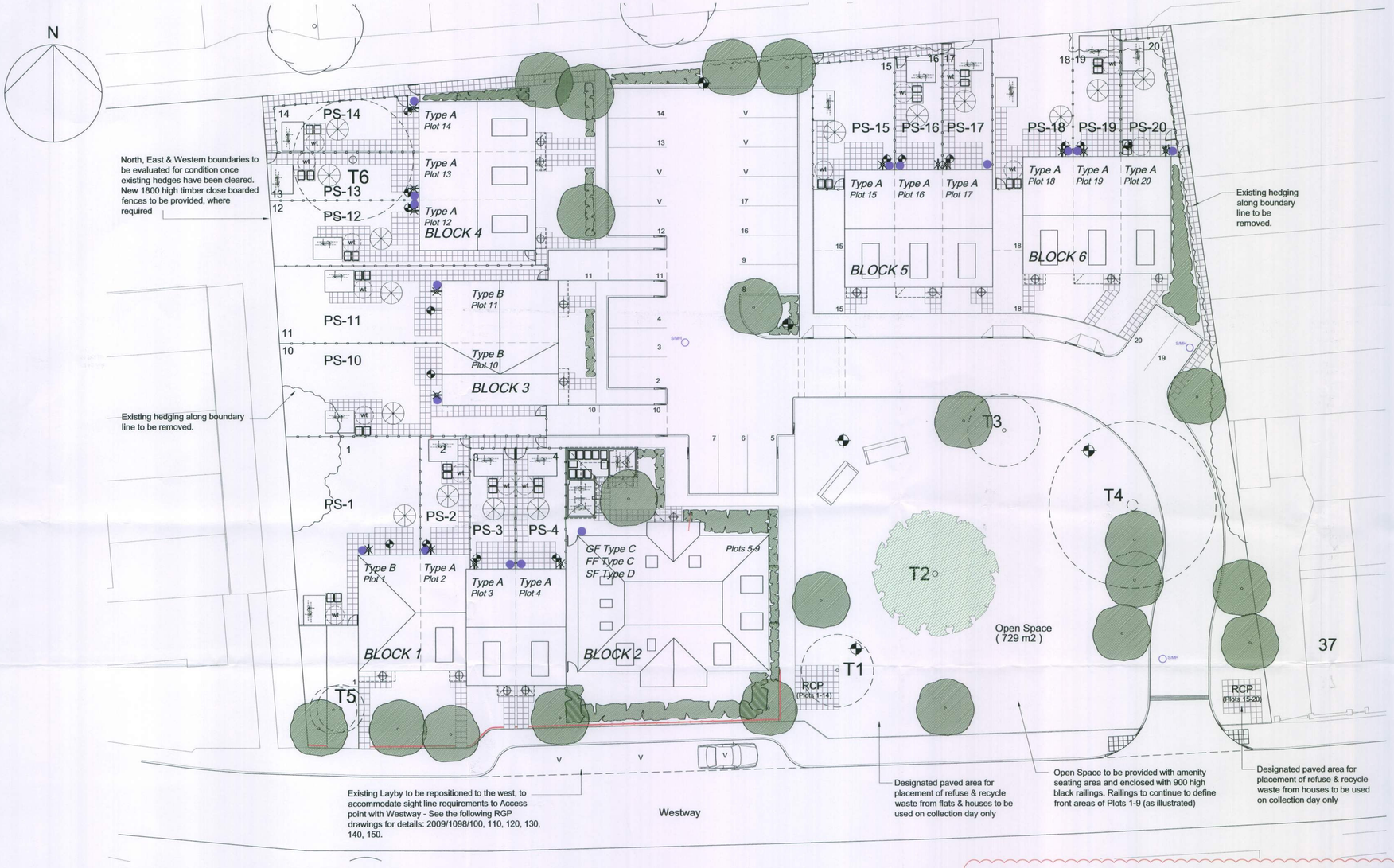


EXTERNAL WORKS & FIXTURES KEY

- Locations for new tree & shrub planting
- Existing Trees to be retained Read in conjunction with Tree Protection Measures
- Existing Trees to be removed
- Screen brick wall and to be 1800 high
- 1800mm high timber close boarded fence
- 900mm black railings (details to be confirmed)
- Gate to rear gardens - to provide min 850mm clear opening and to be1800mm high close boarded to match fencing
- Rotary cloths dryer - 6m+ line length (for 3+ bedroom dwellings).
- Refuse and recycling external bin store location. Household refuse bin volume as BS 5906:2005.
  House: 240 litres recycling bin & 240 litre refuse bin
  Flats: 3No. 1100 litre Euro bins, 1 of which is recycling
- Shed location - 2.4x1.8m Timber shed which provides cycle storage and 1m2 garden storage space. All sheds to incorporate a Sheffield cycle stand hoop which is to be cast into a concrete base providing secure locking for cycles.
- Cycle storage to Apartments (4.6x2.3m) as construction drawing tbc
- External light columns location subject to M & E design to provide 20lux to parking/access areas
- Wall mounted patio security light with PIR operation. See floor plans for switch location.
- Recessed soffit entrance porch light with PIR operation. See floor plans for switch location.
- WB 200 litre capacity water butt Locations - with child safe lid and tap.
- wt Wheel chair turning area 1500mm dia to allow wheelchair user to access bin storage and to turn and return in opposite direction.
- PS-1 Private space for plot number.
- External cold water tap
- Wooden Bench

For planting refer to Ecological reports and soft landscaping specialists drawings and schedules.

HOUSING MIX

Type C&D - 2B4P Apartment	x 5
Type A - 3B4P House	x 12
Type B - 3B5P House	x 3
Total	20

Total parking provision = 30no. spaces

CDM 2007 Health & Safety Information

This information relates only to 'Significant Hazards' identified on this drawing and is to be read in conjunction with the Designer's Risk Assessment Register.

1. Accidents involving construction vehicles accessing and egress the site with pedestrians and other traffic using West Way
2. Objects falling from high level off site and over north and east boundary onto adjoining properties.
3. Possible collapse of on-site trees due to proximity of building works
