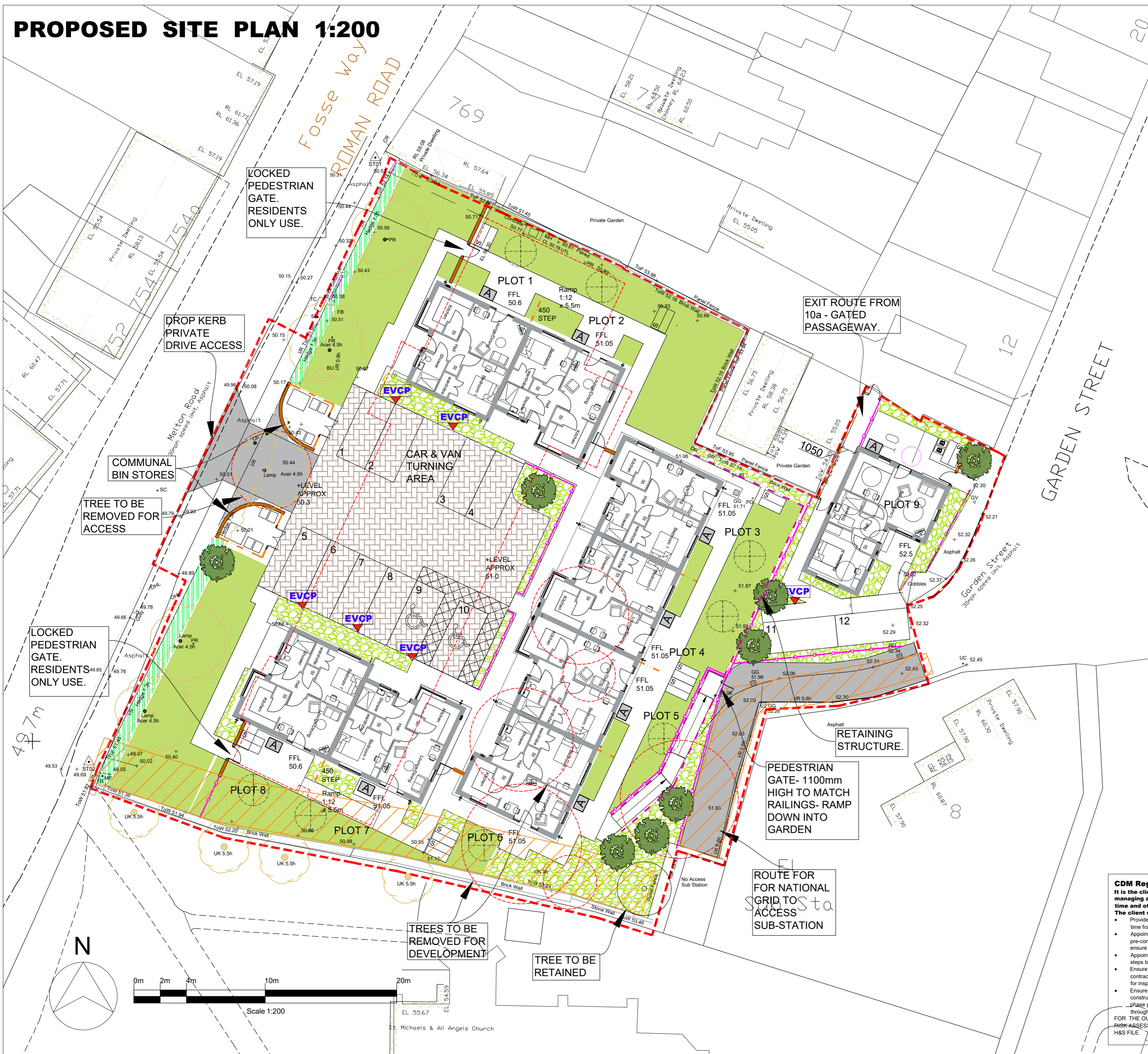


PROPOSED SITE PLAN 1:200



KEY: Notes-

- Building Regulations - Part M4(2) Adaptable dwellings, with level showers & level front and rear accesses.
- "Dementia friendly" features have been incorporated where possible.
- Gardens are communal. This allows access to the power cables running through the site. All homes will have their own dedicated patio, scooter charge space & storage shed (if the client wishes).
- Car charging- the spaces are "associated" to the homes under Building Regulation "S" so there needs to be 9 charge points as a minimum.

8 x 1B2P BUNGALOWS @ 50.6 m²
 1 x 1B2P BUNGALOW @ 51.8 m²

TOTAL 9 DWELLINGS-

- Parking : 8 Bungalows have one spaces per home, plus 2 shared visitor spaces . The bungalow off Garden Street has two spaces. total 12 spaces including two for wheelchair users.

- 1100mm HIGH DECORATIVE GALVANISED COATED STEEL RAILINGS FINISHED IN BLACK GLOSS. PROVIDES GUARDING IF THE DROP ADJACENT IS OVER 600mm.
- CLOSE BOARD TIMBER FENCING 1800 HIGH, GATES TO MATCH WHERE NOTED. GATES TO BE FITTED WITH PADLOCK FROM THE OUTSET. CONCRETE POSTS.
- RETAINING STRUCTURE TO ENGINEERS DESIGN
- 1800 HIGH BOUNDARY OF BRICK WALL WITH PIERS AND BRICK COPING
- HEAVY DUTY ROTARY DRIER TO BE PROVIDED - IF THE CLIENT REQUIRES THEM?
- SHED- ONE TO EACH BUNGALOW - 1.22m WIDE BY 1.8m LONG APPROX. NO WINDOW, DOOR TO BE LOCKABLE. IF THE CLIENT REQUIRES THEM?
- CONCRETE SLABS FORMING PATHWAYS- SLABS 450sq, MOST PATHS ARE SHOWN 1350mm WIDE, BUT ONE SHORT LENGTH IS 900 WIDE AS THE SPACE WAS TIGHTER
- BLOCK PAVED PRIVATE DRIVE OR PARKING AREAS. SUDS IF POSSIBLE.
- EVCP ELECTRIC VEHICLE CHARGE POINT FITTED TO EXTERNAL WALL OF THE HOME, OR TO A STEEL POST ADJACENT TO THE PARKING SPACE- 1 or 2 points per fitting.
- A SPACE FOR AIR SOURCE HEAT PUMP- EXTERNAL UNIT, SHOWN TO AN APPROXIMATE SIZE. THE EXACT UNIT WILL BE DESIGNED AND PLACED BY M&E ENGINEERS.
- SOLAR PV PANELS- NOTED ON ROOF PLAN
- PROPOSED SEMI-STANDARD TREE- SPECIES TO BE AGREED WITH LPA
- SOFT LANDSCAPE PLANTING- NATIVE OR PLANTING USEFUL TO WILDLIFE- TBA WITH LPA.
- 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.
- PLANNING APPLICATION OUTLINE

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 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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STAGE: Planning

PROJECT: St Michaels Redevelopment
 Melton Road, Thurmaston- LE4 8EE

DRAWING TITLE: Prop. site plan - Floor plans shown

DRAWING NUMBER: 2691/P103

SCALE: 1:200 @ A2 DATE: 28.06.23

DRAWN BY: SH CHECKED BY: MP

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