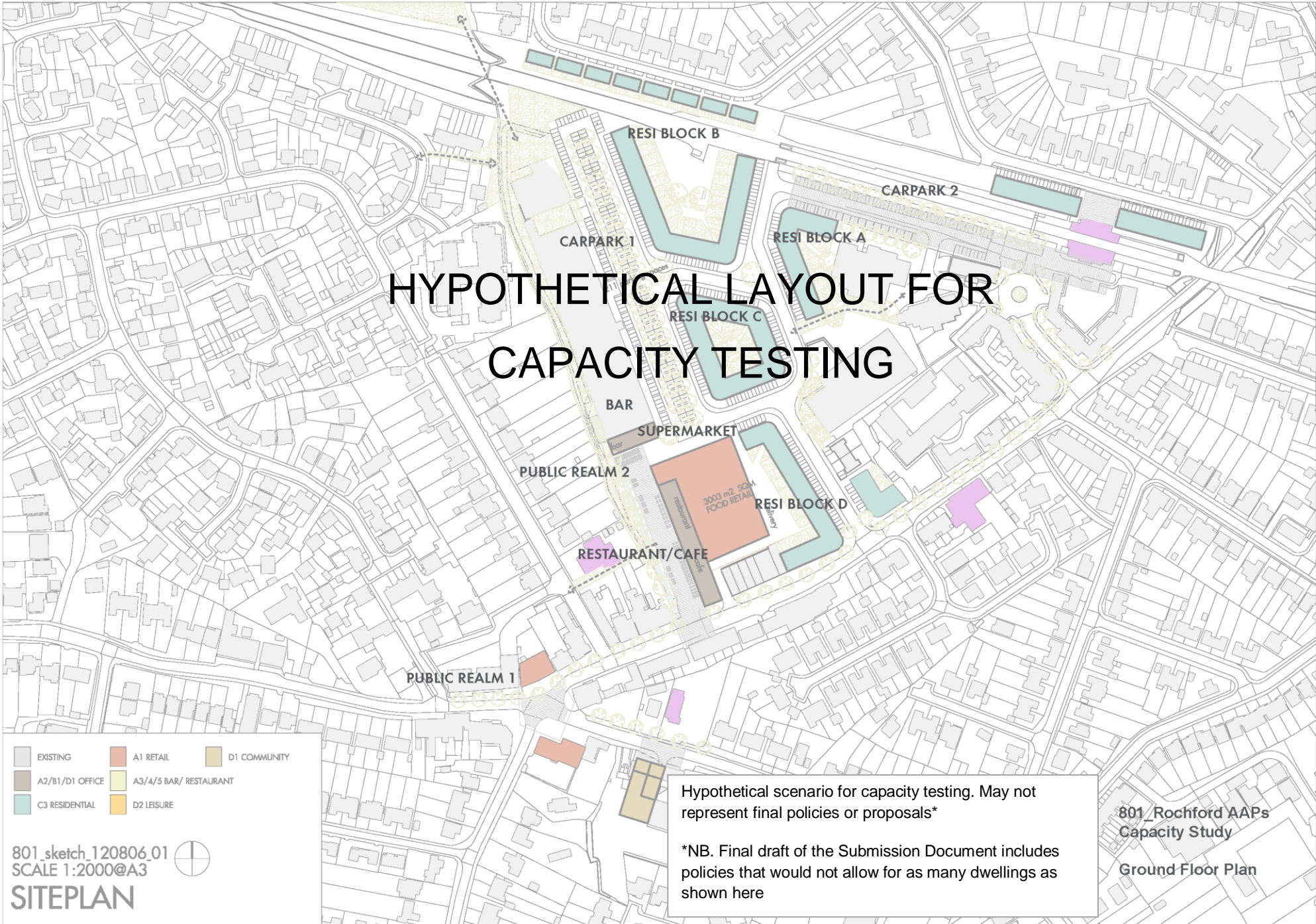


HYPOTHETICAL LAYOUT FOR CAPACITY TESTING



Hypothetical scenario for capacity testing. May not represent final policies or proposals*

