

# The Quest

Design and Access Statement

October 2022



PROJECT ARCHITECT OF THE YEAR  
RIBA SOUTH WEST  
AWARD  
2021

SMALL PROJECT OF THE YEAR  
RIBA SOUTH WEST  
AWARD  
2021

WINNER  
RIBA SOUTH WEST  
AWARD  
2021

barefoot architects

# Project Information

PROJECT ADDRESS:

The Quest  
Glen Avenue  
Abbots Leigh  
BS8 3SD

CLIENT:

Dr Annie Elkins

JOB REFERENCE:

2220

DOCUMENT TITLE:

Design and Access Statement

REVISION STATUS:

Issue 1      Date: October 2022

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# 1. Introduction & Brief

This Design and Access Statement has been submitted in support of a planning application relating to works at The Quest, Glen Avenue in Abbots Leigh.

Barefoot Architects have been appointed by the clients to design an extension, and remodelling of their home in Abbots Leigh, including considering energy efficient measures to enhance the performance and carbon footprint of their existing house. The aim of the project is to upgrade the existing bungalow to form a suitable family home which is aesthetically pleasing and provides sufficient space for the family to live in.

The proposal is to;

- To create a family forever home in a wonderful location
- Extend the existing house to provide 4 bedrooms and 2 bathrooms
- Create a spacious kitchen and dining room with a good connection to the garden
- Provide utility room, study and sufficient storage areas
- Refurbish and remodel the bungalow to upgrade it's external appearance
- Replace the existing roof which is leaking badly
- New fabric to be designed to very high thermal standards to exceed building regulations
- Existing fabric to be thermally upgraded using external wall insulation
- All existing trees and hedges on site to be retained





## 2. Site Location

The project site lies within the settlement boundary of Abbots Leigh on the junction of Glen Avenue and Sandy Ln.



Glen Avenue overview





### 3. Existing Site Photos

The existing bungalow is a single storey building with a hipped roof, built in 1939. The bungalow has been extended over time with a number of predominantly flat roof single storey extensions. Due to the number of extensions the rear elevation of the building appears 'bitty'. The external materials include magnolia render, brick, white UPVC windows and red pantile roof.

There are a number of mature deciduous trees on the site which are all proposed to be retained. The boundaries are defined by hedgerows which are also proposed to be retained.

The existing roof leaks and requires replacing.



The bungalow viewed from Glen Avenue



The bungalow viewed from Glen Avenue with existing vehicular access



Front elevation



Rear elevation and garden



Garden and site boundary



## 4. Site Context Photos



Glen Avenue and Sandy Ln junction



Houses opposite the site



Large, developed 2 & 3 storey houses opposite the site



Glen Avenue with The Quest on the right



Glen Avenue



Timber clad house opposite the site



# 5. Planning Policy Context

## Planning Policy Framework

The site is affected by the following constraints:

- Within the Green Belt
- Landscape Character Area F1 Abbots Leigh Sandstone Uplands

North Somerset **Sites and Policies Plan**

### DM12: Development within the Green Belt

Links to CS6: North Somerset's Green Belt and Replacement Local Plan RD/3 Development in the Green Belt, RD/4 Major Development site in the Green Belt (Barrow Hospital)

#### Policy aim

To provide detailed guidance and consistency of approach concerning built development in the Green Belt, clarifying the circumstances where such development is not regarded as inappropriate. The policy covers redevelopment on previously developed land. (Note that that the National Planning Policy Framework paragraph 90 refers to certain other forms of development which are not inappropriate in Green Belt, such as mineral extraction, engineering operations, etc.).

#### Policy DM12

The extent of the North Somerset Green Belt is shown on the Policies Map.

Inappropriate development is, by definition, harmful to the Green Belt and will not be approved except in very special circumstances.

#### Extensions alterations or replacement of existing buildings

The extension or alteration of a building will not be regarded as inappropriate provided that it is within the existing curtilage and it does not result in disproportionate additions over and above the size of the original building. For North Somerset 'original' relates to the building as existing on 26 July 1985 or for buildings constructed after this date as so built. The determining factors in assessing whether the extension is disproportionate will be the size of the proposed extension in relation to the size of the original building. An extension will not normally be regarded as disproportionate provided it does not exceed 50% of the gross floor area of the original building.

The replacement of an existing building is not regarded as inappropriate provided the new building is in the same use and is not materially larger than the one it replaces. A replacement building will not normally be regarded as materially larger provided it does not exceed 50% of the gross floor area of the original building.

Development Management Policies **July 2016**

#### Policy DM12

In determining planning applications consideration will be given to the impact on the openness of the Green Belt for both extensions and replacement buildings and regard will be taken of the design (including bulk, height and floorspace), siting and overall scale of the development on the site.

The location, visual character of the site and surroundings and the effect of the proposal on the open and rural character of the area in general, prominence, visual and physical impact (including the impact of lighting) and plot size will all need to be assessed.

In the case of proposals to extend replacement buildings, the original floor space will be calculated as that of the original building that was on the site on or prior to 26 July 1985 and not that of the replacement building.

Any permission granted within a 5-year period prior to 26 July 1985 but not implemented prior to that date will be considered, if built after 26 July 1985, to form part of the 'original' building.

Proposals for domestic outbuildings and garages within existing residential curtilages are not considered to be inappropriate development and should be of a scale and height subordinate to the original dwelling and should not adversely affect the openness of the Green Belt. Normally they should be small scale and single storey. Account will be taken of the scale and number of outbuildings already on the site and the scale by which the original dwelling has increased.

#### Development in settlements in the Green Belt with settlement boundaries

Limited infilling and redevelopment will not be regarded as inappropriate within those villages washed over by Green Belt but which have retained their settlement boundaries. Such development will nevertheless still be required to comply with other policies in the Local Plan. Extensions to buildings will be acceptable providing they comply with the other policies in the Plan.

North Somerset **Sites and Policies Plan**

#### Policy DM12

#### Redevelopment and infilling on previously developed sites in the Green Belt outside settlement boundaries

On previously developed sites (as defined in the NPPF) outside the settlement boundary limited infilling or partial or complete redevelopment is not inappropriate provided it would not have a greater impact on the openness of the Green Belt and the purposes of including land within it. Redevelopment should:

- not extend beyond the perimeter of the buildings which make up the bulk of the built up area of the site; and

Infilling should:

- not extend beyond the perimeter of the buildings which make up the bulk of the built up area of the site; and
- should be visually contained within the site and should not exceed the scale or height of the existing buildings; and
- be sustainable in terms of being well related to existing settlements, and having safe and convenient pedestrian and cycle access to services, amenities and a bus or rail service.

Partial or complete redevelopment proposals should:

- not extend beyond the footprint of the existing buildings unless the proposal by virtue of its height or location on the site would have an equal or lesser impact on the Green Belt than the existing buildings; and
- result in environmental improvements on rundown or derelict sites; and
- be sustainable in terms of being well related to existing settlements, and having safe and convenient pedestrian and cycle access to services, amenities and a bus or rail service.

