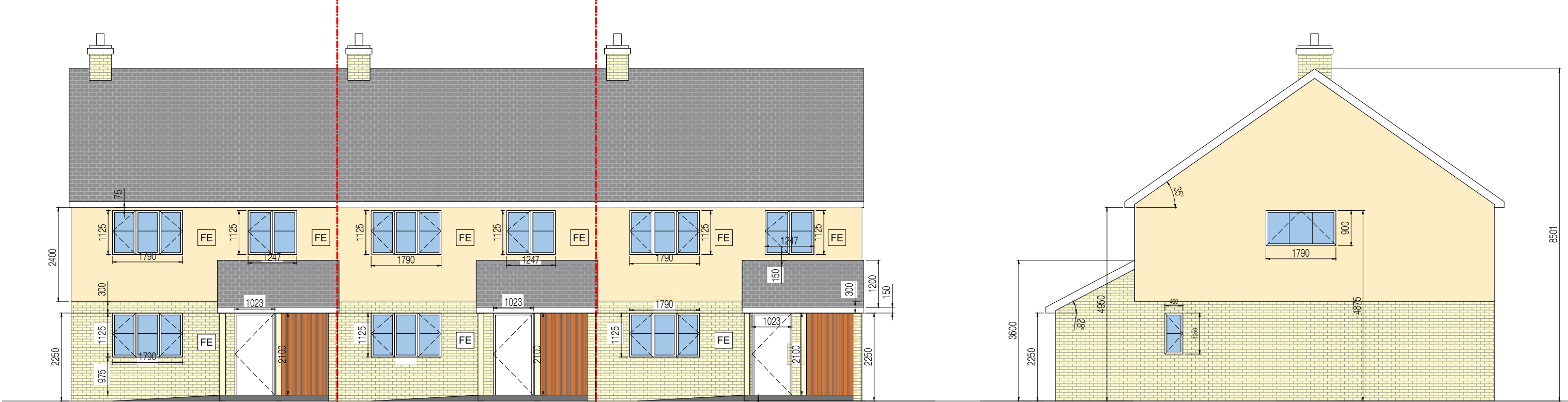
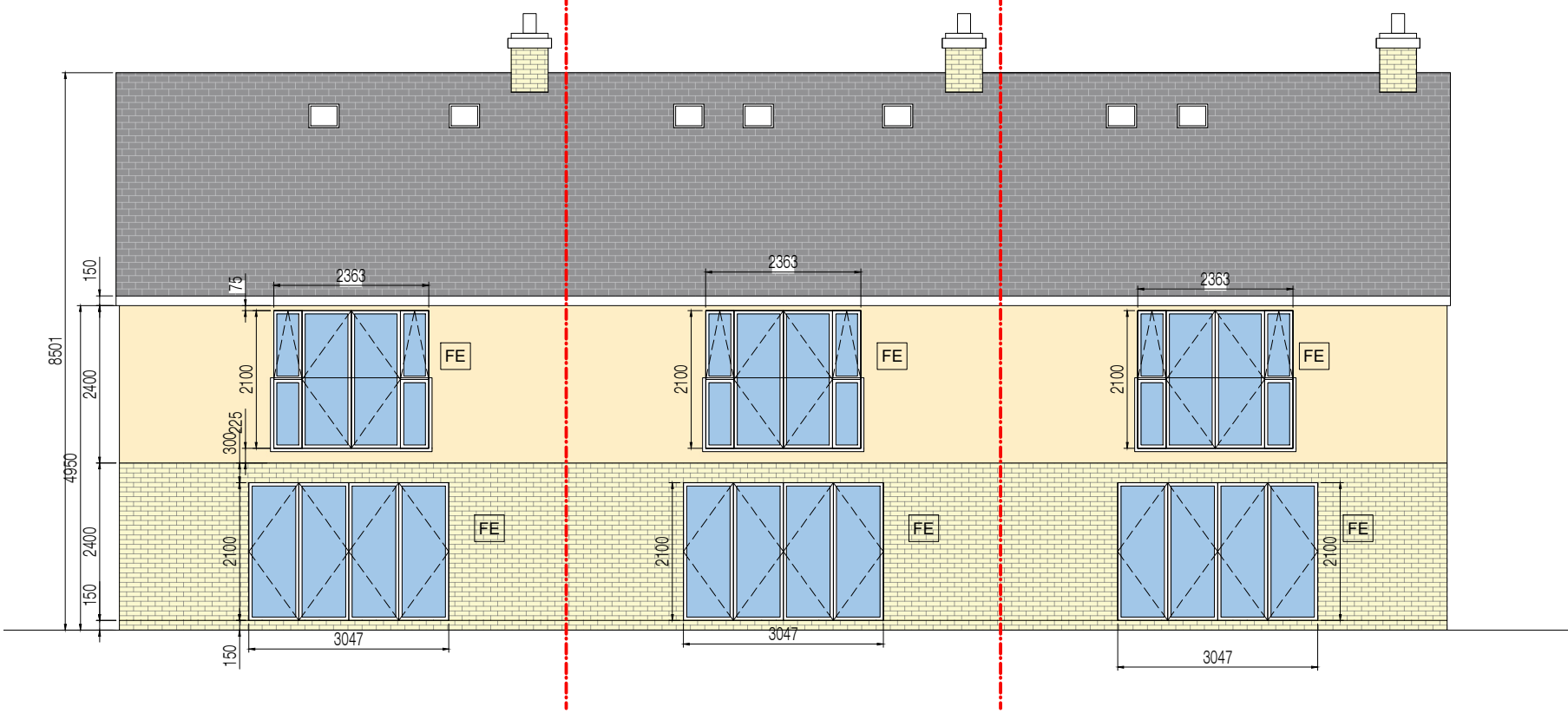


