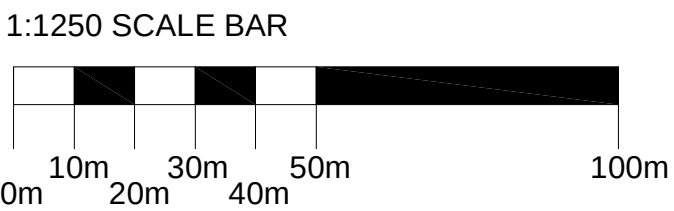




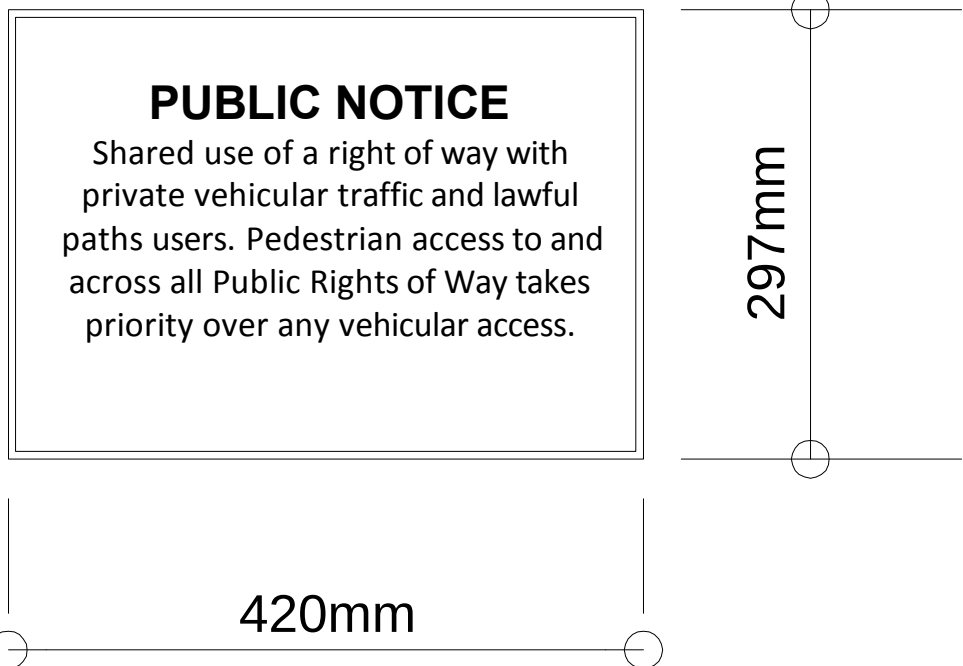
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01 LOCATION PLAN
1050 Scale: 1:1250



Supporting Statement

- 7 meter clear safe & convenient public access shall be available at all times across the full width of the Public Rights Of Way (PROW). The contractor is responsible to maintain a clear path and is not to be obstructed by vehicles, plant, scaffolding or the temporary storage of materials and/or chemicals. The site compound does not make the current access and PROW situation any worse than current access routes.
- The contractor does not require any land within or along the Public Rights of Way by vehicles, deliveries or plant.
- The PROW will not be impeded by the contractor at any time. No contractor vehicles or plant is to park within these areas. Therefore we will not be applying for a temporary path closure. South Drive access will not be affected nor will access to the Rife or Kingston Gorse gate.
- The contractor will fix clear signage highlighting the route to the right of way to show shared use of the right of way with private vehicular traffic and lawful path users. This will be located to the west of the site adjacent to the Kingston Gorse gate and also on the east corner of the construction site. A note will also be added to the main access point on South Drive for information purposes. The signs will include a note that pedestrian access is to take priority over vehicular access.



