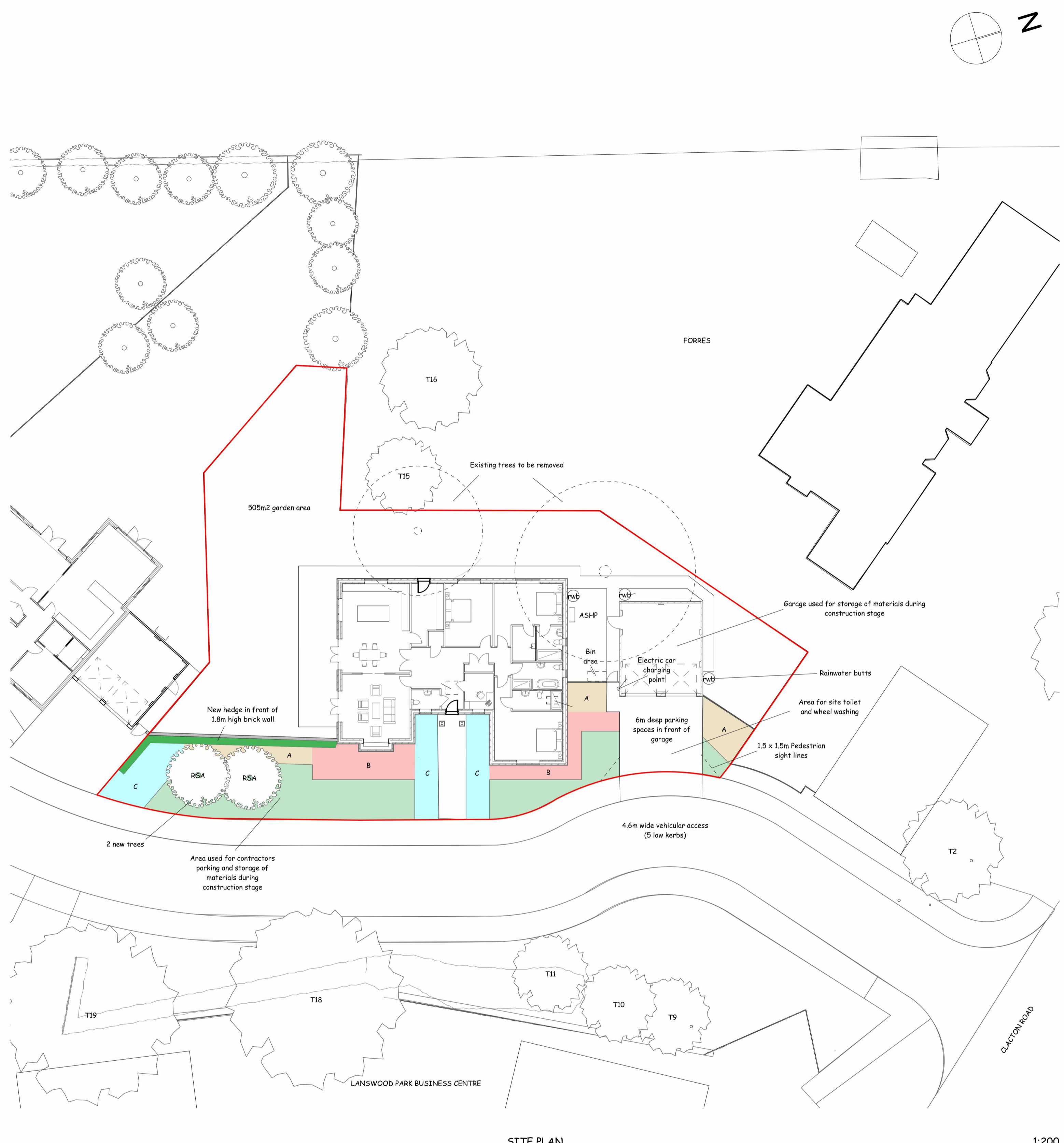


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SITE PLAN 1:200

ELECTRIC VEHICLE CHARGING

An electric vehicle charging point will be provided in garage. Charging equipment will be compliant with:

- BS-EN-61851-1:2019
- Electromagnetic Compatibility Regulations 2016 (the 2006 Regulations continue to apply to equipment placed on the market or put into service before 8 December 2016)
- Electrical Equipment Safety Regulations 2016 (the 1994 Regulations continue to apply to electrical equipment placed on the market before 8 December 2016)
- BS 8300-1:2018 - the equipment will permit charge points to be installed in compliance with BS 8300-1:2018 and the design considers the needs of EV drivers who may be disabled or have mobility issues.

