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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 DIMENSIONS ONLY.



- EXTERNAL WORKS KEY/INDICATIVE LANDSCAPING.**
- Position of feature trees to frontage.
  - Tree with planting bed containing low level planting/hedges to Landscape Architects design. Position of any element to create feature screen link between undercroft parking and Baxter Avenue, whilst maintaining separation through access for vehicles.
  - Possible minor tree pits to existing rear car park area to provide a boost in vegetation and outlook exposure between new block and Baryta House.
  - Low level hedging to front boundary and fencing of soft landscaped areas at each end to Landscape Architects design.
  - Hard landscaping in block paving/tile paving to be confirmed.
  - Planting bed adjacent walkway and around base of trees for tall planting/shrubbery.
  - Areas between Hedges and planting beds to be grassed.
- Hatch indicating grassed areas:
- Hatch indicating planting bed areas:
- Hatch indicating paved walkways between landscaping:

**SUMMARY ACCOMMODATION SCHEDULE**  
 Refer to IPWV 19.533.600 DRD 29 Victoria Avenue Accommodation Schedule 44.3 for full schedule.

APARTMENT No.	BEDROOMS	PERSONS	GIA M <sup>2</sup>   FT <sup>2</sup>
01	3	4P	75M <sup>2</sup>   807FT <sup>2</sup>
02	2	3P	67M <sup>2</sup>   721FT <sup>2</sup>
03	2	3P	65M <sup>2</sup>   699FT <sup>2</sup>
04	3	4P	75M <sup>2</sup>   807FT <sup>2</sup>
05	2	3P	67M <sup>2</sup>   721FT <sup>2</sup>
06	2	3P	66M <sup>2</sup>   697FT <sup>2</sup>
07	3	4P	75M <sup>2</sup>   807FT <sup>2</sup>
08	2	3P	67M <sup>2</sup>   721FT <sup>2</sup>
09	2	3P	65M <sup>2</sup>   697FT <sup>2</sup>

**TOTAL MIX -**  
 6No. 2 bedroom apartments  
 3No. 3 bedroom apartments

**TOTAL AMENITY -**  
 Private balconies provided to each new apartment.  
 2 bedroom apartments minimum 3.5m<sup>2</sup> & 0.5m<sup>2</sup>  
 3 bedroom apartments minimum 5.5m<sup>2</sup>

**TOTAL PARKING -**  
 Existing site wide parking total 75no. serving 113no. residential units.  
 Proposed site wide parking total 59no. serving 120no. residential units.  
 Achieved site wide parking ratio of 0.48 spaces per residential unit.

REV	01/04/2020	FULL PLANNING PACKAGE AMENDMENT	RD
REV	16/04/2020	PLANNING PACKAGE AMENDMENT TO REFLECT REVISIONS TO DRAWINGS	RD
REV	17/07/2020	PLANNING PACKAGE FOR DC	RD
REV	07/08/2020	LANDSCAPING DRAWINGS AMENDMENT TO REFLECT REVISIONS	RD
REV	17/07/2020	TRAIL NETWORK ISSUE	RD
REV	DATE	AMENDMENT	DRAWN BY

**APARTMENT DEVELOPMENT**  
 LAND TO THE REAR OF 29 VICTORIA AVENUE  
 SOUTHEND-ON-SEA, ESSEX, SS2 6AZ

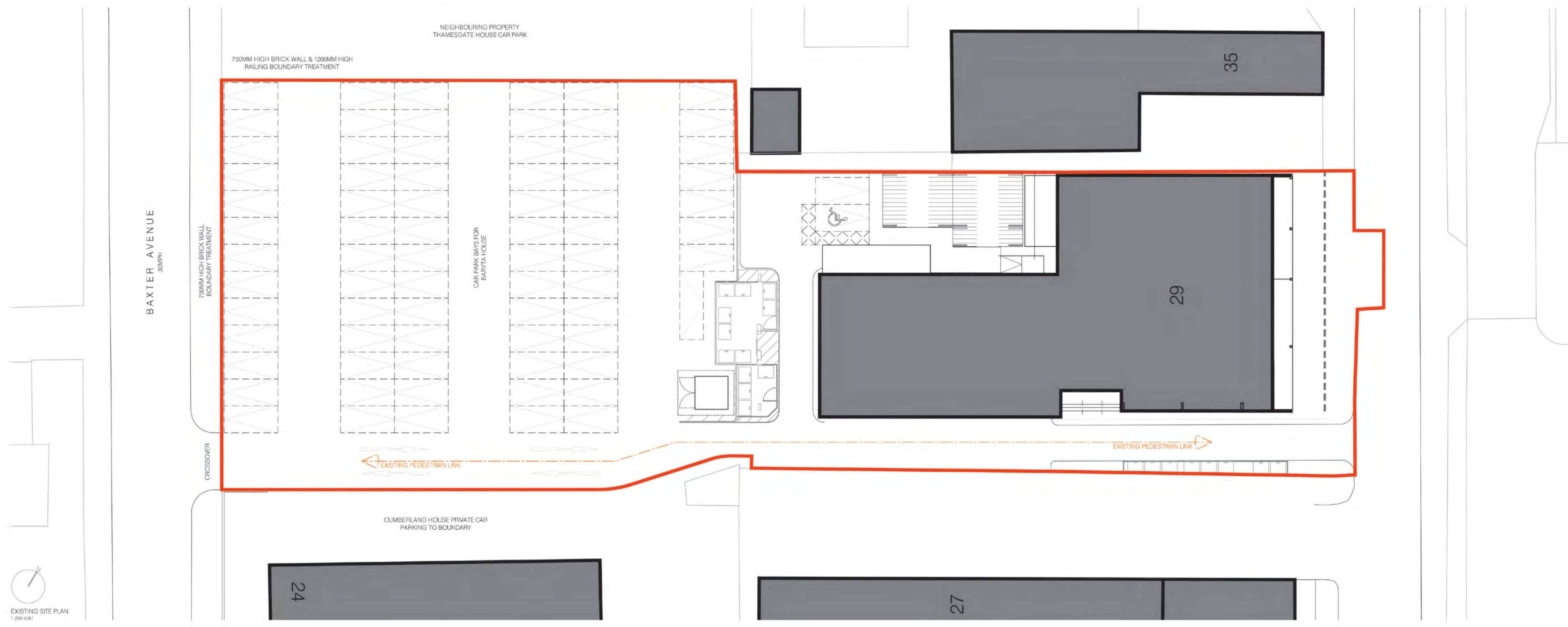
**DRAWING TITLE**  
 PLANNING PACKAGE:  
 EXISTING & PROPOSED SITE PLANS.

