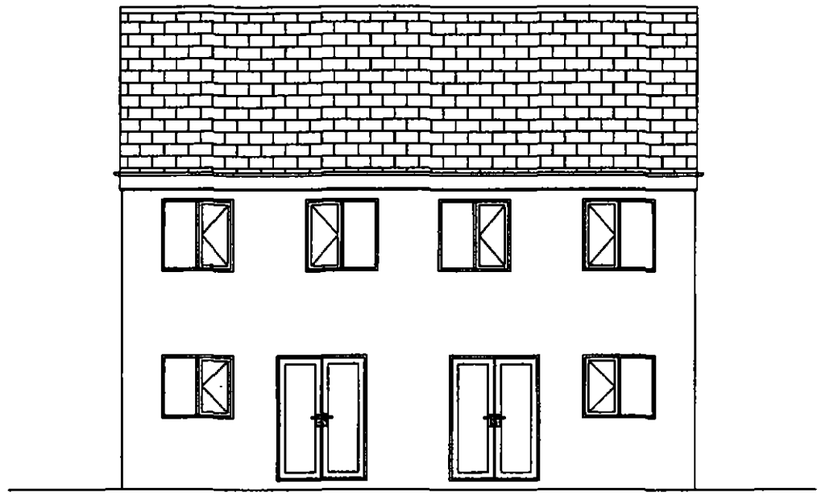
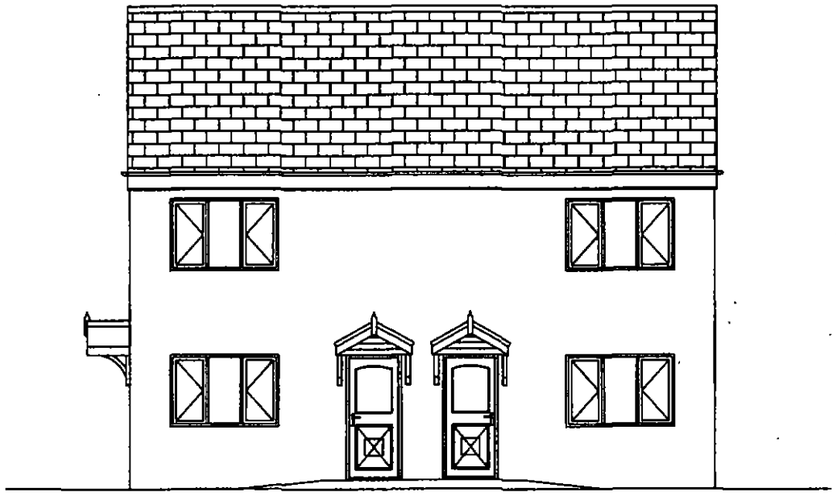
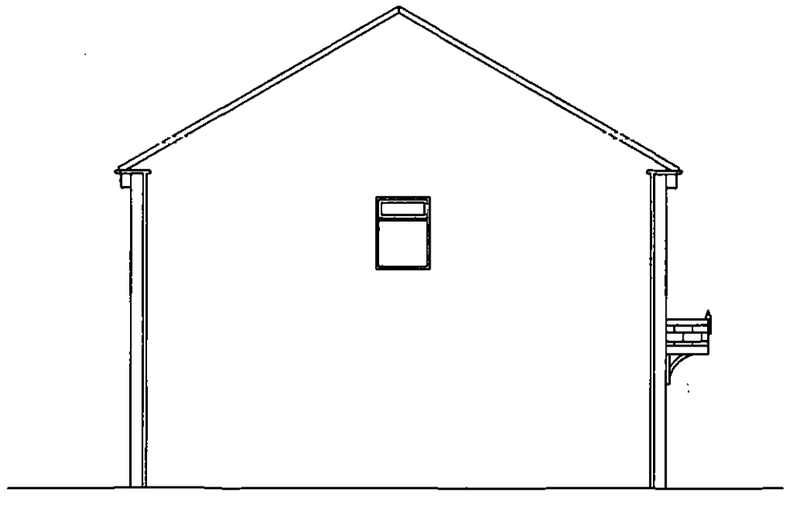


