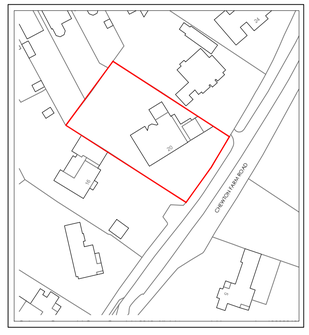
PROPOSED SITE PLAN SCALE 1:200
BASED ON TOPO INFORMATION

BLOCK PLAN SCALE 1:500
BASED ON O/S MAP
Ordnance Survey Licence No: 100007080



LOCATION PLAN SCALE 1:1250
BASED ON O/S MAP
Ordnance Survey Licence No: 100007080

10m @ 1:200
25m @ 1:500
50m @ 1:1250

SITE AREA: 1857 SQ.M / 0.45 ACRES
15 X PARKING SPACES IN BASEMENT (UNALLOCATED)
3 X VISITOR PARKING SPACES
14 CYCLE SPACES
2 CYCLE SPACES FOR VISITORS

EXISTING GIA - TO BE DEMOLISHED = 454 SQ.M / 4886 SQ.FT

PROPOSED GIA (Inc communal space, bin stores & basement) = 1986 SQ.M / 21377 SQ.FT

NOTES-PLANNING

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17. We do not take responsibility for meeting minimum space as setout in Government Technical housing standards - nationally described space standards document.

Note: Any design or details relating to Fire Safety, including under Part B of the Building Regulations is shown for indicative/information purposes only and is subject to appropriate external professional input. No assumption of any responsibility is accepted.

LEGEND

- SITE BOUNDARY
- EXISTING BUILDINGS TO BE DEMOLISHED
- EXISTING LEVELS (41.56)
- PROPOSED LEVELS (GL - 37.10)
- PROPOSED 3m x 3m VISIBILITY SPLAYS
- POLICY PP12 OF THE ADOPTED LOCAL PLAN REQUIRES SCHEMES OF 11 OR MORE UNITS TO PROVIDE AT LEAST 20% OF A MIX OF THE HOUSING TYPES ON THE SITE IN ACCORDANCE WITH BUILDING REGULATIONS PART M4(2) FOR ADAPTABLE AND ACCESSIBLE HOMES.
- OUTLINE OF BASEMENT BELOW
- OUTLINE OF APPROVED

DESIGNERS RISK ASSESSMENT

Building Products and Construction Execution Hazards

The design team have highlighted unusual and significant risks only that may not be obvious to a competent contractor. They are to assist with risk reduction only and are not necessarily comprehensive. It is assumed that all works will be carried out by a competent contractor following good site management, site practice procedures, to an approved method statement (where appropriate) and in accordance with HSE guidance.

The proposed works are designed on a well established method of construction which can be carried out by a competent contractor. However, should the contractor find any area of concern he must inform the designer in order that appropriate action can be taken.

For significant hazards specific to this project see the following:

GENERAL NOTES:

- Principal Contractor to provide method statements for the safe working practice for: demolition, excavations, cutting of materials, support of adjacent structures, protecting personnel, neighbours & the public,working at height including crash bags & fall restraint systems.
- Principal Contractor to ensure Temporary Works Designer and Coordinator appointed for all propping works for structural alterations of existing building, including temporary guardrail and edge protection around voids and stairwells.
- This Designers Risk Assessment should be passed on to the Appointed Principal Designers and or Principal Contractor carrying out the next phase of works on this site.

INFORMATION

PRE-CONSTRUCTION INFO FROM CLIENT

Information recieved from client:
Topographical survey
Tree report

Outstanding information remains as residual risk, please request ARC appendix B for full list requested...

DESIGN INFORMATION

Further design info to be provided at subsequent stages of design / building regulations process

CONSTRUCTION RISKS

* **CONSTRUCTION ACCESS**
1) Proximity to overhead trees
2) Restricted access / visibility

* **PROXIMITY TO HIGHWAYS / FOOTPATHS**

* Safe construction method to be considered by Principal Contractor within Construction Phase Plan, pre-construction works starting on site.

PROXIMITY TO OVERHEAD SERVICES

Mitigation / Diversion to be considered by Principal Contractor within Construction Phase Plan, pre-construction works starting on site.

** **MAINTAINING STRUCTURAL SUPPORT FOR ADJACENT STRUCTURES**

** **MAINTAINING STRUCTURAL SUPPORT TO BOUNDARIES WHERE LEVELS DIFFER WITHIN ADJACENT OWNERSHIP / PUBLIC LAND / HIGHWAYS**

** Safe construction method to be considered by Principal Contractor within Construction Phase Plan, pre-construction works starting on site, in conjunction with structural engineer

FLAT ROOF ACCESS

Roof access for construction to be undertaken by specialist using specialist equipment. e.g. scaffolding, appropriately designed and installed man safe system by specialist designer.

ROOFLIGHT SPECIFICATION

To be designed by specialist supplier to be structurally sound (where roof access is required), and to incorporate self cleaning glass

PLACEMENT OF SUDS

When positioning heavy machinery - The layout of the proposed SUDS plan should be considered by the Principal Contractor during the construction phase plan

MAINTENANCE RISKS

ACCESS TO AOV'S

Maintenance to be undertaken by specialist using specialist equipment. e.g. permanent 950mm guarding / scaffolding / appropriately designed and installed man safe system by specialist designer.

CLEANING WINDOWS

Windows and balcony glass above ground floor level to be cleaned from ground level by specialist using specialist equipment. e.g. long reach and clean systems.

Sliding glazing to balcony's can be cleaned from balcony

STAINING TIMBERS

Low maintenance imitation cladding to be specified to avoid high level maintenance.
or
maintenance to be undertaken by specialist contractor using appropriate scaffolding or safe access to timber boarding

CLEANING GUTTERS

Gutters to be cleaned from ground level by specialist using specialist equipment. e.g. long reach and clean systems.

