

Schedule of Accommodation for Planning
Letchworth Garden City
Post-Planning Amendments



Project Ref	BAR-LGC
Client	BDW North Thames
Document Title	Schedule of Accommodation for Planning
Document Ref	BAR-LGC-HTA-A_SC_Accommodation Schedule
Revision	Initial Issue
	09.05.25 - baseline from Concept
A	02.06.25 - developed design
B	13.06.25 - Frozen Layout - BDW sales arena amendments
C	01.07.25 - 2no. Rainhams changed to 1no. Minismere, 1no. 1bed top floor flat added to third apartment block, apartment units updated
D	08.07.25 - 3no. top floor flats removed, 2no. Minismeres replaced with 4no. Rainhams, 1no. YH55 replaced with 2no.cottage flats, 2no. Dunnets replaced with 2no. Beckinghams, 2no. Dunnets replaced with 2no. Fairburns
E	25.07.25 - amendments as per client email 24.07.25, apartment block refined
F	14.08.25 - FROZEN LAYOUT amendments following client review
G	15.08.25 - GIA's checked, affordable apartment GIA's updated
H	04.09.25 - Structural GIA's added for Barratt internal use only - hide when sharing externally
I	15.09.25 - Affordable tenures changed to match target 65%AR 35%SO
J	01.10.25 - various plots updated with different housetypes: plots 13, 14, 79, 84, 85, 88, 91, 97, 98. Portmore renamed Watford
K	08.10.25 - plots 19,20 changed to Social Rent tenure, plots 35,36 changed from YH52 to YH50, plots 41,42 changed from YH54 to YH52
L	24.11.25 - structural areas updated for Rainham and Conwy Blackwater Whittingham, GIA and structural updated for Fairburn.
M	09.03.26 - 5no. Kelhams in place of 5no. 5beds (2no. Flatfords and 3no. Minismeres), 2no. Fairburns in place of 2no. Beckinghams, all on Rural Edge Lane
N	05.05.26 - 2no. Shared Ownership 1B ground floor wheelchair flats changed to 2no. 2b main door entry flats
O	06.05.26 - 2no. Shared Ownership 2b ground floor main door entry flats revert to 1B main door entry wheelchair flats

