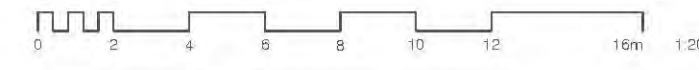
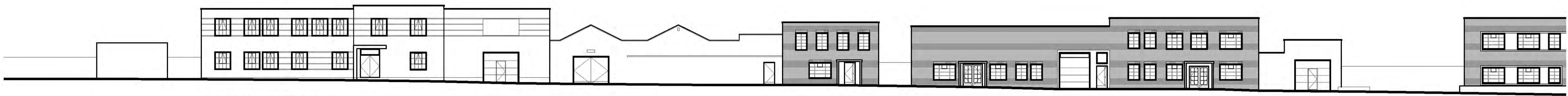


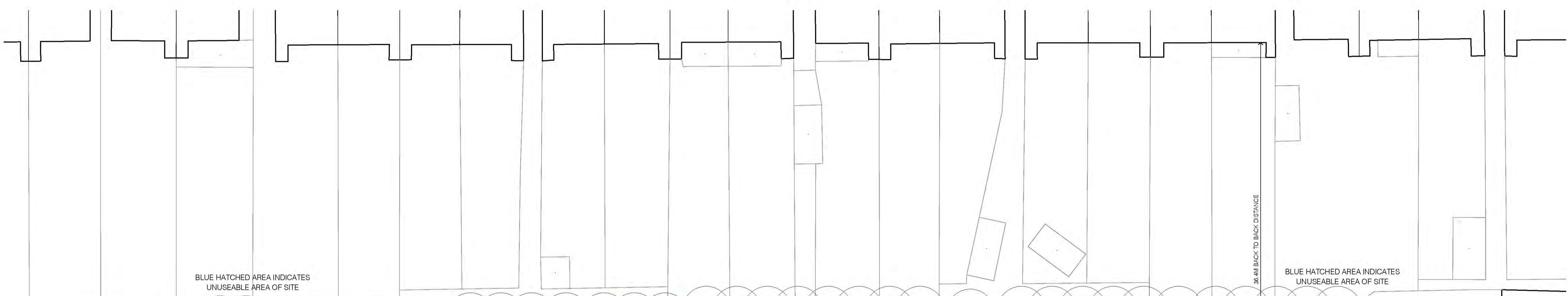
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 CONTRACTORS ARE TO CHECK ALL LEVELS AND DIMENSIONS BEFORE WORK COMMENCES ON SITE AND ANY DISCREPANCIES ARE TO BE REFERRED TO FRONT ARCHITECTURE.
 DO NOT SCALE. WORK TO FIGURED DIMENSIONS ONLY.