PROPOSED REAR ELEVATION

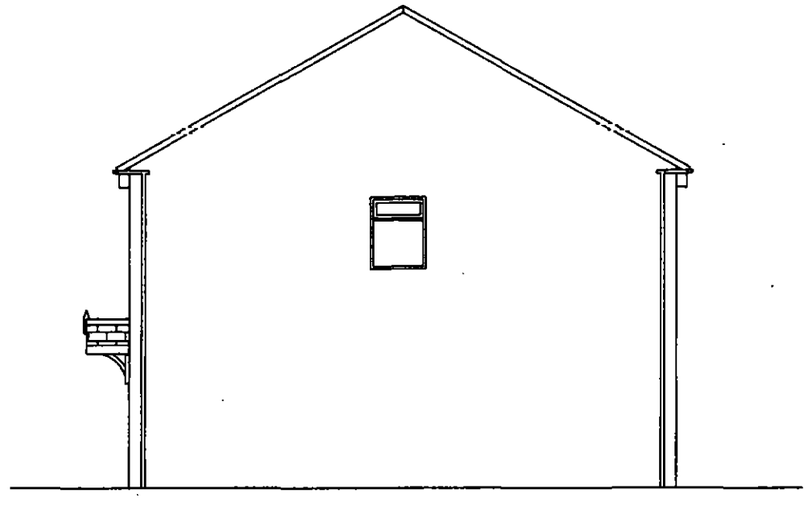


PROPOSED FRONT ELEVATION

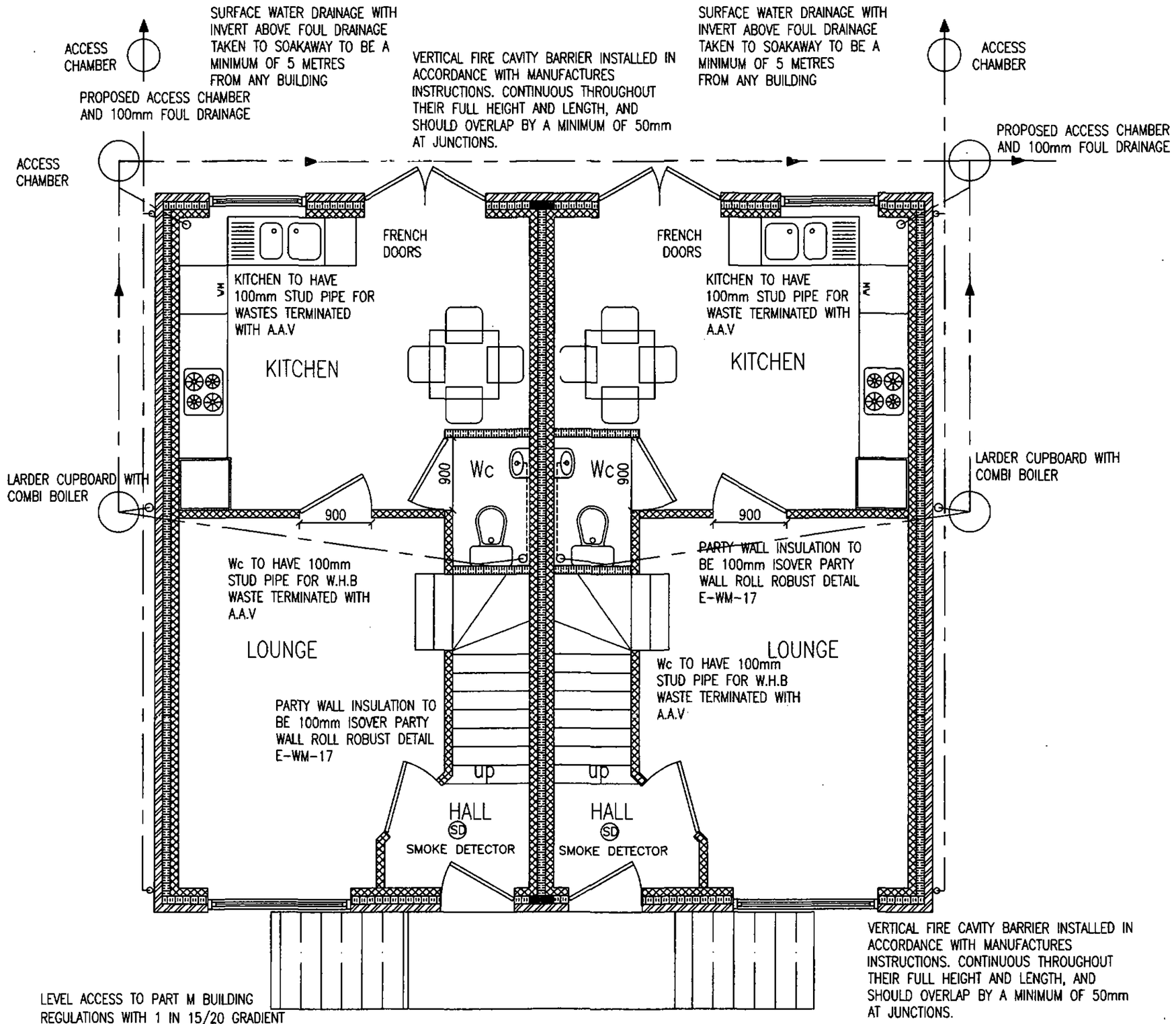
Dwg 001-18
Scale 1-100



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION



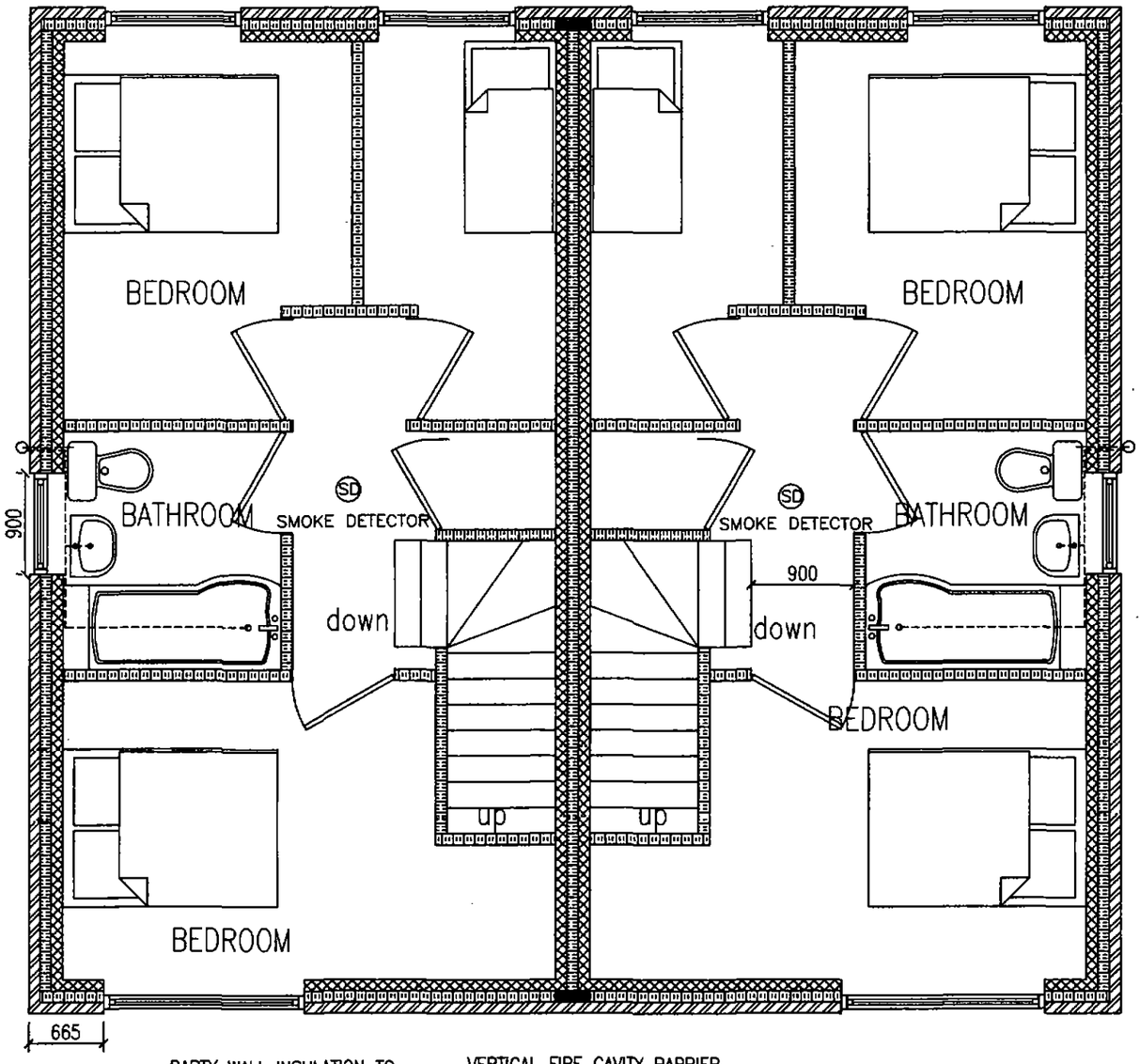
Dwg 002-18
Scale 1-50

PROPOSED GROUND FLOOR

VERTICAL FIRE CAVITY BARRIER INSTALLED IN ACCORDANCE WITH MANUFACTURES INSTRUCTIONS. CONTINUOUS THROUGHOUT THEIR FULL HEIGHT AND LENGTH, AND SHOULD OVERLAP BY A MINIMUM OF 50mm AT JUNCTIONS.

