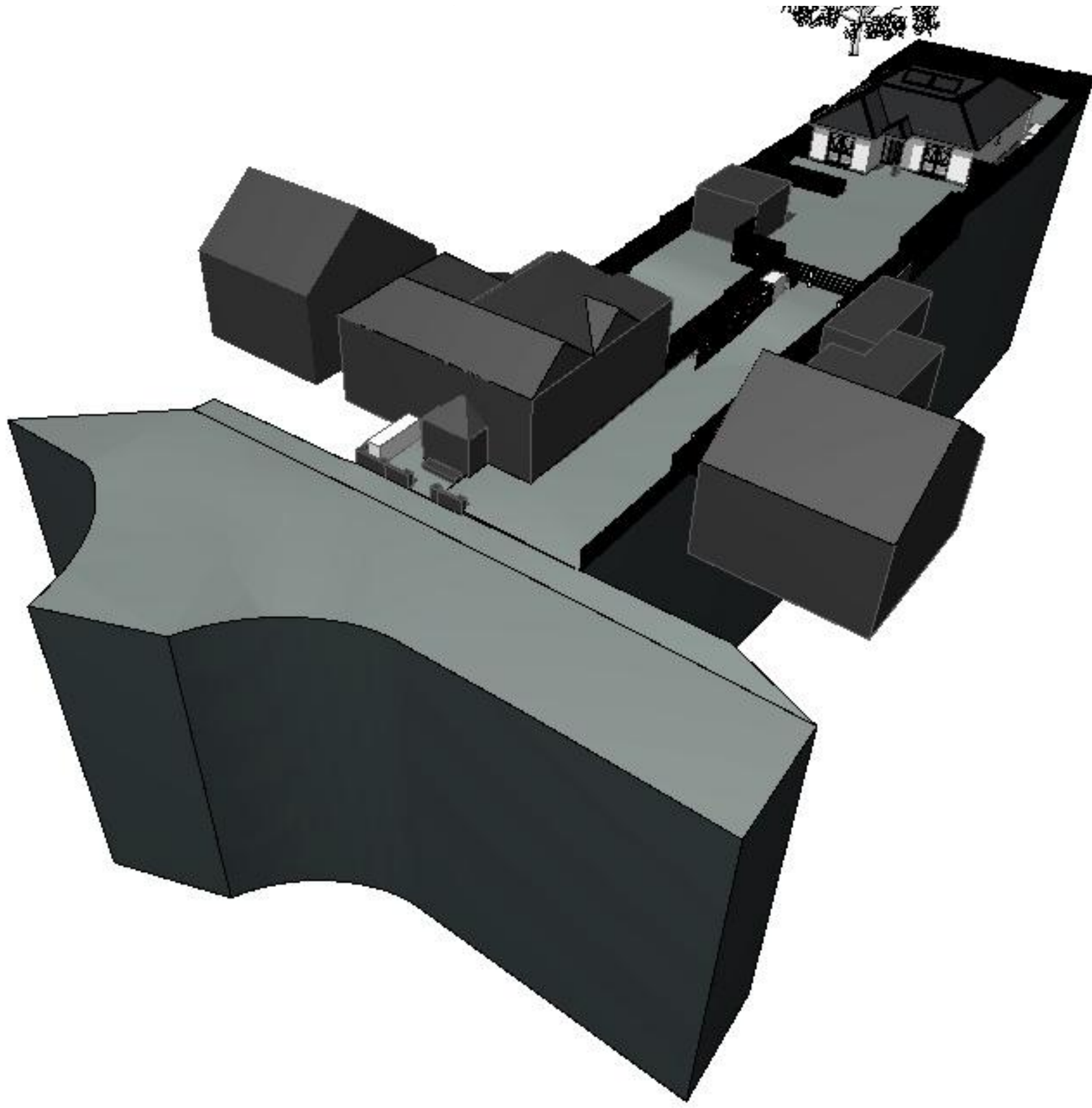
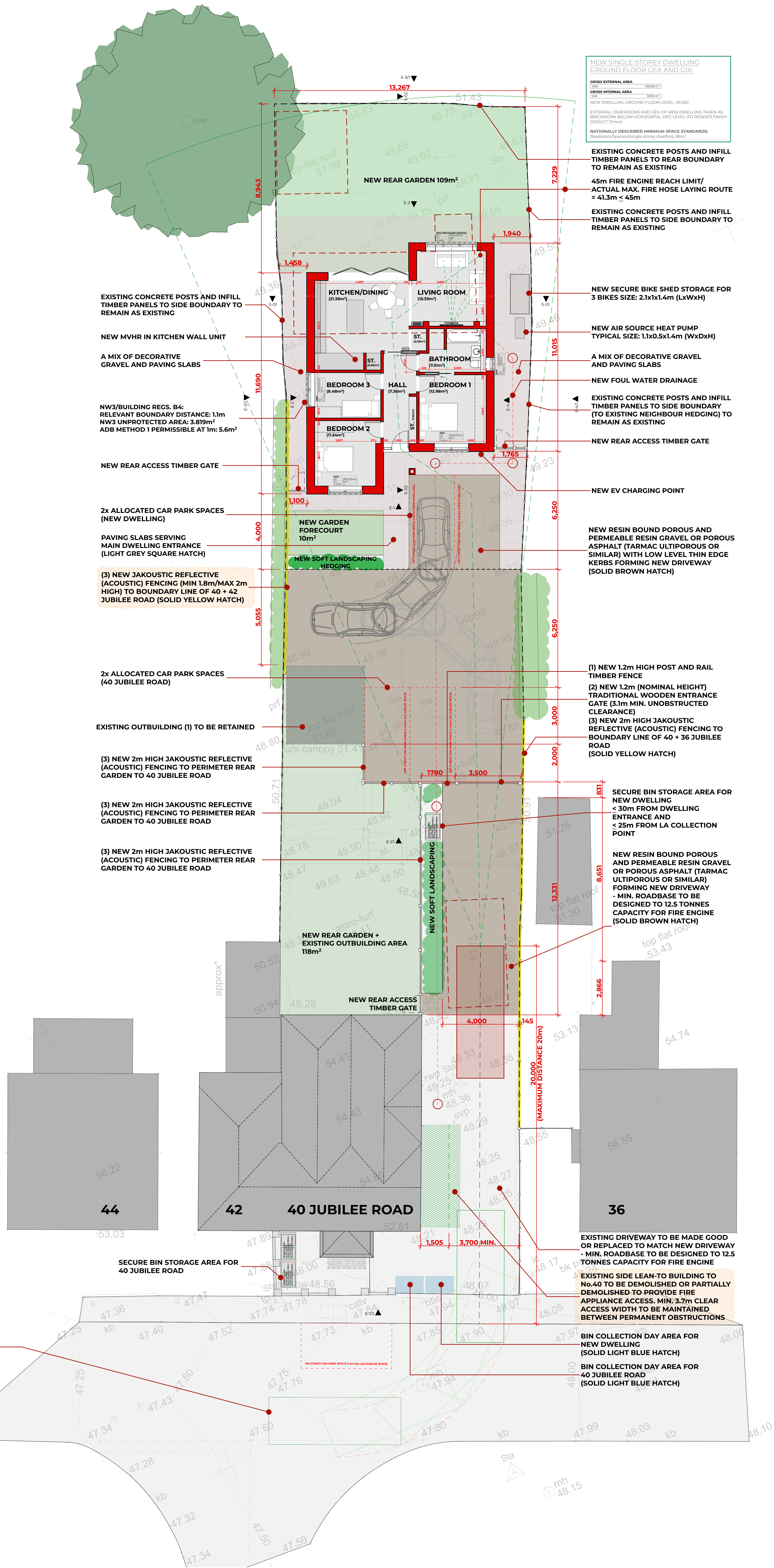




