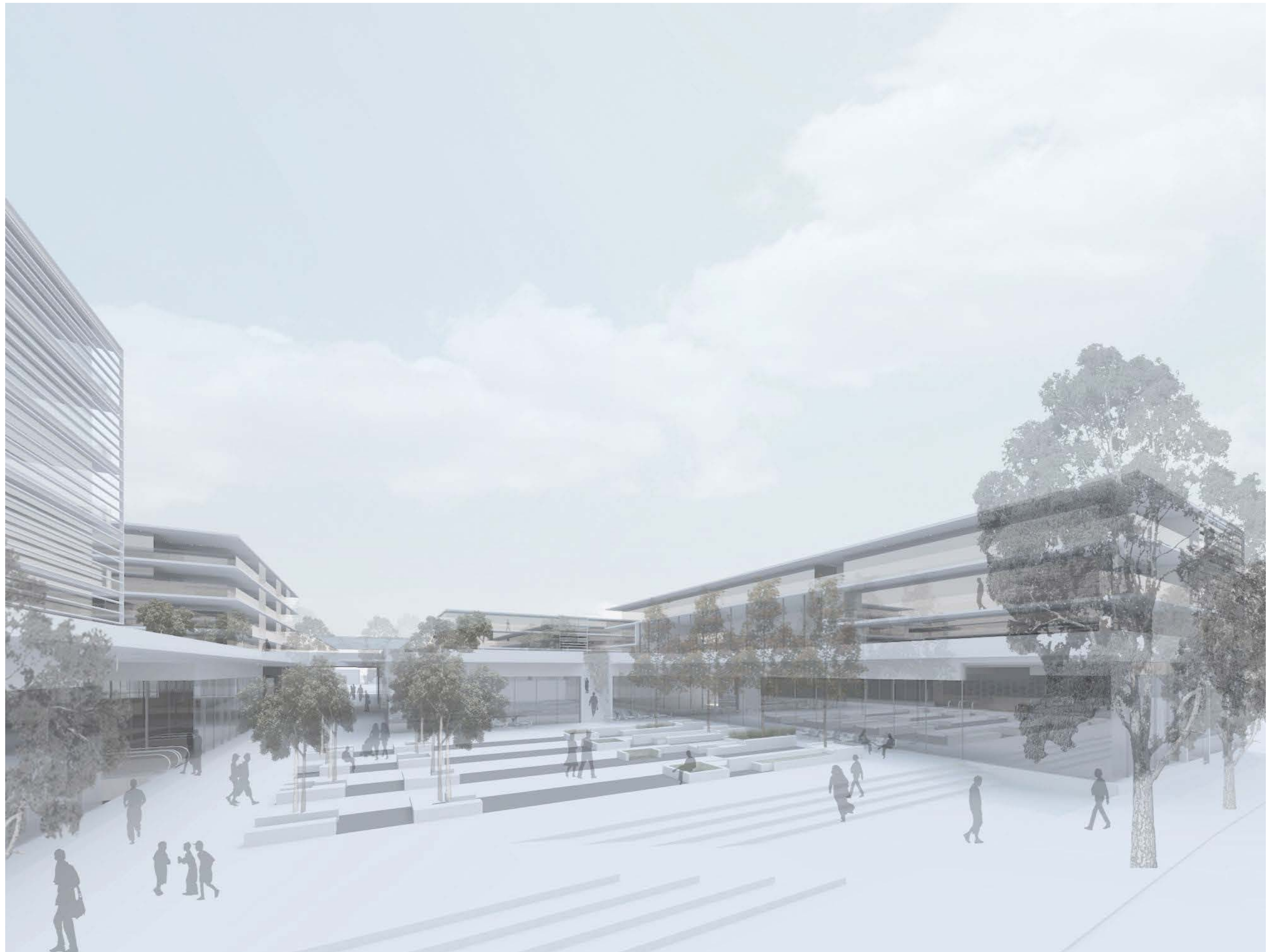


2.00pm



3.00pm

