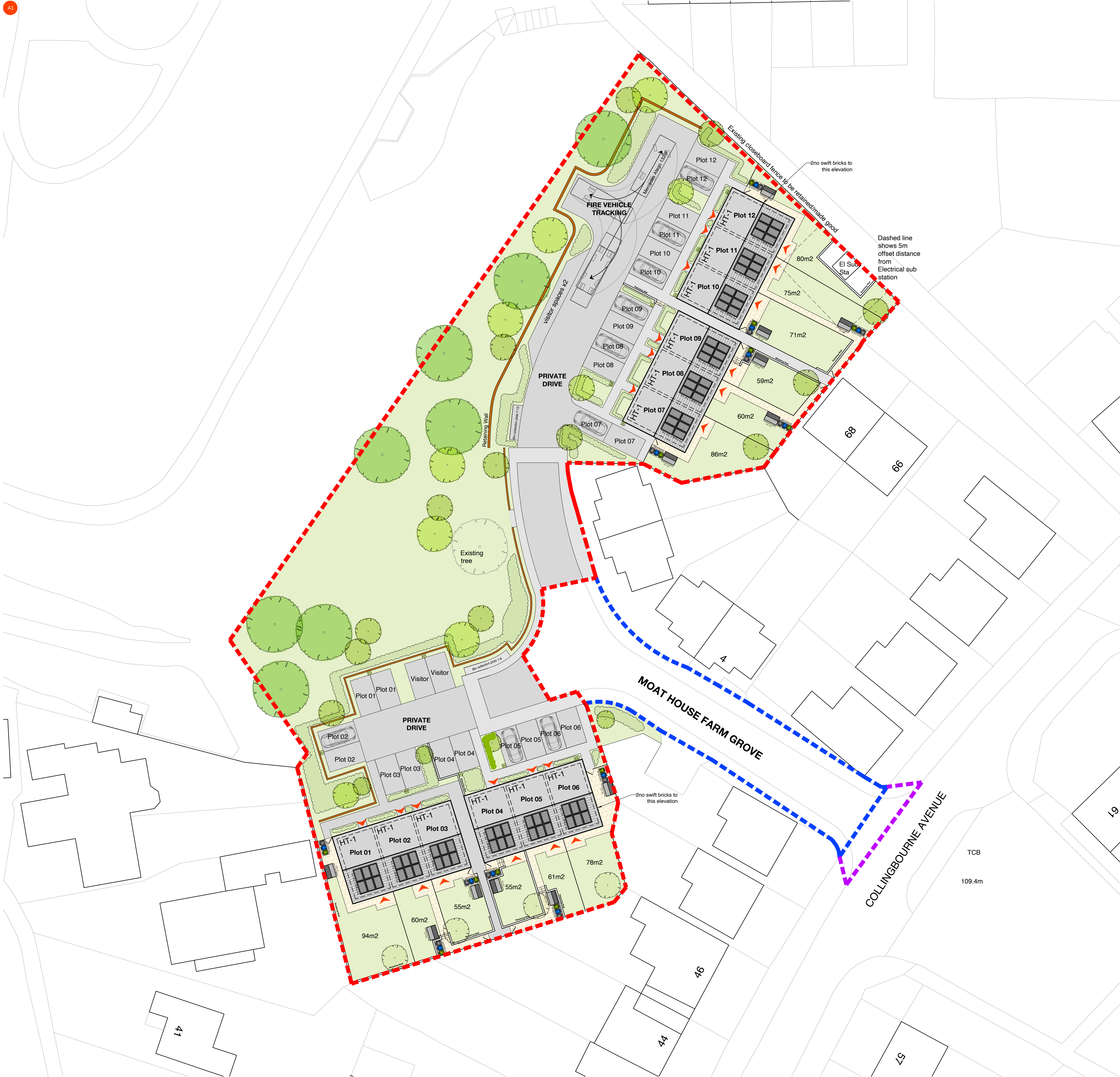




Site Legend

- Site Boundary
- Section of site owned by current vendor, contracted to sell to developer
- BCC owned and adopted highway
- Grass
- Ornamental planting
- Tarmac footpath
- Tarmac access road
- Paving slabs
- Tegula block paving buff colour
- Access to dwelling
- Proposed new trees

Schedule of Accomodation

HT-1 - 3 Bedroom 4 Person House	
Ground Floor GIFA:	42.7m2
First Floor GIFA:	42.7m2
Total GIFA:	85.4m2

Building Regulations Notes

General
This drawing is to be read in conjunction with all relevant architectural, structural, civil engineer, drainage, landscape, SAP, energy strategy and specialist supplier information. Contractor to verify all dimensions and site conditions prior to commencement of work.