4. Public footpath to north of site
5. Use of crane on site with proximity of adjoining properties.
6. Access via crossover from West Way, with formation of new crossover and re surfacing works.
7. Stability of crane during lifting operations.
8. Site surrounded by existing buildings.
9. Site and delivery vehicle access on to site
10. Possibility of buried services around site
11. Unknown soil condition, although risk is considered minimal due to the nature of the site.
12. Possible hazards' to health from rodent born diseases and anti social behavior around existing buildings.
13. High possibility of the existing building to contain a large quantity of asbestos.
14. Objects falling from high level off site and over north and east boundaries onto adjoining property
15. Construction of the cross over junction entrance to site and the relocation of the lay-by adjacent to West Way.
16. Falling from height whilst cleaning windows.
17. Access to roof to maintain solar panels.
18. Decommissioning of any existing services that are on site.
19. Sewer diversion
20. Destabilisation of ground due to deep excavations for sewer diversion
21. Lifting/craning of PC beams for ground flooring.
22. If prefabricated roof trusses are used, stability during erection process

ARUN DISTRICT COUNCIL
No. LU 117 10 DOC
SUBSTITUTION
Received 4.10.10

CFSH Notes:

Mandatory elements:

Ene 1-
25% improvement required in the dwelling emission rate (DER) over the target emission rate (TER) to achieve code level 3.

Confirmation subject to SAP 2005 DER worksheets for each house type/plot from accredited energy assessor.

Wat 1-
Average internal water usage of 105Litres per person per day required to achieve code level 3.

Flow rates of fittings subject to code assessors calculations carried out in line with Water Efficiency calculator for new dwellings.

Mat 1-
Three of the following key elements to achieve a Green Guide rating (2008 version) of A+ to D:
- Roof
- External walls
- Internal walls (including separating walls)
- Upper and ground floors (including separating floors)
- Windows

Sur 1-
Ensure the peak rate of runoff into watercourses is no greater for the developed site than it was pre-development. To comply with Interim Code of Practice (SUDS) (CIRIA 2004) or for at least the 1 year and 100 year return period events.

