

RED LINE BOUNDARY IS SUBJECT TO CONFIRMATION BY CLIENT

DO NOT SCALE
All dimensions to be checked on site and Architect to be notified of any discrepancies prior to commencement

DESIGNER'S RISK ASSESSMENT
CONSTRUCTION (Design and Management) Regulations 2015
RESIDUAL RISKS:

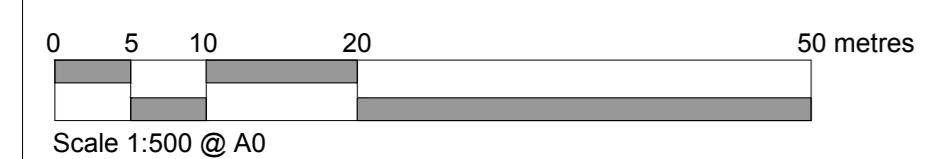
REF	DESCRIPTION	DATE

- KEY**
- SITE BOUNDARY
 - SALES AREA
 - EASEMENT
 - SUDS POND
 - 900mm PATH WITHIN BAY
 - ADOPTED AREA WITH PIN KERB DEMARCATION
 - ADOPTED AREA LOW LEVEL SHRUBS REFER LANDSCAPING PLAN
 - WASTE COLLECTION POINT
 - PERSONNEL DOOR
 - AFFORDABLE UNIT
 - GABLE WINDOWS REMOVED
 - GROUND FLOOR GABLE WINDOW REMOVED
 - METER BOX WITHIN GARAGE
 - MANAGED PRIVATE STREET LIGHTING
 - EXISTING TREES RETAINED
 - EXISTING TREES UNDER REVIEW
 - REMOVED TREES
 - VISITOR PARKING

Victoria Park		ha		acres		12-Apr-2019	
KEEPMOAT		GROSS SITE AREA		NETTAREAS			
		5.08	12.5	3.64	8.50		
HOUSE TYPE	PERSONS/HOUSE	DESCRIPTION	STORES	NO	MM	MM ²	TOTAL SQ FT
Private Mix							
Lewis	2B4P	Terraced	2	23	19	726	87.4
Carlton	2B5P	Terraced	2	3	75	851	78
Howard	2B5P	Terraced	2	20	21	807	74.9
Woodrow	2B5P	Detached	2	15	12	1051	84.3
Donkewar	2B5P	Semi	2	6	5	885	80.3
Waverley	2B5P	Detached	2	4	3	1001	93.9
Marlow	2B5P	Semi	2	9	7	939	87.2
Windsor	2B5P	Detached	2	11	8	1113	103.4
Hampson	2B5P	Terraced	2.5	25	20	1231	114
TOTAL		122	122	173		116129	10775.88
Affordable Mix							
Ellen	2B5P	Bungalow	1	6	29	660	61.3
Carlton	2B5P	Terraced	2	7	33	851	79
Merbury	2B5P	Semi	2	4	36	1010	93.8
TOTAL		21	160			17907	1671.2
OVERALL TOTALS		143				134126	12447.08
OVERALL DENSITY		PRIVATE MIX		TOTAL		%	
UNITS/HA	41.57	2 BED HOUSE	28	21	21	21	21
UNITS/ACRE	16.82	3 BED HOUSE	60	49	49	49	49
SQ/M/HA	3816	4 BED HOUSE	50	30	30	30	30
SQ/FT/ACRE	15760		122	100	100	100	100
OVERALL SHARED OWNERSHIP AFFORDABLE		2 BED		3 BED		SOCIAL (%)	
2 BED	13	3 BED	62				
3 BED	8	38					
	21	100					

NOTE: Water phase position missing from following Blocks - Fitzgibbon, Herbury, Carlton and Westcliffe. These are to be updated to Clients received books before issue to consultants to prepare final layouts.

NOTE:
DRAWING TO BE READ IN CONJUNCTION WITH LATEST HOUSE TYPE BOOKLET



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Victoria Park, Stockton for KEEPMOAT

PROPOSED SITE LAYOUT

PROJECT ARCHITECT: SR	DRAWN BY: PH	CHECKED BY:
SCALE: 1:500 @ A0	PROJECT NO: N81:2716	DRAWING NO: 102 P8
DATE: Jan 2019		
DWG STATUS: DRAFT	CONSULTATION:	TENDER:
	CONSTRUCTION:	RECORD:

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Depot

Rev P6: 10.06.19 Landscape path lines added to layout and water parking bays allocated to plots 005, 012, 026, 027, 068, 104 and 124 as requested by Client. PH

Rev P7: 04.08.19 Fence lines for plots 065 - 069 amended and incurve visitor parking bays allocated to plots, all as per information received from Client via email dated 24.05.19. PH

Rev P8: 15.05.19 Garage for plot 038 detached and plots 037 and 038 moved forward. Plot 122 garden arrangement amended to increase size. All HT Blocks updated to Clients Blocks. PH

Rev P9: 08.06.19 Garage drives increased in length to plots 040, 041, 068, 061, 062, 064, 065, 103, 099, 110, 115, 129 and 130. Speed bumps and raised tables added to layout and additional visitor parking bays. Additional parking bays added to plots 101 and 107. Westbury detached block amended in line with working drawing. Block to be located and removed from Client's Turning Head adjacent plot 122 position amended, all revisions as requested by Client. PH

Rev P10: 17.04.19 Plot 68 path added and path extended for meters on plots 95, 96 and 103. PH

Rev P11: 16.04.19 Hard Landscaping adjacent to plot 143 changed to soft landscaping as requested by client via email dated 15.04.19. PH

Rev P12: 15.04.19 Plots 061-065 and 069-070 changed from affordable to open market sale with schedule updated to suit. Adopted areas indicated adjacent plots 036, 042, 061, 113 and 142. All as requested by client via email dated 11.04.19. PH

Rev P13: 28.03.19 Planning Issue. PH