Setting Out
All dwellings, roads, footpaths, parking spaces, retaining features, boundary treatments and external works to be set out in accordance with the approved construction drawings and engineer's information.

Levels
Refer to civil engineer's drawings for all existing and proposed levels, gradients, retaining wall design, threshold levels and finished levels. Falls to paved areas and external surfaces to be coordinated to avoid water ingress to dwellings.

Access
Approach routes, principal entrances and external access arrangements to be constructed in accordance with the approved access strategy and relevant requirements of Approved Document M. Final gradients, crossfalls, landings and thresholds to be coordinated with civil engineer's information.

Drainage and Surface Water
Surface water drainage, road gullies, private drainage runs, permeable paving, attenuation and any other SuDS measures are to be provided in accordance with the civil engineer's design. Finished external levels are to direct surface water away from buildings at all times.

Roads, Drives and Hardstandings
Private drives, parking spaces, footpaths and paved areas to be constructed to the engineer's specification and sub-base design. All adopted and private external works to be coordinated with statutory undertaker requirements where applicable.

Fire Service Access
Fire appliance access, vehicle tracking and access routes are to be provided in accordance with the approved site layout and relevant guidance under Approved Document B. Any changes to road widths, turning heads, parking arrangements or obstructions must be reviewed for continued compliance.

Refuse Storage and Collection
Bin stores and collection points are to be provided as indicated on the drawing. Final collection strategy, carrying distances and presentation points to be coordinated with the local authority requirements and the detailed external works package.

Cycle Storage
Cycle / garden stores are to be provided as shown. Final construction, weatherproofing, security and access arrangements to be coordinated with architectural details and manufacturer's information.

Electric Vehicle Charging
Electric vehicle charging infrastructure is to be provided to parking spaces in accordance with Approved Document S. Final charger type, cabling routes, power supply and installation requirements to be coordinated with the electrical design.

Boundary Treatments
All boundary walls, fences, gates and retaining structures are to be constructed in accordance with the relevant architectural, structural and landscape information. Gates to rear gardens are to be lockable. Any retaining walls are subject to structural engineer design.

Landscaping
Soft and hard landscaping to be carried out in accordance with landscape architect / designer information. Tree planting, root protection, finished levels and paving interfaces are to be coordinated with drainage and external works drawings.

External Lighting and Services
Any external lighting, meter boxes, service entries, substations, feeder pillars and utility apparatus are to be coordinated with statutory provider requirements and the detailed construction package.

Photovoltaic Panels
PV panels shown indicatively to roofs are to be installed in accordance with the energy strategy, roof manufacturer's requirements, structural design and electrical design information.

Ecology Features
Swift bricks and any other ecological enhancement measures shown are to be installed in the locations identified on the approved drawings, coordinated with the external wall construction and supplier details.

Notes
Copyright of this drawing and all associated information remains the property of 0405 Architecture. No part may be reproduced, stored or transmitted in any form without prior written consent. This drawing is issued for the specific project stated and must not be used for any other project or construction.
Do not scale from this drawing. Use typed dimensions only. All dimensions are in millimetres unless stated otherwise. The contractor must verify all dimensions and conditions on site prior to commencing any work in situ. Any discrepancies, omissions or ambiguities must be reported to 0405 Architecture immediately.
This drawing is to be read in conjunction with all relevant drawings, specifications, schedules and associated information. The contractor is responsible for ensuring coordination of all trades and compliance with statutory requirements, Building Regulations, and the approved design.
The proposed works fall within standard domestic extension requirements. Existing access to the dwelling remains unchanged. All works must comply with Building Regulations A to G.
Contracted external works must be completed to proposed elevation. No additional fire appliance provision required.