FLAT ROOF ACCESS

Plant or apparatus on the roof to be kept to a minimum

Roof access for maintenance to be undertaken by specialist using specialist equipment. e.g. permanent 950mm guarding / scaffolding / appropriately designed and installed man safe system by specialist designer.

DEMOLITION RISKS

REFURBISHMENT AND DEMOLITION SURVEY

Hazardous material survey to undertaken prior to any on site works commencing - including stripping out.

No.	Revision.	date	by
A	Tree numbers altered to match Report.	03.06.21	TC

20 CHEWTON FARM ROAD
WALKFORD
CHRISTCHURCH
BH23 5QN

SITE LOCATION, BLOCK PLAN AND PROPOSED SITE PLAN

scale	AS SHOWN @ A1	checked	BC
date	JUNE 2021	drawn	TC/WD
9297/ 200		A	

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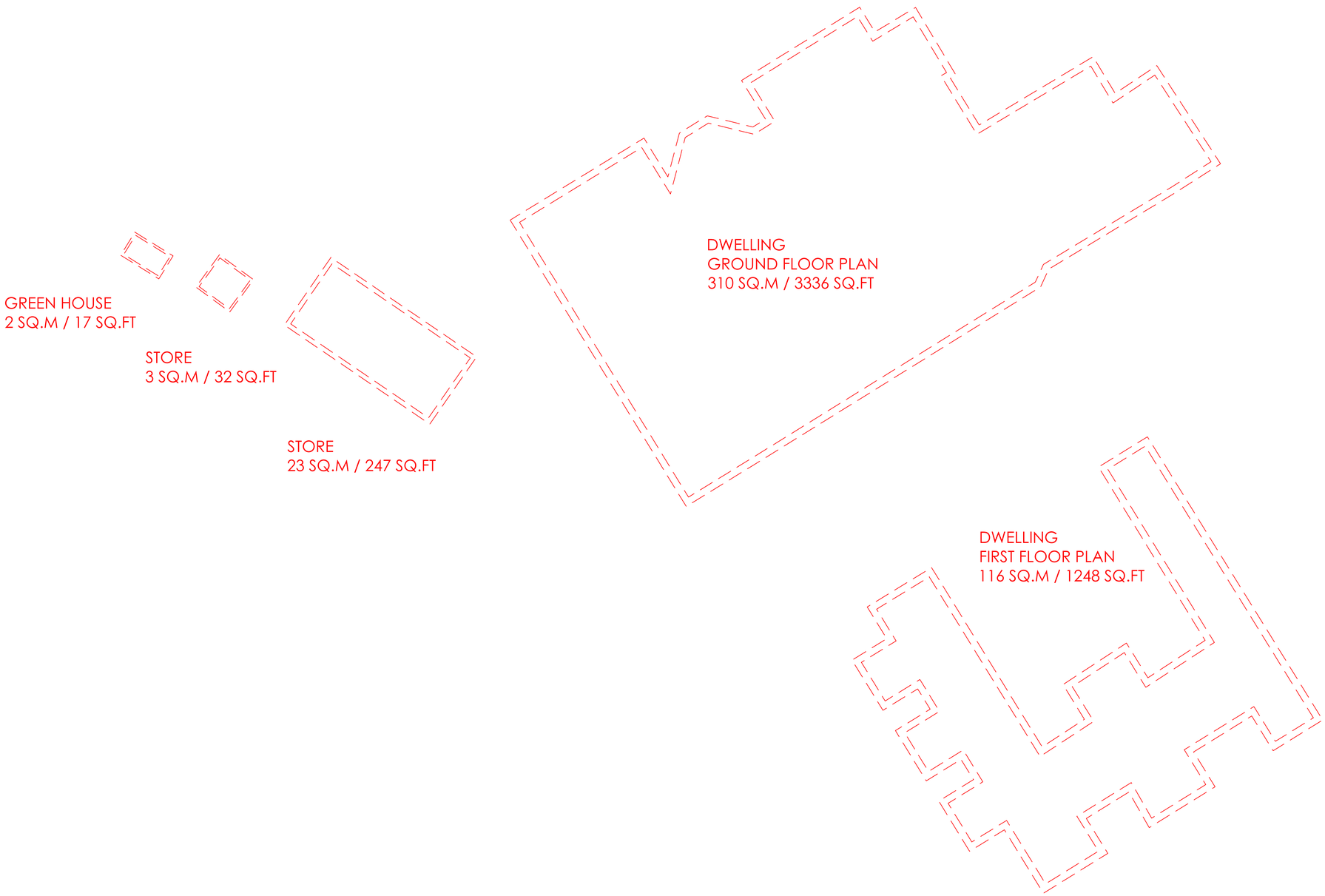

