

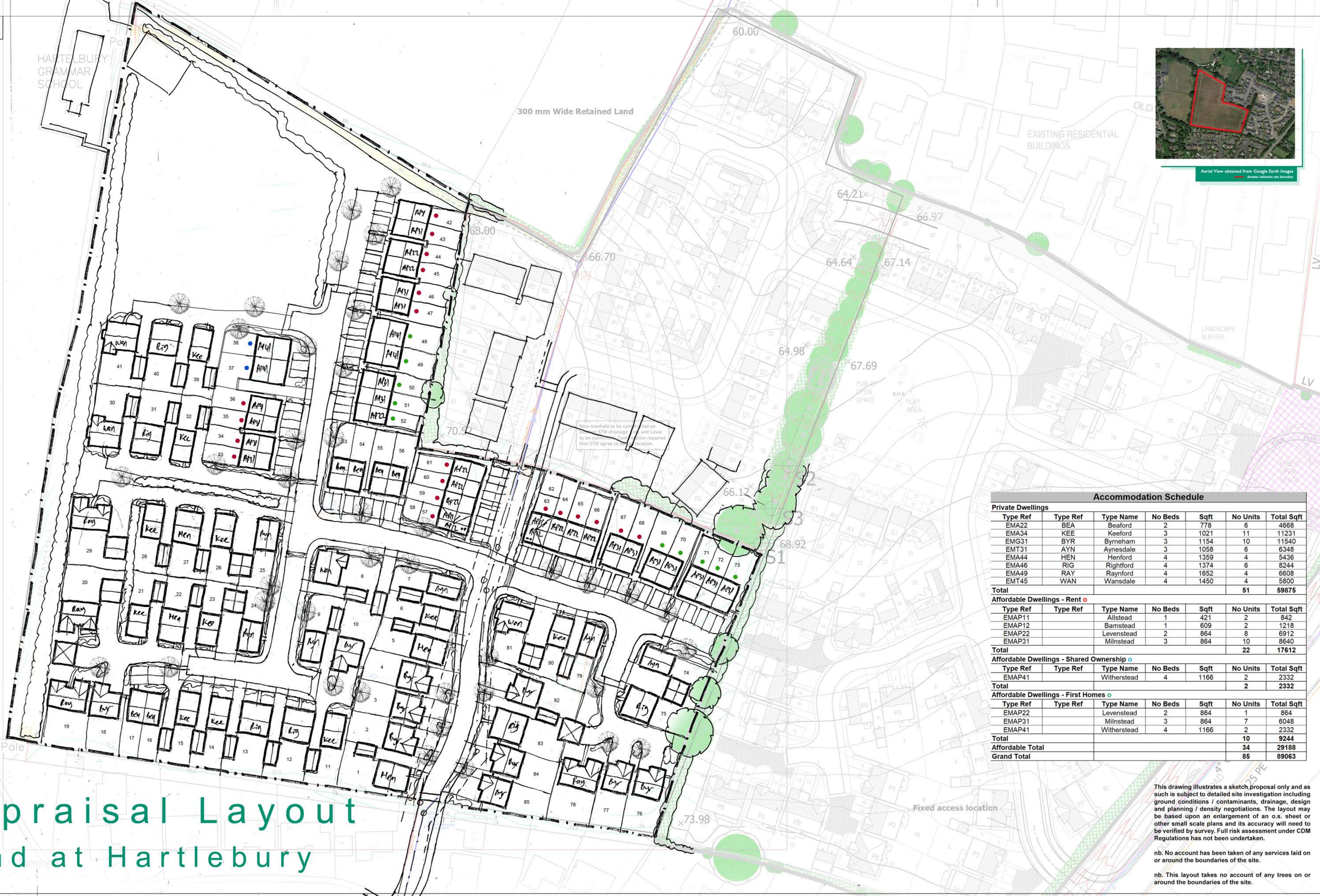
HARTLEBURY  
GRAMMAR  
SCHOOL

300 mm Wide Retained Land

EXISTING RESIDENTIAL  
BUILDINGS



Aerial View obtained from Google Earth Images  
Images obtained via Imagery



Accommodation Schedule						
Private Dwellings						
Type Ref	Type Ref	Type Name	No Beds	Sqft	No Units	Total Sqft
EMA22	BEA	Beaford	2	778	6	4668
EMA34	KEE	Keeford	3	1021	11	11231
EMG31	BYR	Byrneham	3	1154	10	11540
EMT31	AYN	Aynesdale	3	1058	6	6348
EMA44	HEN	Henford	4	1359	4	5436
EMA46	RIG	Rightford	4	1374	6	8244
EMA49	RAY	Rayford	4	1652	4	6608
EMT45	WAN	Wansdale	4	1450	4	5800
<b>Total</b>					<b>51</b>	<b>59875</b>
Affordable Dwellings - Rent						
Type Ref	Type Ref	Type Name	No Beds	Sqft	No Units	Total Sqft
EMAP11		Allstead	1	421	2	842
EMAP12		Barnstead	1	609	2	1218
EMAP22		Levenstead	2	864	8	6912
EMAP31		Milnstead	3	864	10	8640
<b>Total</b>					<b>22</b>	<b>17612</b>
Affordable Dwellings - Shared Ownership						
Type Ref	Type Ref	Type Name	No Beds	Sqft	No Units	Total Sqft
EMAP41		Witherstead	4	1166	2	2332
<b>Total</b>					<b>2</b>	<b>2332</b>
Affordable Dwellings - First Homes						
Type Ref	Type Ref	Type Name	No Beds	Sqft	No Units	Total Sqft
EMAP22		Levenstead	2	864	1	864
EMAP31		Milnstead	3	864	7	6048
EMAP41		Witherstead	4	1166	2	2332
<b>Total</b>					<b>10</b>	<b>9244</b>
<b>Affordable Total</b>					<b>34</b>	<b>29188</b>
<b>Grand Total</b>					<b>85</b>	<b>89063</b>

# Appraisal Layout Land at Hartlebury

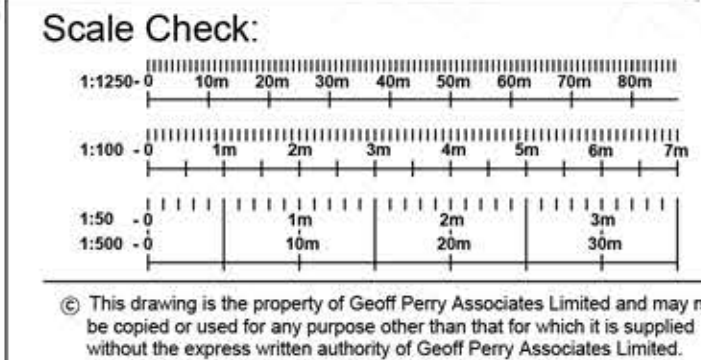
This drawing illustrates a sketch proposal only and as such is subject to detailed site investigation including ground conditions / contaminants, drainage, design and planning / density negotiations. The layout may be based upon an enlargement of an o.s. sheet or other small scale plans and its accuracy will need to be verified by survey. Full risk assessment under CDM Regulations has not been undertaken.