Was 1-
Space allocated for waste storage to accommodate containers with min volume as recommended by BS 5906. All containers must be accessible to disabled people and sited on level hard surface with direct access route free from obstructions and raised thresholds. A turning circle of at least 1500mm dia to be provided at container location to allow wheelchair user to turn and return.

Was 2-
Site waste management plan must be developed by client/contractor as defined in SWMP regulations 2008 and with best practice.

CFSH Notes:

Non mandatory elements:

Ene 4-
Secure Internal or external drying space provision for each dwelling.
- 4m+ of drying line for 1-2 bedroom dwellings.
- 6m+ of drying line for 3+ bedroom dwellings.

Space to be accessible by resisdents of the dwelling only and fixings/footings or posts to be a permanent feature of internal room or external space.

Ene 6-
Space lighting to external spaces including patio's, paths and porches provided by dedicated low energy efficient fittings. Fittings to be able to be switched off when space uninhabited and during daylight hours.

Where burglar security lighting is installed fittings to have a max wattage of 150W and PIR and daylight cut off switches. All other security lighting to be dedicated energy efficient fittings with daylight cut off sensors or timers.

Ene 8
Cycle storage (for 2 credits)
2 and 3 bedroom dwellings - 2 cycles per dwelling.
4 bedrooms and above - 4 cycles per dwelling.

Area for storage as defined by the New Metric Handbook
- 1 cycle 2mlong x 0.85m wide
- 2 cycles 2m long x 1.5m wide
- 4 cycles 2m long x 2.5m wide

Where cycle storage is provided in a shed a min of 1sqm is required for garden tools in addition to the above dimensions. Access to be easy and direct from dwelling to public highway. Access through the dwelling is not acceptable. Storage to be secure with permanent lock and steel fixing set in concrete which allows both wheel and frame to be locked securely.

Wat 2-
Rainwater collection via water butts to each dwelling with capacity of 200 litres. Collectors to have child safe lid and tap and connected to RWP with automatic overflow diverter.

Was 3 -
Individual home composting facilities as below to be provided suitable for normal domestic, green/garden, food and other compostable household waste.
- Space for a kitchen waste container in the home.
- External composter.

Facilities to be in dedicated position and be accessible to disabled people. An information leaflet on composting to be provided to each dwelling.

Man 3 -
Commitment and strategy to operate site management procedures that cover 2 or more of the following:
- Monitor, report and set targets for C02 production or energy use from site activities.
- Monitor, report and set targets for C02 production or energy use from commercial transport to and from site.
- Monitor, report and set targets for water consumption from site activities.
- Adopt best practice policies in respect of air (dust) pollution from site activities.
- Adopt best practice policies in respect of water (ground and surface) pollution occuring from site activities.
- 80% of site timber is reclaimed, re-used or responsibly sourced.

Man 4-
Site registered for Secure By Design and ALO appointed. Ensure that requirements of section 2 Physical security of secured by design New Homes 2009.

Hea 3
Private outdoor space to provide min space of 1.5sqm per bedroom. Space to be adjacent or in close proximity to the dwelling. Space to make it clear it is only to be used by occupants of the designated dwelling. Access for wheelchair users should conform to BS 8300 to meet the needs of disabled people.

Refer to project CfSH assesment reports from code assessor for information on credits being sought within each category.

Refer to CfSH Technical guidance for full information on category definitions, requirements and evidence required to demonstrate compliance.

TREE PROTECTION MEASURES

Protection and Retention of Existing Trees

The Contractor shall exercise extreme care when performing operations beneath the canopy of existing mature trees and vegetation and within the specified Root Protection Areas designated for protection and avoid at all times damage to the roots, trunk and branches.

All excavations, cultivation and grading beneath the canopy of existing mature trees and within the specified Root Protection Areas of the existing trees and vegetation shall be carried out using hand tools, taking care not to damage or disturb any existing tree roots.