PROPOSED EXISTING FLOOR PLANS
SCALE 1:100

NOTES-PLANNING

rev-11-2-21

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LEGEND

EXISTING BUILDINGS
TO BE DEMOLISHED

10m @ 1:100

No.	Revision.	date	by

20 CHEWTON FARM ROAD
WALKFORD
CHRISTCHURCH
BH23 5QN

EXISTING PLANS - TO BE DEMOLISHED

scale AS SHOWN @ A1	checked BC
date MARCH 2021	drawn TC/WD

9297/ 204

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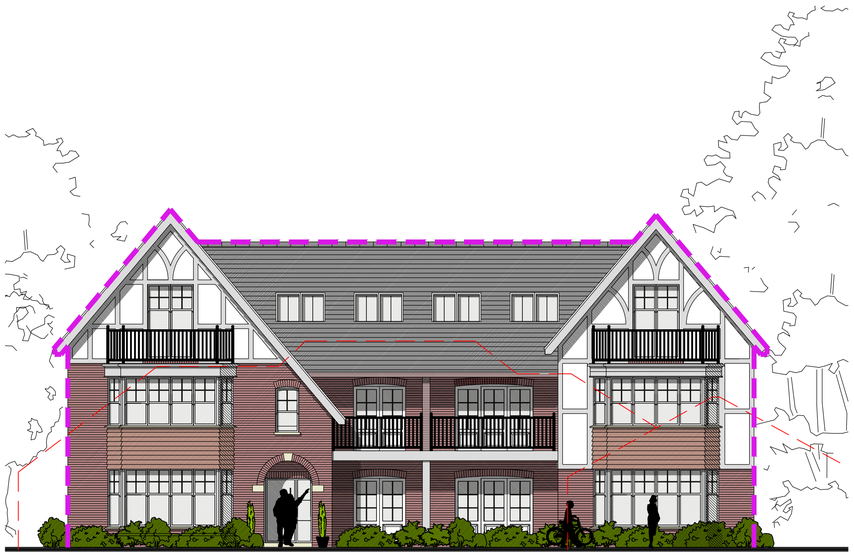

PROPOSED (FRONT) SOUTH EAST ELEVATION
SCALE 1:100

PROPOSED (SIDE) NORTH EAST ELEVATION
SCALE 1:100

PROPOSED (REAR) NORTH WEST ELEVATION
SCALE 1:100

PROPOSED (SIDE) SOUTH WEST ELEVATION
SCALE 1:100

NOTES-PLANNING

rev-11-2-21

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LEGEND

EXISTING BUILDINGS
TO BE DEMOLISHED

OUTLINE OF APPROVED

10m @ 1:100

MATERIAL SCHEDULE

WALLS :
1. BRICK
2. RENDERED ON BEAMS
3. CLAY TILE HANGING

ROOF :
1. SLATE ROOF TILES

WINDOWS :
1. LIGHT GREY WINDOW FRAMES

Note: All materials to be confirmed by fire consultant prior to construction. The above material choices are for planning/aesthetic purposes only and confirmation of fire performance should agreed with specialist. (fixing system behind cladding should also be non combustible A1 or A2 rated and agreed with fire consultant)

No.	Revision.	date	by

20 CHEWTON FARM ROAD
WALKFORD
CHRISTCHURCH
BH23 5QN

PROPOSED ELEVATIONS

scale	AS SHOWN @ A1	checked	BC
date	MARCH 2021	drawn	TC/WD

9297/ 202

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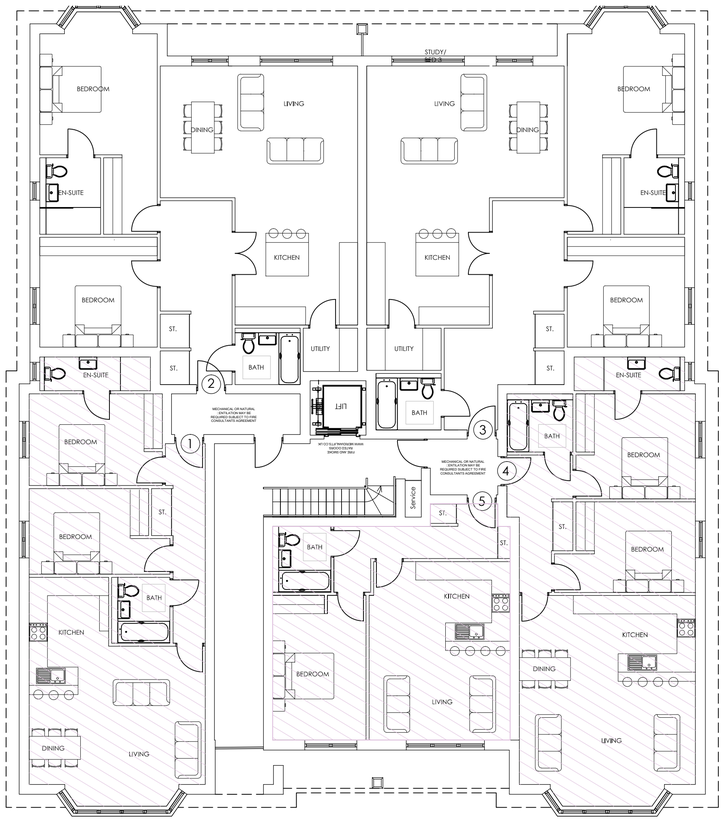
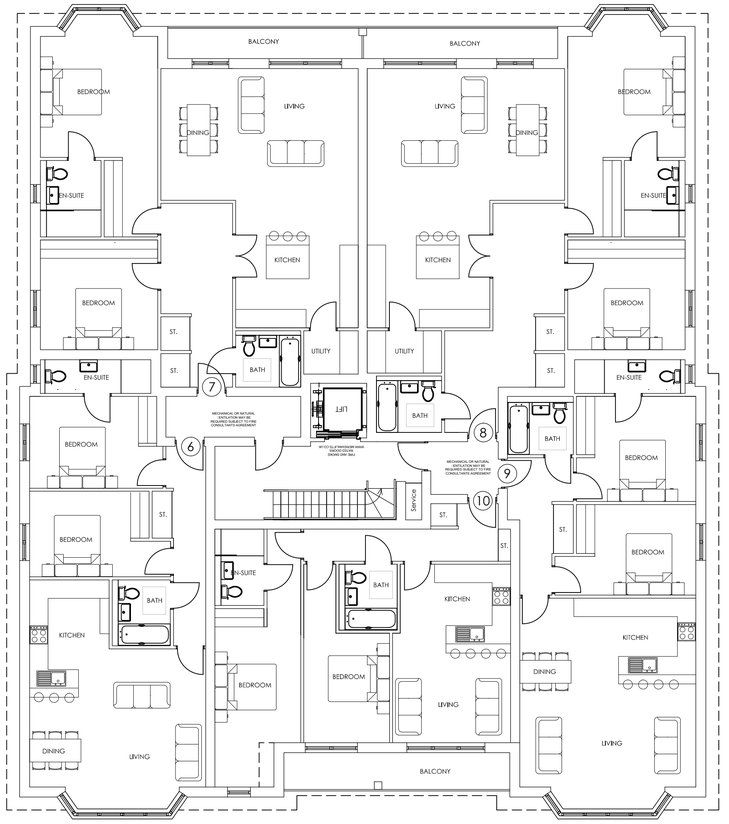
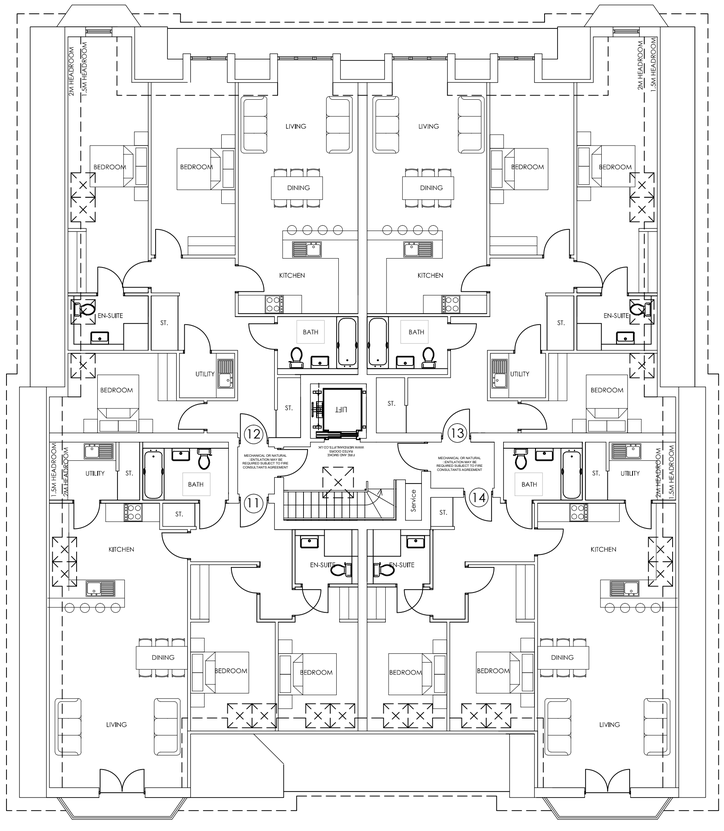
PROPOSED
GROUND
FLOOR
PLAN
SCALE 1:100