**CLIENT**  
 SHAWIRAM SOUTHEND LTD.

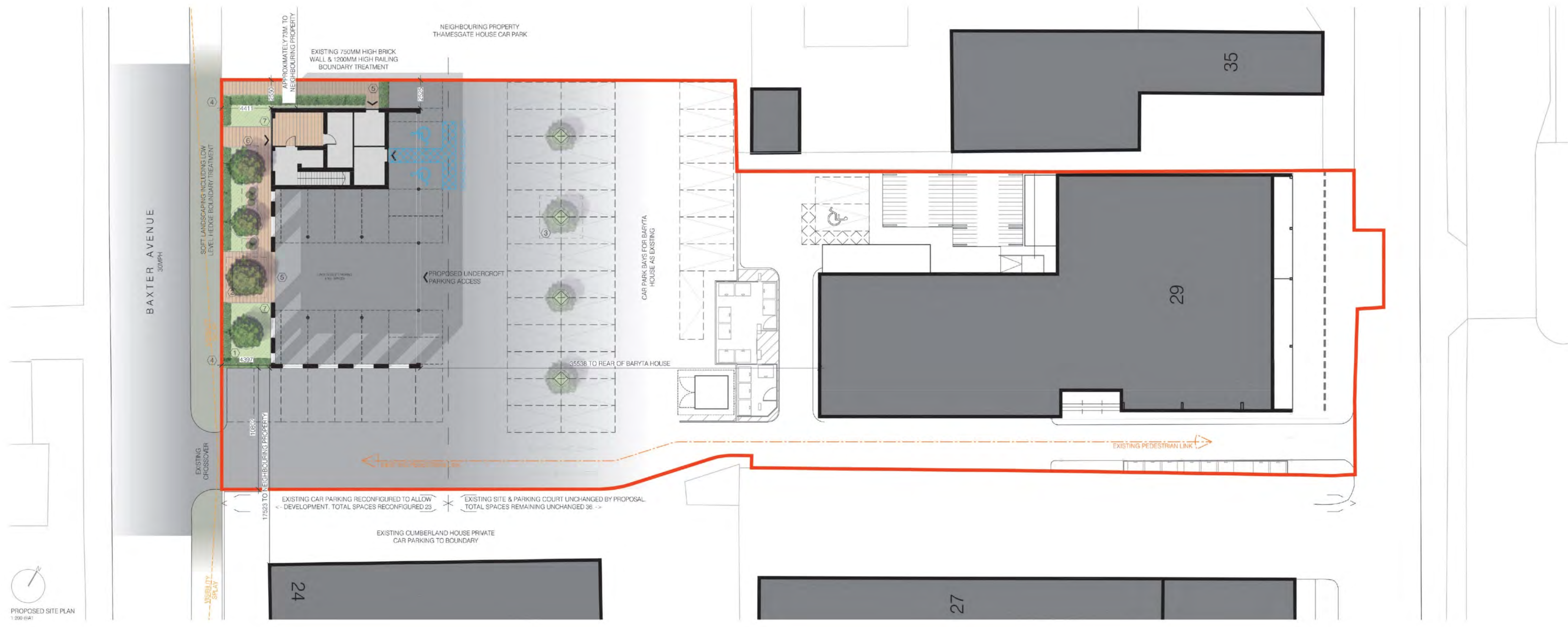
DRAWN	PROJECT NO	DRAWING NO
RD	19.533	
CHECKED	SCALE	
DC	1:200 @ A1	
DATE	REVISION	
16 JANUARY 2020		

**200**

16 JANUARY 2020 P05



EXISTING SITE PLAN  
 1:200 @ A1



PROPOSED SITE PLAN  
 1:200 @ A1