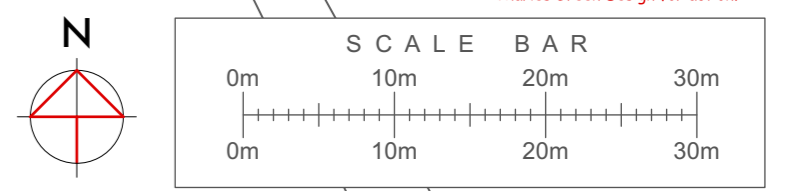


NB: All dimensions must be checked on site by contractor prior to commencement of works. Any discrepancies must be reported to Charles Green Design for action.



Provision for emergency vehicle access:
Existing Vehicle Access retained and widened to suit minimum width of gateways not less than 3.1m. The access route must have a minimum width of 3.7m and a clearance height of 3.7m throughout its length. The vehicle access and turning head must be constructed to have a minimum carrying capacity of 12.5 tonnes. Max 20m reverse from dead end to turning circle. There should be vehicle access for a pump appliance to within 45m of all points within the dwellinghouse.

Boundary Treatment:

- A-B = Existing earth and stone hedge reduced to 1M above level of highway
- B-C = Existing vehicle access with gate set into land by min. 5M to allow vehicle to stop off the highway to open the gate.
- C-D = Existing earth and stone hedge reduced to 1M above level of highway.
- D-E = Existing conifer hedge retained - approximately 3M height.
- E-F = Existing earth and stone hedge retained - existing tree planting retained.
- F-G = Existing 1.3M height block wall boundary retained.
Additional 2M height close boarded timber fence boundary added within application site.
- G-A = Existing conifer hedge retained - approximately 4M height.
Existing post and wire fence boundary retained 1.4M height.

Parking Provision: 3No. Spaces per dwelling

Water Main plotted from South West Water Plan

Constraints:

AGLV: Area of Great Landscape Value

Ecological Walk Over Survey and Report: Reference 21-126 dated 25/04/2022
Prepared by Wheel Grey Ecology Ltd.

Please refer to the full report for recommendations relating to habitat and species protection during the work phase and to recommendations for ecological enhancement of the site following completion of the development.

5.1. Habitats

The main higher value area of habitat which will be impacted by the works is HB1 which needs to have the vegetation topping it removed to create a visibility splay. If possible, this vegetation should be faced up along the road facing side to achieve the visibility splay rather than be removed. However, if this does not achieve the required view a replacement band of woody planting should be created directly behind this hedge line inside the site. This would compensate for its loss, replace this area of habitat and establish the link across the northern edge of the site. This should be planted with the same species which make up the existing hedge line and could include transplanting the tree stumps from the hedge, particularly the stands of Hazel. The loss of the scrub could be compensated for by allowing a band of scrub to establish around the edge of the site and the grassland and "Other habitat" compensated for by using species rich wildflower grassland seed mixes or turf suitable for mowing to create the lawn areas.

Sub-Soil Surface Water Drainage:

100mm dia. upvc sub-soil surface water drains laid at 1:40 fall in excavated trench. Pipes are to be bedded on 100mm pea shingle and surround. Provide concrete paving slab protection to any drains having less than 600mm ground cover. Install proprietary upvc inspection chambers at junctions and at changes of direction of drains. Drains are to discharge into a soakaway positioned min. 5M from any buildings, roads or unstable ground.

Sub-Soil Foul Drainage:

100mm dia. upvc sub-soil foul drains laid at 1:40 fall in excavated trench. Pipe is to be bedded on 100mm pea shingle and surround. Provide concrete paving slab protection to any drains having less than 600mm ground cover. Install proprietary upvc inspection chambers at junctions and at changes of direction of drains. Drains are to discharge into a factory fabricated septic tank to be specified by supplier appropriate for demand of the new dwellings - Full details of size and types of tank must be supplied to building control for approval prior to installation. The size and nature of the leachfield soakaway shall be determined following on site percolation tests and it must be positioned 15M from any building. The septic tank must be positioned min. 7M from any part of the dwelling.

Physical Infrastructure for high speed electronic communications networks:

The building work must be carried out so as to ensure that the dwelling is equipped with a high speed ready in building physical infrastructure from the service providers access point to a network termination point on each dwelling, so that in future copper, fibre optic or wireless devices capable of delivering broadband speeds greater than 30Mbps can be installed. Location of incoming services duct to be determined by developer.

Incoming Services:

All incoming services and associated meter positions are to be agreed between client, contractor and relevant utility companies / sub-contractors.

Construction [Design and Management] Regulations 2015 [CDM 2015]:

The works are notifiable to the HSE if the construction phase will exceed 500 person days. The principle contractor must submit written notification to the HSE prior to commencement on site, if this should be the case.

On this project, the role of Charles Green Design is to secure building regulations approval for the work. Once obtained, the duties of Charles Green Design as Principle Designer, shall cease. All relevant health and safety information held by CGD will be passed to the client for distribution to the principle contractor.

For the construction phase of this project all designers will have designer duties under the CDM regulations 2015. The term 'Designers' includes any persons who as part of their business prepares or modifies a design, arranges or instructs any person under their control to do so relating to a structure or to a product or mechanical or electrical system.

Design hazard and Risk reduction:
The scope of the works are clearly illustrated within our drawings and have been assessed to be no more stringent or unusual than a capable, experienced contractor would be expected to manage or to be aware of.

Electric Vehicle Charge Point: EVCP

2 no. electrical vehicle charge points both with 2 no. outlets are to be installed in the positions shown on the plans. The EVCP must be a min. 3kw specialised system conforming to BS EN IEC 61851 - 1, it must be designed and installed to BS EN 61851, have a min. nominal output of 7Kw, be fitted with 2 No. universal sockets and a charging status indicator.

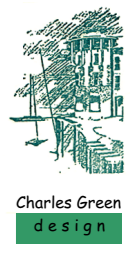
Solar Photovoltaic Array

Min. 4kW Solar PV array installed on south facing roof slope to be appropriately sized for the site by specialists [suggested Naked Solar Ltd.]. System should be specified and installed according to the manufacturers instructions to ensure a reasonable standard.

- Free draining gravel / hardcore surface driveway
- Part M compliant approach and access into dwelling
- Hard Surface Terrace / Path ie: Paving Slabs on concrete sub-base

- Revision D: 2 No. Velux rooflights added at clients request. 20/12/23
- Revision C: Drainage information and notes added. 05/08/2022
- Revision B: Ecological walk over survey referenced. 25/04/2022
- Revision A: drainage field serving dwelling 2 30/03/2022 repositioned away from boundary trees

Client	Checkley	
Job	Land at Little Downs Cardinham Bodmin, PL30 4EF	
Drawing	Site Plan as Proposed	
Scale	1 : 500	
Drawn	LJC	
Date	December 2021	
Number	1212/A2/03	
Copyright	© copyright 2022	



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