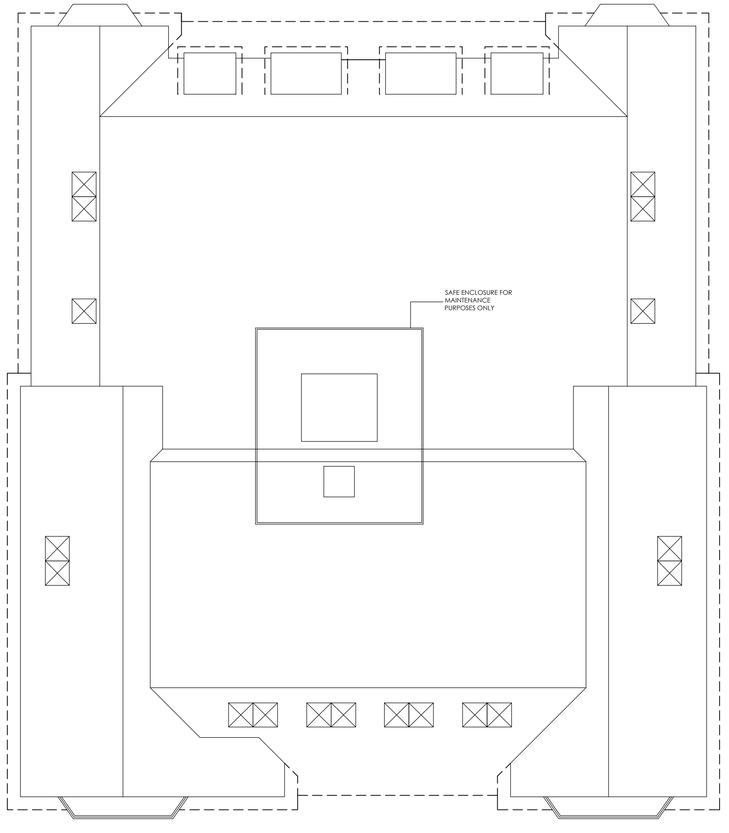
PROPOSED
FIRST
FLOOR
PLAN
SCALE 1:100



PROPOSED
SECOND
FLOOR
PLAN
SCALE 1:100



PROPOSED
ROOF
PLAN
SCALE 1:100



NOTES-PLANNING

rev-11-2-21

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LEGEND

GL - 37.10

PROPOSED LEVELS

POLICY PP12 OF THE ADOPTED LOCAL PLAN REQUIRES SCHEMES OF 11 OR MORE UNITS TO PROVIDE AT LEAST 20% OF A MIX OF THE HOUSING TYPES ON THE SITE IN ACCORDANCE WITH BUILDING REGULATIONS PART M4(2) FOR ADAPTABLE AND ACCESSIBLE HOMES.

