



**KEY: OPTION B - HOUSES**

ALL PLOTS WILL BE "CHIC" UNITS DESIGNED FOR MODULAR CONSTRUCTION.

8 x 2B4P HOUSE 79 m<sup>2</sup>  
 2 x 3B5P HOUSE 93m<sup>2</sup>  
**TOTAL 10 DWELLINGS- ALL HOUSES ARE 2 STOREY**

- Parking : just under 150% parking provided with 14 spaces.
- Decorative fences and some brick walling is noted

- 800mm HIGH DECORATIVE GALV. PLASTISOL COATED STEEL RAILINGS FINISHED IN BLACK GLOSS.
- CLOSE BOARD TIMBER FENCING 1800 HIGH, GATES TO MATCH WHERE NOTED. GATES TO BE FITTED WITH PADLOCK FROM THE OUTSET. CONCRETE POSTS.
- RETAINING WALL TO ENGINEERS DESIGN
- 1800 HIGH BOUNDARY OF BRICK PIERS WITH TIMBER CLOSE BOARD PANELS BETWEEN. BLUE BRICK COPING PLUS CREASING TILE
- HEAVY DUTY ROTARY DRIER TO BE PROVIDED TO RENTED HOMES
- SHEDS TO HOUSES - 1.22m WIDE BY 1.8m LONG APPROX. NO WINDOW, DOOR TO BE LOCKABLE.
- 1.8m SQUARE PATIO TO EACH OF THE HOMES
- BIN COLLECTION POINT
- CONCRETE SLABS FORMING PATHWAYS- SLABS SHOWN 450sq.
- BLOCK PAVED PRIVATE DRIVE OR PARKING AREAS. SUDS IF POSSIBLE.
- PARKING SPACES IN SUDS PAVING IF SUDS POSSIBLE. 2.4m x 5.5m LONG.
- PROPOSED TREE.
- SOFT LANDSCAPE PLANTING.
- EXISTING HEDGE WITH NEW PLANTING TO FILL IN GAPS.
- HARD PAVED SPACE FOR LOCAL AUTHORITY 3 BIN STORAGE AREA FOR EACH PROPERTY. ALL THE PLOTS HAVE EASILY ACCESSED REAR BIN STORES.
- GATE TO MATCH BOUNDARY MATERIAL, IF TIMBER OR METAL. OTHERWISE TIMBER TO BOUNDARY WALLS IN BRICK.

**FEASIBILITY OPTION B- TWO STOREY HOUSES TO REPLACE ST. MICHAELS COURT. Version 1**  
**1:200**

**CDM Regulations 2015**  
 It is the clients duty to make suitable arrangements for managing a project, including the allocation of sufficient time and other resources.  
**The client must:**

- Provide a clear clients brief including how H&S will be managed, time frames, budget, contacts & operational requirements.
- Appoint Principal Designer (PD) & ensure they provide a pre-construction H&S file. The client must take reasonable steps to ensure the PD complies with any other PD duties.
- Appoint a Principal Contractor (PC). The client must take reasonable steps to ensure the PC complies with any other PC duties.
- Ensure Pre Construction H&S file is provided to every designer and contractor throughout the works & is reviewed regularly & available for inspection.
- Ensure suitable welfare facilities are available throughout the construction phase & that the principal contractors construction phase plan is place prior to construction phase and is maintained throughout construction works.

FOR THE OUTSTANDING RISKS PLEASE SEE "P.D'S DESIGNERS RISK ASSESSMENT REGISTER" WITHIN THE PRE-CONSTRUCTION H&S FILE.

Revision / Date / Notes	
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