

PROPOSED ACCESS AND PARKING LAYOUT PLAN - scale 1:250

DRAWING BASED ON OUTLINE APPLICATION Y/22/14 DRG 13020-03REV B

DRAWING PREPARED FOR APPROVAL OF RESERVED MATTERS FOLLOWING OUTLINE PLANNING APPROVAL Y/22/14/22/14

NOTES

CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS
UNUSUAL HAZARD AWARENESS AND RISK IDENTIFIED AT RESERVED MATTERS STAGE

EXISTING SERVICES
LOCATION OF EXISTING UTILITY SERVICES WITHIN THE SITE IS UNKNOWN ALL EXISTING DRAINAGE AND UTILITY SERVICES IN KINGS CLOSE AND REMAINING SITE TO BE TRACKED AND IDENTIFIED AS PART OF DETAILED DESIGN OF THE WORKS BOTH TO IDENTIFY ANY SAFETY HAZARDS AND TO ALLOW PROGRAMMING TO ENSURE CONTINUITY OF SERVICES WHERE ANY CONFLICTS WITH THE PROPOSED WORKS ARE IDENTIFIED.

PUBLIC INTERFACE
A CONSTRUCTION MANAGEMENT PLAN FOR THE WORKS IS IN PREPARATION BY THE CLIENT. KINGS CLOSE PROVIDES ACCESS TO EXISTING PROPERTIES AND REAR ACCESS FOR THE MERRY MEATS PROPERTY WITH THE RISK OF PEDESTRIANS EMERGING AND WALKING IN CLOSE PROXIMITY TO CONSTRUCTION WORKS. A DETAILED CONSTRUCTION PHASING PLAN MAINTAINING ACCESS AND MINIMISING INTERACTION OF CONSTRUCTION TRAFFIC AND WORKS WITH THE EXISTING PROPERTIES AND THEIR ACCESS IS REQUIRED AS PART OF THE DETAILED DESIGN AND CONSTRUCTION PROGRAMMING TO REDUCE RISK AND MANAGE THIS HAZARD.

PROPOSED RETAINING WALLS AT BOUNDARIES INTERFACE WITH ADJACENT DOMESTIC GARDENS. DETAILED CONSTRUCTION TECHNIQUES WILL NEED TO BE PROPOSED AND FOLLOWED TO REDUCE AND MANAGE THE ASSOCIATED RISK.

DETAILED GROUND CONTAMINATION
A DESK TOP STUDY AND RISK ASSESSMENT REPORT WAS CARRIED OUT AT OUTLINE PLANNING APPLICATION STAGE IDENTIFYING POTENTIAL FILLED AREAS OF THE SITE AND CONTAMINANTS WHICH COULD POSE RISK TO SENSITIVE RECEPTORS. THE REPORT RECOMMENDS AN INTRUSIVE GEO-ENVIRONMENTAL SITE INVESTIGATION TO BE CARRIED OUT TO IDENTIFY ANY HAZARDS AND MANAGE THE ASSOCIATED RISKS. FURTHER TESTING HAS BEEN CARRIED OUT BY SPECIALISTS APPOINTED BY THE CLIENT AND REMEDIATION PROPOSALS ARE IN PREPARATION.

THE PARTY WALL ETC ACT
ON FORMULATION OF FOUNDATION TYPE AND EXCAVATION DEPTHS FOR THE WORKS THE CLIENT AND CONTRACTOR ARE ADVISED THAT ANY PROPOSED WORKS REQUIRING ACTION UNDER THE PARTY WALL ETC ACT ARE NOT IMPLEMENTED UNTIL APPROPRIATE PARTY WALL AGREEMENTS HAVE BEEN FINALISED.

REV B 08.11.17 - RECENT DEVELOPMENT OF FLATS INDICATED NORTH OF SITE
REV A 02.11.17 - UPDATED FOR RESERVED MATTERS APPLICATION

GENERAL NOTE
NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING - THE CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE - IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT ALL WORKS ARE LAWFUL OR APPROVED UNDER PLANNING LEGISLATION & ARE IN COMPLIANCE WITH THE BUILDING REGULATIONS - THE CLIENT WHEN REQUIRED BY THE CONSTRUCTION DESIGN & MANAGEMENT REGULATIONS WITH RESPECT OF HEALTH & SAFETY SHALL APPOINT AS SOON AS PRACTICABLE A COMPETENT PRINCIPLE DESIGNER AND PRINCIPLE CONTRACTOR - THE CLIENT AND CONTRACTOR ARE ADVISED TO ENSURE THAT ANY PROPOSED WORKS REQUIRING ACTION UNDER THE PARTY WALL ETC ACT ARE NOT IMPLEMENTED UNTIL APPROPRIATE PARTY WALL AGREEMENTS HAVE BEEN FINALISED

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project LAND AT KINGS CLOSE YAPTON

drawing ACCESS AND PARKING LAYOUT PLAN

status reserved matters application
scale 1:250@A1 date OCT 2017 drawn CD

drawing no. 16024-RM103revB

the contractor should check all dimensions on site
no dimensions are to be scaled from this drawing
it is the contractors responsibility to ensure that all works are in compliance with the building regulations

LAND AT KINGS CLOSE YAPTON - SCALE 1:250

NO DIMENSIONS ARE TO BE SCALED FROM THE DRAWING EXCEPT IN THE CASE OF PLANNING APPLICATIONS - THE CONTRACTOR SHOULD CHECK ALL DIMENSIONS ON SITE - IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT ALL WORKS ARE LAWFUL & IN COMPLIANCE WITH THE BUILDING REGULATIONS - DRAWING INFORMATION IS SUBJECT TO A DETAILED SURVEY OF SITE & REQUIREMENTS OF LOCAL AUTHORITY PLANNING BUILDING REGULATION & HIGHWAY DEPARTMENTS - ALL ITS INFORMATION REPRODUCED UNDER LICENSE FROM ORDNANCE SURVEY DATA (C) CROWN COPYRIGHT ALL RIGHTS RESERVED - THE CLIENT WHEN REQUIRED BY THE CONSTRUCTION DESIGN & MANAGEMENT REGULATIONS SHALL APPOINT AS SOON AS PRACTICABLE A COMPETENT PRINCIPLE DESIGNER & PRINCIPLE CONTRACTOR - REFER TO THE DESIGNERS RISK ASSESSMENT REGISTER AND DRAWING NOTES FOR ASSISTANCE IDENTIFICATION OF UNUSUAL OR SIGNIFICANT SAFETY HAZARDS - THE CLIENT & CONTRACTOR ARE ADVISED TO ENSURE THAT ANY PROPOSED WORKS REQUIRING ACTION UNDER THE PARTY WALL ETC ACT ARE NOT IMPLEMENTED UNTIL APPROPRIATE PARTY WALL AGREEMENTS HAVE BEEN FINALISED - THIS DRAWING HAS BEEN PREPARED FOR PLANNING APPLICATION PURPOSES ONLY