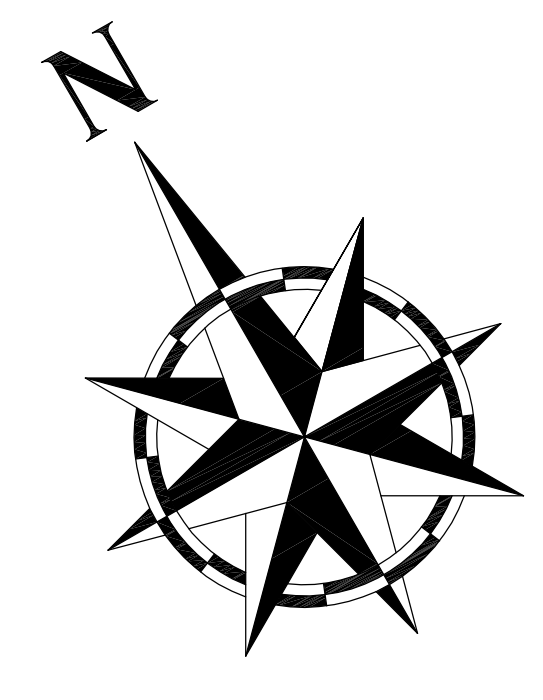


DO NOT SCALE
All dimensions to be checked on site and Architect to be notified of any discrepancies prior to commencement

DESIGNERS RISK ASSESSMENT
Construction (Design and Management) Regulations 2007
RESIDUAL RISKS



Southern Tyneside Council
Planning Group
Received 04/04/13
ST/008113/FUL

Housing Schedule				GROSS INTERNAL AREAS (BLOCKWORK TO BLOCKWORK)					
Trinity South Masterplan								24/01/13	
Proposed for Keepmoat Homes				ha	acres				
Site Area		4.61	10.53						
		5.66	13.99						
House types	Description	Storey	Bed/Per	No.	Total	Area sq/m	Area sq/ft	Total Area sq/m	Total Area sq/ft
775	Terr/Semi	2st	2B/4P	52	52	72.62	782	3776	40664
988	Terr/Semi	2st	3B/5P	56	56	90.94	979	5275	56762
951	Terr/Semi	2st	3B/5P	16	16	83.39	891	1414	15216
1062	Terr/Semi	2.5/3st	3B/5P	42	42	102.90	1108	4322	46536
926	Wide Front	2st	3B/5P	9	9	87.76	945	790	8505
1135	Terr/Semi	2st	4B/6P	11	11	105.48	1135	1160	12485
1250	Semi	2st	4B/6P	10	10	115.36	1242	1154	12450
A Type 1	Apartment	3st	2B/3P	15	15	67.88	623	868	9345
A Type 2	Apartment	3st	2B/3P	9	9	57.92	623	521	5607
Sub Total									
TOTAL NEW				222				19,280	207,560
								19,280	207,560
Density									
Units/ha				39.2					
Units/acre				15.9					
sq/m/ha per hectare				3.401					
sq/ft per acre				14.812					
Housing Type Breakdown									
2 Bed				23.42					
3 Bed				56.31					
4 Bed				9.46					
Apartment				10.81					
Total				100					