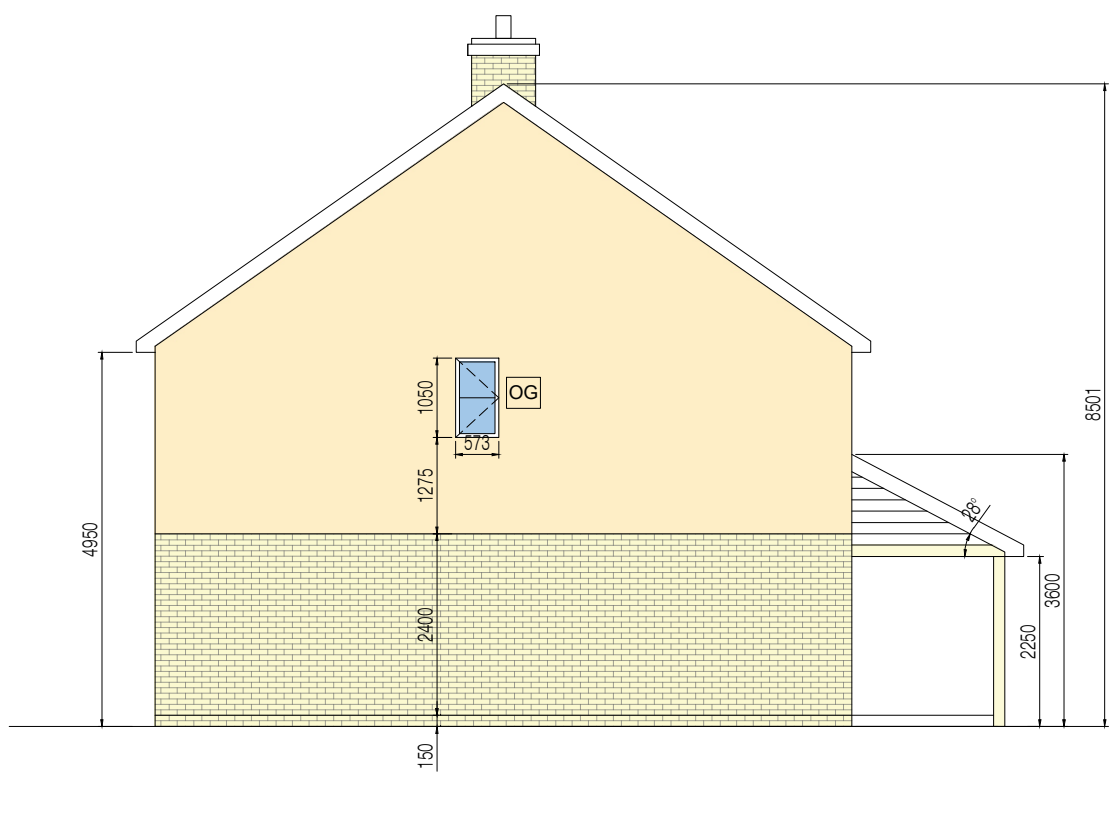


Proposed Front Elevation 1:100 @ A1

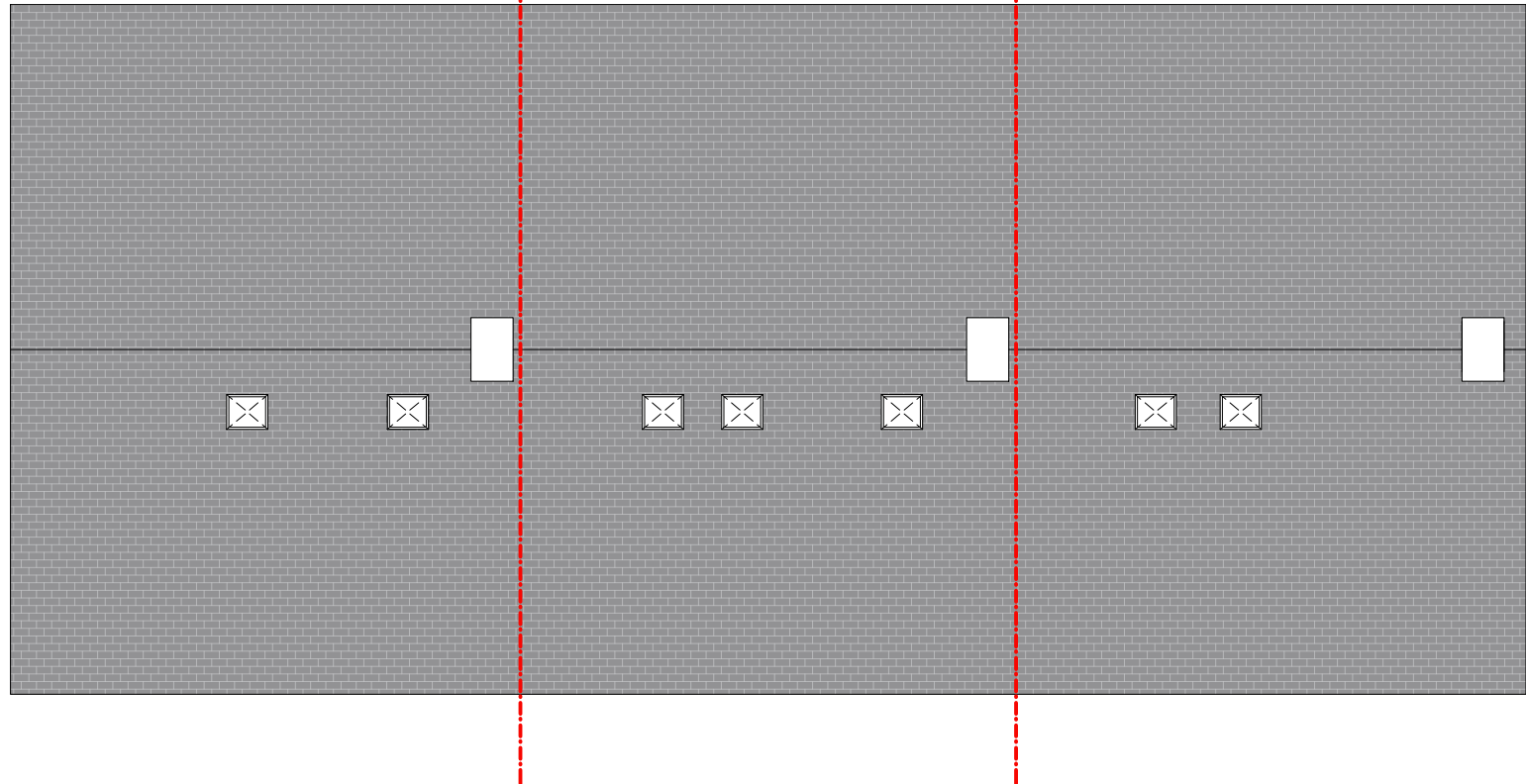
Proposed Side Elevation 1:100 @ A1



Proposed Rear Elevation 1:100 @ A1



Proposed Side Elevation 1:100 @ A1



Proposed Roof Plan 1:100 @ A1

PART R

Developers to install at least one functioning gigabit-capable connection from a network distribution point to a network termination point at each new dwelling.

The Developer to provide gigabit-ready infrastructure necessary for gigabit-capable connections up to a network distribution point, or as close as is reasonably practicable where the developer does not have the right to access land up to that distribution point; and Subject to a £2,000 cost cap per dwelling, a functioning gigabit-capable connection. Where the developer is unable to secure a gigabit-capable connection within the cost cap, the developer to install the next fastest connection available, provided this can be done without that connection also exceeding the cost cap.

