

- Annotation key:
1. Single storey link
 2. Pedestrian walkway
 3. Dry Riser Inlet
 4. Outline of previous planning scheme (red dashed line)
 5. Turning head for refuse vehicle
 6. Turning head for and fire vehicles
 7. Retain majority of existing mature trees
 8. Substation

- Comments:
- A. Designed as 2 separate villas linked by single storey element. This is based on planning direction from the detailed commentary provided by the previous planning application/consultation. Objective is to avoid a single large building mass.
- B. Villa A addresses the carpark and provides a clear arrival to the site. A defined footway across the shared surface of the carpark provides a pedestrian link from Old Bracknell Lane East.
- C. Primary orientation from all apartments is east-west into the grounds, and not north-south towards adjacent properties.
- D. Villa A is 3 storey and Villa B is 4 storey with a mix of 1- and 2-bed apartments.
- E. Prepared from topographical survey and OS plan provided by McS via planning portal.

Villa A			
Floor	1B	2B	Total
G	3	2	5
1	3	4	7
2	3	4	7
Total A	9	10	19

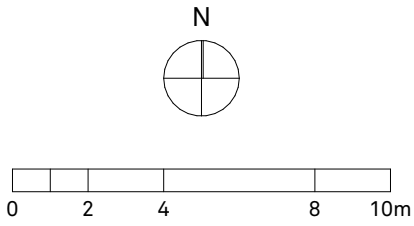
Villa B			
Floor	1B	2B	Total
G	3	3	6
1	4	3	7
2	4	3	7
3	4	3	7
Total B	15	12	27

Total All	24 (52%)	22 (48%)	46
-----------	-------------	-------------	----

M4(3) units = 4 (2-beds) = 8%



rev.	date	changes description	status	issued by
P10	06/07/2026	Outline of existing house added, Landscape plan updated	S4	HE
P09	15/12/2025	Dimensions added	S4	HE
P08	03/09/2025	Updated in line with latest landscape plan	S4	HE



RE-FORMAT

This drawing is the copyright of Re-Format LLP and may not be copied, altered or reproduced in any way or passed to a third party without written authority. All dimensions subject to site survey and site verification. Do not scale for construction @

www.re-format.co.uk
mail@re-format.co.uk
+44 (0)1730 778778

drawn by
HE
checked by
DB

date created
May 2025
scale at A1
1:200

project title
MCS Bracknell
document title
Proposed Site Plan

region	project no.	stage no.	discipline	number
LSE-	3045	- 03	- AC	- 0120
status	suitability description	revision		
S4	Suitable for Stage Approval	P10		