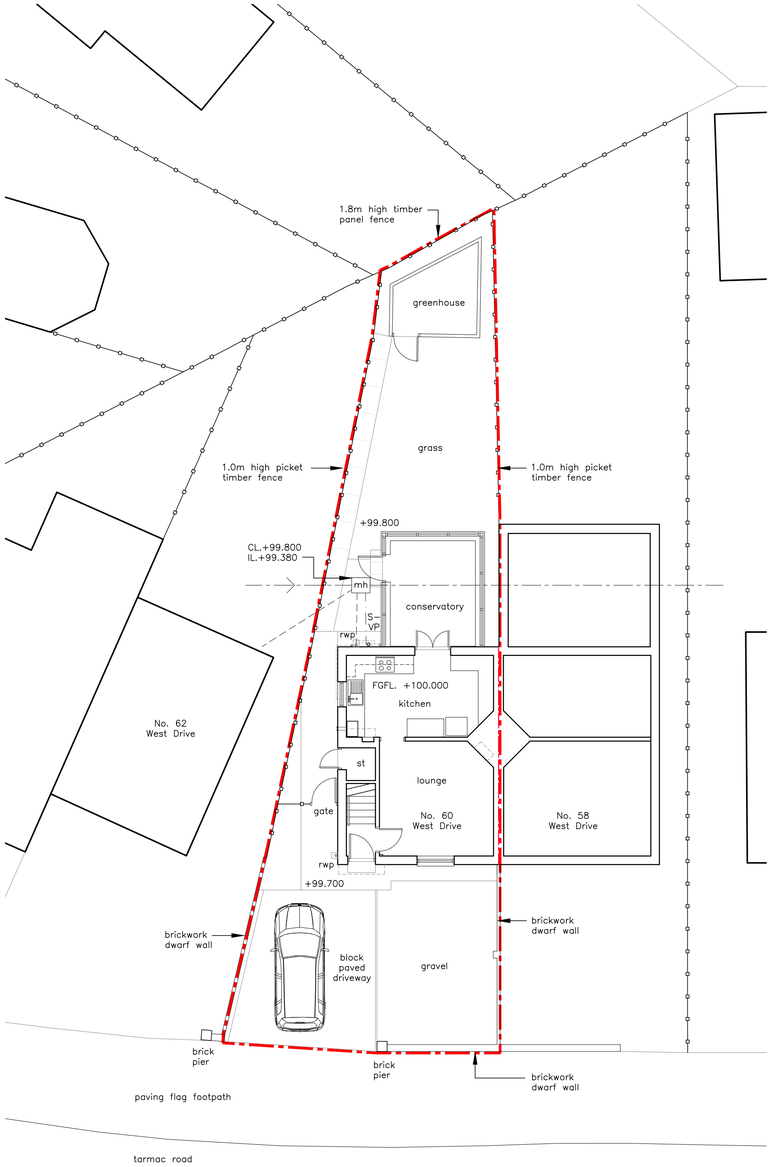
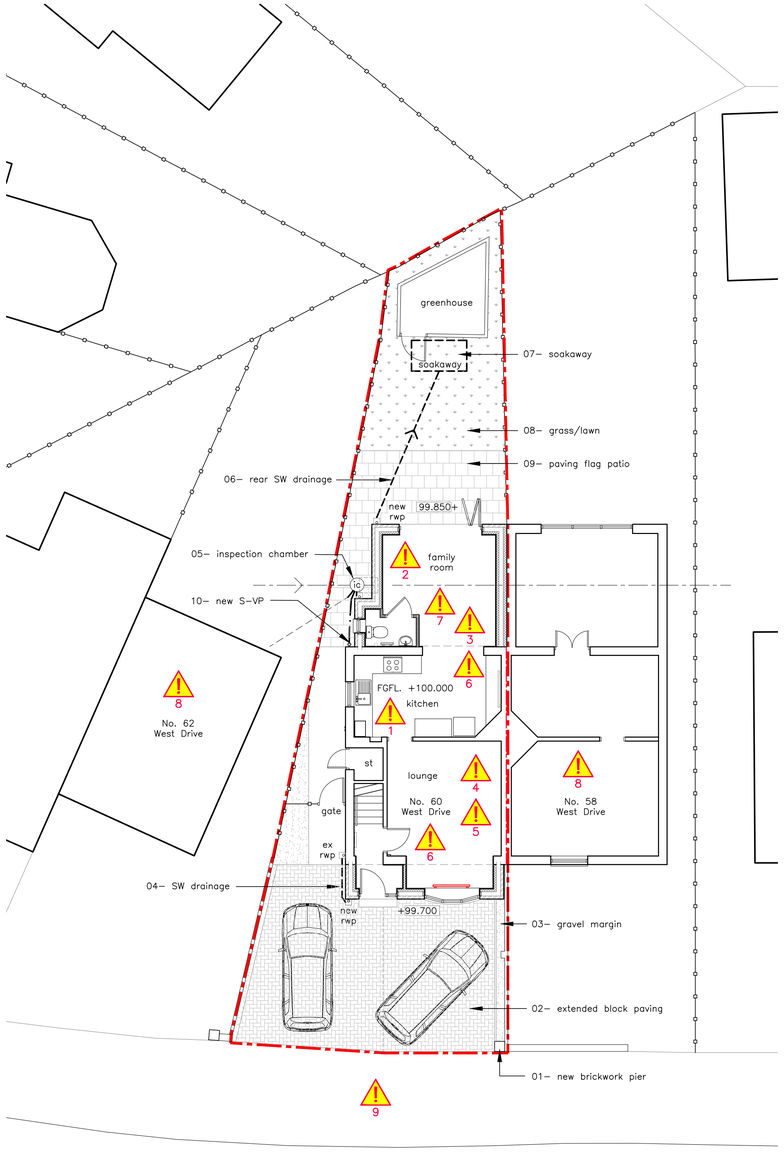