A

ALL FIRST FLOOR INTERNAL WALLS TO BE 75mm STUD FILLED WITH MINERAL FIBRE AND FINISHED WITH 12.5mm PLASTERBOARD.

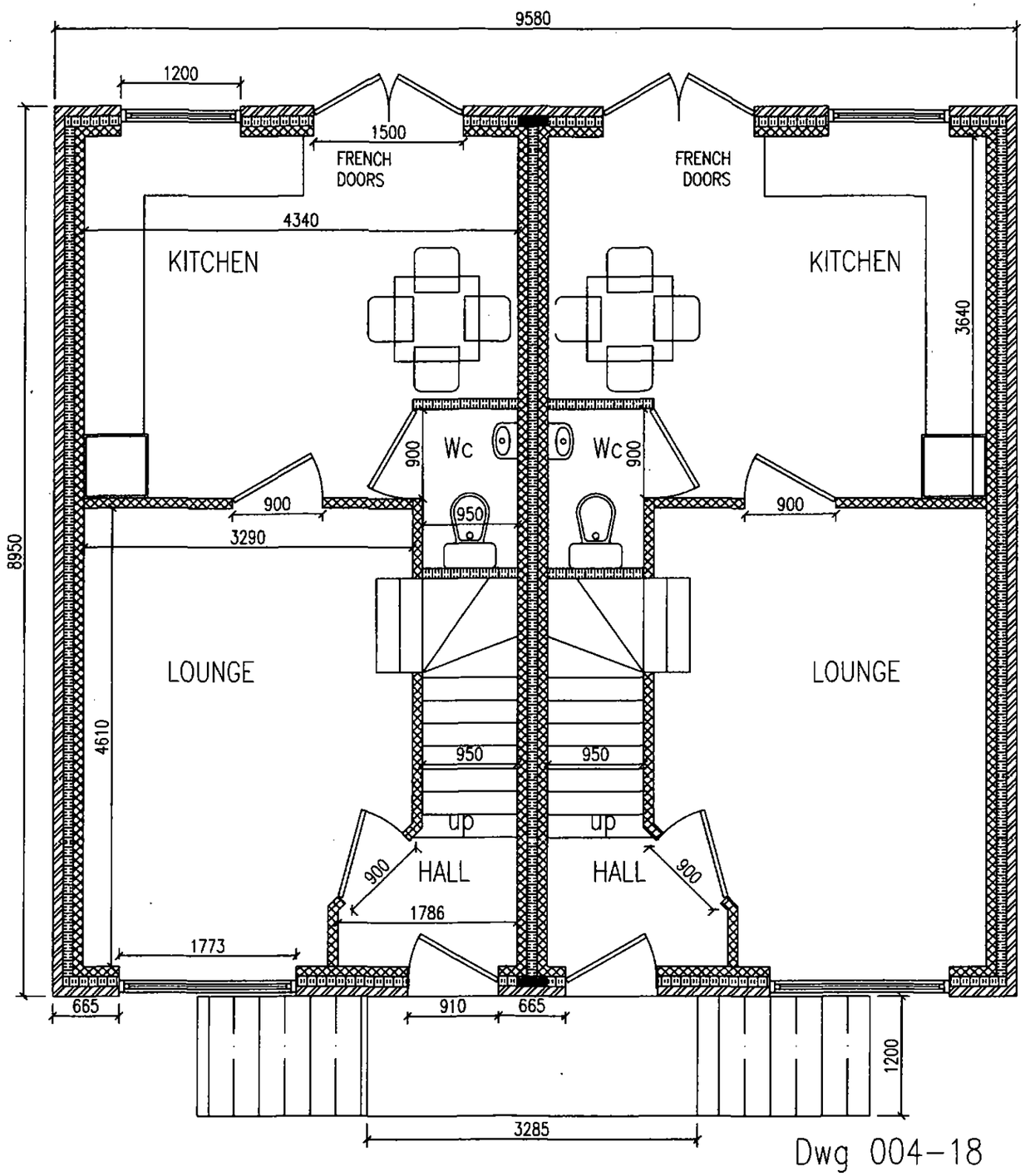


PARTY WALL INSULATION TO BE 100mm ISOVER PARTY WALL ROLL ROBUST DETAIL E-WM-17

VERTICAL FIRE CAVITY BARRIER INSTALLED IN ACCORDANCE WITH MANUFACTURES INSTRUCTIONS. CONTINUOUS THROUGHOUT THEIR FULL HEIGHT AND LENGTH, AND SHOULD OVERLAP BY A MINIMUM OF 50mm AT JUNCTIONS.

