

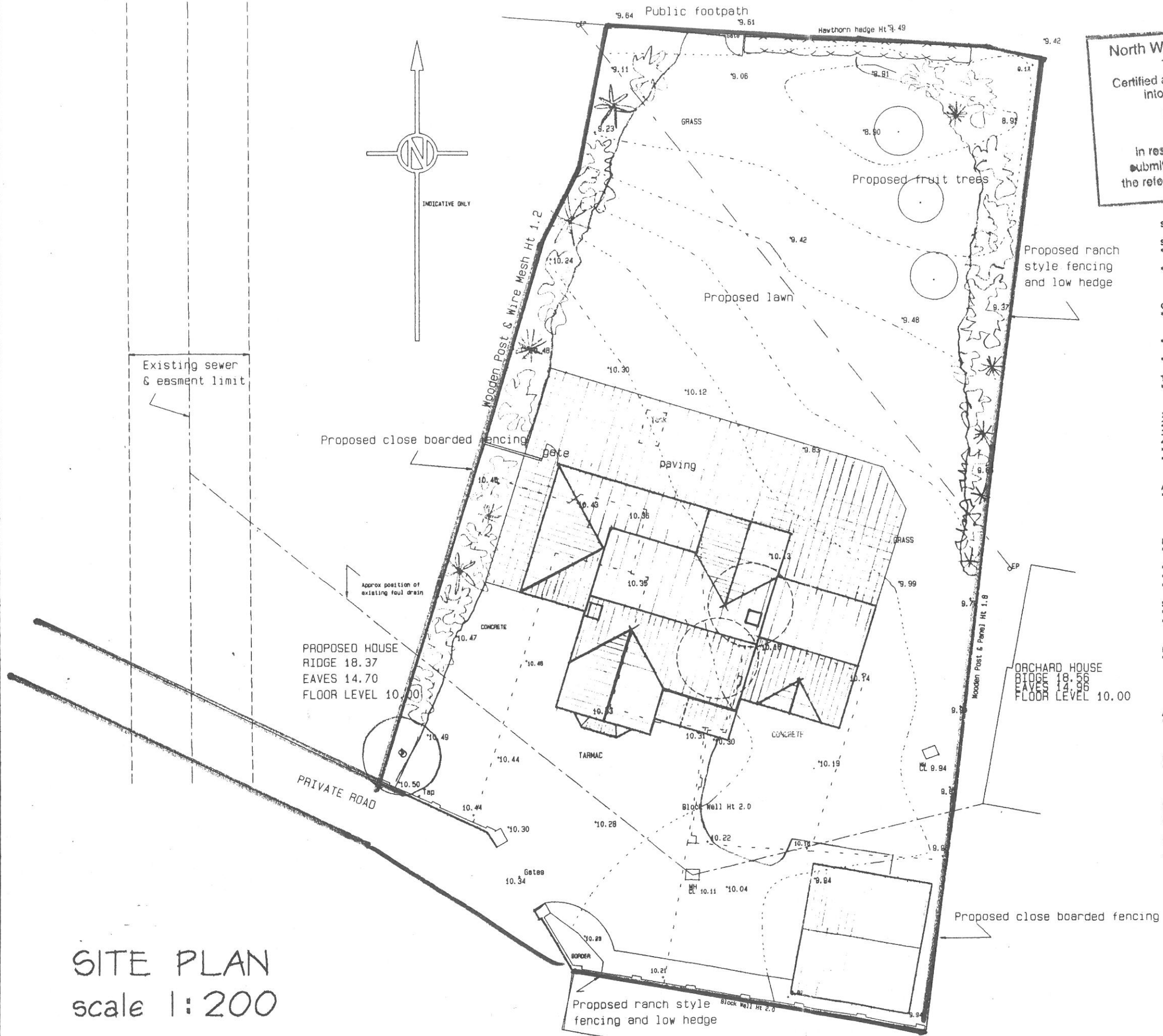
# Proposed DETACHED HOUSE for WING COMMANDER & Mrs A HARDWICK

Drawing no:  
**B358/13**

DESIGN AND MATERIALS LTD  
LAWN ROAD, WORKSOP, NOTTS S81 9LB  
LEADING THE WAY IN HOME DESIGN

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North Wiltshire District Council  
The Planning Acts  
Certified as a document incorporated  
into the decision made on  
**06 JUN 2001**  
in respect of the application as  
submitted, or as amended, under  
the reference number written herein.