#### Appropriate facilities for outdoor sports and recreation

New buildings and facilities associated with sport and recreation provision in the Green Belt should be:

- directly related and subsidiary to the main outdoor use;
- be of a scale and size proportionate to the sporting or recreational use;

Development Management Policies **July 2016**

#### Policy DM12

- be sensitively designed and located to reflect the character of the area and minimise any harm to the openness and purposes of the Green Belt; and
- where outdoor lighting is proposed a lighting scheme should be adopted which minimises obtrusive light, in terms of sky glow, glare and light trespass.

#### Material change of use:

A material change of use which maintains the openness of the Green Belt is not considered to be inappropriate development provided it does not conflict with the purposes of including land in the Green Belt for example agricultural to equestrian use.

#### Justification

The North Somerset Green Belt covers approximately 15,490 hectares of land (about 40% of the total area of the District). It is highly valued by local residents and is an effective planning tool in preventing the urban sprawl of Bristol and shaping the pattern of development in North Somerset. It keeps land permanently open, prevents towns and villages merging together and protects the countryside. Core Strategy remitted policy CS6: North Somerset's Green Belt is clear that the council does not support any proposed changes to the Green Belt boundary. No amendments to the Green Belt are proposed in this plan.

Nonetheless the Green Belt is home to many residents as well as a working environment and provides opportunities for outdoor sport and recreation. This policy sets out the criteria for assessing the appropriateness of any proposal for a new building within the Green Belt including extensions, replacement buildings and proposals on previously developed land. This policy reflects the changes to the NPPF.

The policy makes reference to original buildings as existing on 26 July 1985. This is the date of adoption of the Avon Structure Plan which defined the extent of the Bristol and Bath Green Belt.

#### Delivery and monitoring

This policy is monitored through indicators set out in the Core Strategy Monitoring Framework. These will be reported on annually in the North Somerset Council Annual Monitoring Report.



## 6. Relevant Planning History

The planning portal search doesn't show any recent planning applications for the site. Two relevant planning applications have been approved for properties located on Glen Avenue.

**21/P/2522/FUH Erection of two storey and single storey extension to side of detached house, changes to fenestration & certain existing walls to be reclad with natural stone tiles.**

- The Dene, Glen Avenue, Abbots Leigh, BS8 3SD
- Submitted 01 Sep 2021
- Approved 08 Dec 2021
- Notes - Parish council recommended for refusal as no D&A has been submitted, the case officer decided to override the parish council comments as it is not a planning requirement to submit a D&A for domestic extension projects

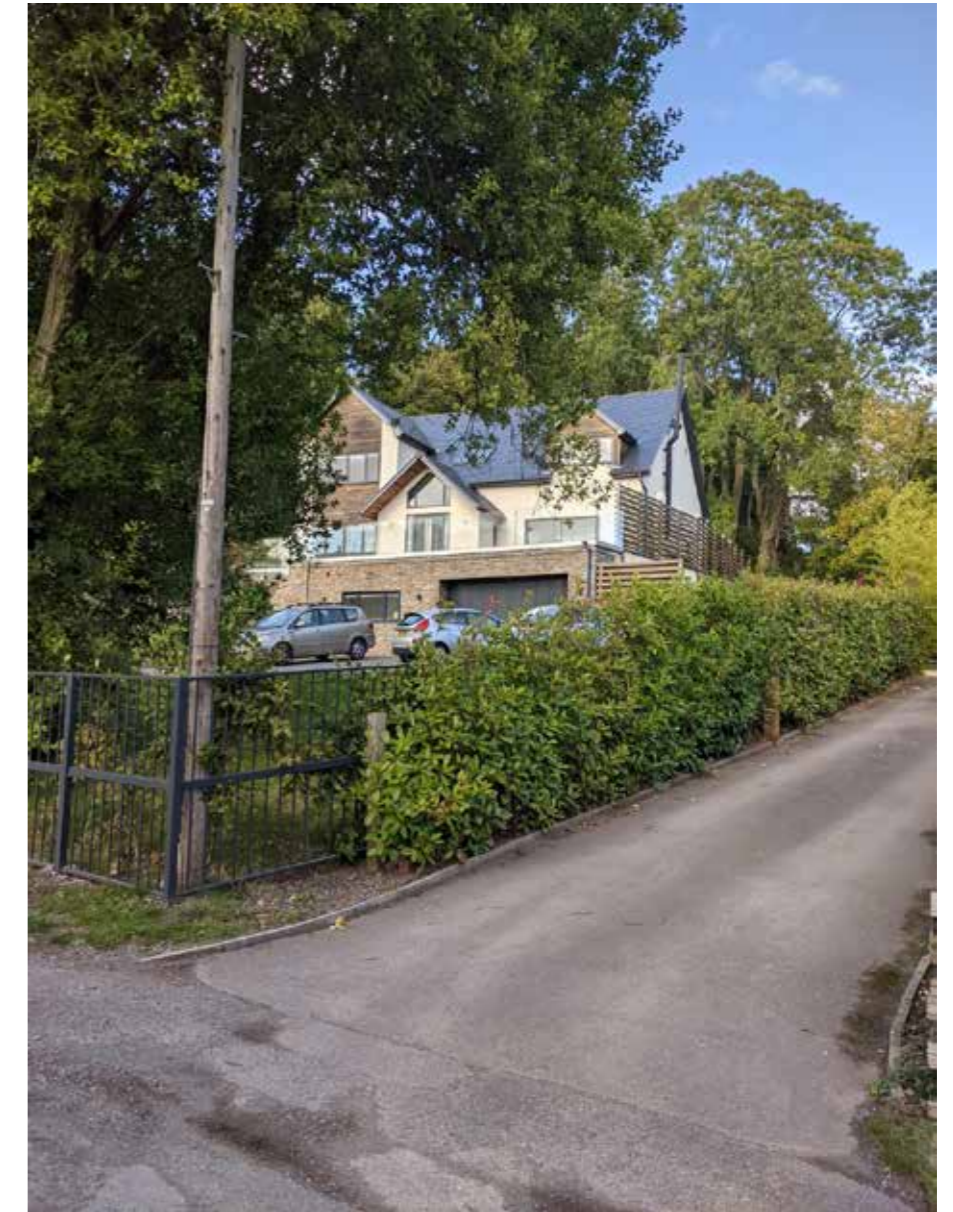
**14/P/2631/F Erection of a replacement detached dwelling built over three levels to include basement parking. Demolition of existing dwelling and garage**

- Woodycombe, Glen Avenue, Abbots Leigh, BS8 3SD
- Submitted 03 Dec 2014
- Approved 16 Feb 2015
- Notes - Parish council recommended for refusal due to various concerns expressed by neighbouring property holders regarding the location, appearance and impact of the ultimate development. This project in the end was recommended for approval by planning committee.

### 21/P/2522/FUH Existing and Proposed Elevations



### 14/P/2631/F Street View





# 7. Use, Layout and Amount

## Use

The proposal is for remodelling of the existing bungalow. This includes a ground floor extension, a first floor extension over part of the existing footprint and existing roof replacement. The existing three bedroom dwelling will be upgraded to a four bedroom dwelling.