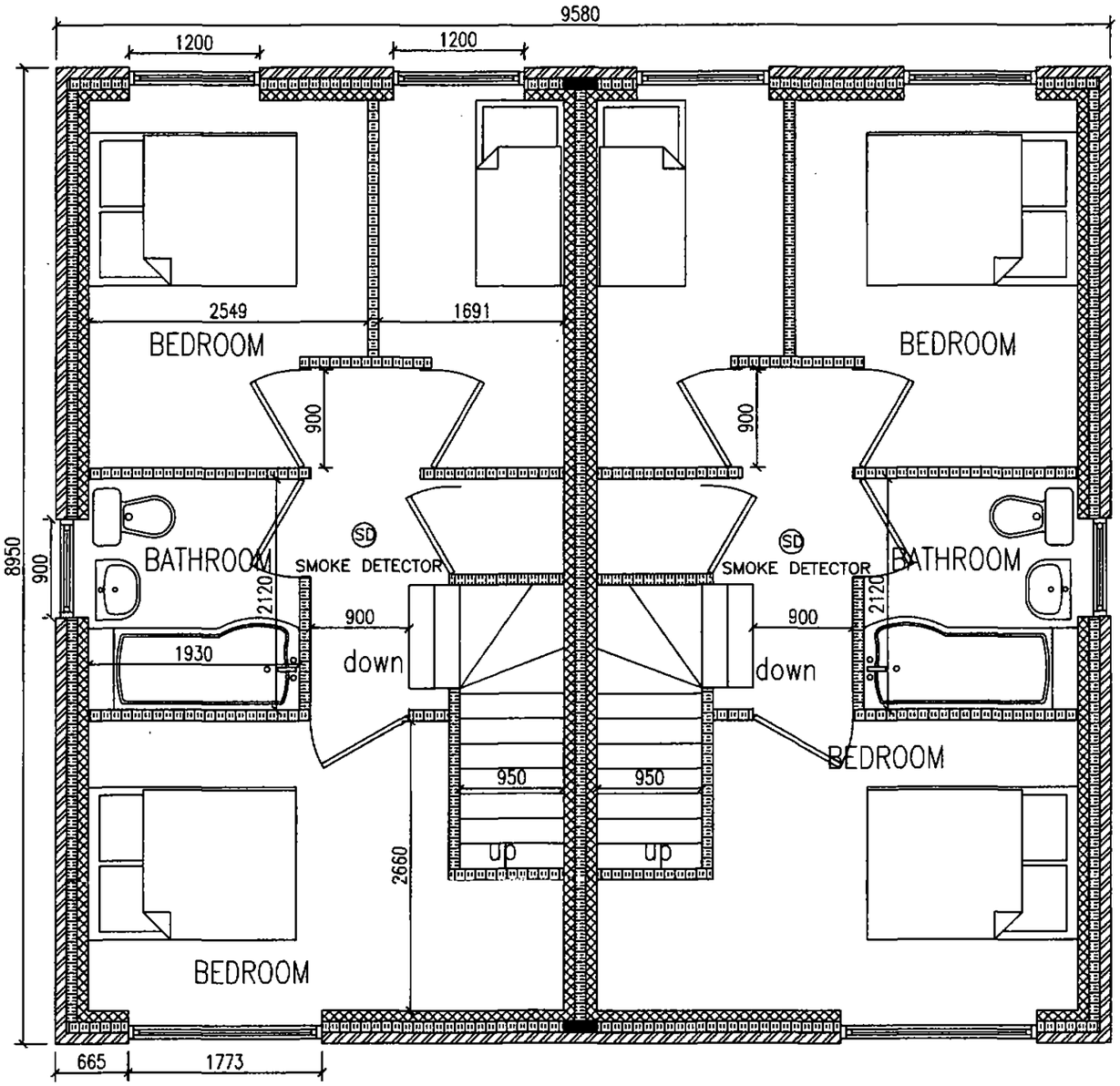
Dwg 003-18
Scale 1-50

PROPOSED FIRST FLOOR



Dwg 004-18
Scale 1-50

PROPOSED GROUND FLOOR DIMENSIONS



Dwg 005-18
Scale 1-50

PROPOSED FIRST FLOOR DIMENSIONS

TRUSS ROOF @ 600mm CRS TO MANUFACTURE, DESIGN AND INSTALLED IN ACCORDANCE WITH MANUFACTURES LITERATURE. TRUSS CALCULATIONS TO BE GIVEN TO BUILDING CONTROL FOR APPROVAL. ROOF BRACING IN ACCORDANCE WITH BS 5268 part 3
BRACING BETWEEN NODE POINTS.
ANCHOR STRAPS EVERY 1200mm CRS USING 30mm X 6mm X 900mm METAL ANCHORS SECURED TO WALLPLATE AND TRUSS, TIES AT RIGHT ANGLES TO HAVE NOGGINS TO FULL CONSTRUCTIONAL DEPTH. ANCHOR TIES TO BE FITTED UP VERGE AT 1200mm CRS.
TYVEK ROOFING MEMBRANE INSTALLED IN ACCORDANCE WITH MANUFACTURES LITERATURE.
50mm X 38mm TILE BATTENS.
PROVIDE 100mm ISOVER SPACESAVER PLUS INSULATION LAID BETWEEN CEILING JOISTS AND 300mm ISOVER SPACESAVER PLUS INSULATION LAID ACROSS CEILING JOISTS FINISHED WITH 12.5mm PLASTERBOARD SCRIMMED & SKIMMED.
ROOF TILES TO BE SANDTOFT CALDERDALE DARK GREY THROUGH COLOUR LAID AT 30°. DRY JOINTING VERGE AND RIDGE.

ANCHOR TIES AT 1200mm CRS FIXED PARALLEL AND AT RIGHT ANGLES. TIES AT RIGHT ANGLES TO HAVE NOGGINS UNDER TO FULL CONSTRUCTIONAL DEPTH.

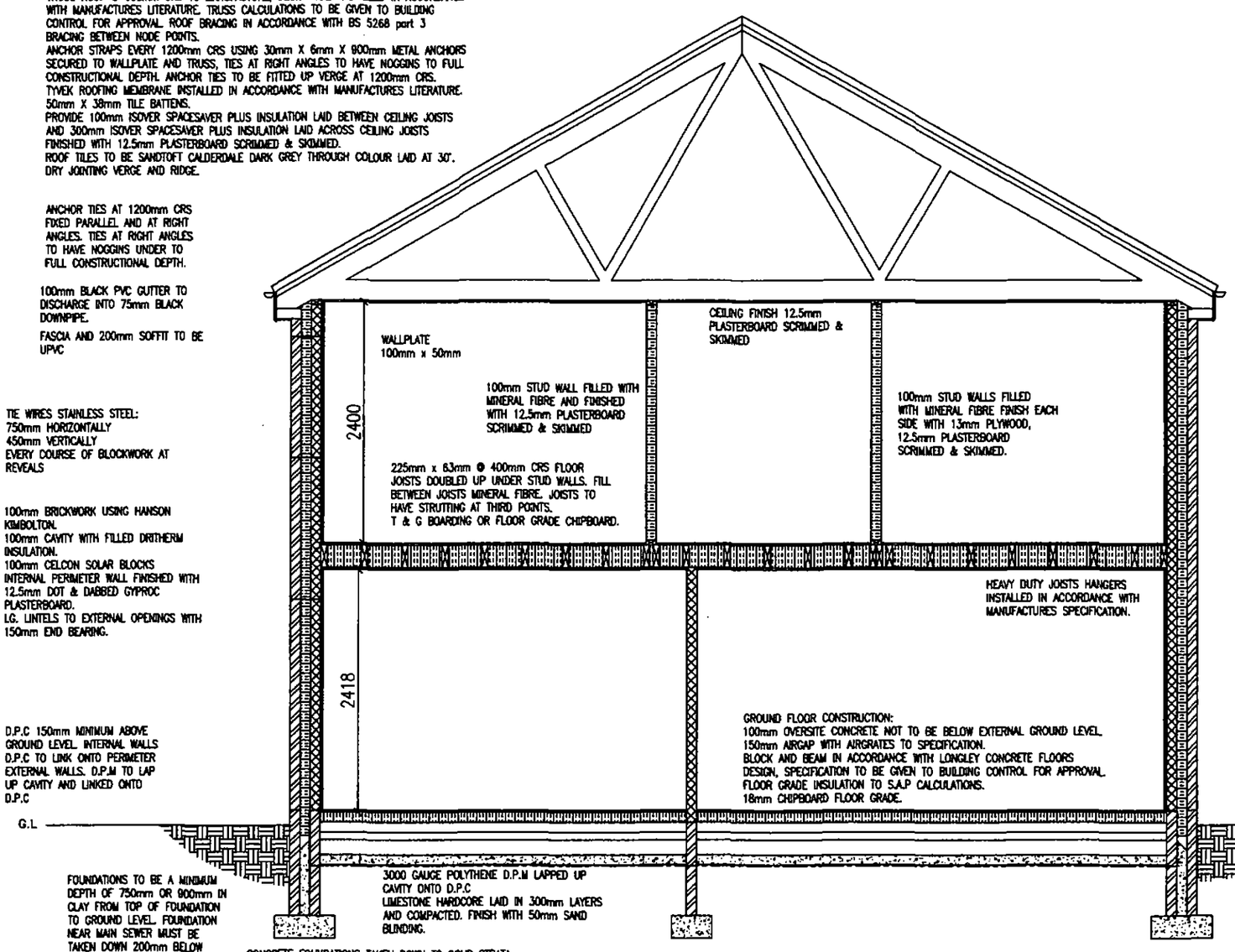
100mm BLACK PVC GUTTER TO DISCHARGE INTO 75mm BLACK DOWNPIPE.