Rev G 03/04/13 Footpath added adjacent to plots 25-26, behind eichen parking bays.KT
 Rev P 02/04/13 Plots 26, 113, 128, 185 & 197 repositioned following steps & staggered access.
 Oneway system shown to commence from Lurgate. Parallel visitor parking bays adjacent to plots 25-26 omitted and replaced with eichen parking with 3no. additional bays. Road on road junction into Frederick Street back lane increased, pedestrian crossing point repositioned, back lane extension parking amended to correspond with 2no. bays omitted. Pedestrian crossing point at southern end of Frederick Street back lane reconfigured to include a 2m pedestrian safe crossing area to eastern side of road and a 1m pedestrian safe crossing area to the western side of the road, narrowing the oneway road adjacent to the primary play area. Materials to 'Navy Road' adjacent to plots 187-193 omitted and replaced to omit on-car material junctions. Note added for TRCV's & lighting signage to Frederick Street back lane. All highway amendments carried out following meeting with STC planners & Highways 27/03/13. Visitor parking bays 66-68 increased following comments received from Helen Kelly at STC 28/03/13 via email. Plot 31 handed, added notes on internet roads introduced, locations as per information received from engineers.KT
 Rev N 19/03/13 Plots 3, 6, 11 (garage), 36, 60/64, 74, 112, 115, 120-122, 127-130, 140, 188 & 197 repositioned. Plot 24/56, 116-122 repositioned to allow 0.5m (behind) visitor parking bays. New George Street car park numbers annotated. Driveways to plots 154-155 & 160-164 relocated to access from rear. Frederick Street service yard parking reconfigured. Traffic flow annotation added to Frederick Street/Frederick Street service yard. New George Street & proposed road adjacent to plots 187-193. Laying visitor parking bays increased in size. Bus stop layout increased in size. Pedestrian barriers added. Footpath at corner of Reed Street & Eikon Street revised to show back of footpath in existing position. Parking to plot 65 repositioned to be in front of plot 65, parking to rear of plots 56-59 amended to suit.KT
 Rev M 03/03/13 Commercial pathways around apartment block increased to 1200mm. Latest 651 & 1135 house type footprints shown. Plots 14-36 & 60-65 repositioned. Rear patios to all affordable units increased to 1.8m2/m2 as per RFL specification.KT
 Rev L 13/02/13 Rear garden furniture added to all plots. Plot 25 garage repositioned. Parking to plots 96-97, 81-83 & 106-107 reconfigured, plots 33-35 rear gardens & parking court rear steering amended to correspond. VPS repositioned in front of plot 63. Plots 140-154 & 184-190 repositioned. Parking court to rear of plots 150-156 amended, road & crossing point to rear of plots 157-158 amended. Parking court to rear of plot 171 amended. Plot 187 repositioned.KT
 Rev K 28/01/13 Plots 66-73 reconfigured with associated parking and rear garden access amended to correspond. Change in material points adjacent to VPS and in front of plot 172 repositioned.KT
 Rev J 24/01/13 Junction adjacent to sanitation omitted following I.A. comments. Plots 66-73 repositioned, associated roads, parking & inclusive landscaping amended to correspond. Additional VPS included, VPS renumbered accordingly. Schedule amended to correspond. Service yard to rear of Frederick Street amended at client request with unallocated parking bays & traffic calming indicated.KT
 Rev H 17/01/13 Plot 47 handed. VPS repositioned. Rear access gate positions amended following an collection points study, collection points amended to correspond. Junction adjacent to plot 69-70 repositioned with 2.4m2m visibility splay shown as per STC engineers comments. Omission of 2no. visitor parking bays in total. Rev. along Eikon Street in visibility splay & VPS omitted adjacent to plot 70 driveway (VPS 2-23 & 32-36 omitted) as per STC engineers comments. 2no. Substation parking bays reserved at Eikon Street.KT
 Rev G 03/01/13 Plots 21-23, 25-26, 115, 114-15, 197-198 handed.KT
 Rev F 23/01/13 Garages removed from plots 14, 17, 18.
 Rev E 11/01/13 Certain plots moved to accommodate affordable housing as per IP comments. SR Rev D 15/10/12 Surgery parking amended. Disabled spaces added. SR Rev C 27/09/12 Plot line boundary amended due to the increase in parking provision for the Medical Centre. Amendments to parking arrangements of Plots 194-196 and loss of vp. SR Rev B 26/08/12 Visitor parking vehicles from Lurgate to Eikon Street. Plot 157 & 158 repositioned to allow relocated access into courtyard.
 Rev A 2/05/12 Car parking arrangement repositioned & turning area omitted to medical centre at client request.KT

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JOB/CLIENT
Trinity South for
Keepmoat Homes Ltd

DRAWING TITLE
Proposed Site Layout

PROJECT ARCHITECT	MM	DRAWN BY	KT/SR	CHECKED BY	
SCALE	1:500	PROJECT NO.	M90:136	DRAWING NO.	SL002Q
DATE	March 2012				
DRAWN STATUS	DRAFT	CONSULTATION	TENDER	CONSTRUCTION	RECORD

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Landscaping indicative only. Please refer to Southern Green drawings for all landscaping requirements.