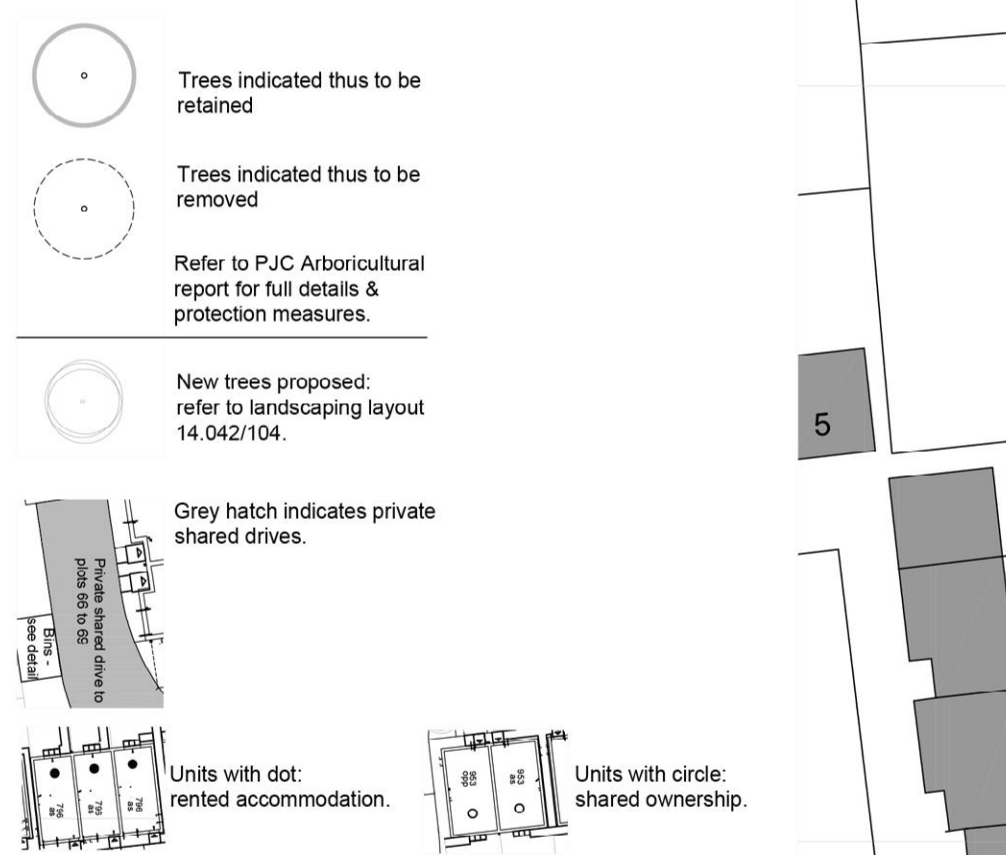


No dimensions are to be scaled from this drawing  
All written dimensions to be checked by the contractor  
and any discrepancies notified immediately to BDG

TREETOPS ACCOMMODATION SCHEDULE							
Affordable House Type	GIA	Sub-total GIA	No.	Sub-Total types			
ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>				
1BF/550 1 bed 2 person Flat	550	51.1	7,700	715.4	14	14	54%
2B/796 2 bed 4 person Semi-detached, Mid & End terrace	796	74	5,992	519.5	7	7	27%
3B/953 3 bed 4 person Semi-detached, Mid & End terrace	953	88.5	2,859	265.6	3	3	11%
2B/998 2 bed 4 pers M4(3) End terrace	998	92.7	998	92.7	1	1	4%
3B/1375 3 bed 4 pers M4(3) End terrace	1375	127.7	1375	127.7	1	1	4%
<b>Affordable Totals</b>			<b>18523</b>	<b>1720.9</b>	<b>26</b>	<b>26</b>	<b>100%</b>
Private House Type	GIA	Sub-total GIA	No.	Sub-Total types			
ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>				
1BF/500 1 bed 2 person Flat	500	46.5	2,000	186	4	4	8%
2BF/650 2 bed 3 person Flat	650	60.4	5,200	483.2	8	8	17%
2B/740 3 bed 4 person Semi-detached, Mid & End terrace	740	68.7	3,700	343.7	5	5	10%
3B/997 4 bed 5 person Semi-detached, Mid & End terrace	997	92.6	1,994	185.2	2	2	4%
3B/861 4 bed 5 person Semi-detached, Mid & End terrace	861	81.8	9,691	899.9	11	11	23%
3B/969 3 bed 5 person Detached	969	90	969	90	1	1	2%
3B/979 3 bed 5 person Detached	979	90.9	2937	272.7	3	4	8%
4B/1174 5 bed 6 person Semi-detached, Mid & End terrace	1174	109.1	4,696	436.4	4	4	8%
4B/1129 4 bed 6 person Semi-detached, Mid & End terrace	1129	104.9	5,645	524.5	5	5	10%
4B/1270 4 bed 7 person Detached	1270	118	3,810	354	3	3	6%
4B/1272 5 bed 7 person Detached	1272	118.2	2,544	236.4	2	2	4%
<b>Private Sale Totals</b>			<b>43,186</b>	<b>4,012</b>	<b>48</b>	<b>48</b>	<b>100%</b>
<b>Total ft<sup>2</sup> / m<sup>2</sup> for site</b>	<b>61708</b>	<b>5732</b>					
<b>Units</b>	<b>74</b>						
<b>Site area</b>	<b>3.12 ha</b>		<b>7.7 ac</b>				
<b>Nett area =</b>	<b>1.89 ha</b>		<b>4.67 ac</b>				
<b>ha floor area = 17880 sq ft</b>							
<b>pd floor area = 42636 sq ft</b>							
	<b>39.1 Units per hectare</b>		<b>15.8 Units per acre</b>				

Site layout based on CA Design Services survey, ref: 23299

NOTE: Surrounding detail of house etc. taken from Ordnance Survey.



