



Do not scale from this drawing. Verify dimensions by site measurement. Read this drawing in conjunction with the latest architectural and structural drawings. This drawing is based on the following information:-

**Notes**  
Utility routes shown on here are indicative only and exact routes/locations need to be properly verified on site.

appraisal layout

**WORKING DRAFT**

RADWINTER ROAD, SAFFRON WALDEN  
SCHEDULE OF ACCOMMODATION

House/Type	Description	Qty	Floor Area - structure *		Floor Area - finish #	
			Sq FT	Total	Sq FT	Total
<b>Private Houses</b>						
HP	The Hooper - 2 Bed House - 2BSP - (MAG2)	10	786	7900	776	7790
HI	The Hillard - 3 Bed House - 3BSP - (MAG2)	25	1662	28300	1606	29900
FM	The Farmer - 3 Bed House - 3BSP - (MAG2)	6	1653	8318	1637	8222
HHT	Housetype 1 - 3 Bed House - 3BSP - (MAG2)	18	1228	22104	1211	21706
SR	The Sculptor - 4 Bed House - 4BSP - (MAG2)	9	1588	11562	1271	11439
RE	The Roadmaker - 4 Bed House - 4BSP - (MAG2)	17	1309	22253	1292	21904
PG	The Pargater - 4 Bed House - 4BSP - (MAG2)	16	1396	21496	1338	21408
AR	The Arkwright - 4 Bed House - 4BSP - (MAG2)	13	1507	19691	1489	19337
WE	The Weaver - 4 Bed House - 4BSP - (adapted to be MAG2)	15	1668	23220	1667	23005
WA	The Watchmaker - 5 Bed House - 5BSP - (adapted to be MAG2)	11	1901	20911	1880	20600
<b>Private Houses Total</b>		140		183968		181533
<b>% of Total (Private)</b>		60%		69%		69%
<b>Shared Ownership</b>						
CT	The Cartographer - 4 Bed House - 4BSP - (MAG2)	5	1109	5545	1033	5465
<b>Shared Ownership Total</b>		5		5545		5465
<b>First Homes</b>						
BR	1 Bed Apartment - 1BSP - The Burr - 5 units to be adapted to be MAG2	11	573	6303	564	6204
LT	2 Bed Apartment - 2BSP - The Lathie	12	771	9252	781	9132
<b>First Homes Total</b>		23		15555		15336
<b>Affordable Rent</b>						
BA	The Baker - 2 Bed House - 2BSP - (MAG2)	40	876	35040	861	34440
TI	The Tilsman - 3 Bed House - 3BSP - (MAG2)	17	1026	17442	1010	17170
PW	The Ploughwright - 3 Bed House - 3BSP - (MAG2)	5	1026	5130	1010	5050
CT	The Cartographer - 4 Bed House - 4BSP - (MAG2)	2	1109	2218	1030	2186
BR	1 Bed Apartment - 1BSP - The Burr	1	573	573	564	564
<b>Affordable Rent Total</b>		65		60403		59410
<b>Affordable Total</b>		65		60403		59410
<b>% of Total (Affordable)</b>		40%		31%		31%
<b>Overall Total</b>		233		266488		261744

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\* Floor Area measured from structure to structure  
# Floor Area measured from internal plaster to plaster  
Note: 5% of affordable to be MAG3 = 5 units

Rev	Date	Description	Drawn	Checked



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Client  
Project  
Drawing Title

Scale Sheet Size Checked Approved  
A1

Drawing No. Rev