



Total									
103-297 Portsmouth Road, Sand Marsh									
25-05-2025									
HOUSE TYPE									
	Beds	NUMBER	SQM	SQFT	SQM TOTAL	SQFT TOTAL			%
PRIVATE									
2BSP D (Maisonette)	2	18	61.00	655.60	1,098.00	1,180.80			
2BSP C (Maisonette)	2	0	61.00	655.60	0.00	0.00			
SBAP A	2	24	79.00	850.36	1,998.00	2,048.54	17.5%		
SBAP A (Bungalow)	3	0	72.30	778.24	0.00	0.00			
SBSP A	3	19	93.00	1,001.05	1,767.00	1,901.99			
SBSP B	3	48	95.00	1,022.58	4,560.00	4,983.54			
SBSP C	3	22	94.00	1,011.82	2,058.00	2,229.86			
SBSP D	3	49	93.00	1,001.05	4,557.00	4,951.55	57.5%		
4BTP A	4	17	116.00	1,248.62	1,972.00	2,128.61			
4BTP B	4	10	116.00	1,248.62	1,160.00	1,248.62			
4BSP A	4	8	125.00	1,345.50	1,000.00	1,074.00			
4BSP B	4	25	129.00	1,368.56	3,225.00	3,471.95	25.0%		
SUB TOTALS:		240			23,903.00	25,815.42	100%		
AFFORDABLE									
1BSPAFF A (Maisonette)	1	0	50.00	538.20	0.00	0.00			
1BSPAFF C (Maisonette)	1	6	50.00	538.20	300.00	3,259.20			
1BSPAFF D (Apartments)	1	42	50.00	538.20	2,100.00	2,265.40			
1BSPAFF E (M4-3 Apartments)	1	22	61.00	655.60	1,342.00	1,445.20	28.3%		
2BSPAFF B (Maisonette)	2	5	61.00	655.60	305.00	3,351.00			
2BSPAFF C (Maisonette)	2	16	61.00	655.60	978.00	1,055.60			
2BSPAFF D (Maisonette)	2	22	61.00	655.60	1,342.00	1,445.20			
2BSPAFF E (Apartments)	2	4	61.00	655.60	244.00	2,626.40			
SBAPAFF A	2	17	79.00	850.36	6,930.00	6,547.41	50.2%		
SBAP AFF A (Bungalow)	3	8	72.30	778.24	578.40	6,225.90			
SBSPAFF A	3	25	93.00	1,001.05	2,195.00	2,565.50			
SBSPAFF C	3	0	93.00	1,001.05	0.00	0.00			
SBSPAFF D	3	14	93.00	1,001.05	1,352.00	1,401.73	15.0%		
4BSPAFF A	4	8	107.00	1,151.75	856.00	921.36	3.5%		
TOTALS:		247			17,987.40	18,895.22			
Total Affordable Units:		487			4,687.40	4,5910.64	97%		
Total M4-3 Units:		31%							
Total M4-3 Units:		5%							
Total Site Area:		26.399	Hectares						
Site Density:		69.23	Acres						
Developable Site Area:		18.45	DPA						
Developable Site Area:		11.2	Hectares						
Developable Density:		27.67	Acres						
Developable Density:		43.48	DPA						
Col. Feet/Acre Coverage:		1,086.70	Col. Feet/Acre						
Ground Floor Commercial Space	SQM	340							
First Floor Commercial Space	SQM	312							
Total Commercial Space	SQM	652							

Existing Trees - Retained

See Landscape Layout for further information.

Design Code Tile Boundary

Existing Public Right of Way

Project

Land at Grove Heath, Guildford

103-297

Drawn

Feasibility

103-297

Client

Green Kite Homes

Package

Scale

1:1000 @ A0

Date

29-08-2025

Drawn by

Checked by

LBU JER

Drawn reference

103-297-001

Location

103-297-001

Scale

1:1000 @ A0

Notes

All drawings shall be constructed in accordance with building regulations.

In addition, any reserved, easements and other rights shall be shown and shall be non-transferable.

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103-297-001

Revision:	Date:	Drawn:	Check:
A	Updated to Client comments.	23/09/25	MGA LBU
B	Amended to open space requirements.	23/09/25	LBU LBU
C	Amended to open space requirements, mis amended to include M4-3 units	28/10/25	MGA LBU
D	Affordable denotation added, WIP area of additional units added	30/10/25	MGA LBU
E	Roads amended, additional units added	01/11/25	LBU RTM
F	Plot numbers added, secondary road connection to middle parcel added	13/11/25	LBU LBU
G	Landscape information per landscape architect added to layout	02/02/26	JAC B/W
H	Units amended to bungalow type along eastern boundary, plot numbers amended, SOA updated	12/02/26	LKB B/W
J	Drawing model pollocated, amended to reflect boundary as per Title Plan	05/03/26	LKB B/W
K	Red line boundary amended, site layout amended, Landscape removed for clarity	10/04/26	LKB B/W
L	Schedule of Accommodation amended, Affordable units noted	14/04/26	RTM B/W
M	Addition of proposed landscape	16/04/26	LKB B/W
N	Addition of units	21/04/26	RTM B/W
O	Amendment to layout, incorporation of roundabout design, Landscape removed for clarity	13/05/26	LKB B/W
P	Amendment to layout, following transport consultant review, Landscape design removed for clarity	01/06/26	LKB B/W