nb. No account has been taken of any services laid on or around the boundaries of the site.

nb. This layout takes no account of any trees on or around the boundaries of the site.

The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. The Contractor is to comply in all respects with current Building Legislation, British Standard Specifications, Building Regulations, Construction (Design & Management) Regulations, Party Wall Act, etc. whether or not specifically stated on this drawing. This drawing must be read with and checked against any structural, geotechnical or other specialist documentation provided. This drawing is not intended to show details of foundations, ground conditions or ground contaminants. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor. A suitable method of foundation should be provided allowing for existing ground conditions. Any suspect or fluid ground, contaminants on or within the ground, should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only & should be further investigated by a suitable expert. Where existing trees are to be retained they should be subject to a full Arboricultural inspection for safety. All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services. A suitable method of foundation is to be provided to accommodate the proposed tree planting. Geoff Perry Associates Limited do not accept any responsibility for any losses (financial or otherwise) to any Client or third party arising out of the Clients (be it Developer or Contractor but not limited thereto) non-compliance with above mentioned provisions.

Revisions:  
- - - - - / 2020



Client: Taylor Wimpey West Midlands Ltd

Project: Appraisal Layout

Title: Land at Hartlebury

Date: 14 / 03 / 2025 Scale: 1:500 @ A1

Drawn by: GRP Checked by: =

Job No. Drg No. Rev.  
A 209 591 -

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