## Layout

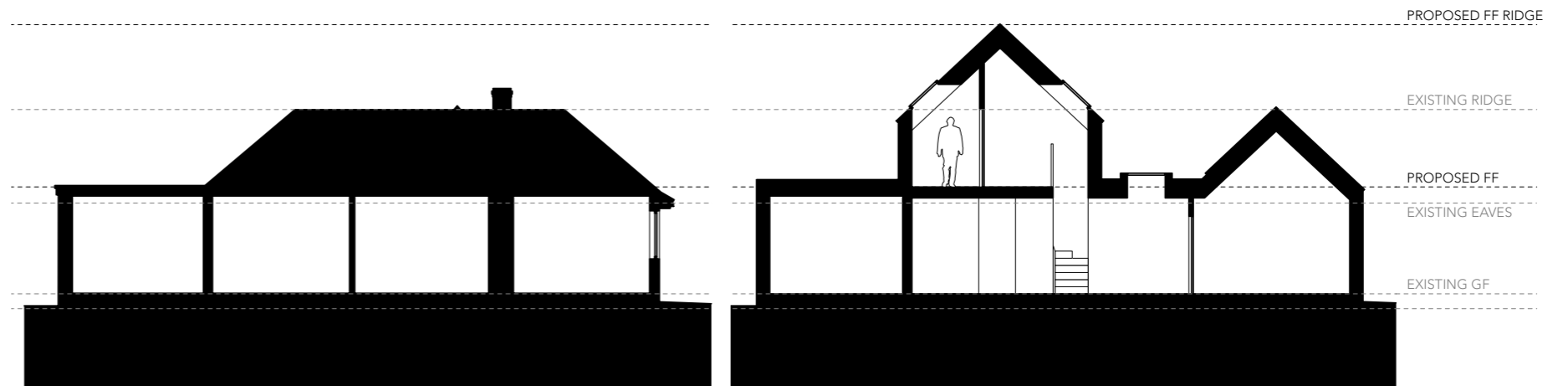
The ground floor layout will be remodelled to provide an open plan dining and kitchen area with a good connection to the garden as well as two bedrooms, study, bathroom, utility and storage area. The first floor extension will provide additional 2 bedrooms and a bathroom.

## Amount

The GIFA of the existing bungalow is 130.8m<sup>2</sup> the proposed GIFA is 205.1m<sup>2</sup>. This represents 56% increase in the total GIFA area of the house.

We note that the increase in the footprint of the building is 24.8m<sup>2</sup> (18% GIFA increase on ground floor). The remaining increase in GIFA does not exceed the footprint of the existing bungalow as it takes the form of a first floor extension.

The total area of the site is 1415m<sup>2</sup> thereby providing a generous garden appropriate to the size of the upgraded dwelling.



Existing Section

Proposed Section

EXISTING FLOOR PLAN

PROPOSED GROUND FLOOR PLAN

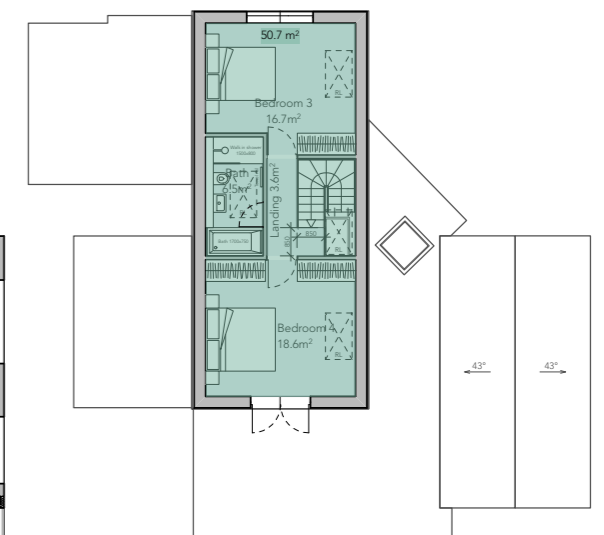
PROPOSED FIRST FLOOR PLAN



Existing Bungalow total GIFA 130.8 m<sup>2</sup>



Proposed GF extension GIFA 24.8 m<sup>2</sup>  
 Proposed GF total GIFA 154.5 m<sup>2</sup>  
 Total GF GIFA increase 18%



Proposed FF extension GIFA 50.7 m<sup>2</sup>  
 Proposed house total GIFA 205.1 m<sup>2</sup>  
 Total house GIFA increase 56%



## 8. Scale, Design and Appearance

### Scale

The existing bungalow is a single storey dwelling with hipped roof. A first floor extension is proposed above a part of the dwelling footprint. The height of the first floor extension is proposed so that the internal eaves height is 1.5m, the minimum required by national space standards.

### Design and Appearance

There are 7 dwellings on Glen Avenue and a hipped roof bungalow represents an anomaly in terms of a building type in it's immediate context as the rest of the dwellings are 1.5-3 storeys high. The existing bungalow has been extended over the time and appears bitty and incoherent. The existing roof is in poor condition with number of leaks.

The proposal is to remove the existing hipped roof and form two distinctive gabled volumes, which are connected by a flat roofed link. All new external walls are proposed to be clad in natural timber cladding. Existing walls are proposed to be insulated using external wall insulation finished with natural stone coloured render which will complement the new timber elements. A timber pergola is proposed to the rear elevation to provide passive solar shading to larger areas of glazing. A timber porch is proposed to the main entrance door.

Photovoltaic solar panels and upgrades to the existing thermal envelope are incorporated to reduce the carbon footprint of the existing dwelling. All new elements of the building fabric are designed to a high standard that will exceed building regulations.