2 PROPOSED PERSPECTIVE CONCEPT VISUAL 1:100



BUILDING REGULATIONS APPROVED DOCUMENT PART B FIRE SAFETY
VOLUME 1 - DWELLINGHOUSES
TYPICAL FIRE AND RESCUE VEHICLE ACCESS ROUTE SPECIFICATION

Minimum width of road between kerbs
3.7m
Minimum width of gateways
3.1m
Minimum turning circle between kerbs
19.2m
Minimum clearance height (overhead)
2.7m
Minimum carrying capacity
12.5 tonnes
Minimum roadbase to be designed to
20m capacity
Fire and rescue service vehicles reverse
distance from the end of an access road
20m max.
Turning circle shown is based on a Fire Engine Model Volvo FLB (Rigid 4x2).
Length 7m x Width 2.5m, turning circle 19.2m.

BUILDINGS NOT FITTED WITH FIRE MAINS
For small buildings (up to 2000m²) with a top storey that is maximum of 11m above ground level, vehicle access for a pump appliance should be provided to whichever is the less onerous of the following:
a. 15% of the perimeter.
b. Within 45m of every point of the footprint of the building.

0 PROPOSED SITE PLAN 1:100

EXISTING ARRANGEMENT:	GEA (m ²)
SITE AREA:	802.14
EXISTING PROPERTY FOOTPRINT:	100.59
OUTBUILDING (1) - TO BE RETAINED:	17.08
EXISTING GARAGE (2) - TO BE REMOVED:	17.62
MOBILE HOME (3) - TO BE REMOVED:	45.20
OUTBUILDING (4) - TO BE REMOVED:	16.32
EXISTING DEVELOPMENT:	196.81
BUILDINGS AS A % OF SITE COVERAGE:	
196.81/802.14 x100 =	24.53%

PROPOSED ARRANGEMENT:	GEA (m ²)
SITE AREA:	802.14
EXISTING PROPERTY FOOTPRINT:	100.59
OUTBUILDING (1) - TO BE RETAINED:	17.08
NEW DWELLING:	109.52
PROPOSED DEVELOPMENT:	227.19
BUILDINGS AS A % OF SITE COVERAGE:	
227.19/802.14 x100 =	28.32%