EXISTING SITE LAYOUT
scale 1:100

0 10m



PROPOSED SITE LAYOUT
scale 1:100

CDM LEGEND – 'significant remaining risks'

1 ASBESTOS –
Contractor to refer to Pre–refurbishment asbestos survey report to ascertain and allow for any risk/removal. All costs by contractor.

2 EXCAVATIONS –
Unknown existing foundation/drainage depths, contractor to make safe any excavations.

3 WORK TO EXISTING FLOOR –
Construction/depth of existing floor unknown.

4 CONNECTIONS TO SERVICES –
Contractor to locate services on site prior to commencement of any works, connections to be by qualified engineer.

5 ISOLATION OF SERVICES –
All existing services to be suitably capped off & protected prior to commencement of works.

6 STRUCTURAL OPENING WORKS
All spans/conditions to be site confirmed & works to be fully in accordance with structural engineers design.

7 ROOF CONSTRUCTION ERECTION –
Crane to be operated by qualified person & contractor to safely protect site & adjacent areas from all lifting equipment.

8 NEIGHBOURS –
Impact of works upon neighbouring properties including noise, dust, drainage & access routes.

9 SITE SECURITY –
Road/public footpath to be maintained/kept clear at all times and contractor to ensure site works made safe/secure.

SITE PLAN LEGEND

99.850+	Existing ground levels
99.950+	Proposed ground levels
	Site boundary line, approximate area 161m²
	Assumed existing foul water drainage
	Assumed existing surface water drainage
	Assumed existing combined drainage
	Proposed foul water drainage
	Proposed surface water drainage

NOTE: Full extent of existing drainage runs unknown. Existing drainage system indicated is assumed only. Contractor to locate and expose existing drainage and protect as necessary to allow proposed works to be carried out and arrange for Building Control and NWL inspection to confirm protection measures. All proposed connections to be approved by NWL and Building Control prior to work being put in hand.

Existing services to be checked on site before work commences. All services to be maintained to adjacent properties at all times.

Proposed levels and drainage scheme all to be agreed with client and to Building Control officers approval.

SITE LAYOUT NOTES

01– Brickwork wall removed to frontage of site, new brickwork pier reinstated with stone coping to match existing.

02– Extended block paved driveway to match existing.

03– Concrete pin kerb and gravel margin to match existing.

04– Proposed s.w. drainage to connect in to existing gully to satisfaction of building control / NWL.

05– New 450mm dia. inspection chamber built on line of existing sewer to replace existing manhole, location to suit new extension. Rwp & S–VP connections amended accordingly. All to be agreed to satisfaction of Building Control and NWL.

06– Proposed rear Rwp & gully drainage to connect into soakaway to satisfaction of building control/NWL.

07– Soakaway to be positioned min. 5m away from foundations. approx size 1.8 x 1.0 x 1.5m deep, to be filled with granular material, eg broken brick, crushed rock or gravel, with particle size 10mm to 150mm. PVC sheet or concrete blinding should be laid over the fill to prevent topsoil being washed down into the soakaway. All to be agreed with Building Control.

08– Lawn made good where disturbed.

09– New paving flag patio to clients approval.

10– New/replacement S–VP to match existing.

REVISION A : 12 SEPTEMBER 2023 :
DRAWING ISSUED FOR PLANNING. REAR EXTENSION AMENDED AS REQUESTED BY CLIENT EMAIL DATED 11/09/2023.
. AS

Do not scale. All setting out dimensions to be site confirmed prior to works commencing and any discrepancies confirmed to architect. This drawing is to be read in conjunction with all other architectural and structural engineers drawings.

PLANNING ISSUE

Northern Bureau for Architecture
The Old Rectory
Mains Park Road
Chester-le-Street
DH3 3PU
T 0191 388 6245
W www.nbarchitecture.co.uk
E admin@nbarchitecture.co.uk

PROPOSED EXTENSIONS AND ALTERATIONS,
60 WEST DRIVE, CLEADON, SR6 7SL.
for MR. K. BEGG.

EXISTING SITE LAYOUT	1:100@A1
PROPOSED SITE LAYOUT	1:100@A1

Date:	Drawn:	Checked:	
03/08/23	AS	LE	***NB23_18/02A***