The existing bungalow front view



The proposal front view



The existing bungalow garden view



The proposal garden view

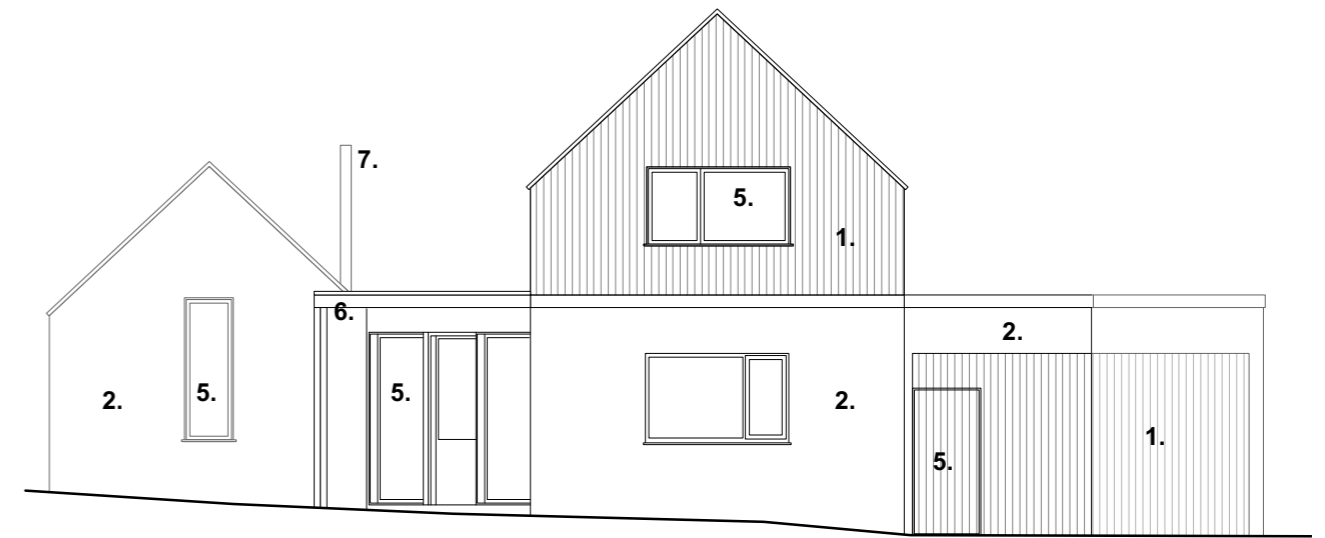


# 8.1 Scale, Design and Appearance

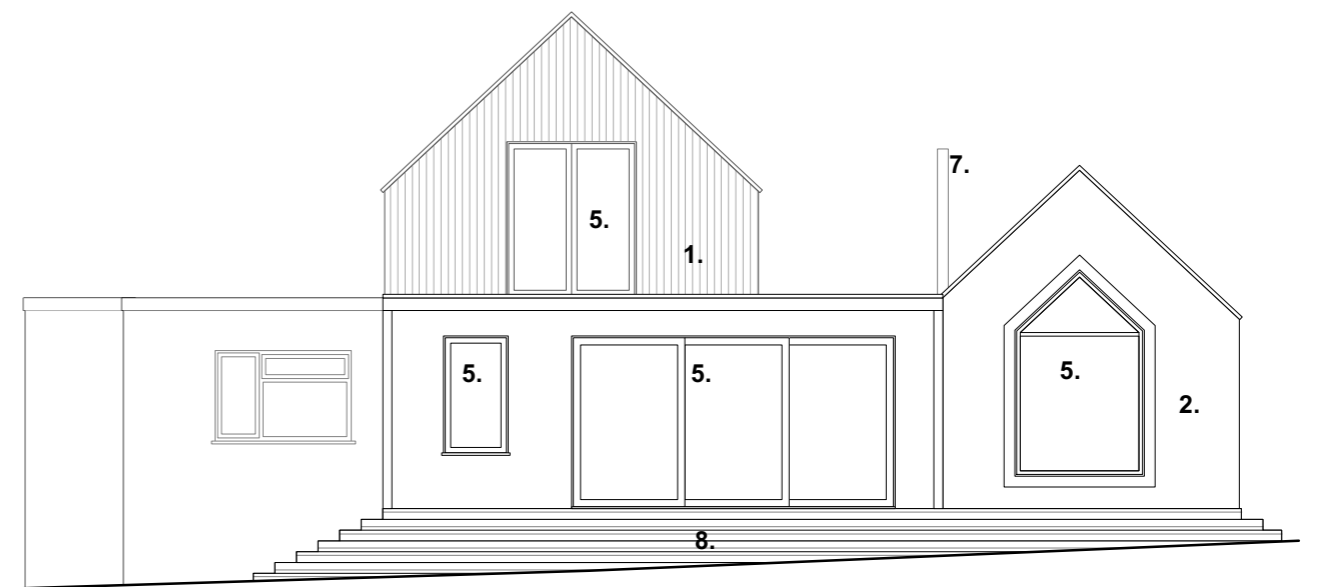


## Design Approach:

- Create 2 new gable ends to the house, linked by a flat roof;
- Create a 1.5 storey first floor bedroom extension with tiled roof to make the appearance more in-keeping;
- Use natural, sustainable materials and finishes which blend with the rural environment;
- Create larger southwest facing windows and doors to give indoor-outdoor access to the garden, suitable for a family;
- Form a pitched roof, gable ended living room volume with feature bay window.



NORTH EAST ELEVATION



SOUTH WEST ELEVATION



## 9. DM12 Appraisal

We note that DM12 states the following “An extension will not **normally** be regarded as disproportionate provided it does not exceed 50% of the gross floor area of the original building.”

However it also states the following “In determining planning applications **consideration will be given to the impact on the openness of the Green Belt** for both extensions and replacement buildings and regard will be taken of the design (including bulk, height and floorspace), siting and overall scale of the development on the site.

The location, visual character of the site and surroundings and the effect of the proposal on the open and rural character of the area in general, prominence, visual and physical impact (including the impact of lighting) and plot size will all need to be assessed.”

- The impact of the proposal on the openness of the green belt is considered to be negligible.
- The dwelling is very well screened by hedges and trees from immediate views from Glen Avenue or Sandy Lane.
- The Existing footprint is proposed to be increased marginally and is considered commensurate with the scale of the plot.
- The height of the dwelling is partially increased over part of the building to provide a pitched roof and gable form which is more in-keeping with the surrounding developments.
- The overall appearance and use of natural materials and finishes is considered to be an enhancement



The bungalow concealed from view upon entrance to Glen Avenue by mature trees.