HARD AND SOFT LANDSCAPING NOTE/S:
The proposed details, to LPA approval:

1. ACCESS DRIVEWAY SERVING NEW DWELLING:
1a). Permeable access drive with CellPave or similar equivalent for fire engine and delivery vehicle access purposes min. carrying capacity of 26t (Gross Vehicle Weight), and 11.5t axle loading.
1b). Access driveway surface water drainage channel to discharge to either grass verges or soakaways; subject to final surface water drainage design.
1c). Swept path tracking of waste collection vehicle/fire engine/delivery vehicle
Overall length 7m, overall width 2.5m,
Turning circle between kerbs (outer dash turning radius) 9.6m (indicated).

Access driveway needs to:

- Have suitable foundations and surfaces to withstand the maximum weight of the vehicle (generally 26t GVW, 12.5t axle loading)
- Have heavy-duty manhole covers, gully gratings etc.
- Be designed to ensure reasonable convenience for the collection vehicle
- Be a minimum of 3.7 metres wide (between kerbs).
- Be arranged for the collection vehicle to continue in a forward direction.
- The minimum turning circles are 16.8m (kerb to kerb) and 19.2m (between walls).

Final design of the soft and hard landscaping scheme, and in particular the new site access drive; to be subject to achieving the Waste Collection Vehicle, Fire Engine and Delivery Vehicle access requirements in compliance with the parameters set out by the LPA and under the Building Regulations design criteria in Part B5 and following further consultations with the Local Fire Brigade.

2. BOUNDARY AND LANDSCAPING TREATMENTS:
2a). Grass verges (low level thin edge kerbs);
2b). Post and rail timber fencing/1.2m high hedging;
2c). Secure cycle storage is to be provided externally to meet the cycle standards for residential developments;
- 3 cycle spaces (long stay) per dwelling and
- 1 cycle loop/hoop (short stay) per dwelling.
2d). Hard and soft landscaping to comprise of paving slabs or tiles and/or timber decking, with soft landscaped planters/trees.

3. BIN STORAGE + COLLECTION NOTE/S:
The following wheeled bins are to be provided (per dwelling) and stored adjacent or near to each dwelling:
- 1x 240 litre bin (black) for refuse +
- 1x 240 litre bin (green) for recycling +
- 1x 33 litre outdoor caddy for food waste (OPTIONAL).

Bin collection day areas (blue solid hatch) are to be provided at the head of existing access driveway/Jubilee Road, wheeled to this area by the occupier. The surface area is to be of adequate size suitable for 4 wheeled bins and blocked paved providing a durable and easy to clean surface.

New dwelling to have sufficient space in the kitchen to segregate recyclable and non-recyclable waste and store it until it is taken out to the bins.

IMPORTANT NOTES:
All works to be carried out in accordance with the Robust Details unless pre-completion sound testing to meet Part E of the Building Regulations is to be undertaken.

All conditions/informatives contained on Planning and Building Regulations Approvals must be addressed prior to commencement of the works and Building Control must be notified at all relevant stages of works in accordance with the building inspection notification framework.

A Building Regulations Principal Designer and CDM Principal Designer is to be appointed prior to the commencement of work and the HSE notified on applicable and notifiable projects.

DESIGNERS RISK ASSESSMENT:
This project will involve external/internal/structural works which must be risk assessed prior to commencement, with comprehensive method statements produced by the Principal Contractor.

Surveys for harmful substances/materials (i.e. Asbestos) must be undertaken prior to the commencement of works. Any harmful substances/materials must be removed and disposed of by suitably qualified professionals in accordance with current Health and Safety Regulations.

All services should be located and highlighted on site prior to commencement of demolitions/elevations/building work.

ROOF SAFETY AND ROOFTOP FALL PROTECTION SYSTEM:
The design, supply, full installation and commissioning of a full roof safety and rooftop fall protection system is to be carried out by qualified specialists for the whole building roof areas, and to include maintenance and cleaning of whole building including elevations; complying with the requirements of the CDM Regulations 2015, Building Regulations 2010 (as amended), all other relevant Regulations, and all relevant BS + EN Standards.

site plan

40 JUBILEE ROAD, WATERLOOVILLE. PO7 7RD.

PROPOSED SITE PLAN

0877-01.004.	04
1:100	18 MARCH 2025

Rev/D	CHD	Transmittal Set Name	Date
01	CH-01	Planning Application	19/03/2025
02	CH-02	CH-03	04/09/2025
03	CH-04	Planning Application	28/09/2025
04	CH-05	CH-06	28/09/2025

MR. & MRS. PALMER

PROPOSED NEW DWELLING
40 JUBILEE ROAD, WATERLOOVILLE.
PO7 7RD.

preliminary planning building regulations Production tender construction as built hand registry other