FASCIA AND 200mm SOFFIT TO BE UPVC

TIE WIRES STAINLESS STEEL:
750mm HORIZONTALLY
450mm VERTICALLY
EVERY COURSE OF BLOCKWORK AT REVEALS

100mm BRICKWORK USING HANSON KIMBOLTON.
100mm CAVITY WITH FILLED DRITHERM INSULATION.
100mm CELCON SOLAR BLOCKS INTERNAL PERIMETER WALL FINISHED WITH 12.5mm DOT & DABBED GYPROC PLASTERBOARD.
LG. LINTELS TO EXTERNAL OPENINGS WITH 150mm END BEARING.

D.P.C 150mm MINIMUM ABOVE GROUND LEVEL. INTERNAL WALLS D.P.C TO LINK ONTO PERIMETER EXTERNAL WALLS. D.P.M TO LAP UP CAVITY AND LINKED ONTO D.P.C



PROPOSED STAIRCASE TO COMPLY WITH THE FOLLOWING CRITERIA MAXIMUM RISE 220mm, MINIMUM GOING 220mm WITH A MAXIMUM PITCH OF 42 DEGREES. RELATIONSHIP BETWEEN DIMENSIONS SHOULD BE TWICE RISE PLUS GOING TO BE BETWEEN 550mm AND 700mm. MINIMUM HEADROOM 2000mm MEASURED FROM PITCH LINE.
HANDRAILS TO BE BETWEEN 900mm AND 1000mm MEASURED FROM THE TOP OF THE PITCH LINE OR LANDING. BALUSTRADE TO BE A MAXIMUM OF 100mm CRS.
TRIMMERS AROUND STAIRCASE ARE TO BE DOUBLED UP FLOOR JOISTS.

ISOVER RD PARTY WALL INSULATION INSTALLED WITHIN THE WALL CAVITY BETWEEN THE TWO PROPERTIES AND INSTALLED IN ACCORDANCE WITH MANUFACTURES SPECIFICATIONS.

VERTICAL FIRE CAVITY BARRIER TO BE INSTALLED AT THE JUNCTION OF CAVITIES BETWEEN THE TWO PROPERTIES. FIRE BARRIER TO BE CONTINUOUS THROUGHOUT THEIR FULL HEIGHT AND LENGTH. FIRE BARRIER SHOULD OVERLAP BY A MINIMUM OF 50mm AT JUNCTIONS.

ALL SURFACE WATER TAKEN TO SOAKAWAY 5 METRES FROM ANY BUILDING.

ALL FOUL WATER INSPECTION CHAMBERS TO BE PROPRIETARY DESIGN AND INSTALLED IN ACCORDANCE WITH MANUFACTURES SPECIFICATION.

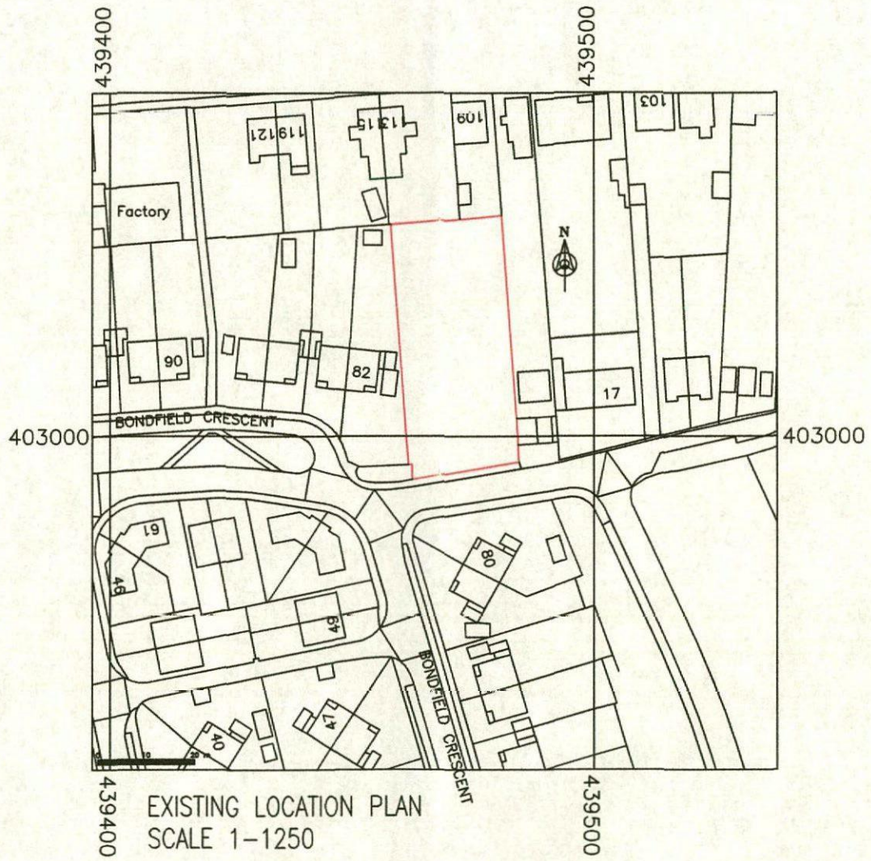
FOUNDATIONS TO BE A MINIMUM DEPTH OF 750mm OR 900mm IN CLAY FROM TOP OF FOUNDATION TO GROUND LEVEL. FOUNDATION NEAR MAIN SEWER MUST BE TAKEN DOWN 200mm BELOW INVERT LEVEL MEASURED FROM TOP OF FOUNDATION TO INVERT LEVEL OF SEWER.