All trees to be retained on site shall be protected with fencing erected around the area of mature vegetation in accordance with BS 5837; 2005; 'Trees in Relation to Construction'. The fencing shall be installed, protected and maintained at 1.5meters around the tree during the main works by the Contractor who shall be responsible for protecting any area beneath the canopy of the existing trees and within the specified Root Protection Areas.

The installed protective fencing shall be 2.3 metres height 'Heras' Welded Wire Mesh Fencing secured to a scaffolding framework, set into the existing ground, and positioned to the outside edge of the existing tree Root Protection Areas specified. All tree protection to be in accordance with *BS 5837:2005 - 'Trees in Relation to Construction'*. The fencing should be strained, and fixed to fences, walls, knee rails where possible to provide a complete protected area.

Day-glo ribbons shall be maintained during the main works by the Main Contractor attached to the top of the fencing to ensure that the fencing is clearly visible during the works. Fencing shall be used to enclose the full canopy spread of any tree in accordance with the specified Root Protection Areas and generally with 1.5m on either side of any hedge.

All such fencing shall be maintained for the full contract period. All necessary excavations, earthworks and cultivation beneath the canopy spread of any existing tree; shrub or hedge shall be undertaken by hand. Repositioning of the protective fencing during the course of the contract as the contract works progress shall need to be agreed with the LPA.

At the end of the contract period the Contractor shall remove protective fencing from the site.

Within the protected area the following activities must not take place;
– *No vehicles are to be used in the fenced off areas;*
– *No materials are to be stockpiled or stored;*
– *No chemicals are to be stored;*
– *No excavation or increase in the soil level shall occur;*
– *No fires shall be lit on site.*

TREE PROTECTION FENCING
Tree Protective Fencing to be 2.3 metres height 'Heras' Welded Wire Mesh Fencing secured to a scaffolding framework, set into the existing ground, and positioned to the outside edge of the existing Tree Root Protection Area. All tree protection to be in accordance with *BS 5837:2005 - 'Trees in Relation to Construction'*.

DRAWING TO BE READ IN CONJUNCTION WITH SITE SETTING-OUT AND UTILITIES PLAN 5415/L(90)002 & EXTERNAL FINISHES PLAN 5415/L(90)003.

Rev	Date	Revision Details	Dr	Ch
H	01.10.10	Tree Protection Measures added to drawing.	sw	acc
G	02.09.10	Foot paths and sheds updated.	sw	acc
F	22.06.10	Drawing revised as requested by CW.	sw	acc
E	16.06.10	Drawing revised as requested by CW.	sw	acc
D	10.06.10	Additional railings added as WH request.	sw	
C	15.04.10	Finish of public foot paths amended to tarmac finish and front garden boundary demarcations updated.	sw	
B	09.04.10	Additional 900mm high railings added (highlighted in blue). Foot path omitted from north of car park and repositioned down the east of the car park. Cycle store converted to bin/cycle store and paving adjusted to suite. RCP adjusted and separated into two separate collection points. Foot path through open space repositioned and surface finish changed to tarmac. Side access gates adjacent to flats omitted.	sw	
A	22.03.10	Issued for Approval.	sw	

Brooklyn Chambers
11 Goring Road
Worthing
West Sussex BN12 4AP
Tel: 01903 248777
Fax: 01903 248666
E-Mail: office@michaelcookassociates.co.uk

MICHAEL COOK ASSOCIATES

Client's Name
WILLMINGTON HOMES LTD

Job Title
HAMPTON HOUSE
LITTLEHAMPTON

Drawing Title
SITE PLAN

Scale
1:250 @ A1 / 1:500 @ A3
metres 5 10 15 20 25

Drawn	Checked	Date
SW		22.02.10

Job No	Drawing No	Rev
5415	L(90)001	H

Status
APPROVAL

CAD Plot date: 4/10/2010 - 14:12:08 5415 - wd site layout.dwg

© Michael Cook Associates Limited. No dimensions to be scaled from drawing. The contractor should check all dimensions on site. It is the contractors responsibility to ensure compliance with Building Regulations.

ARUN DISTRICT COUNCIL LU/117/10/DOC