

RESIDENTIAL DEVELOPMENT



Change in surface treatment to dedicated pedestrian traffic route.
Water Board Connection Point For Contractor. Size TBC
Footpath over RPA to be a no-dig construction method Cellweb or similar.

3 storey residential units with habitable rooms facing site
3 storey residential unit with limited windows in end elevation

PROPOSED CARE HOME
4 Storeys
FFL +86.00

AMENITY GARDEN

Tree/soft planting buffer zone outside site

No habitable/resident windows at upper levels in end elevation
Windows to be provided at corridor ends

Electric Meter Housing. Size TBC

Tree/soft planting buffer zone outside site

Notes
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All dimensions are to be checked on site. Do not scale from this drawing, work to figured dimensions only. Any queries please contact condylofthouse architects.

Materials Prohibited
Materials prohibited from use, except where used in accordance with 'Good Practice in the Selection of Construction Materials (March 2017)' or unless required by the Contract:
a) high alumina cement in the structural elements;
b) wood wool slabs in permanent formwork to concrete;
c) calcium chloride admixtures for use in reinforced concrete;
d) asbestos or asbestos-containing products, as defined in the 'Control of Asbestos at Work Regulations, as amended 2012' or any other statutory modification or re-enactment thereof;
e) any naturally occurring or man made mineral fibres (for example, rock-wool or slag wool) with a thickness of 3 microns or less and a length of 200 microns or less, unless they are appropriately sealed to prevent migration of fibres;
f) aggregates for use in reinforced concrete which do not comply with:
BS EN 12620:2002. Properties of aggregates used in concrete.
BS EN 13399:2002. Properties of aggregates used in mortar.
BS EN 12620:2002 (Parts 1 & 2) properties of lightweight aggregates.
Guidance on avoiding alkali-silica reaction and limitations on alkali content in BRE Digest 330 (2004) & Concrete Society Technical Report 30 (1999).
g) lead, lead paint or any other materials containing lead which may be ingested, inhaled or absorbed, except where copper alloy fittings also containing lead are specifically required in drinking water pipework by any relevant statutory requirement or where lead flashings or other lead roof coverings are specifically provided for in the Contract;
h) urea formaldehyde foam or materials which may release formaldehyde in quantities which may be hazardous with reference to the limits set by the Health and Safety Executive:
i) calcium silicate bricks or tiles;
j) vermiculite unless it is established as being fibre-free; calcium silicate bricks or tiles;
k) any products containing cadmium referred to in Statutory Instrument 'SI 2006/3311 Controls on dangerous substances and preparations Regulations 2006'. Reference should also be made to 'HSE EX329 Cadmium and lead';
l) any new timber treated with pentachlorophenol;
m) non galvanised mild steel structural fixings for building elements particularly susceptible to erosion;
n) concrete used in circumstances where it is susceptible to alkali/silica reaction;
o) materials containing chlorofluorocarbons (CFC's).
p) solvent based paints except where water based paints are unsuitable for use;
q) any new materials not in accordance with statutory requirements, British Standards, Codes of Practice and good building practice current at the date of incorporation of the relevant materials into the Works or the specifications thereof.

Notes
1. Scheme design is subject to relevant Statutory Approvals.
2. Drawing based on topographical survey ref: TS18-448X1.
3. Tree information based on Arboricultural Survey ref: BS5837.
4. Refer to Deacon Design information for landscaping and materials.
5. Refer to Canham Consulting information for levels.

Additional Notes
All levels indicated are existing site levels based on Topographical Survey ref: TS18-448X1.
KEY
- Site Boundary
- Previous Consent Footprint
- Existing Buildings
- Proposed Building
- Vehicular Access & Parking
- Paths
- Patio Areas
- Existing Tree - Retained
- Existing Tree - Removed
- Tree Root Protection Area
- New Tree
- CS Cycle Shelter - 8 Spaces
- Hedge

SCHEDULE OF ACCOMMODATION:

CARE HOME	Units	Beds/ Suites	GIA m ²
Ground Floor	2	27	1490
First Floor	2	31	1477
Second	2	52	1455
Third Floor	1	15	1518
TOTAL BEDS/SUITES & GIA		90 Beds/ 15 Suites	5740

PARKING
53 car parking spaces
incl. 3No. disabled

NON-MATERIAL AMENDMENT APPLICATION

© GIA increased by 5m². 30.06.2022
Ⓜ MA Issue: Parking layout amended. 11.02.2022
Ⓜ Hedge indicated. 22.09.2021
Ⓞ NMA Issue. 15.09.2021



Client
Marbrook

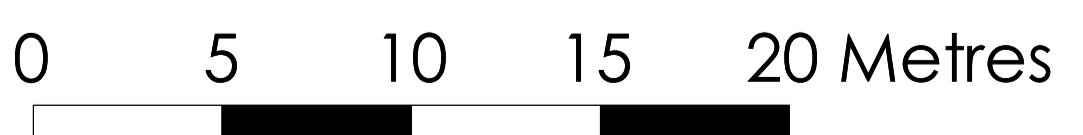
Project
Broadwater Road
Welwyn Garden City
AL7 3AX

Title
Site Plan - As Proposed

Scale 1:200@A1
Date 15.09.2021
Drawn By MP

Drawing No 17-132-310
Revision C

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Scale Bar
SITE PLAN - AS PROPOSED