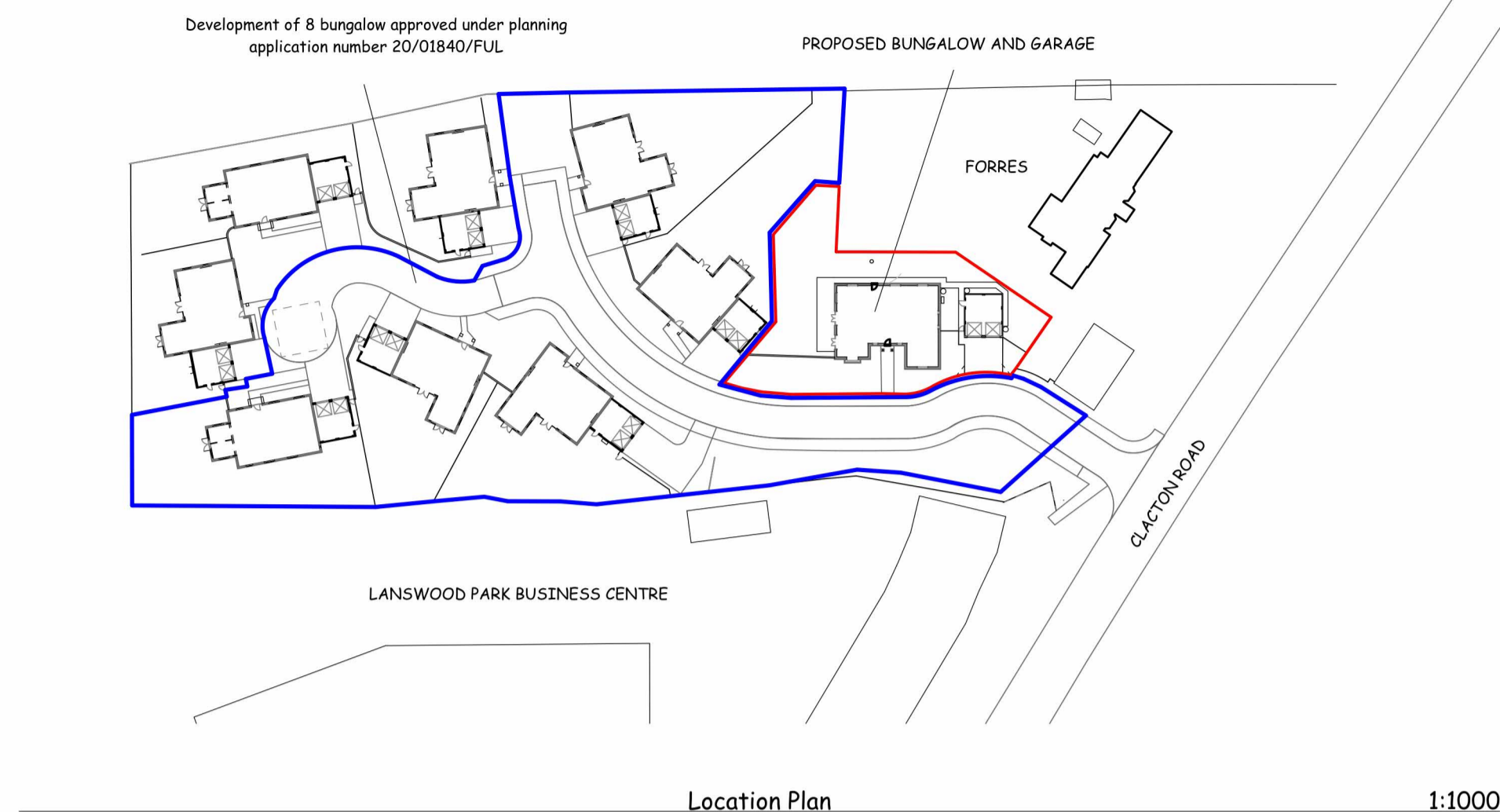
The design of the charging equipment will permit installations compliant with the requirements of:

- the IET wiring regulations BS 7671:2018+A1:2020
- the IET Code of Practice for Electric Vehicle Charging Equipment Installation
- BS EN 61851-1:2011 (electric vehicle conductive charging system, general requirements) - note this will be withdrawn on 5 July 2022 and be replaced by BS EN 61851-1:2019
- the Safety, Quality and Continuity Regulations 2002

Details of any precautions necessary to ensure safe operation with active implantable medical devices will be provided and will also be clearly displayed on the charging equipment.