The bungalow concealed from view along Sandy Lane by trees and hedges



View from Sandy Lane



Distant View from field gate



## 10. Contact Details

Barefoot Architects,  
Unit 5.2,  
Paintworks,  
Bristol,  
BS4 3EH

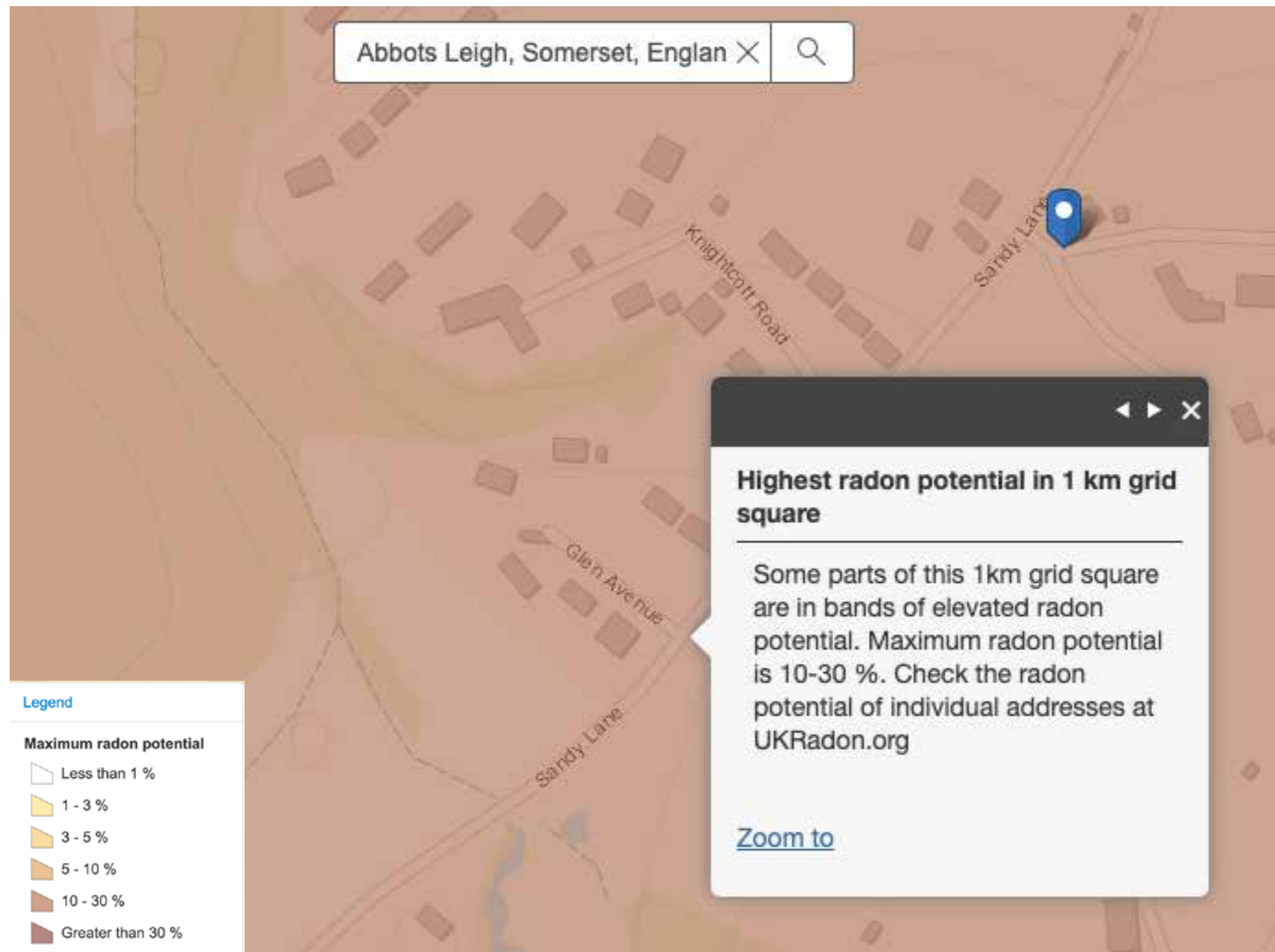
0117 9070 971

[info@barefootarchitects.co.uk](mailto:info@barefootarchitects.co.uk)





# 11. Appendix - Site Searches 11.1 Radon

The indicative map shows that the Quest is in area with high Radon potential. The site specific Report of address search for radon risk however shows that the estimated probability of the property being above the action level for radon is 1-3% and therefore no further action is required to comply with Building Control Requirements on Radon protection if a ground floor extension is proposed.



| Radon potential band (%) | General risk | Affected area? | Test advised? | Building Control Regulations? |               |                  |
|--------------------------|--------------|----------------|---------------|-------------------------------|---------------|------------------|
|                          |              |                |               | England & Wales               | Scotland      | Northern Ireland |
| 0 - 1                    | Low          | No             | No#           | No#                           | No#           | No#              |
| 1 - 3                    | Medium       | Yes            | Yes           | No#                           | Yes - Stage 1 | Yes - Zone 1     |
| 3 - 5                    | Medium       | Yes            | Yes           | Yes - Basic                   | Yes - Stage 1 | Yes - Zone 1     |
| 5 - 10                   | Medium       | Yes            | Yes           | Yes - Basic                   | Yes - Stage 1 | Yes - Zone 1     |
| 10 - 30                  | High         | Yes            | Yes           | Yes - Full                    | Yes - Stage 2 | Yes - Zone 2     |
| Over 30                  | High         | Yes            | Yes           | Yes - Full                    | Yes - Stage 2 | Yes - Zone 2     |

## Report of address search for radon risk

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Address searched: The Quest, Glen Avenue, Abbots Leigh, Bristol, BS83SD  
Date of report: 21 June 2022

### Guidance for existing properties

#### Is this property in a radon Affected Area? - Yes

A radon Affected Area is defined as where the radon level in at least one property in every hundred is estimated to exceed the Action Level.

#### The estimated probability of the property being above the Action Level for radon is: 1-3%

The probability result is only valid for properties above ground. All basement and cellar areas are considered to be at additional risk from high radon levels.

The result may not be valid for buildings larger than 25 metres.

If this site is for redevelopment, you should undertake a GeoReport provided by the British Geological Survey.

This report informs you of the estimated probability that this particular property is above the Action Level for radon. This does not necessarily mean there is a radon problem in the property; the only way to find out whether it is above or below the Action Level is to carry out a radon measurement in an existing property.

Radon Affected Areas are designated by the UK Health Security Agency. UKHSA advises that radon gas should be measured in all properties within Radon Affected Areas.

If you are buying a currently occupied property in a Radon Affected Area, you should ask the present owner whether radon levels have been measured in the property. If they have, ask whether the results were above the Radon Action Level and if so, whether remedial measures were installed, radon levels were re-tested, and the results of re-testing confirmed the effectiveness of the measures.

Further information is available from UKHSA or <https://www.ukradon.org>

### Guidance for new buildings and extensions to existing properties

#### What is the requirement under Building Regulations for radon protection in new buildings and extensions at the property location? - None

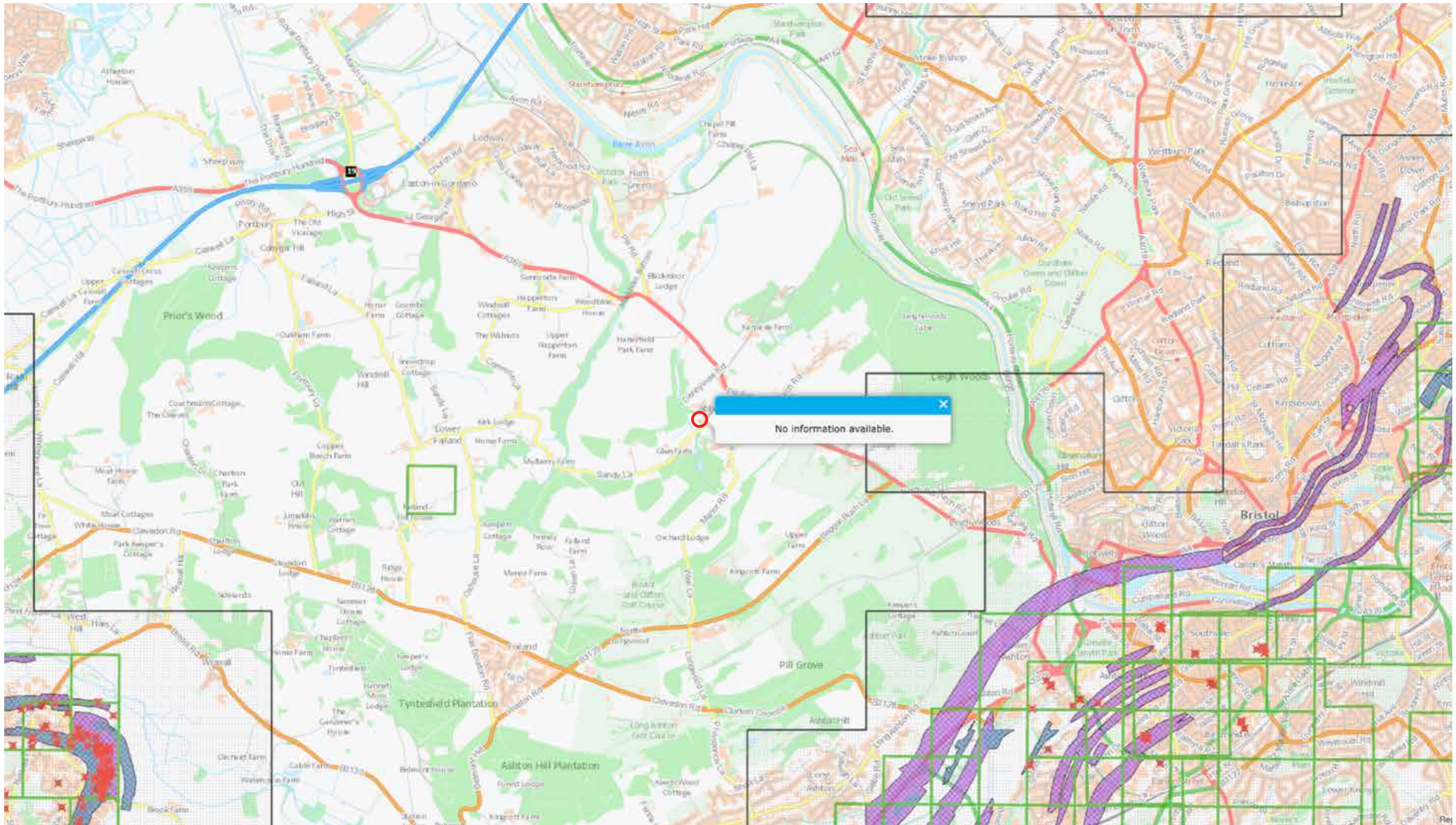
If you are buying a new property in a Radon Affected Area, you should ask the builder whether radon protective measures were incorporated in the construction of the property.

