CODE	NDSS	M4-2	TYPE	NO	Type %	SQM	TOTAL SQM	SQFT	TOTAL SQFT
HT3 - The Plumpton	✓	✓	2B3P BUNG	8	11.43	62.69	501.52	674.80	5398.36
HT7 - The Hayes	✓	✓	2B4P	21	30.00	82.46	1731.66	887.60	18639.59
HT9 - The Dowson	✓	✓	3B5P	21	30.00	95.45	2004.45	1027.42	21575.90
HT11 - The Mawson	✓	✓	3B5P Crnr	10	14.29	98.95	989.5	1065.10	10650.98
HT13 - The Winter	✓	✓	4B7P	4	5.71	127.57	510.28	1373.16	5492.65
HT14 - The Hopper	✓	✓	4B6P	6	8.57	121.85	731.1	1311.59	7869.56
				70	100.00		**6468.51**		**69627.04**

FOOTPATH LINK FROM STEPHENSON ROAD TO PROVIDE ACCESS TO EXISTING PUBLIC TRANSPORT.

EXACT LOCATION OF SURFACE WATER SEWER TO BE CONFIRMED.

PEDESTRIAN LINK INTO THE SITE.

EXISTING TREES AND DENSE VEGETATION ALONG THE SITE BOUNDARY TO BE SELECTIVELY REMOVED TO FACILITATE DEVELOPMENT. VEGETATION CLEARANCE TO BE KEPT TO A MINIMUM, WITH THE OBJECTIVE OF RETAINING AS MUCH EXISTING PLANTING AS PRACTICABLE

REFER TO ARBORICULTURAL IMPACT ASSESSMENT & METHOD STATEMENT FOR INFORMATION REGARDING EXISTING TREES AND TREE PROTECTION (SHOWN BLUE).

AREAS OF EXISTING TREES AND SHRUBS TO BE REMOVED, SHOWN DASHED RED. SOME INSTANCES REMOVED FOR CLARITY, REFER TO TREE SURVEY FOR FURTHER INFORMATION.

PROPOSED ADDITIONAL PLANTING AND LANDSCAPING TO INFILL GAPS AND CREATE BUFFER TO INDUSTRIAL UNITS OPPOSITE ARMSTRONG ROAD.

EXISTING COMBINED SEWER, WITH NOMINAL 3.0m EASEMENT OFFSET SHOWN (TBC).

POTENTIAL PEDESTRIAN LINK TO EXISTING ROUNDABOUT.

0m 5m 10m 20m
1:500

N

SITE AREA (PLANNING)
7.24 Acres - 2.93 Hectares

KEY:

- SITE BOUNDARY
- PROPOSED ACCESS (VEHICLE)
- PROPOSED INFORMAL PEDESTRIAN FOOTPATH LINKS
- EXISTING TREES / TREES REMOVED (SHOWN INDICATIVELY)
- PROPOSED NEW SHRUBS / TREES (SHOWN INDICATIVELY)
- BS — EXISTING BUS STOP LOCATION
- EXISTING SURFACE WATER DRAINAGE AND ASSOCIATED OFFSET (IF KNOWN)
- EXISTING COMBINED DRAINAGE AND ASSOCIATED OFFSET (IF KNOWN)
- PROPOSED GRAVEL FOOTPATH
- EXISTING HEDGEROWS / VEGETATION
- AREA FOR PUBLIC OPEN SPACE (POS)
- SUSTAINABLE DRAINAGE SYSTEM (SUDs)
- PROPOSED SWALES FOR SUDs
- PROPOSED BOUNDARY FENCE / WALL
- ELECTRIC VEHICLE CHARGING POINT
- AIR SOURCE HEAT PUMP (ASHPs)
- PV PANELS

REV.	DESCRIPTION	DATE	DRW / CHK
P04	NORTHERN BOUNDARY CORRECTED FOLLOWING RECEIPT OF TITLE PLANS ON 20.06.25	2025-06-23	MW / ME
P03	UPDATED TOPO, TREE SURVEY, PV'S AND ASHP'S ADDED	2025-06-17	LG / ME
P02	UPDATED TO SUIT HOUSE TYPE REVISIONS AND LATEST FOOTPRINT SIZES.	2025-06-05	MW / ME
P01	ISSUED FOR CLIENT APPROVAL.	2025-05-22	MW / ME

ergo

0191 229 0231
info@ergoprojects.co.uk

Azure Business Centre, High Street,
Newburn, Newcastle upon Tyne. NE15 8LN
www.ergoprojects.co.uk

ERGO PROJECT NO: 0998
ERGO PROJECT NAME: ARMSTRONG ROAD

CLIENT ORGANISATION:
BELIEVE HOUSING

PROJECT ADDRESS:
ARMSTRONG ROAD,
PETERLEE

DRAWING TITLE:
PROPOSED SITE PLAN

PROJECT ID	ORGINATOR	FUNCTIONAL	SPATIAL	FORM	DISCIPLINE
0998	EPL	ZZ	ZZ	DR	A

UNICLASS CLASSIFICATION	NUMBER	SUITABILITY	REVISION
PM_40_40_00	0002	S4	P04

DRAWN	CHECK	DATE	PURPOSE	SCALE	SIZE
MW	ME	2025-05-19	STAGE 3	1:500	A1

NOTE: This information is © Ergo Projects Limited. Drawing measurements shall not be obtained by scaling. Verify all dimensions prior to manufacture or construction. Immediately report any discrepancies to Ergo Projects Limited. This information shall be read in conjunction with all associated drawings, specifications, and all other related project information.