	Housetype Name CAT2 NDSS Range	CAT 1 base for Private Sale housetypes	Size & Typology	Area (Internal Finish)		Area (Structural)	Proposed Quantity	Mix	Flats / Houses	Total area	Total area (Structural)	Car Parking Spaces	
				sqft	m2	sqft					sqft	per dwelling	total
Private Sale	1B Apartment (Ground, 1st, 2nd floor)		1b flat	540	50.2	540	3	7%	13%	1,621	1620	1	3
	1B Wheelchair Apartment (Ground Floor)		1b M4(3) flat	757	70.3	757	2	1,513		1514	1	2	
	2B Apartment (1st, 2nd floor)		2b flat	757	70.3	757	4	6%		3,027	3028	15	6
	Watford (previously Portmore)	Archford	3b semi-detached house	989	91.9	1004	4	40%	88%	3,957	4016	2	8
	Stanford	Hadley	3b corner house	1100	102.2	1116	2			2,200	2232	2	4
	Rainham	Kennett	3b 2.5 storey townhouse	1186	110.2	1208	10			11,862	12080	2	20
	Skomer	Cannington	3b 3st townhouse	1199	111.4	1221	10			11,991	12210	2	20
	Blackwater	Hertford	3b detached	1363	126.6	1386	3			4,088	4158	2	6
	Whittingham	Parkin	4b 3st corner townhouse	1286	119.5	1309	4			5,145	5236	2	8
	Beckingham	Ingleby	4b detached	1212	112.6	1229	11			13,333	13519	2	22
	Conwy	Avondale	4b corner house	1494	138.8	1529	8			11,953	12232	2	16
	Fairburn	Holden	4b detached	1468	136.4	1487	6			8,809	8922	2	12
	Kelham	Winstone	4b detached wide	1746	162.2	1769	5			8,730	8845	2	10
	Total Private						72	100%	100%	88,230	89,612		137
	% of Total						60%						
Shared Ownership (SO)	1B Apartment Type 2 (Ground Floor Main Door)		1b flat	540	50.2	540	1	29%	29%	540	540	1	1
	1B Wheelchair Apartment Type 2 (GF Main Door)		1b M4(3) flat	771	71.6	771	1			771	771	1	1
	1B Wheelchair Apartment Type 3 (GF Main Door)		1b M4(3) flat	789	73.3	789	1			789	789	1	1
	Cottage Flat 1		1b cottage flat	546	50.7	546	1	18%	71%	546	546	1	1
	Cottage Flat 2		1b cottage flat	616	57.2	616	1			616	616	1	1
	YH50		2b terraced house	852	79.2	866	3			2,556	2598	2	6
	YH52		3b terraced house	1010	93.8	1025	7			7,069	7175	2	14
	YH55		3b end terrace house	1033	96.0	1049	2	53%		2,067	2098	2	4
	YH54		4b terraced house	1152	107.0	1167	0	0%		0	0	2	0
	Total Shared Ownership						17	100%	100%	14,954	15,133		29
	% of Affordable						35%						
Affordable Rent (AR) Social Rent (SR)	1B Apartment Type 1 (Ground, 1st, 2nd floor)		1b flat (AR)	540	50.2	540	5	23%	48%	2,702	2702	1	5
	1B Wheelchair Apartment Type 1 (Ground Floor)		1b M4(3) flat (AR)	771	71.6	771	2	26%		1,541	1541	1	2
	2B Apartment Type 1 (1st, 2nd floor)		2b flat (AR)	771	71.6	771	4			3,083	3083	1.5	6
	2B Apartment Type 2 (1st, 2nd floor)		2b flat (AR)	789	73.3	789	4	26%	52%	3,156	3156	1.5	6
	YH50		2b terraced house (AR)	852	79.2	866	8			6,817	6928	2	16
	YH52		3b terraced house (AR)	1010	93.8	1025	2			19%	2,020	2050	2
	Blackthorn M4(3) house		3b semi/detached house (AR)	1324	123.0	1342	4	5,296		5368	2	8	
	YH54 Social Rent		4b terraced house (SR)	1152	107.0	1167	2	6%		2,304	2334	2	4
	Total Affordable and Social Rent						31	100%	100%	26,918	27,162		51
	% of Affordable						65%						
Total Affordable	1B Apartment Type 1 and Type 2		1b flat	540	50.2	540	6	25%	42%	3,242	3242	1	6
	1B Wheelchair Apartment Type 1 and Type 2		1b M4(3) flat	771	71.6	771	3			2,312	2312	1	3
	1B Wheelchair Apartment Type 3		1b M4(3) flat	789	73.3	789	1			789	789	1	1
	Cottage Flat 1		1b cottage flat	546	50.7	546	1			546	546	1	1
	Cottage Flat 2		1b cottage flat	616	57.2	616	1			616	616	1	1
	2B Apartment Type 1 (1st, 2nd floor)		2b flat	771	71.6	771	4	17%		3,083	3083	1.5	6
	2B Apartment Type 2 (1st, 2nd floor)		2b flat	789	73.3	789	4			3,156	3156	1.5	6
	YH50		2b terraced house	852	79.2	866	11	23%	58%	9,373	9526	2	22
	YH52		3b terraced house	1010	93.8	1025	9	31%		9,089	9225	2	18
	YH55		3b end terrace house	1033	96.0	1049	2			2,067	2098	2	4
	Blackthorn M4(3) house		3b semi/ detached house	1324	123.0	1342	4			5,296	5368	2	8
	YH54		4b terraced house	1152	107.0	1167	2	4%		2,304	2334	2	4
	Total Affordable (SO + AR)						48	100%	100%	41,872	42,295		80
	% of Total						40%						
							48						
Total All Tenures						120			130,103	131,907		217	