

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. Desktop soil contamination study to be undertaken and recommendations to be followed
2. Precise locations of buried services should be established by hand digging
3. Management system to be implemented to control traffic accessing and egressing the site. Use of existing site access to be considered or new access point with suitable visibility to be constructed prior to any other on-site works
4. Construction traffic to be routed via Mill Lane to the west to avoid conflict with cars in residential area to the south
5. Boundary fence to railway to be checked for security and to maintained throughout construction works
6. Tree Protection fencing to be installed and maintained throughout construction works
7. Roof trusses to be braced immediately once in position
8. All first floor and above windows to be checkable from inside with easy clean hinges.

SCHEDULE:

PHASE 1

Affordable Dwellings (25%):

4no. 2-bed flats @ 745sqft (average)

6no. 2-bed houses @ 831sqft

6no. 3-bed houses @ 930sqft

16no. dwellings - total 13,542sqft

Car Parking:
1 allocated spaces per dwelling x 16plots = 16

Open Market Dwellings

1no. 1-bed Flat over Garage @ 503sqft

3no. 2-bed Flat over Garage @ 718sqft

15no. 3-bed houses @ 859sqft

10no. 3-bed houses @ 927sqft

2no. 3-bed houses @ 930sqft

2no. 3-bed houses @ 940sqft

1no. 3-bed house @ 944sqft

2no. 3-bed houses @ 960sqft

36no. dwellings - total 27,786sqft

Car Parking:
2 allocated spaces per dwelling x 35plots = 70

3 allocated spaces per dwelling x 1plots = 3

PHASE 2 - RETAINED LAND

Open Market Dwellings

3no. 3-bed houses @ 820sqft

2no. 3-bed house @ 900sqft

1no. 3-bed houses @ 927sqft

4no. 3-bed house @ 954sqft

1no. 4-bed houses @ 1168sqft

11no. dwellings - total 10,172sqft

Car Parking:
2 allocated spaces per dwelling x 10plots = 20

3 allocated spaces per dwelling x 1plots = 3

63no. Dwellings total

Overall Site Area 1.67Ha

Density 37.7dw/Ha

Open Space 0.2159Ha

Allocated Car Spaces: 112no.

Visitors / Unallocated Car Parking: 21no.

N	05.08.13	Eastern boundary parking adjusted	KE	AC
M	31.07.13	Open Space increased, Reduced to 63 dwellings	KE	AC
L	28.06.13	Minor amendments due to Highways Comments	KE	AC
K	02.05.13	West boundary adjusted	KE	AK
J	30.04.13	Railings / Screen Walls noted	KE	AK
H	22.04.13	Vis Splays & site access amended to comments	KE	AK
G	04.04.13	Amended to sketches agreed with Planners	KE	AK
F	20.03.13	Revised housing mix. Plots No 25 - 46 renumbered	CL	KE
E	05.02.13	Highways details added along Toddington Lane	KE	EY
D	25.01.13	Schedule, notes & phasing amended	KE	EY
C	16.01.13	Additional visitors spaces added within Phase 3	KE	EY
B	15.01.13	Affordable types revised, roads adjusted to tracking	KE	EY
A	11.12.12	Updated with revised house types	KE	EY

Rev Date Revision Details Dr Ch



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ECE Architecture

Client's Name
Wilmington Homes

Job Title
Toddington Lane, Littlehampton

Drawing Title
Masterplan

Scale
1:500 @ A1 / 1:1000 @ A3

metres 10 20 30 40 50

Drawn KE Checked AC Date 27.09.12

Job No 5691 Drawing No 01 Rev N

Status

APPROVAL

CAD Plot date: 16/09/2013 - 11:56:59 5691site.dwg