3000 GAUGE POLYTHENE D.P.M LAPPED UP CAVITY ONTO D.P.C
LIMESTONE HARDCORE LAID IN 300mm LAYERS AND COMPACTED. FINISH WITH 50mm SAND BLINDING.

CONCRETE FOUNDATIONS TAKEN DOWN TO SOLID STRATA AND BELOW ANY NEAR BY DRIAN INVERT.
1-2-4 MIX CONCRETE WITH A142 REINFORCING MESH TO BOTTOM AND TOP THIRD. REINFORCEMENT TO HAVE 50mm MINIMUM COVERING.

Scale 1-50
Dwg 006-18

SECTION A



EXISTING LOCATION PLAN
SCALE 1-1250



EXISTING SITE PLAN
SCALE 1-500

SPECIFICATIONS (SPEC REF: 001/18) REVISION 01

Proposed Semi-Detached Housing
(Land at side of) 82 Bondfield Crescent, Wombwell

FOUNDATIONS & STRUCTURE

1. Prior to carrying out full excavation the builder to expose part existing foundations to ascertain type of foundation used i.e. raft, strip, pile etc if different from design contact designer to amended documentation and inform Building Control prior to any further work commencing.
2. Builder must ensure building is square any deviations or discrepancy designer to be notified prior to any work commencing.
3. Note excavation and foundation design given on local knowledge or information available contractor to allow for investigation of strata on exposure to determine excavation levels with Building Control. Any unknowns which are identified on excavation i.e. wells, voids, cellars, drainage, water tables etc then advice to be acquired from Building Control / Designer prior to continuing.
4. Basic geotechnical investigation required. Report to be in accordance with standards chapter 4.1 - D4 and D7 and indicate whether or not foundation proposals are appropriate.
5. Coal Authority Mining Report required. The report should be a non-residential property or development site search mining report answering enquires 1 to 12 of form CON 29M (2003).
6. Excavation to be taken down to solid strata and below any close by drain inverts. Foundations taken down 700mm minimum from ground level to top of foundations. Note excavation and foundation design given on local knowledge or information available contractor to allow for investigation of strata on exposure to determine excavation levels with Building Control. Any unknowns which are identified on excavation i.e. wells, voids, cellars, drainage, water tables etc then advice to be acquired from Building Control / Designer prior to continuing.
7. Foundation formed from 1-2-4 concrete mix, 225mm deep x 600mm wide with a minimum dig of 900mm in clay. Reinforcement A142 to bottom third of foundations include 50mm minimum cover to reinforcement.

PARTY WALL ACT

8. The basis of the act is to notify your neighbours of any work associated with the party wall or proposed development. Work that may affect your neighbours boundaries or buildings when the proposed is within 3 to 6 metres of their property i.e. where excavations may be deeper than the neighbours property foundations. You must inform adjoining owner or owners by serving a notice. Please refer to the Party Wall Act for detailed explanation. If the proposed development is within predetermine distances indicated above and will affect the full length of the neighbour's property then the builder must determine the neighbour's foundation depth to ensure the proposed foundations level will not undermine and may cause collapse of the neighbour's property. If a strip foundation has been identified this will have to be carried in small sectional stages inaccordance with Building Control or a raft foundation to be employed with extended toe at the wall perimeter this alternate structure to be approved by Building Control prior to any work commencing.
9. The Party Wall Act 1996 will apply if you intend to carry out building work which involves: work on an existing wall shared with another property, Building on the boundary with a neighbouring property, Excavation near a neighbouring building. If the proposed work falls within the scope of the Act you must serve the statutory notice on the adjoining owner. At least 2 months' notice must be given for works to an existing party wall; and 1 month's notice for a planned new wall or for excavation within the specified distance. For most works you should be able to reach an agreement with the adjoining owners and they may give their consent to service a counter notice on you within 14 days. I this is not done a dispute is regarded as having arisen. Further information and guidance on the Act is available from: http://www.communities.gov.uk/publications/planningandbuilding/partywall.

WALL CONSTRUCTION

10. Brickwork to foundations to be 100mm second engineering bricks, weak concrete fill to cavity below ground level, cavity filled to be finished 225mm minimum below DPC.
11. 300mm cavity wall comprising of 100mm brick outer skin to match existing environment, 100mm cavity filled with Dritherm insulation, 100mm Thermalite Solar/Turbo blocks to inner skin and internal solid walls. 12.5mm Gyproc wallboard gives an overall U-Value of 0.23W/m2K. Insulation to be taken right up to the window then stopped by Thermabate reveal closers. Wall cavity, floor and roof insulation to be continuous.
12. Party wall bypass to be continuous over lapping other insulation details and to be 100mm Isover RD Party Wall insulation installed in accordance with manufactures specification and Robust Detail E-WM-17 to ensure maintained acoustic properties.
13. Vertical fire cavity barrier to be installed at the junctions of cavities between the two properties. Fire barrier to be continuous throughout their full height and length. Fire barrier should overlap by a minimum of 50mm at junctions.
14. Provide weak concrete fill to cavity below ground level; ensure there is a clear gap of 225mm between top of cavity fill and DPC.
15. Provide expansion joints to brickwork or blockwork where long runs are constructed as follows: At 12 metres intervals within brickwork and 6 metre intervals for blockwork.
16. External corner returns should be a minimum of 665mm measured externally
17. All piers to be a minimum of 450mm wide inaccordance with diagram 15 of approved document A. If less then structural calculations to be provided.
18. Wall ties to be stainless steel in accordance with BS 1243, D 140 or BS EN 845-1 and to be fixed at: 750mm crs horizontally, 450mm vertically, every course of blockwork at reveals.
19. Airgrates to be 225mm x 150mm @ 900mm crs, 450mm from corners sealed through cavity with a DPC tray over..
20. D.P.C 150mm minimum above ground level and to lapped onto existing d.p.c. D.P.C to internal walls to be linked to DPM in floor constructions.
21. D.P.M to reveals and cills.
22. Lintels to cavity external wall openings to be IG to manufactures specification with 150mm minimum end bearing.