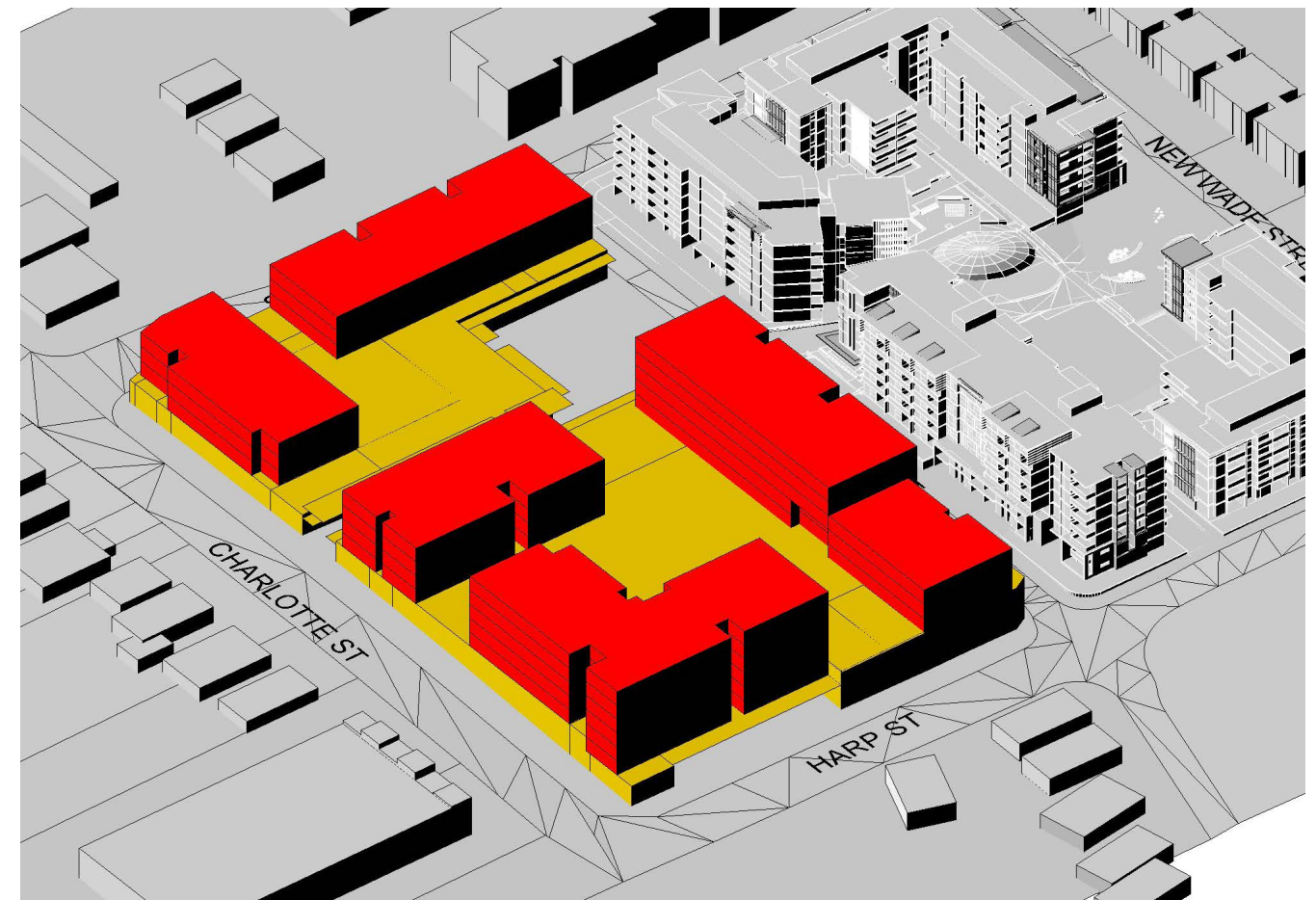
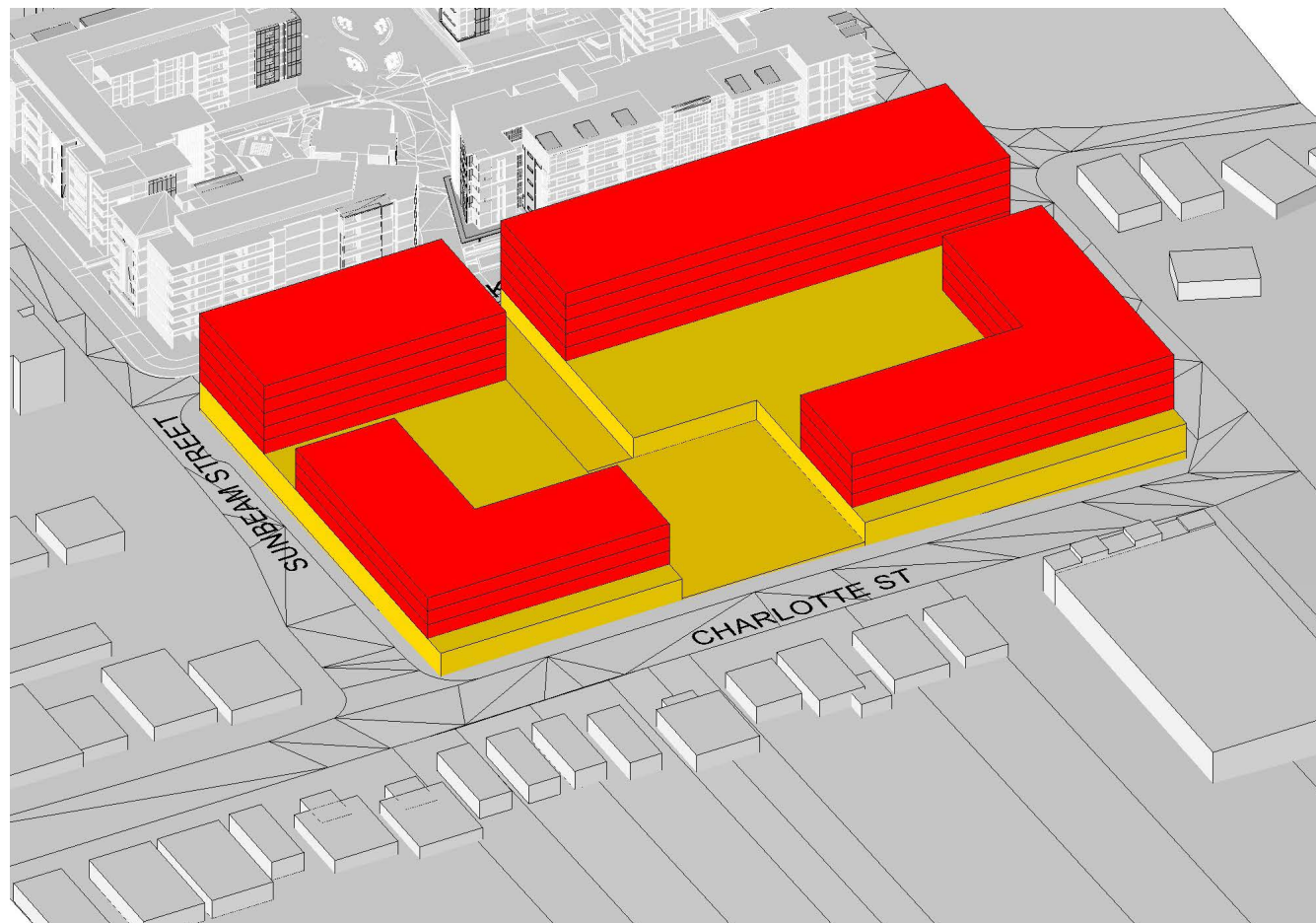
21ST JUNE











APPROVED ENVELOPE

PROPOSED ENVELOPE