HEATING FOR NEW DWELLING

The new dwelling will be thermally insulated to meet the current Building Regulations and will use an electric air source heat pump to provide central heating.



Location Plan 1:1000

HARD LANDSCAPING

Parking areas and paths are to be finished in Autumn Gold permeable block paving.

FENCING

New fencing to plot boundaries to be 1.8m high close boarded.

GARDEN WALLS

1.8m high brick walls finished in Wienerberger Amberley Red bricks (AR). Walls to have two courses of engineering bricks to act as damp proof course and engineering brick on edge cappings.

SOFT LANDSCAPING

Planting for remaining development as follows and relates to codes on plans

- Plant Mix A**
- Lavender Vera - 3 per m2
 - Cistus x skanbergii - 3 per m2
 - Sedum Purple Emperor - 5 per m2
 - Libertia Grandiflora - 5 per m2
 - Poa Labillardieri - 3 per m2
- Plant Mix B**
- Hebe Joan Mac - 3 per m2
 - Euonymus Emerald Society - 3 per m2
 - Fuchsia Vesicular - 3 per m2
 - Agapanthus Headbourne Hybrids - 5 per m2
 - Sedum Autumn Joy - 5 per m2
- Plant Mix C**
- Artemisia Fowis Castle - 3 per m2
 - Santolina Princesse Glam - 3 per m2
 - Perovskia Blue Spire - 5 per m2
 - Agapanthus White Heaven - 5 per m2
 - Hebe Joan Mac - 3 per m2

Plants spaced at approximately 750 to 900mm centres. The plants should be placed in planting holes large enough to accommodate the plants without causing root damage. A minimum pot size of 3 litres is to be provided. The plants are to be firm and watered in well. All planting beds to be applied with slow release fertiliser and finished with a layer of 50mm bark chippings.

NOTE: New planting areas to be set back a minimum of 1m from the back edge of the carriageway or footpath.

GRASSED AREAS - (SHOWN IN LIGHT GREEN SHADE)

Spray areas to be turfed with translocated herbicide if there are any perennial weed growth and allow to die off. Rotovate all areas to 150mm depth and rake to create a fine tilth and even surface. Remove stones and organic debris greater than 20mm diameter.

Turfing - Rotovate and level topsoil as required and remove any debris and stones above 30mm diameter and add pre-seeding fertiliser to manufacturers recommendations. Use cultivated, weed free amenity turf and water as necessary to avoid shrinkage. The finished level of the all grassed areas to be set above the height of adjacent hard surfacing by a minimum of 10mm to allow ease of mowing and prevent damage to mowers against kerbs.

When laying turf ensure any stored rolls are kept moist at all times. If the ground is dry water prior to laying turf. Lay turf and firm in with a light roller if ground conditions are not wet. Water finished areas.

Seeding - Sowing best during March, April or September. rotovate and level topsoil as required to remove any debris and stones above 20mm diameter, add pre-seeding fertiliser to manufacturers recommendations. Apply seed at a rate of 50g per metre square, lightly raking over after sowing.

HEDGE

The new hedge is to be formed with native species: Field Maple, Ash, Hazel, Hawthorn and Holly with plants spaced at 400mm and staggered.

Beech hedge formed with Fagus sylvatica spaced at 400mm centres and staggered.

MAINTENANCE

Carry out the following maintenance operations:-

- Weed control - Remove all weed growth by hand or treat with spot herbicide application according to COSHH regulations. Remove all arisings from site.
- Litter removal - Remove all litter and other debris during each maintenance visit.
- Pruning - Prune off dead, damaged, diseased or misshapen growth from shrubs and trees to promote good habit and shape.
- Replacement - Replace or make good immediately and soft landscaping item that fails or does not develop full foliage during the maintenance period.
- Watering - Water soft landscaping as necessary throughout maintenance period.

PROTECTION TO EXISTING TREES

During the construction phase the existing trees located in or near the construction works area are to have Heras style fencing erected around the existing root protection areas in accordance with BS- 5837: 2012 Fig.3.

