



EV requirement calculation based on 30 available parking. Based on Building Regulation Part S - S6 - erection of new mixed-use buildings (S4 + S1)

S6 : S4 Calculation
"live-in staff" = 0 staff = 0 bay
Staff ~ 10 - 15 max at one time. (parking standard - 1/3) = 5 bays
Visitor bays ~ 95 units (parking standard - 1/5) = 19 bays
Total S4 = 24 bays
Hence, (S4 = 1 EV plus 1/5 cabling route)(24/5 = 4.8) = 1 EV charge point and 5 cabling route bays

S6 : S1 Calculation
Total 30 parking spaces available.
30 - 24 bays (Total S4) = 6 residents
S1 would require all residents parking be provided with access to a charging point until the £3600 cost cap is reached, at which point the infrastructure to allow points to be fitted in the future would be required.
Hence, 6 EV charge point (maximum with potential reduction subject to £3600 cost cap)

Building Regulation Part S - S6 : S4+S1
Total EV requirement is 7 EV charge point (where 1 is Accessible Parking Bay) and 5 bays with cabling route (with potential reduction of EV charge point subject to £3600 cost cap)

Total Proposed EV is 8 EV charge point and 4 bays with cabling route.

Proposed trees and landscaping shown indicatively - please refer to Proposed Landscape Site Plan for landscaping design and information.

- NOTES:
- DO NOT SCALE from the drawing
 - Further dimensions required to be requested from the project technical team
 - Report discrepancies to JDDK project team immediately
 - This model file contains the following consultants model files:
 - a) Structural Engineer
 - b) Mechanical Model
 - c) Electrical Model
 - d) Subcontractor Model

Key

- Proposed EV Charging Point
- Proposed EV Charging Bay
- Proposed cabling routes for future EV points
- Existing tree to be removed
- Path to be adopted
- Proposed Lamppost to be adopted

Note

Lamppost numbers and positions on site subject to lighting engineers' confirmation

Clinical waste to be stored internally.
Karbon to confirm Commercial and Garden waste arrangement with private contractor.

C8	MF	2025.06.11	Entrance Updated
C7	MF	2025.06.27	North East Corner Roadpath updated
C6	MF	2025.02.05	ASHP plant slab and fence line updated
C5	MH	2024.11.10	Update site plan to match COBE tree layout
C4	MH	2024.11.12	Switch EV charging bays to west side of road to avoid services on road
C3	MH	2024.10.04	Parking 12-20 no. revised to 2.4m wide and moved to avoid hidden CCTV column base
C2	MH	2024.10.31	Update plans with revision numbers
C1	MH	2024.08.08	Drawings issued for Construction
REV	ISSUED BY	DATE	DESCRIPTION

REVISION LOG	
JDDK Architects	
Midmore, Frontland Road	
Newcastle upon Tyne	
NE3 3AL	
T: 0191 286 0811	
F: 0191 286 3870	
● info@jddk.co.uk	
jddk.co.uk	

CLIENT	
Karbon Homes	
PROJECT TITLE	
Hebburn Extra Care	
PROJECT ADDRESS	
Former Lincoln Court Site, Hebburn, Gateshead	
NE31 1JS	
TITLE	
Proposed Site Plan	
MAIN CONTRACTOR	
QUANTITY SURVEYOR	
M&E CONSULTANT	
STRUCTURAL CONSULTANT	
OTHER CONSULTANT	
DRAWING No.	REV
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