10m @ 1:100

SCHEDULE

GROUND FLOOR -

UNIT 1 : 2 BED FLAT - 77 SQ.M / 828 SQ.FT
UNIT 2 : 2 BED FLAT - 107 SQ.M / 1151 SQ.FT
UNIT 3 : 2 BED FLAT - 114 SQ.M / 1227 SQ.FT
UNIT 4 : 2 BED FLAT - 81 SQ.M / 871 SQ.FT
UNIT 5 : 1 BED FLAT - 55 SQ.M / 592 SQ.FT

FIRST FLOOR -

UNIT 6 : 2 BED FLAT - 77 SQ.M / 828 SQ.FT
UNIT 7 : 2 BED FLAT - 107 SQ.M / 1151 SQ.FT
UNIT 8 : 2 BED FLAT - 114 SQ.M / 1227 SQ.FT
UNIT 9 : 2 BED FLAT - 81 SQ.M / 871 SQ.FT
UNIT 10 : 2 BED FLAT - 71 SQ.M / 764 SQ.FT

SECOND FLOOR -

UNIT 11 : 2 BED FLAT - 92 SQ.M / 990 SQ.FT
UNIT 12 : 3 BED FLAT - 111 SQ.M / 1194 SQ.FT
UNIT 13 : 3 BED FLAT - 113 SQ.M / 1216 SQ.FT
UNIT 14 : 2 BED FLAT - 93 SQ.M / 1001 SQ.FT

RESIDENTIAL BLOCK GIA =	1973 SQ.M / 21237 SQ.FT
BIN STORE GIA =	13 SQ.M / 140 SQ.FT
PROPOSED TOTAL GIA =	**1986 SQ.M / 21377 SQ.FT**

No.	Revision.	date	by

20 CHEWTON FARM ROAD
WALKFORD
CHRISTCHURCH
BH23 5QN

PROPOSED FLOOR PLANS

scale AS SHOWN @ A1	checked BC
date MARCH 2021	drawn TC/WD

9297/ 201

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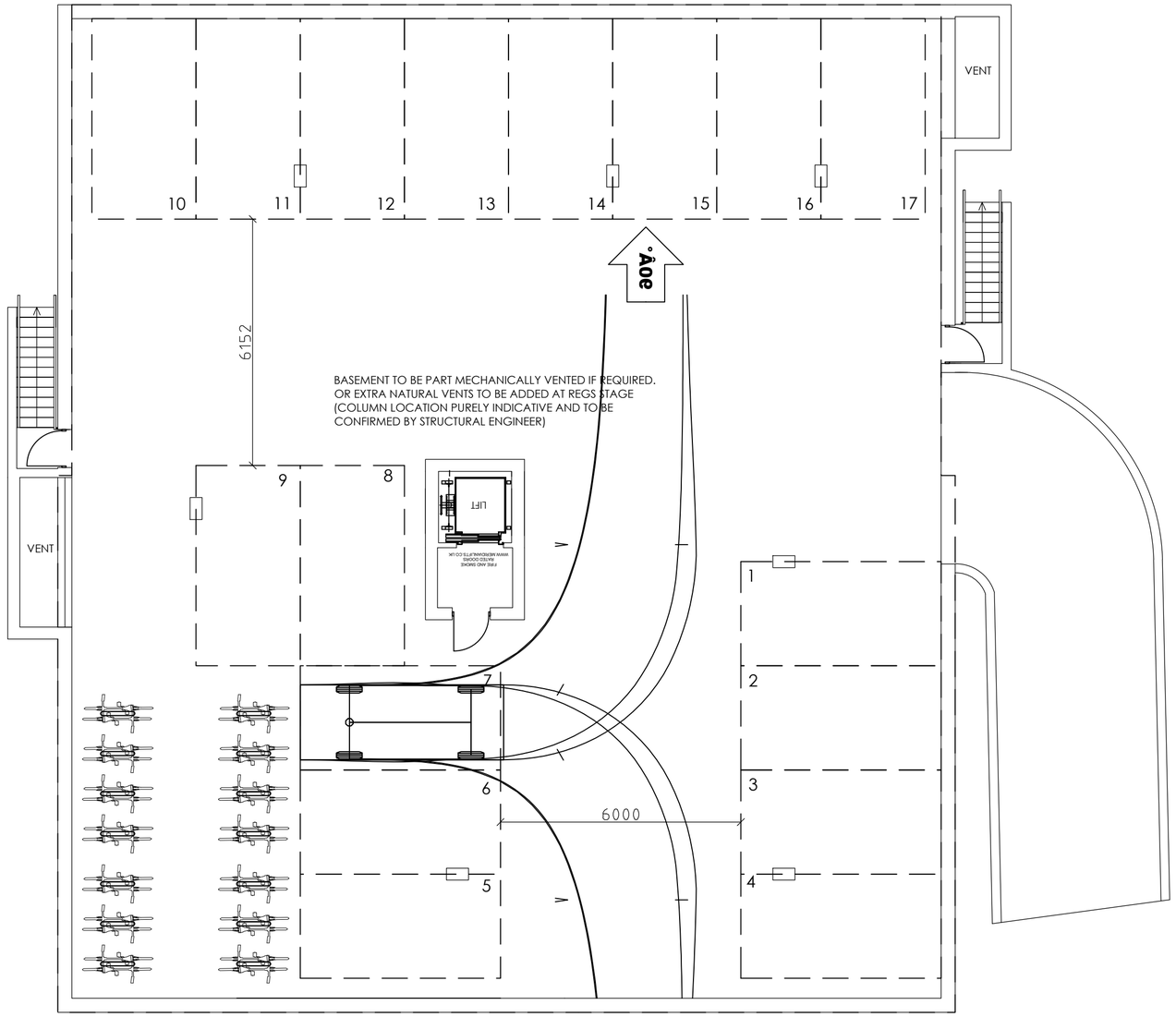
10m @ 1:100