See the Radon and Building Regulations for more details.



## 11.2 Site Searches : Coal Mining

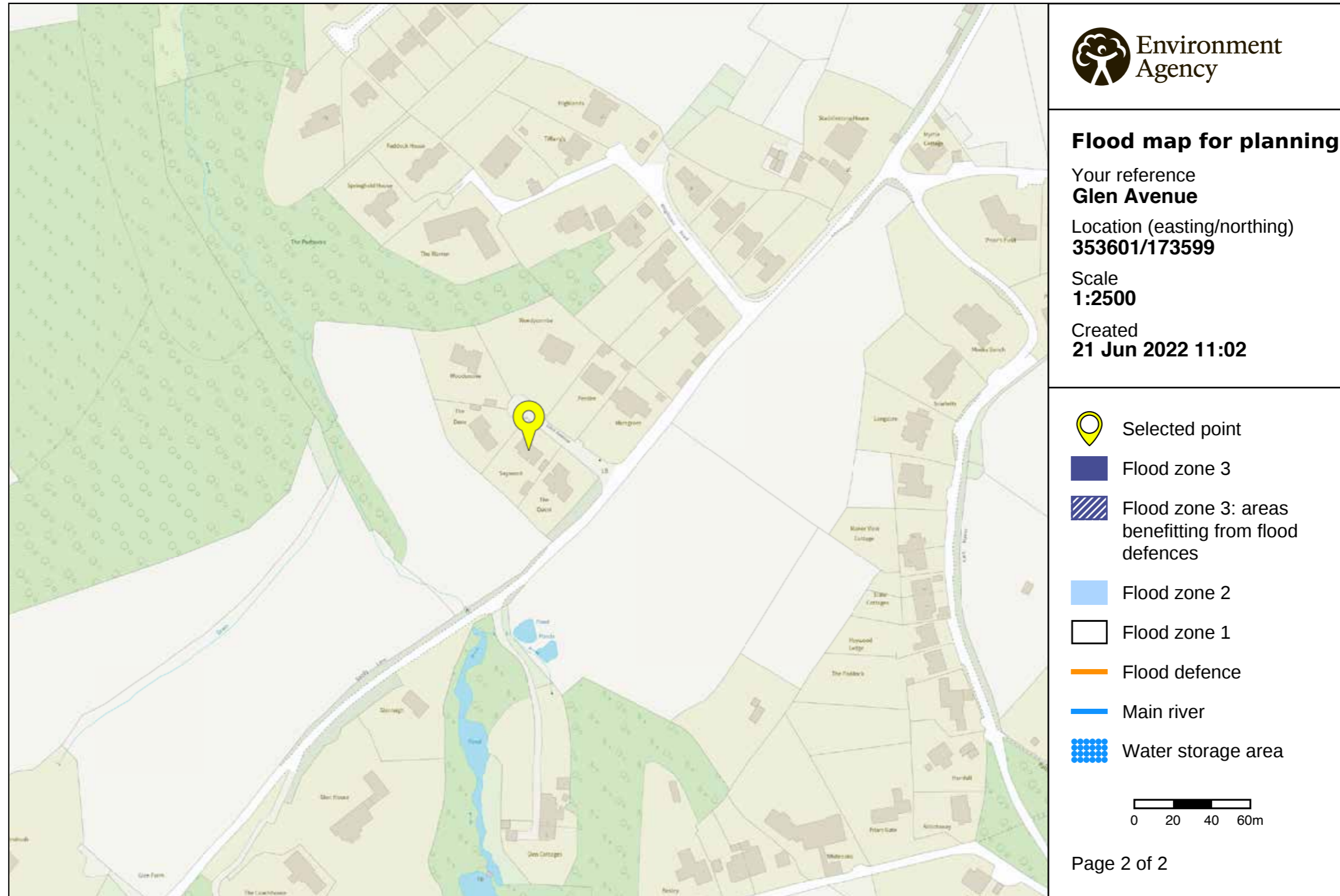
The coal mining search indicates that your site is not in a risk area. No actions are required for Planning or Building Regulations.





# 11.3 Site Searches : Flood Risk

The flood risk search indicates that your site is not in a risk area. No actions are required for Planning or Building Regulations.



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# 11.4 Site Searches : Wessex Waters

The plan opposite shows that there is no Wessex Waters infrastructure on or near the site.



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| WATER MAINS  | SEWERS   | STRATEGIC PUBLIC   | PRIVATE  | SECTION 104  | OTHER WESSEX PIPES   | NON-WESSEX / UNKNOWN  |
|--|--|--|--|--|--|---|
| <ul style="list-style-type: none"> <li>Distribution</li> <li>Washout</li> <li>Raw Water</li> <li>Abandoned</li> <li>Private</li> </ul> | <ul style="list-style-type: none"> <li>Foul</li> <li>Surface</li> <li>Combined</li> <li>Abandoned</li> </ul> | <ul style="list-style-type: none"> <li>Manhole - Foul</li> <li>Manhole - Surface</li> <li>Manhole - Combined</li> <li>Inlet</li> <li>Outfall</li> <li>Lamphole</li> <li>Bifurcation - Foul</li> <li>Bifurcation - Surface</li> <li>Bifurcation - Combined</li> <li>Combined Sewage Overflow</li> </ul> | <ul style="list-style-type: none"> <li>Manhole - Foul</li> <li>Manhole - Surface</li> <li>Manhole - Combined</li> <li>Inlet</li> <li>Outfall</li> <li>Lamphole</li> <li>Bifurcation - Foul</li> <li>Bifurcation - Surface</li> <li>Bifurcation - Combined</li> <li>Combined Sewage Overflow</li> </ul> | <ul style="list-style-type: none"> <li>Pumping Station - Surface</li> <li>Pumping Stn - Foul/Combined</li> <li>Gully</li> <li>Vent Column</li> <li>Rodding Eye</li> <li>Catchpit</li> <li>Flushing Chamber</li> <li>Soakaway</li> <li>Non Return Valve</li> <li>Air Valve</li> <li>Hatch Box</li> <li>Washout</li> </ul> | <ul style="list-style-type: none"> <li>Rising Mains</li> <li>Standby Rising Mains</li> <li>EDM</li> <li>Effluent Disposal</li> <li>Overflow</li> <li>Syphon</li> </ul> | <ul style="list-style-type: none"> <li>Private Rising Mains</li> <li>Culverted Watercourse</li> <li>Highway Drain</li> <li>Use Unknown</li> <li>Status Unknown</li> </ul> |

Colours generally indicate the use of the sewer/drain (i.e Red - Foul, Dark Blue - Surface, Magenta - Combined/Dual Use, Light Green - Highway Drain, Mid Green - Overflow).  
Some styles of line and symbol are shown on the key in sample/typical colours.