PROPOSED STREET SCENE TO SUTTON ROAD
 SCALE 1:200 @A1

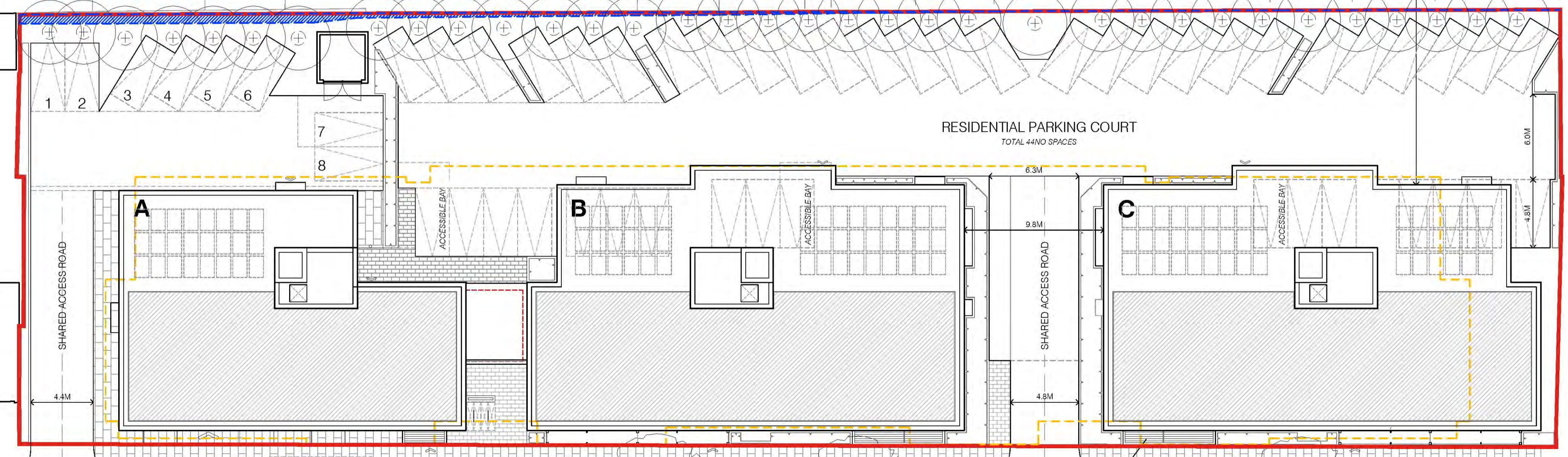


EXISTING STREET SCENE TO SUTTON ROAD
 SCALE 1:200 @A1



BLUE HATCHED AREA INDICATES UNUSEABLE AREA OF SITE

BLUE HATCHED AREA INDICATES UNUSEABLE AREA OF SITE



RESIDENTIAL PARKING COURT
 TOTAL 44NO SPACES

SHARED ACCESS ROAD
 4M

SHARED ACCESS ROAD
 4.8M

SHARED ACCESS ROAD
 4.8M

NEW LAYBY PARKING / LOADING BAY
 POSSIBLE PARKING RESTRICTIONS TO ALLOW FOR DELIVERY TIMES. BAY TO ALLOW FOR 65 FOOT DELIVERY VEHICLE

NEW LAYBY PARKING
 2NO SPACES

RELOCATE EXISTING TRAFFIC BOLLARDS TO ALLOW FOR NEW LAYBY PARKING AND LOADING BAY

SUTTON ROAD

EXISTING LAYBY PARKING

PROPOSED SITE PLAN
 SCALE 1:200 @A1

BLOCK A: ACCOMMODATION SCHEDULE

No.	BEDROOMS	PERSONS	PRIVATE AMENITY	CAR PARKING	CYCLE PARKING	GROSS INTERNAL AREA	
						METRIC	IMPERIAL
A.1	2	4	2.6	1	1	70	753.5
A.2	2	4	0	1	1	71	754.2
A.3	2	4	9.5	1	1	77	829.8
A.4	2	4	2.9	1	1	70	753.5
A.5	2	4	2.6	1	1	71	753.5
A.6	2	4	2.6	1	1	71	754.2
A.7	2	4	9.5	1	1	77	829.8
A.8	2	4	2.9	1	1	70	753.5

BLOCK TOTALS

No.	BEDROOMS	PERSONS	PRIVATE AMENITY	CAR PARKING	CYCLE PARKING	GROSS INTERNAL AREA	
						METRIC	IMPERIAL
8	16	32	24.6	8	8	576	6200.0

COMMUNAL AREAS
 Communal lobbies and stair cores - 83m²
 Communal roof garden - 200m²
 Communal refuse store, service outbuilds - 21m²

COMMERCIAL AREAS
 Commercial area - 208m²
 Commercial refuse store - 5m²

BLOCK B: ACCOMMODATION SCHEDULE

No.	BEDROOMS	PERSONS	PRIVATE AMENITY	CAR PARKING	CYCLE PARKING	GROSS INTERNAL AREA	
						METRIC	IMPERIAL
B.1	2	4	9.5	1	1	71	754.2
B.2	2	3	0	1	1	61	656.6
B.3	2	4	9.5	1	1	71	754.2
B.4	2	4	1.6	1	1	70	753.5
B.5	2	3	0	1	1	61	656.6
B.6	2	3	0	1	1	61	656.6
B.7	2	4	9.5	1	1	71	754.2
B.8	2	4	0	1	1	70	753.5
B.9	1	2	9.5	1	1	50	538.2
B.10	2	4	9.5	1	1	71	754.2
B.11	2	3	0	1	1	61	656.6
B.12	2	3	0	1	1	61	656.6
B.13	2	3	0	1	1	61	656.6
B.14	2	4	9.5	1	1	71	754.2
B.15	2	4	0	1	1	70	753.5
B.16	1	2	9.5	1	1	50	538.2
B.17	2	4	9.5	1	1	71	754.2
B.18	2	3	0	1	1	61	656.6