TREES

Excavate pits as diameter/depth of the pit allows a gap of approximately 150mm between the extent of the roots and the sides of the pit. Remove stones and other debris over 100mm diameter and all vegetative material. Loosen sides and bottom to aid drainage. Backfill with 100 grams of Fisons Ficote 140 day 16, 10, 10 slow release fertilizer with 25 litres of compost, peat free. Plant tree and fix to stakes with biodegradable tree ties. Backfill tree pit with clean topsoil.

NOTE: New trees to be set back a minimum of 3m from the edge of the carriageway or footpath.

Plant name	Stock	Girth/height	Code
Rowan Sorbus Aria	C15L	150 - 180cm	RSA

CONSTRUCTION METHOD STATEMENT

PARKING AND TURNING OF VEHICLES OF SITE OPERATIVES AND VISITORS

The site will be accessed from a new vehicular access from Clacton Road. The initial works to the site will be to construct a level base to provide a clean and hard area for vehicles and deliveries. This area will also provide a site office and toilet facilities together with storage of materials.

LOADING AND UNLOADING OF PLANT AND MATERIALS

Delivery vehicles will be directed to the site office for instructions for unloading. The initial storage of materials will be confined to the contractors operation area. As works progress materials will be delivered next to or close to the works taking place. Unloading of vehicles will be mobile telescopic cranes or site forklifts. Vehicle wheel washing will take place near the access road.

STORAGE OF PLANT AND MATERIALS

At the initial stage of the works the plant and materials will be stored in the contractors operation area. As mentioned above during the construction of the bungalow the materials will be delivered/ placed near the works on hard bases.

MEASURES TO PREVENT MUD AND WASTE MATERIALS MIGRATING ONTO THE HIGHWAY

The first operation will be to form the hard areas for the site. Wheel washing will take place close to the access road. Staff will check the vehicles performing brushing and washing down the as necessary. The highway will kept clean.

MEASURES TO CONTROL THE EMISSION OF DUST AND DIRT DURING CONSTRUCTION

DUST CONTROL

The site agent/supervisor will consider the proximity of dust sensitive properties in vicinity of the works and ensure that a water supply is available for damping down. Areas will spillage of dusty materials will be promptly cleared to maintain a clear site. The choice of plant and equipment will be decided to employ best practical means of dust control.

Where necessary suitable screening and enclosure of the works will be provided. Fine materials such as cement and sand will be stored in seal containers or covered. Skips on site with dusty materials will be covered. These skips will be covered when leaving the site.

MUD CONTROL

Unnecessary vehicular movements and manoeuvring will be controlled on site. Vehicles will be provided with wheel washing facilities at the exit point of the site.

WORKING CLOSE TO PUBLIC AREAS

The site will be shielded from public areas with Heras Security Fencing with signage warning of construction works. Entry to the site will be supervised by the site agent.

Deliveries will be limited to off peak hours where possible.

Scaffolding abutting public areas will be erected by competent persons and maintained in a safe condition.

Excavated areas will be protected by barriers.

WORKING HOURS

Noisy work

- Will be carried out between 0800 and 1800 Monday to Friday and limited to 0800-1300 on Saturdays
- At all other times including Sundays and Bank Holidays, no work should be carried out that is audible beyond the boundary of the site

Light work

- Acceptable outside the hours shown above
- Will be carried out between 0700 and 0800; and 1800-1900 Monday to Friday

<p>PROPOSED BUNGALOW AT LAND BEHIND FORRES, CLACTON ROAD, ELMS TED MARKET, ESSEX FOR SOUTH EAST DEVELOPMENTS LTD</p>		<p>PLANNING STAGE</p>		<p>scales @ A1 1:1000, 1:200</p>	<p>job no. 2519</p>	<p>drawing no. 9-04</p>	<p>design & development consultancy Herringbone, Harold Way, Frinton on Sea, Essex, CO15 5EA Telephone 01255 675376 Website www.design-development.co.uk</p>
<p>A - Work in Progress</p>	<p>Planning issue.</p>	<p>IDS</p>	<p>PROPOSED SITE AND LOCATION PLANS INCORPORATING LANDSCAPING AND CONSTRUCTION METHOD STATEMENT</p>	<p>date NOVEMBER 2023</p>	<p>drawn IDS</p>	<p>revision A - WIP</p>	
<p>RevID</p>	<p>Date</p>	<p>Layout Comment</p>	<p>Approved by</p>				