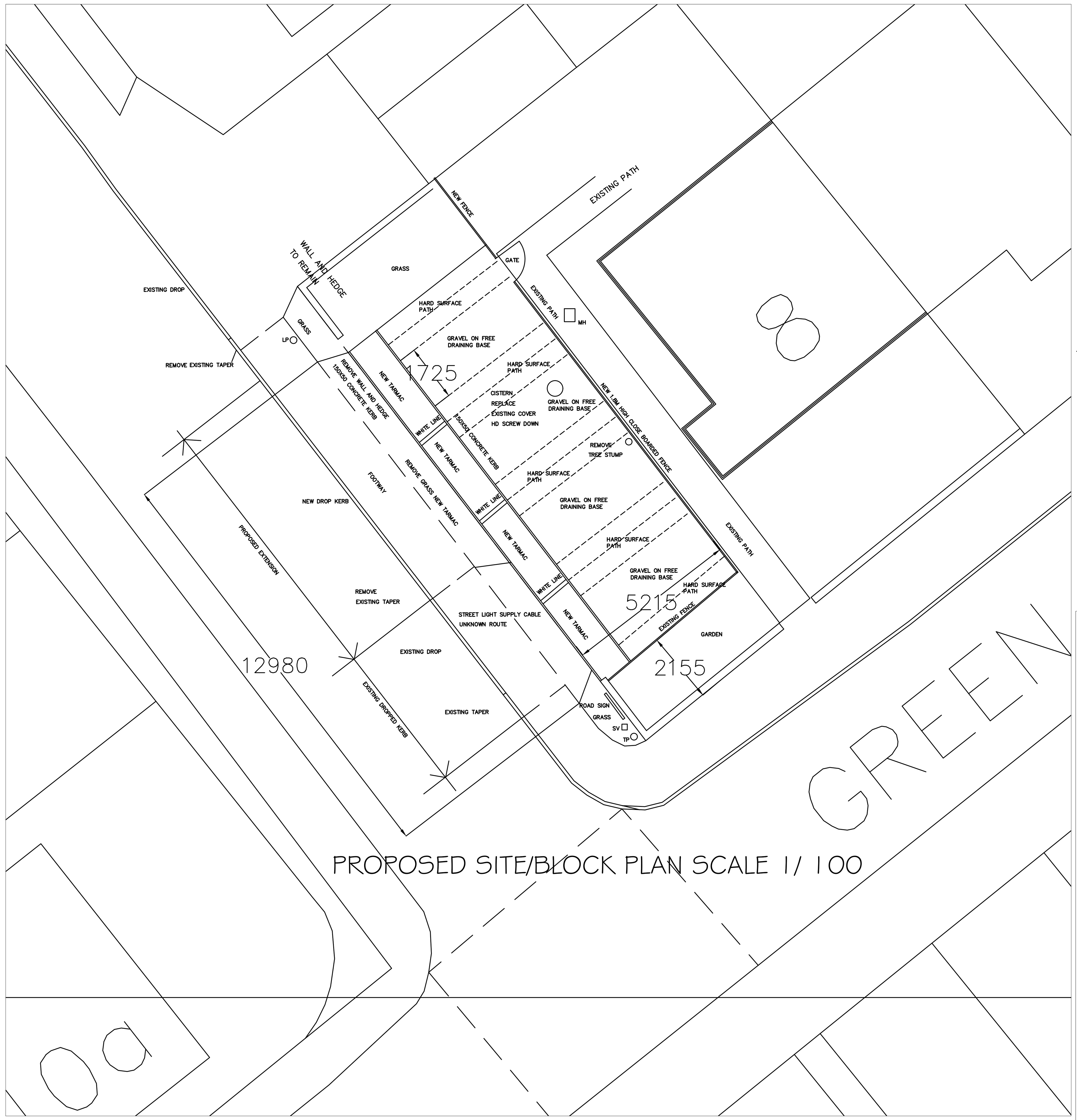
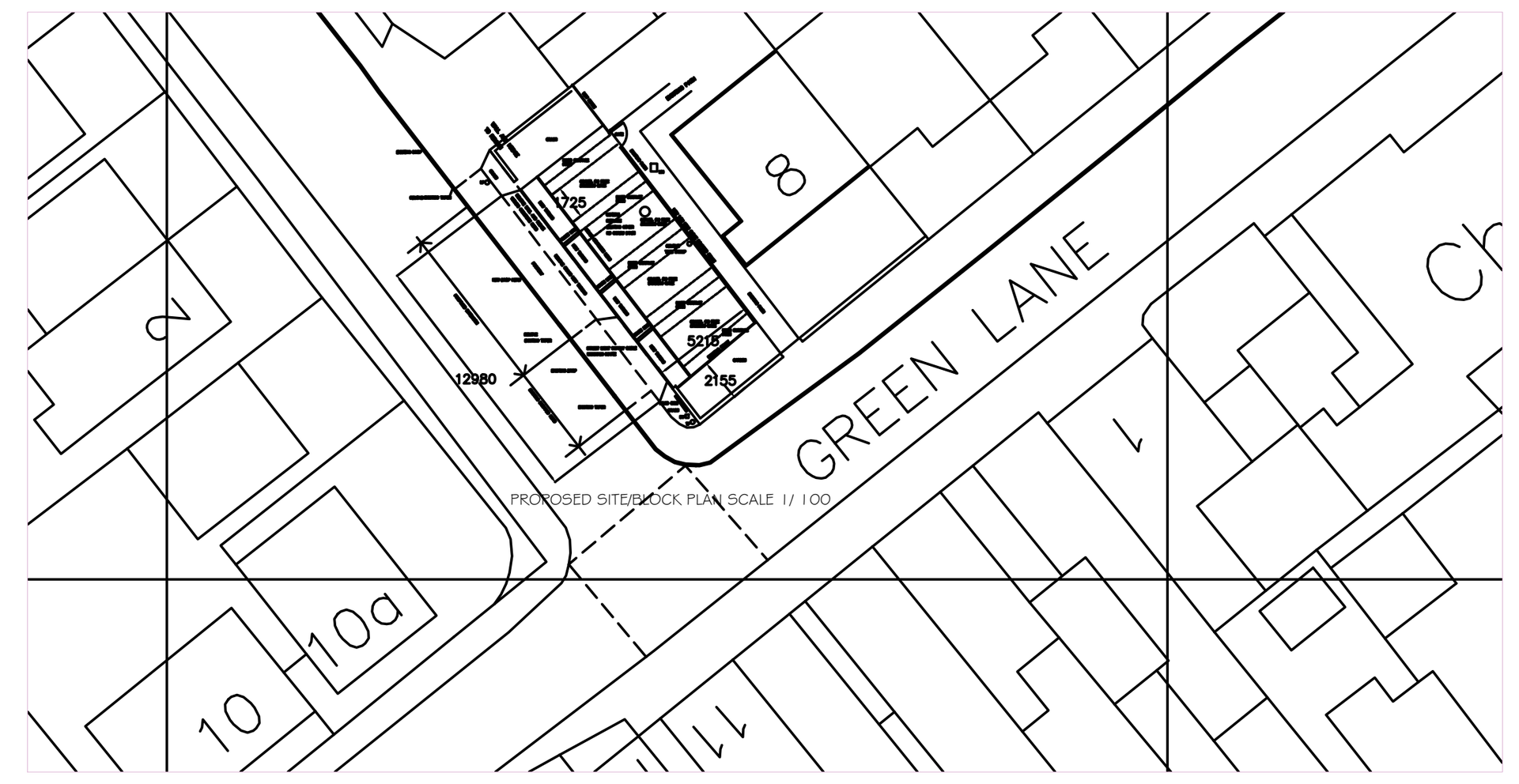
THERE ARE EXISTING MAINS SERVICES ON SITE WHICH ARE MARKED ON SERVICES DRAWINGS THERE MAY BE OTHER PRIVATE SERVICES WHICH ARE UNMARKED, CONTRACTOR TO INVESTIGATE AND MARK PRIOR TO EXCAVATION. CONTRACT TO USE THE DIAL BEFORE YOU DIG SERVICES