PROPOSED LOWER GROUND FLOOR PLAN
SCALE 1:100

NOTES-PLANNING

rev-11-2-21

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LEGEND

No.	Revision.	date	by
A	28 bikes added	12-5-21	bc

20 CHEWTON FARM ROAD
WALKFORD
CHRISTCHURCH
BH23 5QN

PROPOSED BASEMENT PARKING PLAN

scale AS SHOWN @ A2	checked BC
date MARCH 2021	drawn TC/WD
9297/ 205	A

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10m @ 1:100

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rev-11-2-21

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LEGEND

EXISTING BUILDINGS TO BE DEMOLISHED

OUTLINE OF APPROVED

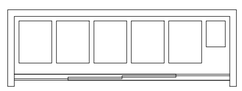
16 CHEWTON FARM ROAD

20 CHEWTON FARM ROAD

22 CHEWTON FARM ROAD

PROPOSED STREET SCENE
INDICATIVE ONLY
SCALE 1:100

PROPOSED BIN STORE
SCALE 1:100



PROPOSED GROUND FLOOR PLAN

PROPOSED ELEVATIONS

No.	Revision.	date	by

20 CHEWTON FARM ROAD
WALKFORD
CHRISTCHURCH
BH23 5QN

PROPOSED BIKE AND BIN STORE PLANS
PROPOSED STREET SCENE

scale	AS SHOWN @ A1	checked	BC
date	MARCH 2021	drawn	TC/WD

9297/ 203

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Arboricultural Method Statement

This report is a working document to aid in finalising an effective specification for tree-sensitive operations. It must be retained on site and be available to the site manager/foreman as a reference during construction.

The details in this method statement may include work to protected trees, consent for which is deemed to be granted if it is approved as part of a planning decision.

Failure to comply with the details in this arboricultural method statement could result in enforcement action being taken by the local planning authority.

Tree Surgery

The following works to trees are necessary:

- T9 - Fell to ground level
- T5 - Prune lower branches to give 3m clearance above ground level.

The legal Duty of Care requires that all works specified in this report should be carried out by qualified, arboricultural contractors working according to Health & Safety Executive guidelines. All work must be carried out to arboricultural industry best practice and in accordance with BS 3998:2010 'Tree work - Recommendations'. All tree management work must take account of the Wildlife and Countryside Act, 1981, as amended by the Countryside and Rights of Way Act 2000, and the Conservation of Habitats and Species Regulations 2017. This legislation makes it a criminal offence to disturb the nests and to injure or kill nesting birds or bats.

Tree Protection Fencing

Tree protection fencing, complying with British Standard 5837:2012 'Trees in relation to design, demolition and construction - Recommendations', must be erected in the positions shown on the plan prior to commencement of work on site and remain as an effective barrier and in position until the end of the construction phase or until the project arboriculturist, or local planning authority provides written authority for its removal.

See illustration below for specification of the tree protection fencing to be erected on the site.

Temporary Ground Protection

Prior to the commencement of any work on the site temporary ground protection must be laid in the area shaded light blue on the plan. The ground protection must consist of load-spreading mats, pinned in place or connected together with proprietary clips, to form a continuous working surface. The mats must be suitable for the anticipated loading from construction and demolition machinery, according to the manufacturer's specifications. This protection must remain in position until the end of the construction phase or until the project arboriculturist, or local planning authority provides written authority for its removal.

See illustration below for specification of the temporary ground protection to be laid on the site.

The existing hard surfacing around T1, shown shaded on the plan, must be retained for as long as possible in order to protect underlying roots. If for any reason it is removed during the construction phase, the above ground protection must also be laid in this area.

Demolition of Existing Building

The existing building must be demolished using 'top down, pull-back' techniques, ensuring that no debris is collapsed onto open ground within the root protection area.

Underground Services

Excavations for underground services must be carried out in a way that avoids significant damage to tree root systems. At the time of planning this installation work the project arboriculturist must be consulted.

Surface water drains and soakaways must be located outside tree root protection areas to avoid damage to roots during excavation. Suitable locations for new soakaways and a suggested route for new services are shown on the plan.

Deep service runs must be installed using trenchless insertion methods, such as moling, with entry and retrieval pits being located outside of tree root protection areas. This will reduce the likelihood of the mole encountering significant tree roots. Shallow service runs required within any tree root protection area must be dug using the guidance provided by National Joint Utilities Group Volume 4 'Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees'.

PROHIBITED ZONE - 1m from trunk.
Excavations of any kind must not be undertaken within this zone unless full consultation with Local Authority Tree Officer is undertaken. Materials, plant and spoil must not be stored within this zone.

PRECAUTIONARY ZONE - 4 x tree circumference.
Where excavations must be undertaken within this zone the use of mechanical excavation plant should be prohibited. Precautions should be undertaken to protect any exposed roots. Materials, plant and spoil should not be stored within this zone. Consult with local authority tree officer if in any doubt.

PERMITTED ZONE - outside of precautionary zone.
Excavation works may be undertaken within this zone however caution must be applied and the use of mechanical plant limited. Any exposed roots should be protected.

Removal of Existing Hard Surfacing and Walls

The existing hard surfacing and landscape walls within the root protection areas of T1 & T10 - shown shaded on the plan - must be dismantled / lifted using hand tools and the debris removed from the site carefully. No vehicles are permitted onto any exposed ground. This operation must start at the point closest to the trees and work back towards the retained edge of the hard standing to minimise damage to tree roots. Debris from this operation must not be placed within any exposed tree root protection area. This operation must be supervised by the project arboriculturist.

The wall footings within root protection areas must be left in situ where practicable. Where this is not practicable, the foundations must be broken up using a pneumatic drill and the pieces removed by hand or using a digger fitted with a toothless bucket. The digger must be not be positioned on exposed ground within root protection areas.

