

THESE PLANS MUST NOT BE ACTED UPON UNTIL THEY HAVE BEEN APPROVED IN ACCORDANCE WITH BUILDING REGULATIONS 2010 & ANY SUBSEQUENT AMENDMENTS. SHOULD THE OWNER OR CONTRACTOR COMMENCE WORK WITHOUT THE ABOVE APPROVAL THEN THEY DO SO AT THEIR OWN RISK. CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT ON SITE. ANY ANOMALIES TO BE REPORTED. DO NOT SCALE FROM DRAWINGS, FIGURED DIMENSIONS ONLY TO BE USED.

FOR PLANNING PURPOSES ONLY

Where trees and/or hedgerows are close to a lateral zone of influence - which may be on neighbouring or adjacent properties - then reference MUST be made to the National House Building Council (NHBC) publication 'Standards - Chapter 4.2, Building Near Trees, 4.2.1 - 4.2.15'

Trees / hedgerow root systems within a lateral zone of influence which is generally:

High Water Demand Trees	1.25 x mature height
Moderate Water Demand Trees	0.75 x mature height
Low Water Demand Trees	1.25 x mature height

Roots often extend to distances in excess of the height of the tree, the majority are within 600mm of the surface and project radially.

All parts of the system are easily susceptible to damage which may not regenerate and which can affect the stability of the tree, this can be caused by:

- Stripping topsoil too close to trees
- Excavating trenches for foundations and services too close to trees
- Raising soil levels adjacent to trees, particularly where non-granular materials are used
- The compaction of soil around trees by heavy plant
- The storage of heavy materials around trees
- Covering the rooting area with impervious surfaces.

Then to reduce potential root disturbance during construction works, protection is required & trees should be protected from damage by:

- A fence or barrier, which should extend around a single trunk equivalent to a circle of radius 12 x the trunk diameter measured 1.5m above ground level.
- Ensuring services are not routed close to trees or, where this is impractical, are installed in such a way as to minimise root damage.

Protective measures are designed to reduce against close proximity development disturbance & should be implemented PRIOR to ground breaking works, demolition OR construction.

Protection areas around trees should be classed as Total Exclusion Zones (TEZ) and NO storage of materials, toxins, machinery, site offices, other temporary buildings, other building supplies or any works should take place within TEZ under any circumstances.

ALL TEZ's should remain in place for the duration of the development works. Signs should be attached to protective fencing indicating such measures are in force.

Foundations near trees - reference should always be made to the Approved Inspector or their on site assessment of the ground conditions / tree type & proximity - generally reference should be made to NHBC Standards - 'Building Near Trees' available from: <http://www.nhbc.co.uk>

Or the Foundation Depth Calculator App, available from www.nhbc.co.uk/apps

Foundation depths should be determined according to the guidance provided in those standards.

If in doubt assume worst condition or consult an engineer.

Any works to protected trees MUST be in accordance with BS5837:2012 'Trees in Relation to Design, Demolition and Construction' & PRIOR agreement with the Arboricultural Officer of the Local Authority.

Any tree replacement scheme to be agreed in writing with the Arboricultural Officer and to be put into action during the first planting season after works on site have been completed.

Materials, products and building systems shall be suitable for their intended purpose. The structure of the building shall have a life of at least 60 years. Individual components & assemblies, not integral to structure, may have a lesser durability & need planned maintenance, repair or replacement during that period. Proper account shall be taken of the use & location of materials, products & building systems in relation to:

- Durability of the structure & components & assemblies
- Geographical location
- Position on the site
- Position within the structure.

Materials, products and building systems will normally be acceptable if they comply with the following:

[I] MATERIAL & PRODUCT FOR CRITICAL FUNCTIONS
Functions critical to performance are: structure, fire resistance, weatherproofing, durability, thermal & sound insulation, services including heating appliances and flues.

Any of the following are acceptable:

- Compliance with the Department for Communities and Local Government (DCLG) published guidance on meeting requirements Approved Documents (AD's) A- P and AD for Regulation 7, covering Materials and Workmanship. Building work will have to comply with the requirements of any other relevant para. in Schedule 1 to regulations or
- Performance in accordance with standards set by National House Building Council (NHBC), or
- Where no standard is set, compliance with the relevant British Standard or European Technical Specification approved by a Committee for Standardisation, provided they are in accordance with relevant Code of Practice, or
- Compliance with standards not lower than those defined in a relevant British Standard specification or equivalent, provided their use is accepted, or
- Satisfactory assessment by an appropriate independent technical approvals authority i.e.

British Board of Agreement (BBA), Building Research Establishment (BRE), or a body authorised under Annex 4 to the Construction Products Directive, or

- Use of materials and products in accordance with well established satisfactory custom and practice, provided that such custom and practice is acceptable to the Approved Inspector (AI).

[II] MATERIAL & PRODUCT FOR NON-CRITICAL FUNCTIONS
Compliance with the above acceptance criteria for critical functions or strictly in accordance with manufacturers' recommendations for the specific use.

WORKMANSHIP
All work shall be carried out in a proper, neat & workman like manner, the Contractor / Builder shall ensure that:

- The conditions of the materials, products & the completed work are satisfactory
- Appropriate precautions are taken to prevent accidental or willful damage
- And that account is taken of the following:
 - The requirements of the design
 - Suitable methods of unloading and handling
 - Proper protection during storage
 - Use of correct installation methods
 - Protection against weather during construction (including excessive heat, cold, wetting or drying)
 - Protection against damage by following trades.

Native CAD Format - AllyCAD
Resolution - 300dpi
Colour Format - 256 colours
Plotting Software - Adobe Acrobat
Printed & Verified - Yes
Satisfied with Accuracy - Yes

DATE: 22nd of December 2020
PROJECT: New Dwelling
FOR: Mr. & Mrs. Whearty
AT: Land adj. to 46 Croft Drive East, Caldly, Wirral CH48 1LS
DRAWING: 002-Proposed Site Plan
PROJECT: No. WHEARTY
SCALE: 1:200 @ paper size - A0 [other scales as noted]
EXISTINGS - J | PLANNING: G | BUILDING REG'S: C |

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Plot 1 - as approved - APP/20/01528 (amendment to planning permission APP/19/01922 - alternative design for Plot 1 and alternative entrance onto Croft Drive East)

Hatched area denotes shared driveway - as approved - APP/20/01528 - (amendment to planning permission APP/19/01922 - alternative design for Plot 1 and alternative entrance onto Croft Drive East)

SCALE IN METRES [1:200]