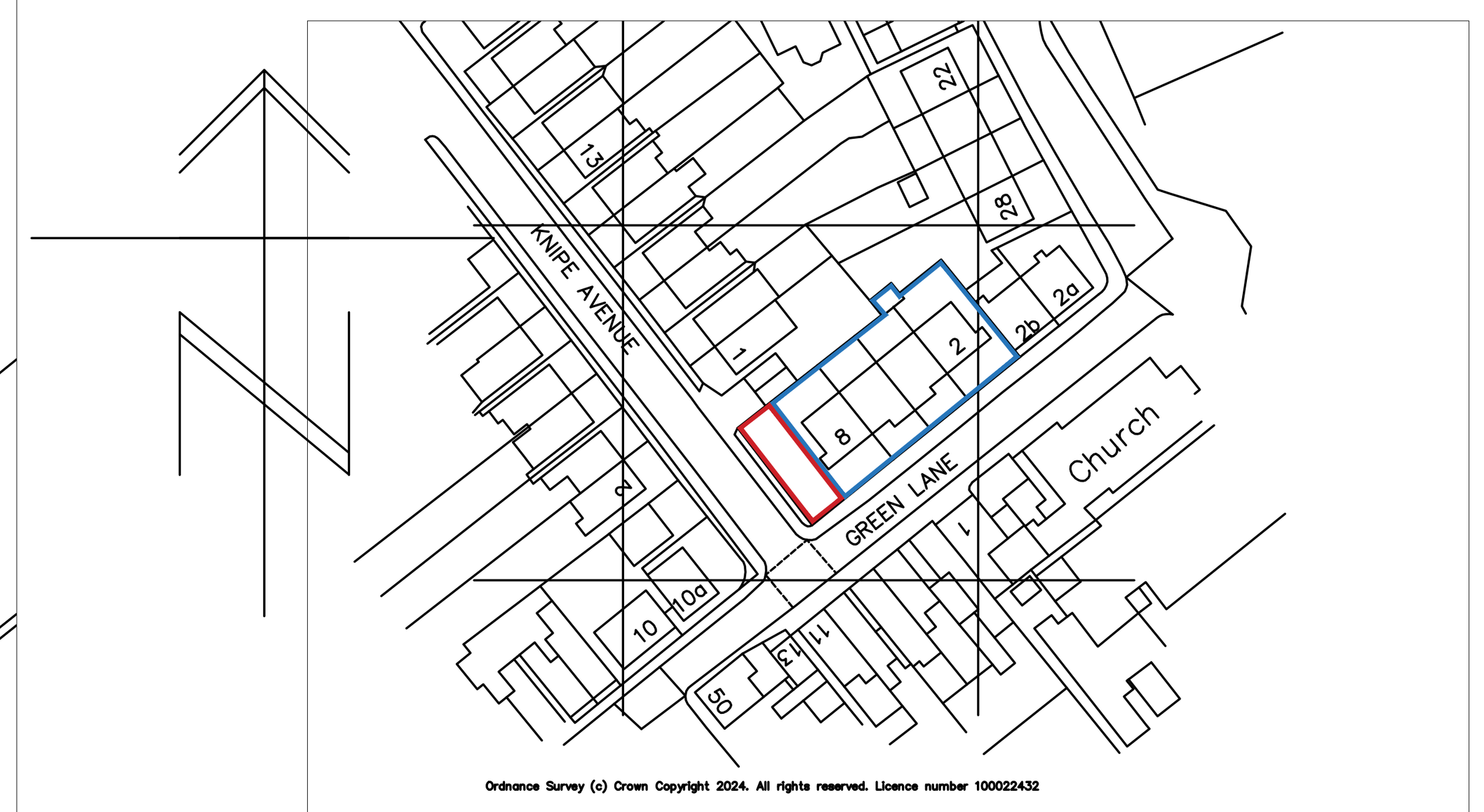


EXISTING SITE PLAN
SCALE 1/ 100



PROPOSED SITE/BLOCK PLAN SCALE 1/ 100





Ordnance Survey (c) Crown Copyright 2024. All rights reserved. Licence number 100022432

