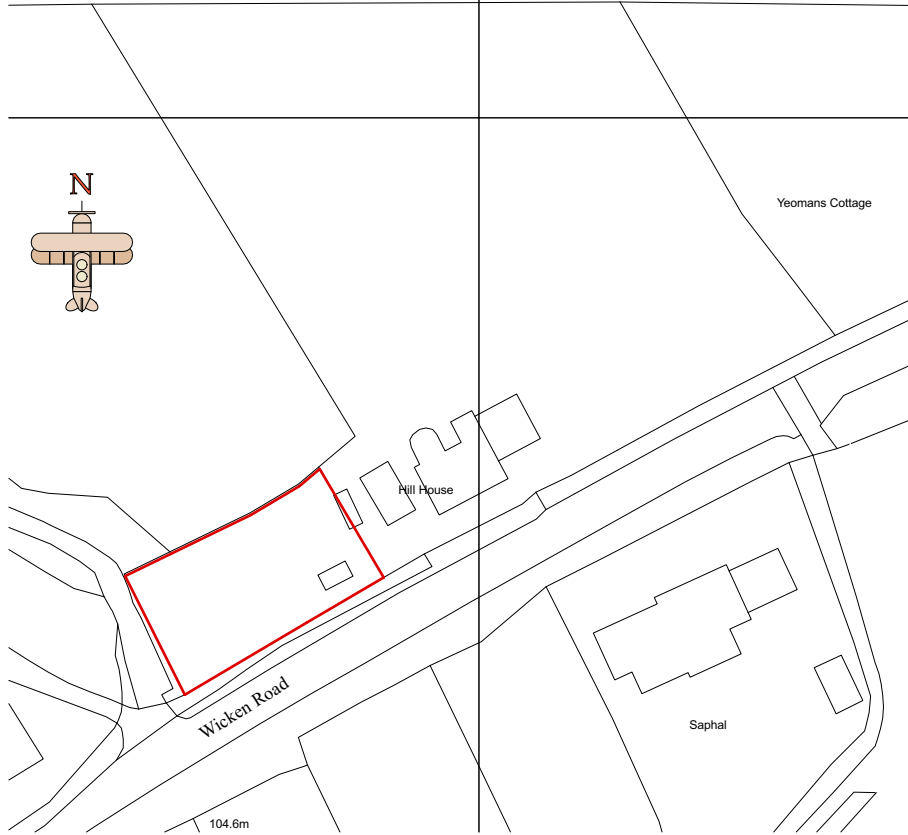




APPLICATION SITE AREA
 521 sq m - as per Outline Consent
 UTT/21/3648/OP



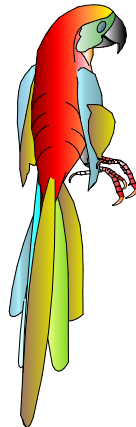
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PLANNING CONSENT COMPLIANCE

The soft landscaping scheme shall be carried out as approved no later than the first planting season following the occupation of the dwelling to which it relates or the completion of development, whichever is the earlier. The management plan shall be implemented in accordance with the details contained therein.

Any trees, shrubs or hedges forming part of the approved landscaping that die, are removed, become diseased or unfit for purpose [in the opinion of the LPA] within five years of the implementation of the landscaping scheme shall be replaced during the next available planting season by the Developers, or their successors in title with an equivalent size, number and species being replaced. Any replacement trees, shrubs or hedgerows dying within five years of planting shall themselves be replaced with an equivalent size, number and species.

Thereafter the planting scheme shall be carried out in accordance with the approved details at the first available planting season.



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HEALTH AND SAFETY

The contractor is reminded of their liability to ensure due care, attention and consideration is given in regard to safe practice in compliance with the Health and Safety at Work Act 1974.

The contractor shall ensure that all health, safety and welfare measures required under or by virtue of the provisions of any enactment or regulations, or the working rules of any industry are strictly complied with.

Hazardous Substances ;

When hazardous substances are identified as being either flammable, toxic, corrosive and explosive, arrangements must be made to ensure that the use, handling, storage and transport of such substances is safe and without risk to health. A written assessment must be made and if the substance is identified as hazardous, necessary control methods, protective clothing and monitoring established.

The employees working with hazardous substances must be fully informed on the hazard and suitably instructed on safe handling/use of the substance. Safe systems of work ;

Safe systems of work need to be established for all operations of work by relevant supervisors and management. Risk assessments will need to be undertaken and where significant, a method statement completed. These need to be reviewed to ensure that they reflect the hazards, bearing in mind the constantly changing nature of a construction site.

Should there be any changes to established safe systems of work, these require to be referred to the originator, whereby revised risk assessments and method statements can be produced.

Adequate arrangements must be made to keep workplaces in a clean, orderly and safe condition. Provide and maintain safe means of access to and from all working areas and keep clearly marked as appropriate.