## SITE PLAN SPECIFICATION

### SITING OF BUILDING

- \* All buildings sited to maintain statutory clearances in accordance with Building Regulations and in accordance with the approved drawing and any imposed Planning Conditions.
- \* All buildings to be positioned from base of tree in accordance with NHBC Standards Chapter 4.2: Building near trees.

### GROUND CONDITIONS.

- \* The foundation depth stated on the section drawing is the statutory minimum. Actual foundation depth to be determined by site conditions to the satisfaction of the Building Inspector.
- \* Any hazardous ground condition shall be dealt with in accordance with NHBC Standards Chapter 4.1.
- \* Test holes should be dug to ascertain ground conditions before work starts.

### TREES AND HEDGES.

- \* When building near existing trees and hedges the foundations are to be constructed in accordance with Chapter 4:2 to a depth derived from Table 7 (a), (b), or (c) taking account of:-
  - 1) The shrinkability of the soil.
  - 2) The type and mature height of trees and their water demand.
  - 3) The distance of the tree from the foundations, and
  - 4) The geographical location north and west of London.
- \* Where any factor is not known take the worst condition i.e.7(a)
- \* All trees and hedges shown on the site plan are to be protected if requested by the Planning Department.

### ACCESS

- \* To be laid out and constructed in full accordance with Planning & Highway Authority requirements, especially with regard to gradients, turning areas, access splays, visibility splays and position of gates as specified.

### DRAINAGE

- \* All work to detail shown using an agreement board approved 100mm drainage system in granular fill.
- \* All gradients to min 1/40 except where specifically indicated otherwise.
- \* All manholes in drives or access to have covers to comply with CP 301
- \* All effluent disposal strictly to detail shown.

### SURFACE WATER DRAINAGE.

- \* Soakaways to be positioned min. 5.0 m from buildings.
- \* The size, position and fill materials for soakaways shall be determined on site

### FINISHED FLOOR LEVELS.

- \* Finished ground floor levels shall be generally as drawing if shown and shall be confirmed with the client and builder on site before work commences. Any alterations to finished ground floor levels shall be strictly in accordance with statutory and NHBC requirements and shall be to the satisfaction of the Building Inspector. Finished ground floor levels must be carefully related to drainage invert levels.

### ANOMALIES.

- \* Any anomaly between approved drawings and site conditions, statutory requirements or the requirements of the Building Inspector, Inspecting Architect or NHBC shall be resolved before the work in question proceeds.

### MEANS OF ACCESS TO THE DWELLING

- \* A level approach if the gradient is not steeper than 1 in 20, the surface finish is firm and even and has a min width of 900 mm. This would be required adjacent a gravel drive and a parked vehicle. A ramped approach if the plot gradient exceeds 1 in 20 but not exceeding 1 in 15 and has the following:-
  - a) a surface which is firm and even;
  - b) flights whose unobstructed widths are at least 900 mm;
  - c) individual flights not longer than 10.0 m for gradients not steeper than 1 in 15, or 5.0 m for gradients not steeper than 1 in 12; and
  - d) top and bottom landings and, if necessary, intermediate landings, each of whose lengths is not less than 1.2 m, exclusive of the swing of any door or gate which opens onto it.
- \* A stepped approach if the plot gradient exceeds 1:15. If this is unavoidable the steps should be designed to suit the needs of ambulant disabled people.

SITE PLAN  
scale 1:200

DEVELOPMENT  
CONTROL  
01 MAY 2001  
PASSED TO DATE REC