LOCATION PLAN SCALE 1/ 2500

NOTES AND RISK ASSESSMENT

1. Contractor to notify Health & Safety Executive (H.S.E.) of project prior to commencement using F10 notification form as/if applicable.
2. Establish site, sign working area and fence or gate off to prevent access by unauthorised persons. Similarly treat area for the stockpiling of excavated material if applicable. Fenceshould be of small sectional mesh preventing easy climbing by children, minimum two metres high, and safely fixed to prevent collapse.
3. Contractor to locate all existing services prior to commencement and make safe or take precautions as necessary to avoid damage or accident.
4. Contractor and his operatives to ensure all relevant Health and Safety Acts are adhered to throughout contract.
5. Control general hazards associated with building to avoid nuisance and accident as follows:
Lifting
Dust spread
Noise and vibration
Falling into open trenches, manholes and pits
Working at height and the use of scaffold, ladders and lifting equipment
Health risk working in contaminated ground
Hot work.
MAIN SERVICES
ROAD TRAFFIC
RESIDENTS
6. Establish fire drill for operatives during the course of the works. Provide extinguishers for building operatives to use where hot work is in progress.
7. Operative parking should observe sensible road and pedestrian safety.
8. Contractor to observe compliance with any regulations due to any contaminated land encountered. Waste or excavated materials arising from demolitions or excavation are to be disposed of to the correct tips or recycling centres to comply with environmental controls. Keep differing materials separate to avoid contamination of recyclable materials.
9. Contractor to plan area for storage of materials together with facilities available on site i.e. water, electricity, toilet provisions for the safe operation of the site prior to commencement.
10. All deliveries should only take place when supervisory staff are present to oversee off-loading and maneuvering. Instigate method of plant and vehicle movements to ensure safe access to site.
11. Sign all works advising of dangers.
12. Wear all items applicable to general site health and safety where applicable (hard hats, masks, goggles, safety shoes, high visibility vests etc). Make available hard hats and high visibility vests for visits to site.
13. Ensure all site staff operating plant and equipment have received the correct training for the item(s) concerned.
14. Keep site tidy at all times and remove rubbish and debris continually to reduce trip injury hazards. Ensure holes, manholes, excavations and pits are covered and secured at the end of each working day to prevent falling.
15. Contractor to produce programme of works.
16. Obtain hazard information sheets on products and materials used where applicable.
17. Provide method statements for major elements of work wherever necessary.
19. Check all drains, rod and ensure clear flow and outfall. Correctly seal any redundant drains to prevent rat infestation.
20. All electrical works to be carried out by an approved competent electrician in accordance with Part P of the Building Regulations.
21. Provide contractors own wc accommodation.
22. Clients traffic system is to be observed at all times
23. Contractor to discharge all relevant planning conditions before commencing.
24. All dimensions to be checked on site. Do not scale drawing.
25. Contractor to notify Building Inspector prior to commencement of the works.
26. Contractor to ensure that Building Inspector is notified AND carries out regular inspection of works during construction.
27. Contractor must register with Building Guarantor as applicable.
28. Any changes to the drawing or specification to be confirmed prior to commencement.

GENERAL

All works to be carried out in accordance with current LCC Highways Regulations and to the satisfaction of the Local Area Surveyor. Any variations to the approved drawings must be agreed in writing with the Highways Authority prior to the work commencing.
All materials and components to be installed in strict compliance with manufacturers instructions, relevant Codes of Practice and current LCC and British Standards.
All details on these drawings are based on typical site conditions related to the area. No responsibility can be accepted for abnormal conditions, which may be discovered during construction. This drawing has been created for the express purpose of obtaining approval, a competent trades person will be required to ensure correct construction methods and practices are adhered to.

IT IS CLIENTS / CONTRACTORS RESPONSABILITY TO NOTIFY **HEALTH AND SAFTEY EXECUTIVE (HSE)** PRIOR TO DEMOLISION / COMMENCEMENT OF WORKS ON SITE.

SITE INVESTIGATION

Before commencing, locate and identify any mains or other services and drains and disconnect and make safe, divert as applicable. Retain any drain connection for future use where applicable. Redundant drains should be filled with concrete to avoid occupation by vermin.

