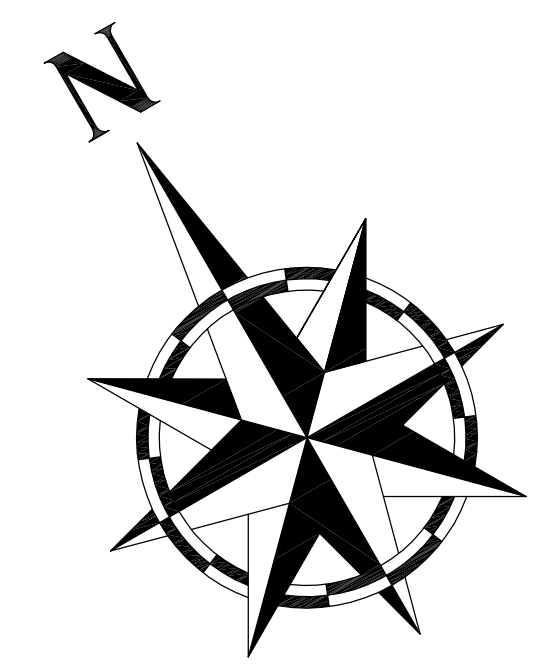


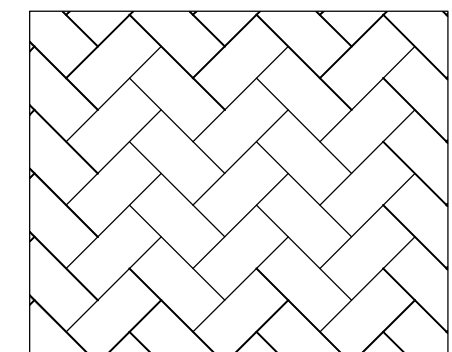
DO NOT SCALE
All dimensions to be checked on site and Architect to be notified of any discrepancies prior to commencement

DESIGNERS RISK ASSESSMENT
Construction Design and Management Regulations 2007
RESIDUAL RISKS

REF.	DESCRIPTION	DATE
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KEY



INDICATES AREAS OF RAISED TRAFFIC CALMING. REFER TO ENGINEERS DETAILS/INFORMATION.



Housing Schedule		GROSS INTERNAL AREAS (BLOCKWORK TO BLOCKWORK)							
Trinity South Masterplan Proposal for Kepproat Homes		ha	acres	17/10/14					
Site Area		6.61	16.33						
		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	54	54	72.62	782	3921	42228
988	Terr/Semi	2st	3B/5P	60	60	90.94	979	5456	58740
951	Terr/Semi	2st	3B/5P	15	15	88.38	951	1326	14265
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	9	9	105.48	1135	949	10215
1250	Semi	2st	4B/6P	10	10	115.36	1242	1154	12420
A Type 1	Apartment	3st	2B/3P	15	15	67.08	623	868	9345
A Type 2	Apartment	3st	2B/3P	9	9	57.92	623	521	5607
Sub Total									
TOTAL NEW				223				19,308	207,861
								19,280	207,560
Density									
Units/ha			39.2						
Units/acre			15.9						
sq/metres per hectare			3.401						
sq/ft per acre			14.812						
Housing Type Breakdown									
2 Bed									23.42
3 Bed									58.31
4 Bed									9.46
Apartment									10.81
Total									100
Parking									
Garages/Bays									60
Spaces									310
Integral									0
VP's									75
Total									445
Ratio									200%