The environment of the workplace shall be safe and without risk to health. Satisfactory levels of lighting, temperature, dust, noise, etc., must be maintained.

The requirements of the health and safety at work etc. act 1974 and all duties and obligations imposed by the act, management of health and safety at work regulations 1992 and the construction (design and management) regulations 1994; and all other acts and regulations are to be complied with.

Plant and machinery ;

All plant and machinery must be used correctly and be safe and without risk to health. Only competent persons may operate plant and machinery and be trained where necessary. All plant and machinery must be inspected, serviced and maintained as necessary, all of which shall be properly documented.

Statutory tests and thorough examinations will be undertaken where necessary and correct documentation be maintained. The contractor will provide and maintain a working environment which is safe and without risk to the health of both its employees and persons who may be affected by its employees.

APPROVED DOCUMENT R

Physical infrastructure for high-speed electronic communications networks Building to be equipped with high-speed-ready in-building physical infrastructure, up to a network termination point for high-speed electronic communications networks.

So that copper or fibre-optic cables or wireless devices capable of delivering broadband speeds greater than 30 Mbps can be installed. A suitable position for at least one network termination point should be provided for dwelling as well as a suitable access point. If more than one dwelling must have a common access point for high-speed electronic communications networks

ACCESSIBILITY

LEVEL DWELLING APPROACH

Provide a level approach to the principal entrance door no steeper than 1:20 and at least 900mm wide, with cross falls no greater than 1:40. Approach surface material to be firm and non-slip, capable of supporting the weight of a wheel chair and its user (loose material such as gravel and shingle would not be suitable).

ACCESSIBLE LEVEL DOOR THRESHOLDS INTO THE BUILDING

Entrance door to have an accessible level threshold provided with a weather bar (maximum height 15mm) with suitable drainage channel. Landings to have a fall of 1:40-1:60 away from the door. Principal entrance door to have a minimum 775mm clear opening between the door leaf and doorstops.

GENERAL

No work to commence until all statutory approvals have been obtained. All dimensions are to be checked on site by contractor prior to the commencement of work. Drawings have been prepared solely for the procurement of statutory approvals. All dimensions are in millimeters.

All levels shown are in metres. No work is to commence on site until all structural calculations have been approved by the appointed Building Control authority.

Any alterations to the design are to be formally agreed with the Local Authority Planning Department if Town and Country Planning Act legislation applies.

Exact boundary positions are to be determined by reference to the Title Plans and Title documents to the property.

The entire structure is to be built within the legal boundaries of the site with any encroachments over any boundaries formally agreed with adjoining property owners.

NOTES

Do NOT scale from this drawing or any other prepared by JDA in connection with this project. This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than for which it has been issued without written permission of the copyright holder. The Contractor is to check all dimensions on site and report any discrepancies PRIOR TO commencing work.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless they have been reported in detail so that design amendments may be considered.

All works and materials are to be in full accordance with current British Standards, Building Regulations, Agreement Certificates and Manufacturers printed instructions.

All Building Regulations inspections are to be carried out at the appropriate stages of work. If applicable, the development must comply with any and all relevant Planning consents.

EXTERNAL SURFACE WATER DRAINAGE

Drainage of paving areas to be carried out in accordance with BS 6367:1983 and Approved Document H.

Hard surfaces around the building should be provided with a proprietary non slip permeable surface laid to manufacturer's details and in compliance with BS6717, to allow adequate drainage. or provided with a non-slip surface and cross fall of 1:40 – 1:60 draining away from the building (for a minimum of 500mm) to a suitable soakaway.

Paths, driveways and other narrow areas of paving should be free draining away from any buildings to a pervious area such as grasslands or to a suitable soakaway.

SOLID WASTE STORAGE (REFUSE)

Bin storage to be in accordance with BS 5906:2005 Code of Practice for waste management in buildings to ensure that there is suitable spaces/enclosures for bins. Adequate provision shall be made for the collection of waste as required by the Waste Collection Authority.

The new dwelling is to be provided with an area of 1.2m x 1.2m for refuse storage containers. Separate containers are to be provided for recycling and non-recycling household waste. Waste collections that are less than weekly may require increased capacity as agreed with the Waste Collection Authority. If a communal solid waste storage facility is used, storage to have a combined capacity of 0.25m³ per dwelling or as agreed with the Waste Collection Authority. Refuse storage areas to be sited within 25m of the waste collection point or as specified by the Waste Collection Authority, and placed so that the householder does not need to carry refuse more than 30m. Refuse storage areas are to be positioned away from any windows and ventilators and are not to impede access into the dwelling.

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Proposed Development at
 Hill House, Wicken Road, Clavering CB11 4QT

Drawing Title : Site Location

Date : January 2024

Scales 1 to 1000 at A3 Portrait

Drawing No JDA/2023/925/LOCATION.001