GENERAL

All works to be carried out in accordance with current Building Regulations and to the satisfaction of the Local Authority Building Inspector. Any variations to the approved drawings must be agreed in writing with the Local Authority prior to the work commencing.
All materials and components to be installed in strict compliance with manufacturers instructions, relevant Codes of Practice and current British Standards.
All details on these drawings are based on typical site conditions related to the area. No responsibility can be accepted for abnormal conditions, which may be discovered during construction.

DPC

1200 gauge polythene to BS6515 set minimum 225mm above path level and continuous with DPM (cavity walls to be filled to minimum 225mm below DPC with weak mix concrete).

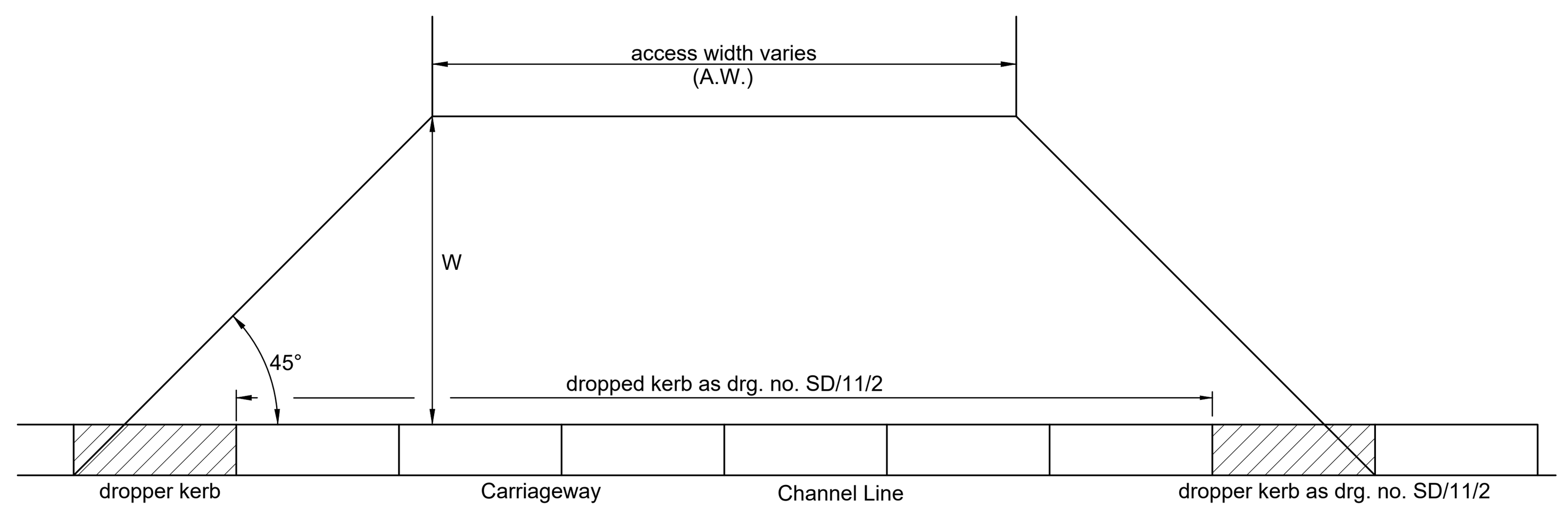
BELOW CABIN CONSTRUCTION

Remove all vegetation and reduce existing ground levels as necessary, provide reinforced concrete slab to engineers details with polythene dpm under 1200 gauge polythene d.p.m. laid on slab.

Below all new floors provide min 150mm well compacted and graded hardcore and sand blinding.

