

Roundwood, Back Lane, Graveley: Planning application 24/02889/FP

Accommodation schedule as amended following viability review

15-Sep-26 Update to note M4(3) types

Open market homes				Net internal floorspace				Total net internal floorspace	
House type	Build type	Bedrooms	Storeys	m ²	ft ²	Tenure	Number	m ²	ft ²
Ash (A1701M) (upper floors)	Flat in block	1	1.0	51.3	552	Open market	8	410.4	4,417.5
Sparrow (F1001M)	Flat in block	1	1.0	51.6	555	Open market	3	154.8	1,666
Ash (A1701M) (ground floor)	Flat in block	1	1.0	51.6	555	Open market	8	412.8	4,443.3
Sparrow cranked	Flat in block	1	1.0	51.8	558	Open market	1	51.8	558
Wagtail (F1002M)	Flat over garage	1	2.0	64.4	693	Open market	4	257.6	2,773
Birch (F1002M)	Flat over garage	1	1.0	64.4	693	Open market	4	257.6	2,772.8
Fir (M4(3) wheelchair variant)	Flat in block	2	1.0	72.1	776	Open market	4	288.4	3,104.3
Fir (A2703M)	Flat in block	2	1.0	72.1	776	Open market	16	1,153.6	12,417.2
Swan (F2003M)	Flat in block	2	1.0	73.0	786	Open market	5	365.0	3,929
Goldcrest (F2004)	Flat over garage	2	2.0	88.8	956	Open market	2	177.6	1,912
Jay (B2009M)	House	2	2.0	73.8	794	Open market	14	1,033.2	11,121
Cedar (A2706M)	House	2	2.0	80.0	861	Open market	2	160.0	1,722.2
Hazel (A2708M)	House	2	2.0	80.0	861	Open market	7	560.0	6,027.8
Beech	House	3	2.0	94.2	1,014	Open market	1	94.2	1,014.0
Laurel (A3710M)	House	3	2.0	94.8	1,020	Open market	2	189.6	2,040.8
Maple (A3711M)	House	3	2.0	96.1	1,034	Open market	4	384.4	4,137.6
Merlin (B3015M)	House	3	2.0	98.2	1,057	Open market	6	589.2	6,342
Kite (B3017M)	House	3	2.0	99.4	1,070	Open market	19	1,888.6	20,329
Robin (B3016M)	House	3	2.0	100.1	1,077	Open market	18	1,801.8	19,394
Siskin (B3018M)	House	3	2.0	101.8	1,096	Open market	5	509.0	5,479
Osprey (S4023M)	House	3	2.0	122.1	1,314	Open market	12	1,465.2	15,771
Heron (S3020M)	House	3	2.5	127.6	1,373	Open market	22	2,807.2	30,216
Tawny (S854)	House	3	2.0	128.6	1,384	Open market	2	257.2	2,768
Swift (S854)	House	3	2.0	130.5	1,405	Open market	7	913.5	9,833
Bilberry (S4027M)	House	4	3.0	141.7	1,525	Open market	3	425.1	4,576
Harrier (S4024M)	House	4	3.0	144.0	1,550	Open market	12	1,728.0	18,600
Raven (S4028M)	House	4	3.0	145.4	1,565	Open market	13	1,890.2	20,346
Aster (S4029M)	House	4	2.0	149.3	1,607	Open market	3	447.9	4,821
Rose (G4032M)	House	4	2.0	164.9	1,775	Open market	8	1,319.2	14,200
Sorrel (G4031M)	House	4	2.0	166.8	1,795	Open market	4	667.2	7,182
Orchid (G5036M)	House	5	2.5	186.0	2,002	Open market	3	558.0	6,006
Heather (G5035M)	House	5	2.5	187.9	2,023	Open market	3	563.7	6,068
Totals:							225	23,782.0	255,987.3

Affordable				Net internal floorspace				Total net internal floorspace	
House type	Build type	Bedrooms	Storeys	m ²	ft ²	Tenure	Number	m ²	ft ²
Ash (A1701M) (upper floors)	Flat in block	1	1.0	51.3	552	Affordable rented	6	307.8	3,313.1
Ash (A1701M) (upper floors)	Flat in block	1	1.0	51.3	552	Shared ownership	2	102.6	1,104.4
Ash (A1701M) (ground floor)	Flat in block	1	1.0	51.6	555	Affordable rented	5	258.0	2,777.1

Ash (A1701M) (ground floor)	Flat in block	1	1.0	51.6	555	Shared ownership	2	103.2	1,110.8
Ash (M4(3) wheelchair variant)	Flat in block	1	1.0	57.8	622	Affordable rented	1	57.8	622.2
Birch (F1002M)	Flat over garage	1	1.0	64.4	693	Shared ownership	4	257.6	2,772.8
Fir (M4(3) wheelchair variant)	Flat in block	2	1.0	72.1	776	Affordable rented	3	216.3	2,328.2
Fir (M4(3) wheelchair variant)	Flat in block	2	1.0	72.1	776	Shared ownership	1	72.1	776.1
Fir (A2703M)	Flat in block	2	1.0	72.1	776	Affordable rented	12	865.2	9,312.9
Fir (A2703M)	Flat in block	2	1.0	72.1	776	Shared ownership	4	288.4	3,104.3
Rowan (A2709M)	House	2	2.0	80.4	865	Affordable rented	2	160.8	1,730.8
Rowan (A2709M)	House	2	2.0	80.4	865	Shared ownership	4	321.6	3,461.7
Maple (A3711M)	House	3	2.0	96.1	1,034	Affordable rented	1	96.1	1,034.4
Maple (A3711M)	House	3	2.0	96.1	1,034	Shared ownership	1	96.1	1,034.4
Aspen	House	3	2.5	103.2	1,111	Affordable rented	1	103.2	1,110.8
Aspen	House	3	2.5	103.2	1,111	Shared ownership	2	206.4	2,221.7
Willow (A4714M) (M4(3) wheelchair adaptable type)	House	4	2.0	129.4	1,393	Affordable rented	2	258.8	2,785.7
Hawthorn (A4715M)	House	4	2.5	112.5	1,211	Affordable rented	3	337.5	3,632.8
						Totals:	56	4,109.5	44,234.3