BLOCK TOTALS

No.	BEDROOMS	PERSONS	PRIVATE AMENITY	CAR PARKING	CYCLE PARKING	GROSS INTERNAL AREA	
						METRIC	IMPERIAL
18	34	61	51.6	18	18	1166	12529.2

COMMUNAL AREAS
 Communal lobbies and stair cores - 100m²
 Communal roof garden - 238m²
 Communal refuse store, cycle store, service outbuilds - 41m²

BLOCK C: ACCOMMODATION SCHEDULE

No.	BEDROOMS	PERSONS	PRIVATE AMENITY	CAR PARKING	CYCLE PARKING	GROSS INTERNAL AREA	
						METRIC	IMPERIAL
C.1	2	4	1.6	1	1	70	753.5
C.2	2	4	9.5	1	1	71	754.2
C.3	2	3	0	1	1	61	656.6
C.4	2	4	9.5	1	1	71	754.2
C.5	2	3	0	1	1	61	656.6
C.6	2	4	9.5	1	1	71	754.2
C.7	1	2	9.5	1	1	50	538.2
C.8	2	4	0	1	1	70	753.5
C.9	2	4	9.5	1	1	71	754.2
C.10	2	3	0	1	1	61	656.6
C.11	2	3	0	1	1	61	656.6
C.12	2	3	0	1	1	61	656.6
C.13	2	4	9.5	1	1	71	754.2
C.14	1	2	9.5	1	1	50	538.2
C.15	2	4	0	1	1	70	753.5
C.16	2	4	9.5	1	1	71	754.2
C.17	2	3	0	1	1	61	656.6
C.18	2	3	0	1	1	61	656.6

BLOCK TOTALS

No.	BEDROOMS	PERSONS	PRIVATE AMENITY	CAR PARKING	CYCLE PARKING	GROSS INTERNAL AREA	
						METRIC	IMPERIAL
18	34	61	51.6	18	18	1166	12529.2

COMMUNAL AREAS
 Communal lobbies and stair cores - 100m²
 Communal roof garden - 238m²
 Communal refuse store, cycle store, service outbuilds - 41m²

ACCOMMODATION SCHEDULE TOTALS

ACCOMMODATION MIX
 44no Total no of apartments consisting of:
 4no 1 bedroom 2 person apartments [9%]
 14no 2 bedroom 3 person apartments [32%]
 29no 2 bedroom 4 person apartments [69%]

250m² Commercial A1 use

AMENITY
 716m² Communal roof garden shared amenity
 128m² Private amenity

PARKING
 44no Residential parking [1:1]
 2no Lay-by parking
 10no Commercial parking
 4no Lay-by parking

CYCLE PARKING
 44no Residential parking [1:1]
 8no On-site visitors parking

DENSITY
 3238m² Site area [0.33ha]
 146 Dwellings per hectare

REV	DATE	REVISIONS & TRADES REVISIONS	APP
REV	DATE	AMENDMENT	DRAWN

MIXED-USE REDEVELOPMENT
 411-419 SUTTON ROAD,
 SOUTHEND-ON-SEA,
 ESSEX. SS2 5PH

DRAWING TITLE:
 PROPOSED SITE PLAN AND STREET SCENE

CLIENT:
 DOVE JEFFERY HOMES

DRAWN:	PROJECT NO:	DRAWING NO:
DC.	16.563	200
CHECKED:	SCALE:	
	1:200 @A1	
DATE:	REVISION:	
08.AUGUST.2018		P6

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