

All existing services, (above & below ground) within the cartilage of the proposed site are to be established prior to commencement of works.

All surfacewater drainage to be in accordance with BS 8301: 1985, together with all relevant current Building Regulations/manufacturer's instructions, as appropriate. Proposed r.w.p.s to discharge into rodable B.I. Gullies (with solid cover plates). Provide a min. 4 No. as indicated water butts (min. 300 lit each) with over flow from some to discharge into adjacent B.I. Gullies.

the unit's usage time (no more than 10 min). No physical contact with the unit is required. The Paper or Shrinkable Sockology can be positioned a min. 5.0m away from proposed swelling. Units to be clipped together, encapsulated & sealed with suitable geotextile layer, bedded & surrounded with a min. 100mm of compacted sharp sand. Back fill above same with top soil in max. 200mm layers, make good all surfaces as necessary, installations to be in accordance with all relevant manufacturers' instructions. Exact details relating to proposed surface water drainage system will be agreed on site to suit conditions found.

Provide new below ground drainage connections to proposed dwelling, as indicated on the proposed G.F. Plan, discharging into existing foul sewer to the north of the plot. All details to be agreed on site to suit conditions found & comply with current Building Regulations, together with BS 8301: 1995 together with all relevant manufacturer's instructions as appropriate.

To the principle entrance (front door) of the proposed dwelling, provide a min. clear opening of 800 mm (when door is in the 90 deg. open position) with a level threshold to provide wheel chair access. External approach to front door to have a max. slope to be 1 in 20.

Provide appropriate waste/ recycling bins, provision for the storage of some (or collection by the Local Authority) within the site to be provided as indicated on the proposed plan & thereafter retained.

Within the Utility Room of the proposed dwelling, provide within a kitchen base unit, dedicated collection bins for individual sorting storage of waste/ recycling.

Secure cycle storage to be provided for proposed property, within the proposed garage. The garage is to be provided with a permanent lock complying with BS 3621: 2004

The cycle storage facility provided shall be thereafter retained for that purpose.

Upon completion of the works on the Cor Parking, together with turning facilities within the site, will be provided, to prevent the need for reversing out onto the public highway (Spring Gardens). For the duration of the works adequate parking & turning facilities to be provided for both the client & any site operatives, all details to be agreed prior to commencement of works.

The burning of materials in connection with the development is not to be permitted for the duration of the works

WORKING HOURS

No work for the implementation of the development hereby permitted shall be undertaken on the site except between the hours of 06.00 and 18.00 on Mondays to Fridays inclusive and 08.00 hours and 13.00 hours on Saturdays. No work shall be undertaken on Sundays, Bank & Public Holidays

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(3360 sq. ft.)

Construction	U-value (W/m ² K)
G.F. Construction	- 0.15 W/m ² K
Walls	- 0.22 W/m ² K
Windows	- 1.20 W/m ² K
Doors	- 1.20 W/m ² K
Roof	- 0.14 W/m ² K
Roof Window	- 1.1 W/m ² K

- 1 No. T1 Silver Birch (*Betula pendula*)
- 2 No. T2 Rowan (*Sorbus aucuparia*)
- 3 No. T3 Star Magnolia (*Magnolia stellata*)

At all times
in conjunction with dwg.
No. 684-01 to 10 Inclusive

B	Boundary Fence/ hedge to either side of property amended	18/03/26
A	Drawing completed for Planning Submission	09/01/26
Rev.	Description	Date

The Board of Directors in its discretion and compliance with the terms and conditions of the CDA, Section 207 of the Uniform Limited Liability Partnership Act, 1996 and the Uniform Limited Liability Partnership Act, 2001, is hereby approving any work, construction, plans, drawings, etc. submitted by the contractor, commencing any work. The completion of this drawing is required. The drawings and drawing notes do not purport to cover each and every item of work to be performed by the contractor, but are intended to show the general nature and location of the work to be performed by the contractor. This drawing is to be used in conjunction with the drawings filed herewith.		Project Land East of Spring Gardens Washington, W. Sx. RH20 3BP		G.F. PLAN AS PROPOSED Proposed Dwelling		Client Mr. & Mrs Ripley		Drawing no. 684-04 (A1)		Scale 1 : 100		Date Nov. 2025		B	
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