Rev Y 17/10/14 Plots 1-3 house types substituted. Plots 5-6 and garage to plots 4-6 repositioned. Plot 222 added. Schedule amended to correspond.
 Rev X 01/08/14 Footpath to plot 148 repositioned.
 Rev W 18/07/14 Landscaped area adjacent to VP77 omitted and replaced with handstanding at client request.
 Rev V 25/01/13 Double garage to plots 105 & 107 omitted. Parking arrangement amended to correspond. Ground floor plan to house types 775, 905 & 1062 omitted as per working drawing.
 Rev U 17/05/13 Plot 55 handcar. Plot 188-189 handcar omitted. Plots 118-121 garage repositioned. Double garage depth reduced to correspond with working drawing. Water butts to plots 25-28 & 14-15 repositioned. Pathways amended to correspond.
 Rev T 17/05/13 Plots 116 & 117 repositioned. Shared rear access path to plots 73-88 given over to plot 88. Plot 89 rear garden access amended to show access through garage. Rear garden fence line to plot 192 amended to include small portion of land at rear. Front access footpaths to plots 74 & 75 amended. Rear access footpaths added to plots 4, 5, 14-15, 17-18, 20-22, 60, 62-63, 73, 96, 122-123, 145-146, 177-178, 181-182. Handing and wheel information added to all plots.
 Rev S 20/04/13 Raised table/crossing point adjacent to the play area and at the south end of the back lane to Frederick Street amended. Crossing points adjacent to plots 187 & east edge of play area omitted. Raised table/crossing point between the entrance to New George Street car park and entrance to the Medical Centre car park amended. Arguments omitted and following telephone conversation with Helen Kelly at STC Highways Department.
 Rev R 16/04/13 Plot 150 to house type 1052 omitted as per working drawing. Parking bay indicated to VP66, VP97 & VP98. Key added indicating areas of raised traffic calming. Width & shape of footpath from plots 157 to 167 amended as per clients request. Crossing point to Frederick Street amended as per engineers details. Traffic calming indicated opposite to Frederick Street. VP68 & VP69 omitted as per clients request.
 Rev Q 03/04/13 Footpath added adjacent to plots 25-28, behind echelon parking bays.
 Rev P 02/04/13 Plots 26, 113, 128, 185 & 197 repositioned following steps & staggered exercise. One-way system shown to commence from Laygate. Parallel visitor parking bays adjacent to plots 25-28 omitted and replaced with echelon parking with 3no. additional bays. Road on road junction into Frederick Street back lane reconfigured to include a 2m pedestrian safe viewing area to eastern side of road and a 1m pedestrian safe viewing area to the western side of the road, removing the one-way road adjacent to the primary play area. Materials to 'Woolly Road' amended to STC planners & highways 27/03/13. Visitor parking bays 66-68 increased following comments received from Helen Kelly at STC 20/03/13 via email. Plot 31 handcar, associated on internal roads, introduced, locations as per information received from engineers.
 Rev N 19/03/13 Plots 3, 8, 9, 11 garage. Plots 38, 60-64, 74, 112, 115, 120-122, 137-150, 160, 164 & 187 repositioned. Plots 55, 116-122 repositioned to allow 1.5m behind visitor parking bays. New George Street car park numbers annotated. Driveways to plots 154-155 & 156-158 relocated to access from Frederick Street service yard. New George Street & Eton Street amended to correspond to Frederick Street parking service yard. New George Street & Eton Street revised to show back to plots 187-193. Layby visitor parking bays increased in size. Site also fully increased in size. Pedestrian barriers added. Footpath to corner of Road Street & Eton Street revised to show back to plots in existing position. Parking to plot 55 repositioned to be in front of plot 55, parking to rear of plots 56-69 amended to suit.
 Rev M 01/03/13 Communal pathways around apartment block increased to 1200mm. Latest 561 & 1338 house type footprints shown. Plots 34-36 & 60-65 repositioned. Rear plots to all available units increased to 3.2m as per RSL specification.
 Rev L 13/01/13 Rear garden furniture added to all plots. Plot 25 garage repositioned. Parking to plots 56-67, 81-83 & 105-107 reconfigured. Plots 52-55 rear garden & parking court hard standing repositioned to correspond. VP4 repositioned to front of plot 63. Plots 145, 154 & 184-186 repositioned. Parking court to rear of plots 152-158 amended. Road & crossing point to rear of plots 157-158 amended. Parking court to rear of plot 171 amended. Plot 187 repositioned to correspond. Parking court to rear of plots 171-172 amended. Plot 172 repositioned to correspond. Change in material points adjacent to VP5 and front of plot 72 repositioned.
 Rev J 24/01/13 Junction adjacent to station omitted following LA comments. Plots 66-73 repositioned. Associated roads, parking & landscape landscaping amended to correspond. Additional VP's included. VP's renumbered accordingly. Schedule amended to correspond. Service yard to rear of Frederick Street amended at client request with unallocated parking bays & traffic calming indicated.
 Rev I 17/01/13 Plot 47 handed. VP24 repositioned. Rear access gate positions amended following an objection study. Collection points amended to correspond. Junction adjacent to plots 69-70 repositioned with 2.4m visibility splay shown as per STC engineers comments. Overlap of two visitor parking bays in road line along Eton Street in visibility splay VP22 omitted adjacent to plot 70 driveway (VP's 22-23 & 22-38 omitted) as per STC engineers comments. 2no. Substation parking bays repositioned to Eton Street.
 Rev G 03/01/13 Plots 21-23, 25-26, 110, 114-15, 119-120 handed.
 Rev F 23/10/13 Garages removed from plots 38, 58, 98.
 Rev E 11/10/13 Certain plots moved to accommodate affordable housing as per IP comments. SR Rev D 11/10/13 Surgery parking amended. Disabled spaces added. SR Rev C 27/09/12 Rear 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 repositioned from Laygate to Eton Street. Plots 157 & 158 repositioned to allow relocated access into courtyard.
 Rev A 26/08/12 Car parking arrangement repositioned & turning area omitted to medical centre at client request.

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

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JOB / CLIENT: Trinity South for Kepproat Homes Ltd

DRAWING TITLE: Proposed Site Layout

PROJECT: MM	DRAWN BY: KT/SR	CHECKED:
SCALE: 1:500	PROJECT NO.:	DRAWING NO.:
DATE: March 2012	M90:136	SL002Y
DWG. STATUS: DRAFT	CONSULTATION:	TENDER: CONSTRUCTION: RECORD:

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