

Church of St
John's the
Evangelist

graveyard

Staplegrove
Recreation Area

Car Park

Manor Road

Kibbys House

Potential
future
Play Area

32m Public Open Space

proposed
footpath

proposed
3m wide
cyclepath

Badger Sett
(20m buffer)

Westerkirk Gate

Central
Square

Public Open Space

existing
PROM

proposed
footpath

Attenuation Pond
base area: 575m²
top area: 1200m²

Pond

Hudson Way
Recreation
Ground

Post

Staplegrove Road

Hall

Accommodation Schedule

8no.	2-Bed House	78.03 sqm
10no.	3-Bed House	86.02 sqm
1no.	3-Bed House	86.02 sqm
2no.	3-Bed House	104.25 sqm
3no.	4-Bed House	156.87 sqm
1no.	4-Bed House	161.5 sqm
3no.	4-Bed House	166.8 sqm
2no.	4-Bed House	177.1 sqm
4no.	5-Bed House	188.7 sqm
2no.	3-Bed Bungalow	106.95 sqm
3no.	3-Bed Bungalow	111.6 sqm
1no.	5-Bed House	256.9 sqm

Total 40no. Plots; 35 Houses, 5 Bungalows
Total Area - 4,826m² / 51,928sqft

single storey
two storey
two ½ storey

SCALE BAR 1:1000



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**Reed
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Architects & Designers

Project

Residential Development on
land north of Staplegrove Rd

Client

Abbey Manor Group

Date

Apr-26

Scale

1:1000 @ A3

Drawing title

Sketch Plan

Drg. no

24-45.SK6