1.6 VEHICLE ACCESS CROSSINGS 1.6.1 Light Duty (Domestic) crossings 1.6.1.1 150mm of Type 1 sub–base to Clause 1.2. (NB where the CBR value of the sub– grade is below 1.5% an approved geosynthetic layer to Clause 6.7 will be required to be placed on the sub–grade). On certain sites the depth of topsoil may exceed 275mm. On such sites topsoil containing organic matter, roots, etc. shall be removed and replaced with Type 1 sub–base in accordance with Clause 1.2. 1.6.1.2 100mm of AC20 Dense Bin Rec Binder Course 40/60 or 100/150pen to Clause 9.1 compacted to a void content within the range 2%–10%. 1.6.1.3 25mm of AC6 Dense Surf Surface Course to Clause 9.4 compacted to a void content within the range 2%–10%. 1.6.1.4 The joint between the access crossing and the carriageway shall be formed with 125mm x 150mm precast concrete kerbs on a 150mm x 380mm base of ST4 (20N/mm²) concrete (approximately 1 cement: 2 sand: 4 aggregate by volume mix). A 125mm x 150mm x 225mm taper kerb will be required on each side of the crossing along the carriageway edge. 1.6.1.5 The highway boundary shall be delineated across the access crossing with 50mm x 150mm square cut precast concrete edging on a 75mm x 330mm base of ST4 (20N/mm²) concrete, and where there is no footway the edges of the access crossing shall also be delineated with the same edging and base (see figure 2/4).

Kerb Footways and Paved Areas — SD/11/5



design group access type	access width (A.W.)	flexible construction		
		sub-base Type 1 (clause 803)	Binder course (Clause 906)	Surface Course (Clause 910 or 912)
V1	UP TO 2500	150	100 of 0/20mm N.S. (50 pen or 125 pen)	25 of 0/6mm N.S. (125 pen)

Notes

1. Where C.B.R. values are 2% for flexible access construction, the first 60mm thickness of 0/20mm dense binder course must be placed as a sacrificial layer. The layer must be compacted as well as ground conditions permit and allowed to gain maximum stiffness prior to laying subsequent layers.
2. Soft spots to be removed and replaced with either sub-base to Clause 803 in 100mm layers or a 60mm sacrificial layer of 0/20mm dense binder course to Clause 906 and placed in accordance with Note 2.
3. Where verge width is less than 2.5m, W = Verge Width.
4. Not applicable to Development roads.