Construction of Bin Store

Prior to the installation of the piles an exploratory hole must be hand dug to establish the presence of roots. The exploratory hole must be repositioned if significant roots (diameter >25mm) are encountered. The final hole must be lined with heavy duty polythene sheeting to minimise soil contamination before any concrete is poured. The underside of the supporting beams for the internal floor must be at or above existing ground level to avoid damage to tree roots.

Roots of diameter greater than 25mm must be retained wherever possible. The project arboriculturist must be consulted to advise on the appropriateness of root pruning before any root severance is carried out. Any root severance that is necessary as part of this operation must be carried out in accordance with BS 3998:2010 'Tree work - Recommendations'. Roots must be cut cleanly, to minimise the exposed root surface, and covered with a minimum of 50mm of soil and heavy-duty polythene sheeting prior to backfilling to avoid any direct contact with building materials that could affect tree health.

Irrigation tubes must be used where practicable to redirect rainwater beneath the slab. This can be done by using a 60mm perforated pipe coiled beneath the suspended structure and bedded into gravel to help preserve underlying roots.

Installation of a Cellular Confinement System

The proposed path within the root protection areas of T7 & T8 must be installed using a cellular confinement system. The minimum area subject to this treatment is shown hatched in grey. The cellular confinement system must not be installed until the completion of the construction phase to avoid the panels being damaged by construction traffic.

The cellular confinement system specification below is a general one and a qualified structural engineer or system supplier must provide definitive details about the appropriate specification. This depends on the soil characteristics and expected loads and so is beyond the remit of this report.

There is a variety of cellular confinement products available, but only those constructed of high density polyethylene (HDPE) with a rigid and robust construction should be used. It is important to only use products which have been independently tested and been found to preserve the bulk density of underlying soils.

Surface vegetation must be removed using a herbicide suitable for the specific vegetation and that is not harmful to the tree root system. All herbicides must be used in accordance with current regulations and to best industry practice.

If there are signs that tree roots are growing within the profile of the proposed path they must be exposed using hand tools only for inspection by the project arboriculturist. If roots are to be retained, sharp sand or grit must be backfilled around them before any further surfacing work is carried out.

Any roots of diameter greater than 25mm that are not to be retained must be pruned under the supervision of the project arboriculturist using sharp tools and in accordance with BS 3998:2010 'Tree work - Recommendations'. (Roots of smaller diameter must also be removed carefully but do not specifically require the presence of the project arboriculturist.)

Hollows must be filled using sharp sand to provide a level surface onto which the geotextile can be laid.

The prepared ground must be covered using a non-woven geotextile fabric, overlapping all joints by 300mm.

The cellular confinement panels must be expanded to their full length and pinned with staking pins to keep the cells open. Adjacent panels must be stapled together to create a continuous mattress. Each open cell must be filled with a no fines fill of crushed stone **(granite, flint or basalt)** . Where panels of 200mm depth are used, a stone of 20-40mm diameter must be used and where panels of 100mm depth are used 4-20mm diameter stone must be used. (Panels of 150mm may use either size of stone.) Cells must be overcharged by approximately 50mm to protect the top edges of the panel from wear. A whacker plate must not be used to compact the stone.

Kerb edges can be concreted in place on top of the cellular panels to avoid disturbance of the adjacent ground. However, if concrete haunching is necessary it must be installed without damage to existing roots and, maintaining a minimum separation of 50mm between cement materials and roots. Timber edging, where appropriate, can be installed using treated timber boards held in place by wooden pegs. Soil should be placed against the timber edge and battered to provide a slope between the final surface and the existing soil level. Where there is an existing edge that can be used this will avoid or minimise excavations and tree root damage.

During the construction phase the cellular confinement system must be finished with ground mats. At the end of construction, the ground mats shall be removed and replaced with the block paving or a porous resin bound surface.

Surfacing Options

Block Paving:
Lay second layer of geotextile fabric over the filled cellular confinement panels. Lay sharp sand bedding layer compacted with a vibro compaction plate to recommended depth. Place block paviors as per manufacturer's instructions.

Porous Asphalt:
Place 50mm surcharge of the granular material above the cellular confinement panels and lay the bitumen base and wearing courses onto this rough surface.

Loose Gravel:
Place second layer of geotextile fabric over the infilled cellular confinement panels. Place decorative aggregate to required depth. NOTE: A treated timber edge must be provided to restrict gravel movement.

Resin Bound Gravel:
Place 50mm surcharge of the granular material above the cellular confinement system and lay a binder course of porous asphalt onto this rough surface, before adding the final resin bound wearing course.