ROOF CONSTRUCTION

23. Wallplate 100mm×50mm.
24. Roof constructions to section A – A.

25. Depending on truss design include dragon ties at hip corners.
26. Roof trusses inaccordance with manufacturers calculations and design. Structural calculations to be submitted 28 days prior to work commencing, approval by Building Control prior to any work commencing. Roof trusses at 600mm crs. Provide 200mm Mineral Fibre insulation between ceiling ties laid onto Tyvek air leakage/vapour barrier and 200mm across ceiling ties. Roof insulation to be continuous with wall Insulation, ensuring a 50mm air gap is maintain.
27. Roof bracing to B S 5268 part 3, bracing between node points. Mechanical ties/clamps to wallplates and trusses.
28. Anchor ties to be 30mm x 5mm x 1000mm, to trusses/rafters at 1200mm crs fixed parallel and at right angles spanning 3 no trusses/rafters. Ties at right angles to have noggins to full constructional depth. Anchor ties to be fitted up verge at 1200mm crs.
29. Roof membrane to be Tyvek Supro installed inaccordance with manufacturers instructions. Tyvek should be allowed to drape slightly for drainage beneath tile battens, where insulation is fitted tight under roof membrane then counter battens to be installed inaccordance manufacturers instructions.
30. Fascia board and soffit to be white UPVC.
31. Tile battens at 38mm × 50mm.
32. Concrete roof tiles at a pitch of 30 degrees.

FLOOR CONSTRUCTION

33. Ground floor construction: 100mm oversite concrete not to be below ground level, 150mm airgap with airgrates as above, Block and beam in accordance with Longley Concrete Floor design and specification to be given to Building Control for approval, floor grade insulation to S.A.P calculations and finished with floor grade chipboard.
34. First floor joists 225mm x 63mm @ 400 mm crs, herringbone strutting to third lengths of joist span. Filled between joists with Mineral Fibre for sound insulation.
35. Joist hangers to be Sabrefix heavy duty installed inaccordance with manufactures instructions.
36. Tension straps to be provided at first floor level and held tight against masonry wall and fixed across 3 No floor joists with noggins between joists at a maximum of 2 metre centres.
37. Tongue and groove boarding to floor or floor grade chipboard. To clients requirements.
38. Skirting to client requirements.

DRAINAGE & PLUMBING

39. New drainage to be 100mm flexible type bedded and surrounded in pea gravel. Drainage to be laid 1 in 40 minimum falls.
40. Any existing drainage pipework to be used carry out a CCTV survey to ensure no existing damage, any found to be rectified prior to new installation.
41. Soil & vent pipe to terminate 900mm above any open light and should be fitted with a basket.
42. S&VP and other internal wastes to be box in with 30mm Maxiboard for sound insulation.
43. Surface water to be taken to soakaway at 5000mm minimum from any building and formed with 1 cubic metre filled with self-draining materials. Soakaway to be below any drain inverts. Permeability tests to be subjected to soakaways and in accordance with NHBC Standards chapter 5.3.
44. 100mm black PVC gutter to discharge into 75mm black downpipe. Downpipe to discharge into a trapped gulley.
45. Drainage pipe runs to be protected through walls by lintel offset 50mm minimum from pipe edge. Compressible filler to be installed into gaps to prevent ingress of vermin.
46. Waste to sink, bath and shower 38mm waste to wash hand basin 32mm. All traps to be deep sealed or anti-syphonic.
47. Provide a new inspection chamber as follows: 125mm base concrete, 200mm second engineering bricks, concrete benching to channels and finished with a medium cover or use proprietary inspections chambers with medium weight covers.
48. Provide short as possible dead legs to the final outlet to prevent colonisation of waterborne pathogens this could include providing secondary circulation.
49. Hot water taps to be installed on the left.
50. Hot water supply to the bath should be designed to limit the temperature of the delivered water to 48 degrees centigrade. Provide an in-line blending valve to conform to BS EN 1111:1999 or 1287:1999.
51. Sanitary installation in accordance with Part G 6th April 2010.
52. The internal dimensions of the toilet to be a minimum of 900mm with a 750mm clear zone in front of the toilet.
53. We note you are waiting for the Water Authority comments

HEATING & VENTILATION

54. New heating pipework to be insulated to part L.
55. All new radiators to be fitted with T.R. V's.
56. Heating system to have zone valves, timing controls and thermal control interlocks to comply with APP DOC L1. All radiators to have thermostatic control valves. The boiler to be a combination boiler to comply with SEDBUK 2009 efficiency 89.5% minimum, boiler to be Alpha InTec 28X installed to manufactures specification with boiler interlock. All heating system to be commission prior to occupation and a combustion appliance manual to be provided including the most efficient use and maintenance details.
57. A methane detector to be installed close to boiler and a audibility test to be carried out to ensure sounder is clear throughout building.
58. All rooms to be by radiators with T. R.V's.
59. Heating controls to have time and temperature zone control & delayed start thermostat.
60. Mechanical extract to toilets and bathrooms to give 30 litres per second with 15 minutes overrun. Kitchen and Utility room to have 60 litres per second air change or cooker hood extraction.
61. On completion the flow rate of the extractor fans should be tested and the installation checked and the report to be given to Building Control.
62. Dwellings with a floor area less than 150m square metre should be divided into at least two space heating zones with independent temperature control, one of which is assigned to the living area. A separate timed hot water zone should also be provided unless hot water is produced instantaneously such as with a combination boiler. Separate temperature control of zones should be provided using:
    Room thermostats in both space heating zones and individual T.R.V's on all radiators other than in reference rooms (with a thermostat) and bathrooms.
63. A copy of the heating system certificate to confirm the commissioning of heating and hot water services to be made available to Building Control Officer .

FINISHES

64. Internal wall to be 12.5mm dot & dabbed Gyproc Plasterboard.
65. Angle bead to external corners.
66. Ceiling finishes 12.5mm plasterboard scrimmed and skimmed.
67. The loft space is not plastered out.
68.