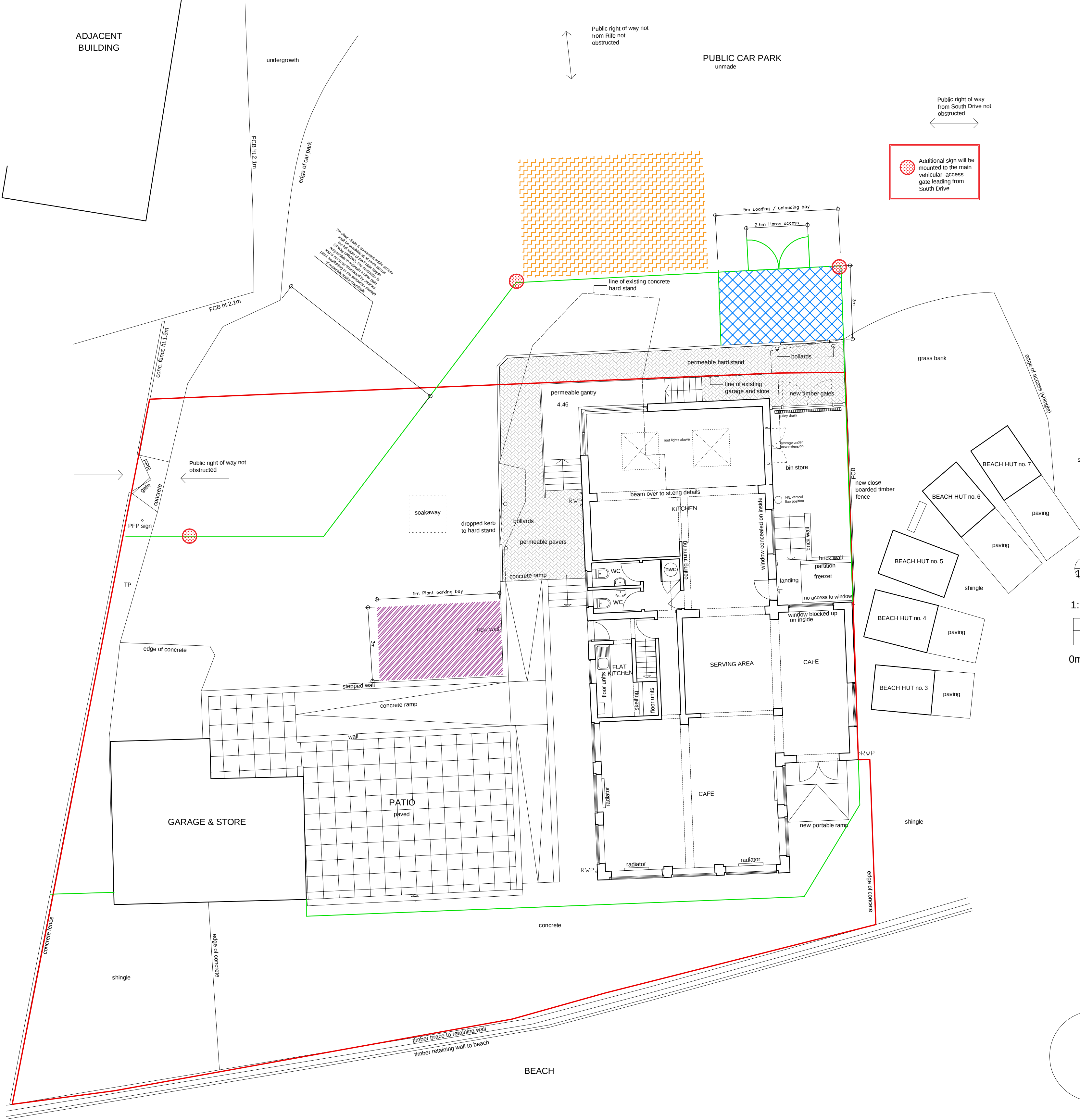
02 Signage Details
1050 Scale: 1:5

Signage Statement

- Signage will be 420x297mm (A3) laminated card.
- Locations - At main entrance to car park from South Drive. 1No. sign centrally located will also be added to each north, west and east elevations of the Haras fencing.

03 SITE SETUP PLAN
1050 Scale: 1:100

1:100 SCALE BAR



Key

- Bluebird Cafe ownership boundary
- Site perimeter compound No public access - Heavy Stanchion System 2000mm (86 x 3000mm) (6m) mesh panels
- Loading and un-loading area
- Plant parking for mini digger
- Temporary parking of contractors vehicles - 3no spaces shown
- Public Rights of Way Public Notice signage locations
- Shared use of right of way with private vehicular traffic and lawful path users
- Lawful path users

Notes

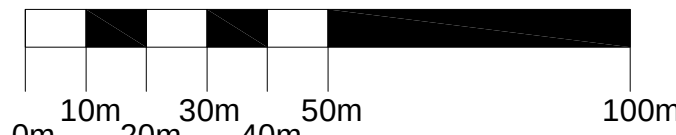
- All dimensions must be checked on site and not scaled from this drawing, apart from the local authority.
- Any works commencing on site prior to obtaining full planning and building regulation approval including full condition discharge, is entirely at the client's / contractor's risk.
- The contractor is responsible for taking and checking all levels and dimensions prior to ordering materials and starting work on site.
- Any discrepancies are to be reported to Oliver McGowan prior to commencing any works.
- All conditions regarding planning consent are to be agreed in writing with the local authority prior to commencing any works.
- All building work is to be carried out in accordance with building regulations and to the satisfaction of the local authority and as such additional unforeseen building works may be required on site.
- It is the responsibility of the building owner, or tenant, to comply with the requirements of 'The Party Wall Act 1996' in respect of excavation and construction in proximity to certain buildings or structures; and for connected purposes.
- These drawings do not constitute full working drawings. They are for planning and building regulations submissions only.
- All drawings are copyright of Oliver McGowan and may not be copied or reproduced by any third party without prior written consent.



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04 LOCATION PLAN
1050 Scale: 1:1250

1:1250 SCALE BAR



B	08.01.2015	Additional information added. Signage details PROW. Block plan showing shared use of a right of way with private vehicular traffic and lawful paths users.	OM
A	06.01.2015	First issue.	OM
Rev	Date + notes		Drawn

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Project
Bluebird Cafe
The Strand
Ferring

Drawing
Site Setup Plan

Job Ref	Dwg No	Revision
BAA	1050	B
Scale(s)	Size	Date
1:1250	A1	Jan 2015
1:100		OM
Status		

Planning