



Do not scale from this drawing. All figured dimensions are to be taken from this drawing. The contractor shall verify all dimensions and levels before commencing work. If this drawing exceeds the quantities shown on any POI, the contractor shall refer to the POI. If this drawing exceeds the quantities shown on any POI, the contractor shall refer to the POI. If this drawing exceeds the quantities shown on any POI, the contractor shall refer to the POI.

- Open space (POS)
- Visitor Parking (335 provision)
- Affordable Rented
- Intermediate
- Retained trees
- Proposed buffer planting
- Visibility study (2.469m)



Acoustic fence provided along western site boundary with rail lines. Existing tree planting to be retained as part of ecological corridor

Existing tree planting along bund to be retained as part of managed landscape buffer

Existing high value tree planting to be retained as part of open space

Existing tree planting retained as part of ecological corridor along site edges

Existing bund and tree planting to be removed to facilitate development, open space to be retained and are replanted with high ecological value shrub and tree planting

SCHEDULE OF ACCOMMODATION - LAND OF VICTORIA ROAD WEST, HEBBURN 18/04/17

House Type	House Type	Description	No	Parking	Stores	Space	Sq. Ft.	Total
AFFORDABLE								
HT2	2 BED SEMI TERRACED HOUSE	30	PS	2	3	857		25110
HT3	3 BED SEMI TERRACED HOUSE	13	PS	2	3	985		12855
2 BED ROOM								
APARTMENT	2 BED APARTMENT	18	PS	3	3	623		11214
YARE	2 BED TERRACED HOUSE	26	PS	2	3	657		17082
3 BED ROOM								
HAWTHORNE	5 BED TERRACED HOUSE	19	PS	2	4	819		15561
TOLKIEN	3 BED TERRACED HOUSE	20	PS/SG	2.5	5	892		17840
TWEED	5 BED DET HOUSE	8	IG	2	5	892		7198
ORWELL	5 BED DET HOUSE	9	IG	2	5	897		8703
KIPLING	3 BED DET HOUSE	10	SG	2	5	1027		10270
HARDWICK	3 BED TERRACED HOUSE	24	SG	2.5	5	1000		24000
WARRINGROVES	3 BED TERRACED HOUSE	2	PS	2	5	650		1700
LAYTON	5 BED DET HOUSE	9	IG	2	5	990		9900
4 BED ROOM								
ESK	4 BED SEMI DET HOUSE	30	SG	2	6	1105		33150
TRAVERS	4 BED DET HOUSE	16	IG	2	6	1265		20240
BUCHANAN	4 BED DET HOUSE	8	SG	2	6	1284		10112
STEVENSON	4 BED DET HOUSE	7	SG	2	7	1408		9852
MITFORD	4 BED DET HOUSE	13	SG	2	7	1388		18041
FRESSELLE	4 BED DET HOUSE	41	IG	2	7	1349		55309
5 BED ROOM								
BUTTERMERE	5 BED DET HOUSE	11	IG	2	8	1509		16599
BURA	5 BED DET HOUSE	20	IG	2	9	1678		33560
TOTAL		334						357131
GROSS SITE AREA		10.24	ha					25.31
PUBLIC OPEN SPACE		1.08	ha					2.66
NET SITE AREA		9.17	ha					22.65
COVERAGE SQ. FT./ACRE								15767.37

Land of Victoria Road West, Hebburn, South Tyneside

Masterplan as Proposed

Miller Homes Planning

Scale: 1:500 Date: 04/12/2018

Project: 544-MIL SD-10.11