JOINERY

69. Windows U-value of 1.4 W/m2K and doors to a U-value of 1.6 W/m2K or WER Band C.
70. All windows to give 1/10th lighting and 1/20th floor area ventilation.
71. All bedrooms and habitable room windows to have a minimum of 450mm x 750mm opening lights with a cill height of 800mm minimum & 1100mm maximum above floor level for the purpose of means of escape in case of fire.
72. Provide trickle ventilation to all windows giving 10,000 mm square minimum with all vents fitted with anti vermin mesh.
73. Joinery work, ironmongery, type of windows, type of doors, colours, finishes, etc to clients specification.
74. Staircase to comply with the following criteria: Maximum rise 220mm, minimum going 220mm with a maximum pitch of 42 degrees. Note relationship between dimensions should be twice rise plus going to be between 550mm and 700mm. Minimum headroom 2000mm from pitch line. Handrails to be between 900mm and 1000mm measured to the top of the handrail from the pitch line or landing.
75. Stud partitions to be built off double joists. Construction 100mm × 50mm or first floor 75mm x 50mm soft wood head, soleplate, vertical stud at 450mm crs, and horizontal noggins at 600mm crs both sides finish with 12.5mm plasterboard scrimmed and skimmed. Stud walls to be filled with Mineral fibre for sound insulation.
76. Moisture resistant chipboard and plasterboard to be used in bathroom, shower or en-suite.
77. Bathroom, toilets and utility rooms to have 10mm undercut to doors to allow good air transfer.
78. Any glazing below 800mm in windows and upto 1500mm in doors and side panels to have safety glazing to BS6206.
79. All internal and external doors to have a clear unobstructed opening of 800mm.
80.

ELECTRICAL INSTALLATION

81. All electrical work to current IEE regulations and inaccordance with the client's requirements.. All fixed electrical installations should be suitably design, installed, inspected, tested and certified by an approved Electrical Contractor. Certificate to be handed to Building Control for their approval and records inaccordance with part P of the Building Regulation.
82. Consumer unit to be fitted at accessible height.
83. Electrical installation for disabled use, top of light switches no higher than 1200mm and bottom of sockets no lower than 700mm.
84. Energy efficient lighting to be used throughout proposed development using low energy fittings and tubes.
85. External lighting with PIR and daylight control should have a lamp capacity < 100 lamp-watts per light fitting.
86. External lighting with manual switching and automatic daylight control should have a minimum lighting efficacy of 45 lumens.
87. 100% of internal light fittings should have a lighting efficacy of at least 45 lumens per circuit-watts.
88. A copy of the BS 7671 Electrical Installation Certificate should be made available to Building Control for each dwelling prior to completion.
89. The loft space has no electrical sockets to be installed.

STRUCTURAL

90. No part of proposed development to encroach over boundary.

HEALTH & SAFETY

91. Health and safety issues must be assessed prior to commencement on site. Risk assessment and method statements to be laid down to provide safe systems of work.
92. Contractor to assess any Asbestos base products and carry out risk assessments so that safe systems of work are in place to provide management plans/action plans so that employees, subcontractors and any other person are risk free.

FIRE PRECAUTION

93. A permanent wired interlinked fire and detection system should be designed and installed in accordance with BS 5839-6:2013 within proposed development wired direct from the distribution board. Check with the client if any existing rooms require covering.
94. Bedrooms to have escape windows with a minimum clear opening of 750mm x 450mm located a minimum 600mm and maximum 1100mm from the finished floor level.
95.

GENERAL

96. All site measurements must be verified on site. Drawings should not be scaled and drawing dimensions are approximate guidelines. Any quiries please seek advice from the client or their agent.
97. The Building Contractor to take particular care to ensure the building is airtight. All walls to be sealed and correctly pointed, any element passing through the wall to be sealed around with a flexible fire proof gap filler, windows to be correctly fitted and fully mastic sealed, all windows to have a rubber draught gasket to resist air flow, timber ground floors to have Tyvek vapour barrier control continuous covering prior to board finish.
98. Each property will have suitable loft access located on the first floor landing. The loft access will have rubber type draught strips and fully insulated to match the roof void insulation. Also the access door will have a latch operated with a pole key and the door will be secured with an magnetic catch. A suitable loft ladder to be provided balance for operators safety.

DISABLED REQUIREMENTS

99. Provide level access to main entry to each building with level landings and ramps not greater than 1 in 20 approach, to Part M of the Building Regulations.
100. Access into principle entrance should have an accessible threshold incorporating a 15mm high lower threshold unit and a minimum 755mm clear door opening.

SPECIFIC REQUIREMENTS

1. On completion of works commissioning certificate and S.A.P. ratings are to be submitted to the Building Control.
2. Provide a certificate for the installation and commissioning of heating and hot water system provide operating and maintenance manual for the proposed owner or occupier.
3. The developer must provide a report sign by a suitable qualified person to demonstrate the building fabric has been constructed to provide continuity of insulation, the report should demonstrate all thermal bridging has been avoided.
4. Air leakage test 5 m3/m2 per hour as tested at 50 Pa.
5. Robust construction details for dwellings and other similar buildings amendment to TSO 2002 and provide robust details registration number or provide architectural details of elements to demonstrate compliance with information paper IPO/06 assessing the effects of thermal bridging at junctions and around openings in external elements.
6. S.A.P. calculations to be submitted for design and as built to Building Control.
7. Thermal bridging use unaccredited details with no supporting calculations and use the default y-value of 0.15 in the DER calculations.
8. Contractor to provide air pressure test on completion with full report to be handed to Building Control.
9. Contractor to provide sound insulation pre-completion test to demonstrate compliance with Building Regulation Part E or provide a robust construction details registration number.
10. Water Efficiency Calculator to be provided to demonstrate that the 125 litre/head/day is not exceeded the SAP calculation will include the appropriate calculated figure to ensure it does not adversely affect the SAP rating.
11. To ensure a good transfer of air throughout the dwelling there should be an undercut of 7600 mm2 minimum to all internal doors above the floor finish which is equivalent to an undercut of 10mm for a standard 760mm wide door.
12. A copy of the Energy Performance Certificate shall be given to future owner of property or displayed in the property.

PLANNING

1. Construction or remediation work comprising the use of plant, machinery or equipment and deliveries of materials shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and no time on Sundays or Bank Holidays.

2. Pedestrian intervisibility splays having the dimension of 2m by 2m shall be safeguard at the drive entrance/exit such that there is no obstruction to vision at a height exceeding 1m above the nearside channel level of the adjacent highway.

3. Sightlines, having the dimension 2.4m x 4.3m shall be safeguarded at the drive entrance, such that there is no obstruction to visibility at a height exceeding 1.0m above the nearside channel level of the adjacent highway.

4. A 2m wide footway to adoptions standard will be required along the entire site frontage to connect to the existing.

5. All surface water run off shall be collected and disposed of within the site and shall not be allowed to discharged onto the adjacent highway.

6. Porosity tests are to be carried out in accordance with BRE 365, to demonstrate that the subsoil is suitable for soakaways.