General Key

- - - Site boundary line (based on OS map & survey as noted above)
- 1.8m high masonry screen wall - refer detail 2008/SD/114
- screen fence - larch lap refer 2008/SD/109
- 1.8m high close board rear boundary - as 2008/SD/110
- 0.6m high knee rail - refer detail 2008/SD/108.

Refer to boundary treatment layout and details for further information

**DESIGN CRITERIA - PRIVATE PLOTS**

- Traditional Construction - plots 1 - 5, 9, 15, & 51 - 54
- Timber frame construction - plots 25-36, 39-50, 55-74
- Building Regs AD part M4(2) to all plots.
- Building Regulations Part A 2013, Part B1 2013, Part C 2013, Part D 2010, Part E 2010, Part F 2013, Part G 2016, Part H 2010, Part J 2010, Part K 2013, Part L 2016, Part M 2016, Part P 2013, Part Q 2015, Part R 2016 (in force 2017)
- Essex Design Guide
- Renewable Energy provision - 15% reduction using Photovoltaic (PV)
- Codes for Sustainable Homes Level 3 - NOT APPLICABLE
- Secured By Design (full accreditation) NOT APPLICABLE
- Secured By Design (section 2 part compliance) NOT APPLICABLE
- Housing Quality Indicators (HQI) - NOT APPLICABLE
- Building for Life - NOT APPLICABLE
- Design Quality Standards (Edition 2) - NOT APPLICABLE
- English Partnerships Standards - NOT APPLICABLE
- Mobility Standards - NOT APPLICABLE
- Wheelchair Design Guide Standards - NOT APPLICABLE
- NHF Standards - NOT APPLICABLE

NOTE: ALL UNITS TO BE TO KEEPMOAT 'SILVER' SPECIFICATION Rev. E

**DESIGN CRITERIA - AFFORDABLE PLOTS**

- Traditional Construction - plots 6 - 8, 16 - 24
- Building Regulations Part A 2013, Part B1 2013, Part C 2013, Part D 2010, Part E 2010, Part F 2013, Part G 2016, Part H 2010, Part J 2010, Part K 2013, Part L 2016, Part M 2016, Part P 2013, Part Q 2015, Part R 2016 (in force 2017)
- Building for Life (12 point assessment)
- Essex Design Guide
- Building Regs AD part M4(3) FOR PLOTS 20 & 21
- Design Quality Standards (Edition 2) NB: subject to Affordable Housing Landlord
- Housing Quality Indicators (HQI) - NB: subject to Affordable Housing Landlord
- Renewable Energy provision - 15% reduction using Photovoltaic (PV)
- Codes for Sustainable Homes Level 3 - NOT APPLICABLE
- Secured By Design (full accreditation) NOT APPLICABLE
- Secured By Design (section 2 part compliance) NOT APPLICABLE
- English Partnerships Standards - NOT APPLICABLE
- Mobility Standards - NOT APPLICABLE
- NHF Standards - NOT APPLICABLE

NOTE: ALL UNITS TO BE TO KEEPMOAT 'SILVER' SPECIFICATION Rev. E



P17 12.07.16 PARKING TO PLOTS 9-20 REVISED.  
P16 27.06.16 RAISED TABLES & VISIBILITY SPLAYS UPDATED.  
P15 24.06.16 PLOTS 4 & 5 MOVED NORTH 800mm.  
P14 17.08.16 PLOTS 29/24 HANDED, RAISED TABLES INDICATED.  
FOOTPATH FROM PARKING SPACE 43 REVISED.  
P13 06.06.16 HOUSE TYPE 857 NOW 969, HOUSE 867 NOW 976.  
HOUSE 1236 NOW 1270, PLOT 21 HANDED, HA PATHS NOW 300mm WIDE.  
P12 06.06.16 SCHEDULE & KEY UPDATED, PLOT 20 NOW 998 TYPE - PLOT 21 NOW 1375 TYPE, (BOTH WHEELCHAIR UNITS).  
P11 31.05.16 DESIGN CRITERIA & 'SILVER' SPECIFICATION NOTED.  
P10 26.05.16 OFFSET FENCE ADDED AROUND CAR PARK.  
P9 22.05.16 PLOTS 20/21 NOW WHEELCHAIR, PLOTS 4.51,54,61,62,72,74, NOW LIFE TIME / M4(2) STANDARD.  
P8 23.03.16 PRIVATE PATHS ADDED, PARKING COURT 39/50 REVISED.  
P7 17.02.16 REVISIONS AS KEEPMOAT COMMENTS 12 Feb 16.  
P6 19.01.16 CONTOURS/PATH TO WOODS/SB & CODE 4 ADDED.  
P5 18.01.16 GENERAL RE-PLAN FOLLOWING PLANNER MTG.  
P4 18.12.15 GENERAL RE-PLAN BASED ON KEEPMOAT SKETCH.  
P3 15.12.15 GENERAL RE-PLAN.  
P2 10.12.15 GENERAL RE-PLAN.  
P1 16.11.15 AREA AROUND PLOTS 56-60 REPLANNED.

■ DRAWING STATUS



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PROJECT  
**Treetops School Site**  
Dell Road, Grays, Essex

■ DRAWING TITLE

**SITE LAYOUT - WORKING**

■ SCALE ■ DATE ■ DRAWN ■ CHECKED

1:500@A1 JAN. 16 PB

■ NUMBER ■ REV.

**14.042/100** **P17**