General Construction Management

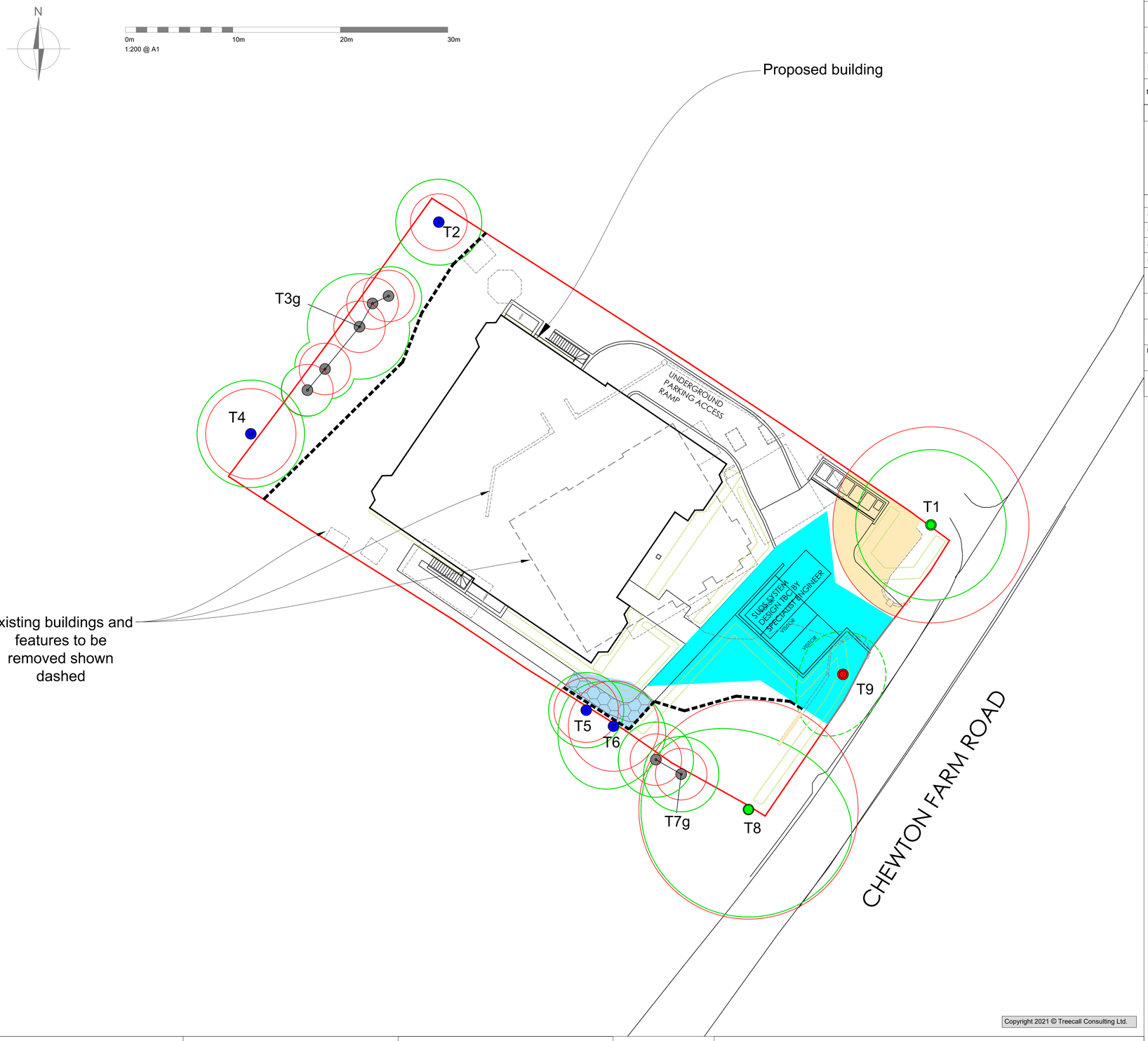
There must be no changes to soil levels within tree root protection areas.

A suggested area for material storage, site office and worker facilities is shown on the plan. Final siting of site cabins must be discussed and agreed at the time of the pre-commencement site meeting.

Fires must not be set within the site.

Cement mixing must be carried out only where there is no significant risk of contamination of tree root systems. No cement mixing is allowed within 10m of trees to be retained. If cement mixing is unavoidable within 10m of any retained tree it must be contained in a bunded area, as illustrated below.

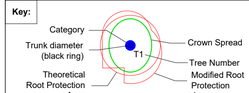
Cranes must only be used where there is no possibility of them damaging overhanging branches.



Title:	**Tree Protection Plan & Arboricultural Method Statement**
Site:	20 Chewton Farm Road, Walkford
TC Ref:	DS/79721/AC
Date:	17 May 2021
Scale:	1:200 @ A1

Plan TC1

Key:

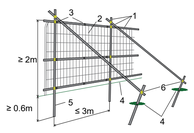


(trees to be removed are shown with dashed crown spreads and root protection areas)

British Standard 5837:2012 Categories	
	'A' category trees are those of high quality.
	'B' category trees are those of moderate quality.
	'C' category trees are those of low quality or young trees with a stem diameter below 150mm.
	'U' category trees are those that are unsuitable for retention.

Tree protection fencing to be erected prior to the commencement of any works on the site.	
Temporary ground protection to be installed prior to the commencement of any works on the site.	
Minimum area where cellular confinement system must be installed.	
Minimum area where existing hard surfacing and walls must be removed in accordance with the method statement.	
Suggested area for materials storage and worker facilities.	

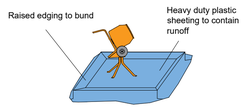
Tree Protection Fencing Specification



Key:
1. Standard scaffold poles.
2. Heavy gauge 2m tall galvanized tube and welded mesh infill panels.
3. Panels secured to uprights and cross-members with wire ties.
4. Ground level.
5. Uprights driven into the ground until secure (minimum depth 0.6m).
6. Standard scaffold clamps.

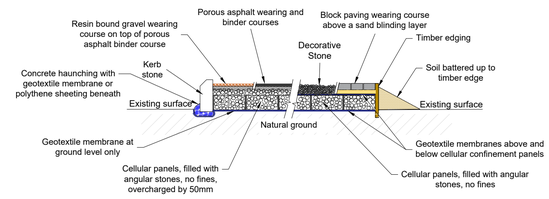
Picture of typical ground mat to be used

Illustration of bunded cement mixing area



Cement, builder's sand and other chemicals used in cement mixing must all be stored on non-permeable surfaces to ensure soil beneath is not contaminated.

Indicative sections of cellular confinement system with a range of surface finishes



Limitations of Use

This plan is based on the topographical and site layout plans provided. All measurements must be checked with these plans and appropriate documents.

This plan has been prepared in colour. If printed in black and white some details may be obscured.

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