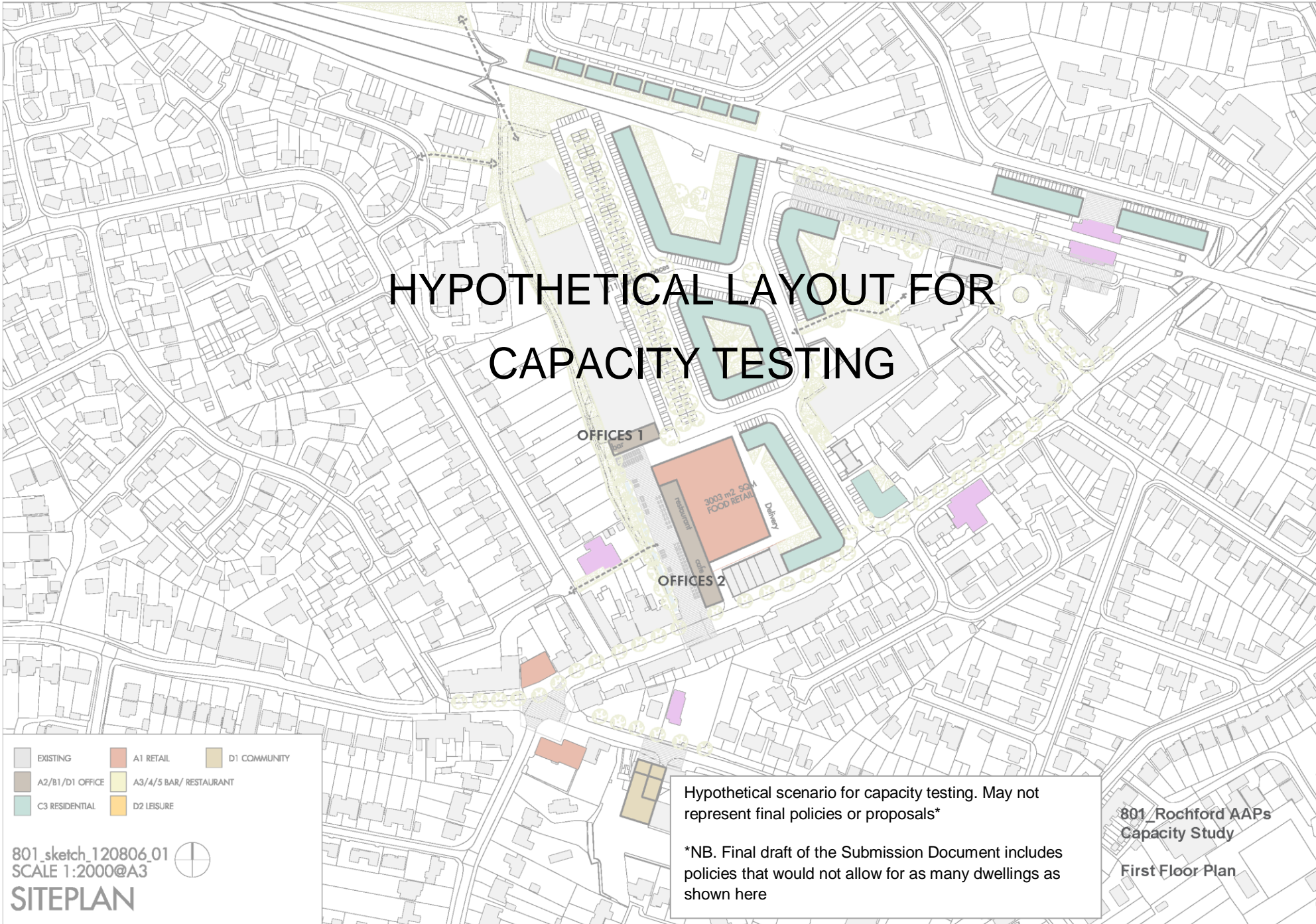
*NB. Final draft of the Submission Document includes policies that would not allow for as many dwellings as shown here

801_Rochford AAPs
Capacity Study

Ground Floor Plan

801_sketch_120806_01
SCALE 1:2000@A3
SITEPLAN

HYPOTHETICAL LAYOUT FOR CAPACITY TESTING



- EXISTING
- A1 RETAIL
- D1 COMMUNITY
- A2/B1/D1 OFFICE
- A3/4/5 BAR/ RESTAURANT
- C3 RESIDENTIAL
- D2 LEISURE

801_sketch_120806_01
SCALE 1:2000@A3
SITEPLAN

Hypothetical scenario for capacity testing. May not represent final policies or proposals*

*NB. Final draft of the Submission Document includes policies that would not allow for as many dwellings as shown here

801_Rochford AAPs
Capacity Study
First Floor Plan

Hypothetical scenario for capacity testing - may not represent final policy

CAPACITY STUDY RESIDENTIAL

	Building footprint (sqm)	Total Gross floor space over 2 storeys (sqm)	Total units	Total garden space based on 50sqm per unit (sqm)
Residential Block A	1133	2266	24	1200
Residential Block B	2127	4254	45	2250
Residential Block C	2057	4114	43	2150
Residential Block D	1556	3112	33	1650
	6873	13746	145	7250

Assumptions:

All units are 3 bed at 94sqm per unit

2 storeys per unit

50sqm of garden space per unit

CAPACITY STUDY OTHER AREAS

	Ground Floor Gross Area (sqm)	First Floor Gross Area (sqm)
Bar	316	0
Restaurant/Cafe	946	0
Supermarket	3003	0
Car park 1	7970	0
Car park 2	2671	0
Public Realm 1	489	0
Public Realm 2	2166	0
Offices 1	0	316
Offices 2	0	946

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