Rev: Date: Description: Approved
AMENDMENT DETAILS

Checked by:	GP	Approved by:	SB
ISSUED		12/05/17	

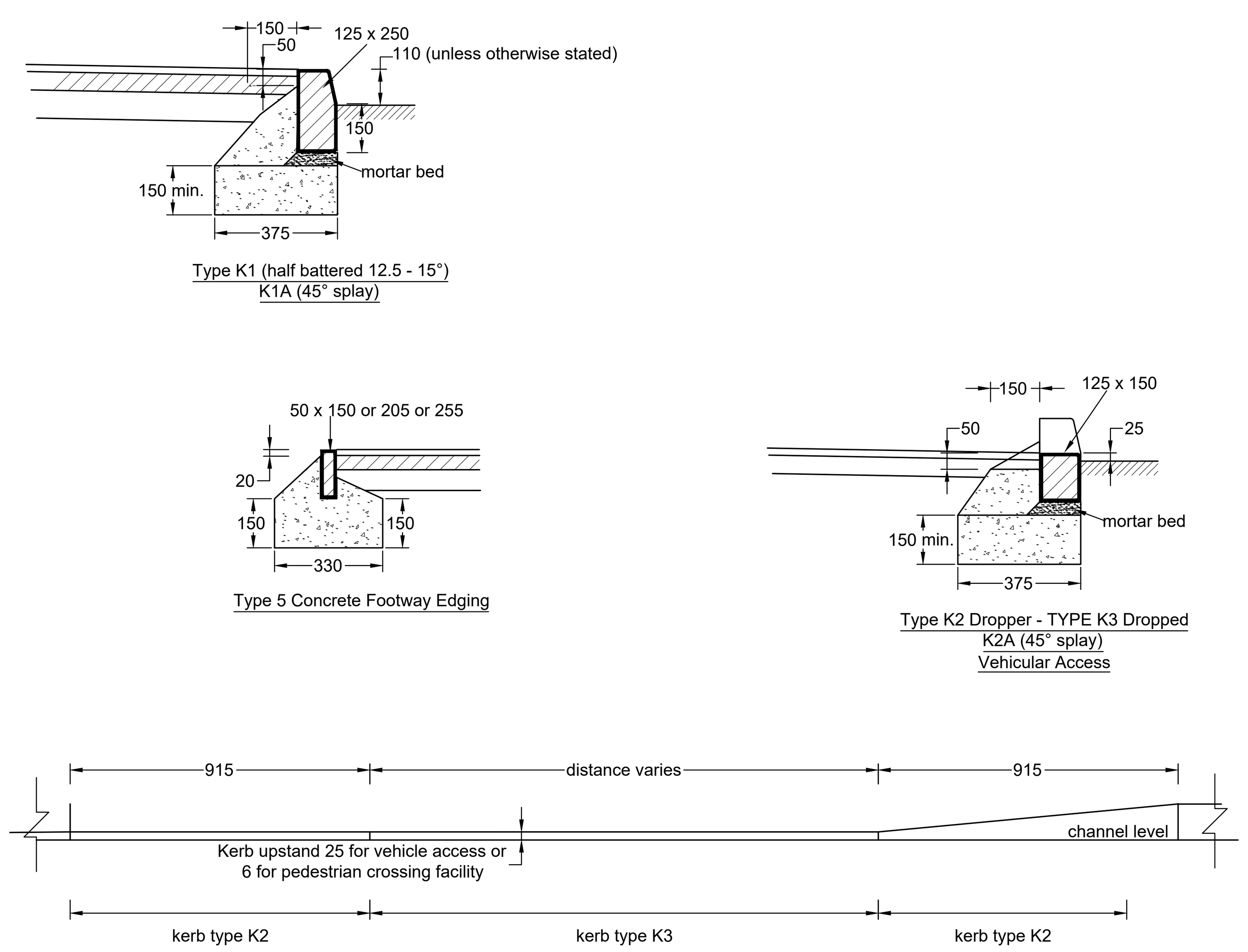
Access - Carriageway
Kerbed

is a typical detail and may require conversion to a full scheme specific drawing. NOT TO SCALE (all units in millimetres)

Disclaimer Before making use of this detail, any designer or third party must ensure that it satisfies all requirements of the scheme to which it is being applied. Lincolnshire County Council accept no responsibility for third party use of this Standard Detail.

SD/11/5
Standard Detail Number
Revision Number

Kerb Footways and Paved Areas — SD/11/2



Notes

1. Concrete bed and backing to Grade ST3 concrete to Clause 2602.
2. Mortar bed to be Class 1 to Clause 2404 thickness 10-20mm to Clause 1101.
3. Precast concrete kerbs and edgings to BS 7263.
4. See SD/11/3 and SD/11/4 for back of kerb treatment when area to rear of kerb is surfaced.
5. Tolerances exist for both kerbs and surfacing. These must be given consideration for each individual site.
6. Vehicular accesses must not be used as pedestrian crossing points due to potential conflicts between pedestrians and vehicles.
7. Type K3 'flush' kerbs to be bull nose finish with nominal upstand of 6mm at pedestrian facility.
8. Kerb upstand at vehicular crossing 25mm.

Rev: Date: Description: Approved
AMENDMENT DETAILS

Checked by:	GP	Approved by:	SB
ISSUED		12/05/17	

Precast Concrete Kerbs

This is a typical detail and may require conversion to a full scheme specific drawing. all units in millimetres)

Disclaimer Before making use of this detail, any designer or third party must ensure that it satisfies all requirements of the scheme to which it is being applied. Lincolnshire County Council accept no responsibility for third party use of this Standard Detail.

SD/11/2
Standard Detail Number
Revision Number

REVISIONS

REFERENCE	DATE	DETAIL

DC ARCHITECTURAL SERVICES LIMITED
ARCHITECTURAL AND PLANNING SERVICES
The Barn, Partney Mill, Spilsby, Lincolnshire, PE24 4PE
TEL NO. 01790 752865 mobile 077762227893
e-mail davidbiggadike@btconnect.com

Drawing Title: PROPOSED PLANS AND LOCATION PLANS
Drawing number: DC / P /873S / 200
Scale: 1:100 and 1:200 @A1
Drawn: db
Date: NOV 2024
Checked
Revision: B

Client: SPALDING TOWN HUSBANDS

Project: GARDEN OF 8, GREEN LANE, SPALDING, LINCOLNSHIRE. PE11 2YB