



KEY: OPTION D - GENERAL NEEDS FLATS

19 x 1B2P GENERAL NEEDS FLATS 50m²

Internal bins, bike and plant room

TOTAL 19 DWELLINGS- 2 STOREY

- Parking : 100% parking provided with 19 spaces.
- The block is two storeys, the roof could be flat to reduce impact if planners required.

- 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
- 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.
- GATE TO MATCH BOUNDARY MATERIAL, IF TIMBER OR METAL. OTHERWISE TIMBER TO BOUNDARY WALLS IN BRICK.

TWO STOREY BLOCK OF FLATS TOTALS 19 FLATS

EXISTING TREES TO FRONTAGE - CROWNS PRUNED TO MAKE THEM MORE MANAGEABLE

OUTLINE OF EXISTING BUILDING IN HATCHED LINE.

RETAINING WALL TO BE APPROX 1.2m-1.5m TALL

FEASIBILITY OPTION D- TWO STOREY GENERAL NEEDS 1B2P FLATS 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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