Millimetres 0 10 100

DO NOT SCALE

NOTES

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Denotes land to be developed as part of Planning Application
(Approx. Area: 39.358m² / 3.93 Hectares)

UNIT TYPES

A / AH — 1 Bedroom / 2 Person (1B2P) Apartment
Approx. Area: 62.2m²
AH Denotes Handed Version
154No. Units (72.5% Unit Mix)

B / BH — 3 Bedroom / 6 Person (3B6P) Apartment
Approx. Area: 108.3m²
BH Denotes Handed Version
32No. Units (15% Unit Mix)

C / C* — 3 Bedroom / 6 Person (3B6P) Terraced House
Approx. Area: 116.2m²
* Denotes Gable Condition
12No. Units (5.5% Unit Mix)

D / D* — 3 Bedroom / 6 Person (3B6P) Terraced House (HfVN)
Approx. Area: 136.5m²
* Denotes Gable Condition
15No. Units (7% Unit Mix)
Ground Floor Bedroom Required

DWELLINGS PER HECTARE
Total Number of Units: 213No.
Site Area: 3.93 Hectares
213 (Units) / 3.93 (Hectares) = 54.1
Total: 54.1 Dwellings per Hectare

PARKING PROVISION (VEHICLE)
186No. Units @ 80% = 149No. Spaces (APARTMENTS)
27No. Units @ 200% = 54No. Spaces (TERRACED HOUSES)

SITE TOTAL REQUIREMENT = 203No. Spaces
CURRENT PROPOSAL TOTAL = 196No. Spaces

Parking Space Dimensions: 2.5m(W) x 5.0m(L)
Electric Vehicle Charging Provision: 120No. Total
100% of Terraced Houses = 27No. Spaces
50% of Apartments = 93No. Spaces

Car Club Potential within site. Impact TBC following coordination with ACC
Disabled parking spaces required at a ratio of 1:20 = 11No. spaces.

PARKING PROVISION (BICYCLE)
Cycle parking should be provided at a ratio of 1 space per unit for the first 30 flats, with an additional 1 space per 3 flats thereafter.
186No. Units Total (APARTMENTS)
SITE TOTAL REQUIREMENT = 82No. Spaces

BUILDING HEIGHTS
Terraced Houses: 2 Storeys
Apartment Blocks (1B2P): 3 Storeys
Apartment Blocks (3B6P): 2/3 Storeys

ACCESS
Denotes Proposed Site Entrance (Pedestrians)
Denotes Proposed Site Entrance (Vehicles)

AREAS (APPROX.)

Building Footprint:	8,757m²	(22.2% of site total)
Open Space / Gardens / Amenity:	15,687m²	(39.9% of site total)
Shared Surface / Vehicular Circulation:	6,586m²	(16.7% of site total)
Pedestrian Circulation / Off-Road Parking:	8,329m²	(21.2% of site total)
TOTAL	39,359m²	(100.0% of site total)

NOTES
No Tree Preservation Orders placed on any existing trees within site, per Aberdeen City Council Environmental Policy team information.

N

0 10 20 30 40 50 60
SCALE 1:750

Rev.	Date	Description	By	Chk'd	App'd
P01	21/08/20	First Issue - PoAN.	SM	RPC	SG

Drawing Status: INFORMATION
Suitability: S1

ATKINS
200 Broomielaw
Glasgow
G1 4RU
Tel: +44 (0)1412 202000
Fax: +44 (0)1412 202001
www.atkinsglobal.com

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Client: ABERDEEN CITY COUNCIL
DESIGN TEAM - HOUSING
HOUSING PROGRAMME 2022
www.aberdeencity.gov.uk

Project Title: ACC HOUSING PROGRAMME
KINCORTH ACADEMY
KINCORTH CIRCLE, ABERDEEN, AB12 5NL

Drawing Title: PROPOSED SITE PLAN

Scale	Designed	Drawn	Checked	Authorised
1:750	RPC	SM	RPC	SG
Original Size	Date	Date	Date	Date
A1	18.08.20	18.08.20	18.08.20	18.08.20

Drawing Number: ACCKIN-ATK-ZZ-ZZ-DR-AR-11000-1
Revision: P01

USER: CONN4351 Date: 21/8/20 12:12:04
Filename: C:\Users\CONN4351\AppData\Local\Temp\AcPublish_5416\ACCKIN-ATK-ZZ-ZZ-DR-AR-11000-1.dwg