Housing 62 units

South Site - South of Leat
23 units - Community Linked

- 9 No. 2 BED 'RAILWAY' UNITS (2 STOREY)
  - Total Gross area: 130 sqm per unit
  - Gross footprint: 55 sqm per unit
- 2 No. 2 BED 'EXEMPLARY' UNITS (2 STOREY)
  - Total Gross area: 140 sqm per unit
  - Gross footprint: 70 sqm per unit
- 2 No. 4 BED 'EXEMPLARY' UNITS (3 STOREY)
  - Total Gross area: 220 sqm per unit
  - Gross footprint: 70 sqm per unit
- 6 No. 2 BED FLAT'S (1 STOREY)
  - Total Gross area: 105/70 sqm per unit
- 4 No. 1 BED FLAT'S (1 STOREY)
  - Total Gross area: 60 sqm per unit

North Site - North of Leat
11 units Live / Work

- 4 No. 1 BED UNITS (1 STOREY)
  - Total Gross area: 60 sqm per unit
- 4 No. 2 BED UNITS (2 STOREY)
  - Total Gross area: 90 sqm per unit
  - Gross footprint: 45 sqm per unit
- 3 No. 3/4 BED UNITS (2 STOREY)
  - Total Gross area: 245 sqm per unit
  - Gross footprint: 85 sqm per unit

5 Units Community Linked

- 6 No. 2 BED UNITS (2 STOREY)
  - Total Gross area: 105 sqm per unit
  - Gross footprint: 55 sqm per unit

23 units Community Linked

- 3 No. 2/3 BED UNITS (Maisonettes over shop)
  - Total gross area: 115 sqm per unit
- 14 No. 3/4 BED UNITS (2/3 STOREY)
  - Total gross area: 160 sqm per unit
  - Gross area including home office/workshop: 45 sqm per unit
- 6 No. 1 BED FLAT'S (1 STOREY)
  - Total Gross area: 60 sqm per unit

Public Realm Key -
(Renew Landscape Concept Masterplan for all Public Realm Design)

- Main activity square
- Secondary Square linked to Misses Brewery / School for Food Entrepreneurship Gateways
- Entrance square - linked to live/work workshops
- Active streets
- Landscaped Parking area to Retirement Housing
- Secluded activity area
- Semi public/quiet garden
- The heart - Meeting place for residents primarily
- Smaller spaces - intimate
- Squares linked to Health & wellbeing centre
- Promenade

Building Typology Key:

- COMMUNITY LINKED HOUSING
- COMMUNITY LINKED HOUSING
- BIN STORAGE / CYCLE STORE
- PUBLIC REALM: PEDESTRIAN PRIORITY ACCESS ROUTES
- PUBLIC REALM: LEAT ACCESS WAY
  (Refer to Landscape Concept Masterplan for all Public Realm design)
- RETIREMENT HOUSING
  - North: Areas to be provided by others.
- LIVE / WORK: COTTAGE INDUSTRY B2/B3 (2 AND 3 STOREY)
  - North: Gross footprint 960 sqm, Total gross area 2656 sqm
- BREWERY
  - South: 2 storey Gross footprint 245 sqm, Total gross area 355 sqm
  - GF: Brewery 245 sqm
  - FF: Brewery; offices 120sqm
- SCHOOL FOR FOOD ENTREPRENEURSHIP
  - CAFES, DRINK AND FOOD AWAAS (2 AND 3 STOREY)
  - OF: Total gross footprint 270 sqm
  - FF: Gross area 250sqm
  - SP: Gross area 250sqm
- LOCAL CORNER GROCERY
  - 150 sqm (5 Maisonettes above)
- HOTEL / HOSTEL (3 STOREYS)
  - CENTRAL HOTEL FOR VISITORS LOCATED OVER GARAGE, (2 levels)
  - OF: Undercroft Parking for transport hub.
  - FF: Gross area 1240 sqm (28 rooms with gross area of 35.9 sqm each)
  - SF: Gross area 1240 sqm (40 rooms with gross area of 35.9 sqm each)
- HEALTH AND WELL-BEING - Linked to outside space Single Storey: Total gross footprint 410 sqm. (Subject to Brief)
- RIVER LINK: CAFE / BAR
  - 2 Soys: Gross footprint 120sqm
  - GF: Cafe / Bar - 120sqm
  - FF: Flexible office space - 120sqm
- ATMOS BRUNEL:-
  - MULTI FUNCTIONAL COMMUNITY HUB (2 STOREYS)
  - South: Gross footprint 300 sqm, Total gross area 1,000 sqm
- ATMOS ENERGY CENTRE (2 STOREYS)
  - South: Gross footprint 340 sqm, Total gross area 720 sqm
- ATMOS SUSTAINABLE TRANSPORT HUB
  - INTERNAL TRANSPORT HUB INCL. SOLAR POWERED CAR CLUB / CYCLING CENTRE AND WORKSHOP
  - North: Undercroft Parking to Hotel block with 50sqm office.
- YOUTH BUILDING
  - 204 sqm + Seduced skate board park

NETWORK RAIL DROP OFF FACILITY
SUBJECT TO FURTHER CONSULTATION