**OTHER STRUCTURES**

- Chamber
- Attenuation Tank
- Storage Tank
- Tunnel
- Interceptor

**Wessex Water**  
YTL GROUP

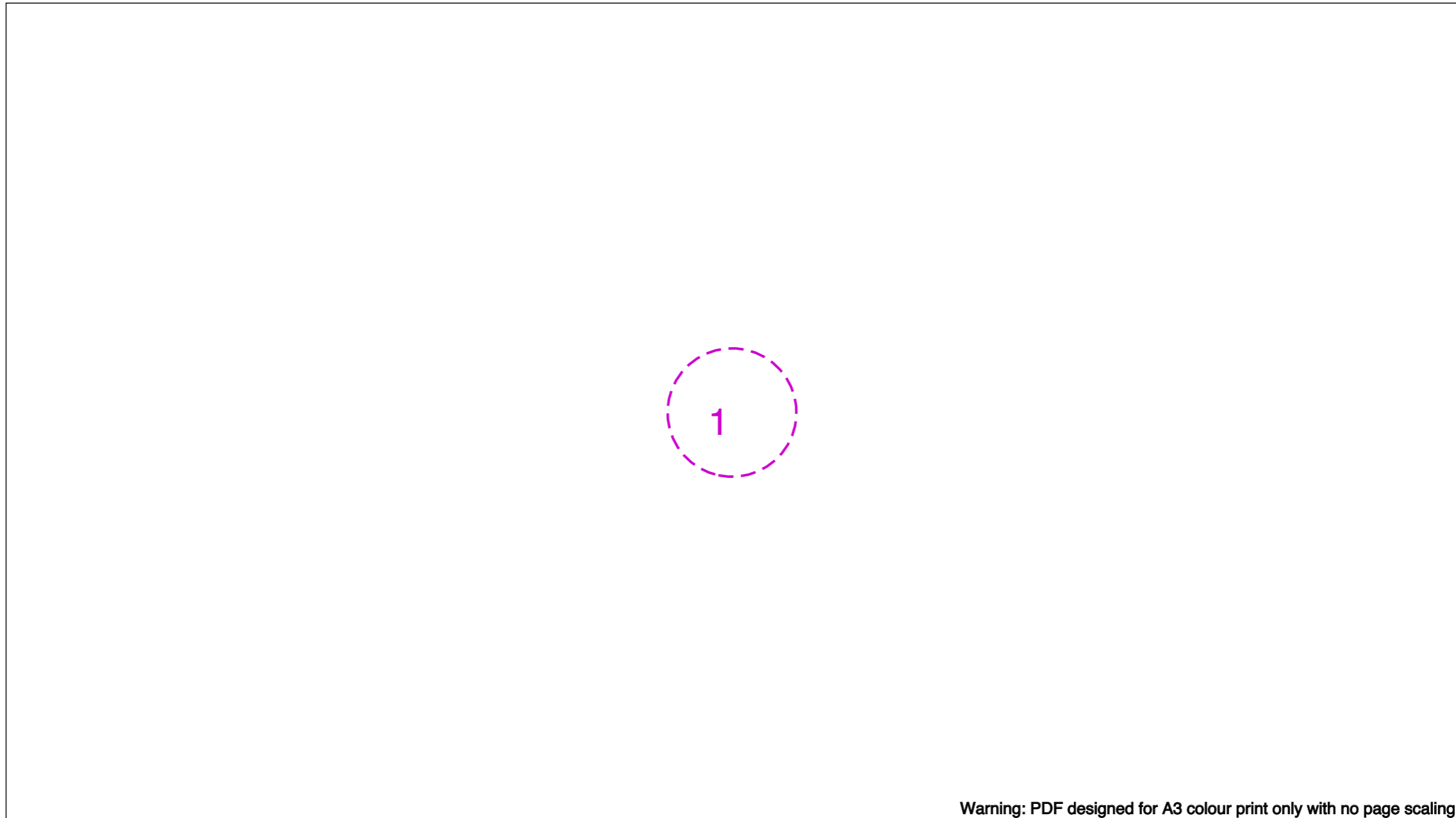
**Date:** 21/06/2022  
**Centre:** 353616, 173604  
**Scale:** 1:625  
(when printed at A4 size)

Information in this map is provided for identification purposes only. No warranty as to accuracy is given or implied. The precise route of pipe work may not exactly match that shown. Wessex Water does not accept liability for inaccuracies. Sewers and lateral drains adopted by Wessex Water under the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011 are to be plotted over time and may not yet be shown. In carrying out any works, you accept liability for the cost of any repairs to Wessex Water apparatus damaged as a result of your works. You are advised to commence excavations using hand tools only. Mechanical digging equipment should not be used until pipe work has been precisely located. If you are considering any form of building works and pipe work is shown within the boundary of your property or a property to be purchased (or very close by) a surveyor should plot its exact position prior to commencing works or purchase. If you are proposing to build over or near Wessex Water's apparatus you should contact the Developer Services Team, tel: 01225 526333 or e-mail: developer.enquiries@wessexwater.co.uk to discuss your proposals. Details of assets within Wessex Water's land ownership are unavailable through this service.



# 11.5 Site Searches : Gas

There is no gas supply in the village.



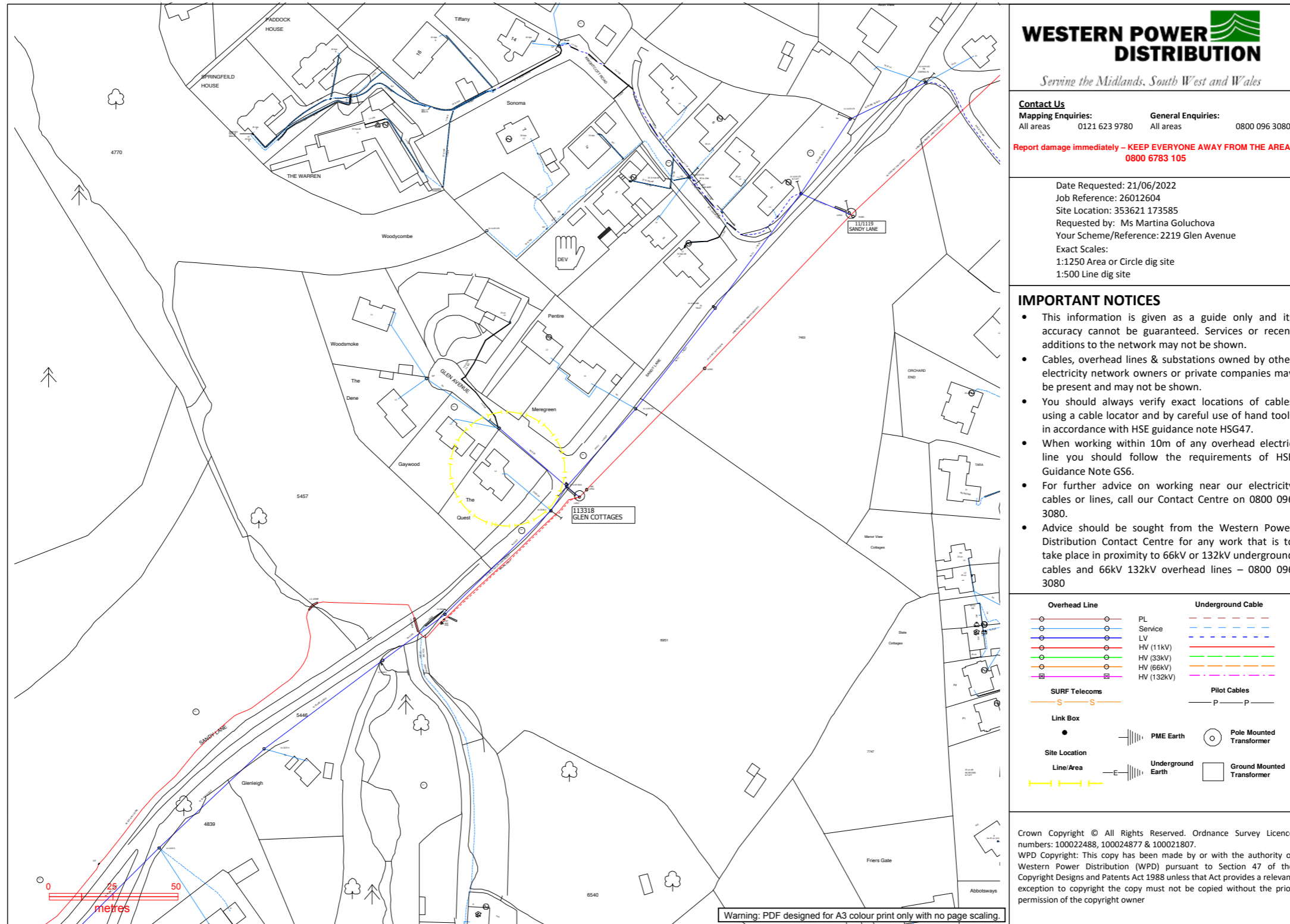
Warning: PDF designed for A3 colour print only with no page scaling

|  |   |   |                  |                    |       |  |                 |  |                                   |  |  |                  |  |                                     |  |  |                    |  |  |  |  |         |  |                          |  |  |                |  |
|--|---|---|------------------|--------------------|-------|--|-----------------|--|-----------------------------------|--|--|------------------|--|-------------------------------------|--|--|--------------------|--|--|--|--|---------|--|--------------------------|--|--|----------------|--|
| <p>Contact Us<br/>Mapping Enquiries: 02920 278 912<br/>General Enquiries: 0800 912 2999</p>  | <p><b>IMPORTANT NOTICES</b></p> <ul style="list-style-type: none"> <li>This information is given as a guide only and its accuracy cannot be guaranteed</li> <li>The plan only shows those pipes owned by Wales &amp; West Utilities (WWU) as its role as a licensed Gas Transporter</li> <li>Service pipes, valves, syphons, stub connections etc. may not be shown but their presence should be anticipated</li> <li>You must use safe digging practices in accordance with HS(G)47 to establish the actual position of mains, services and other apparatus before any mechanical excavation is used</li> <li>It is your responsibility to ensure this information is provided to all persons working near our plant</li> <li>If in doubt call the WWU dig team on 02920 278912</li> </ul> | <p style="text-align: center;"><b>In case of an emergency call 0800 111 999</b></p> <p>100m</p> <table border="0"> <tr> <td><b>Dig Sites</b></td> <td>Area: </td> <td>Line: </td> <td></td> <td>Line/Fire Valve</td> </tr> <tr> <td></td> <td>Low Pressure (LP) 21mbar – 75mbar</td> <td></td> <td></td> <td>Governor Station</td> </tr> <tr> <td></td> <td>Medium Pressure (MP) 350mbar – 2bar</td> <td></td> <td></td> <td>Change of Diameter</td> </tr> <tr> <td></td> <td>Intermediate Pressure (IP) 2bar – 7bar</td> <td></td> <td></td> <td>End Cap</td> </tr> <tr> <td></td> <td>High Pressure (HP) &gt;7bar</td> <td></td> <td></td> <td>Depth of cover</td> </tr> </table> | <b>Dig Sites</b> | Area:              | Line: |  | Line/Fire Valve |  | Low Pressure (LP) 21mbar – 75mbar |  |  | Governor Station |  | Medium Pressure (MP) 350mbar – 2bar |  |  | Change of Diameter |  | Intermediate Pressure (IP) 2bar – 7bar |  |  | End Cap |  | High Pressure (HP) >7bar |  |  | Depth of cover |  |
| <b>Dig Sites</b>   | Area:   | Line:   |                  | Line/Fire Valve    |       |  |                 |  |                                   |  |  |                  |  |                                     |  |  |                    |  |  |  |  |         |  |                          |  |  |                |  |
|  | Low Pressure (LP) 21mbar – 75mbar   |   |                  | Governor Station   |       |  |                 |  |                                   |  |  |                  |  |                                     |  |  |                    |  |  |  |  |         |  |                          |  |  |                |  |
|  | Medium Pressure (MP) 350mbar – 2bar   |   |                  | Change of Diameter |       |  |                 |  |                                   |  |  |                  |  |                                     |  |  |                    |  |  |  |  |         |  |                          |  |  |                |  |
|  | Intermediate Pressure (IP) 2bar – 7bar  |   |                  | End Cap            |       |  |                 |  |                                   |  |  |                  |  |                                     |  |  |                    |  |  |  |  |         |  |                          |  |  |                |  |
|  | High Pressure (HP) >7bar  |   |                  | Depth of cover     |       |  |                 |  |                                   |  |  |                  |  |                                     |  |  |                    |  |  |  |  |         |  |                          |  |  |                |  |
| <p>Scale: 1:1250 (When plotted at A3)</p> <p style="text-align: center;">Crown Copyright © - Reproduced by permission of Ordnance Survey on behalf of HMSO. And database right 2020. All rights reserved. Ordnance Survey Licence number 0100044308.</p> |   |   |                  |                    |       |  |                 |  |                                   |  |  |                  |  |                                     |  |  |                    |  |  |  |  |         |  |                          |  |  |                |  |



# 11.6 Site Searches : Electricity

There is an overhead cable running across the site, which provides electricity to the bungalow.





# 11.7 Site Searches : Data

There is an overhead cable running across the site, which provides data to the bungalow.