Where the developer has no right to install the infrastructure in or on intervening land and no gigabit-capable connection is being provided, the developer is still required to install infrastructure to one of the following points in order of priority

1. As close as reasonably practicable to a location at which it is likely that a distribution point is to be installed with a 2 year period.
 2. Where there is no existing network distribution point to which infrastructure can be built and where there is no likely future location for a distribution point, an access point in or on the building.
- A connectivity plan to be submitted to building control as part of the building regulations application.

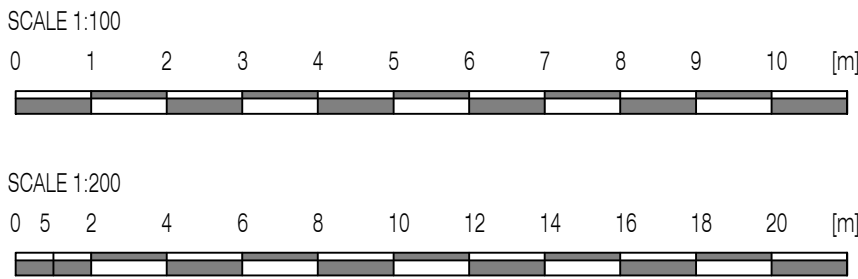
PART S – CHARGING OF ELECTRIC VEHICLES

Electrical vehicle charge point to be provided to any associated car parking spaces. If the connection cost is greater than £3600 two formal quotes to be given to building control, as detailed in Approved Document S, in which case cable routes for electrical vehicle charge points to be agreed.

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All dimensions and levels are subject to a thorough and accurate on-site check by the contractor prior to the commencement of any construction work.
All sizes of structural components are to be verified by a structural engineer.
Electrical contractors must be members of the national inspection council for electrical installation & contracting (NICEIC) & the electrical contractors association.
Mechanical installation or modification to be in accordance with the latest edition of the CIBSE guide as produced by the chartered institute of building services engineers and to current BS specification.
All works are to comply with the latest revision of the British standards.
The client or appointed agent should advise of any known buried services and drainage location or restrictive covenants.
Build-over agreements and party wall concerns are the responsibility of the client if applicable.
This drawing should be read in conjunction with all other documents relating to the works.
Do not scale from the drawing for construction or design purposes.



Proposed Site Plan 1:200 @ A1



REVISION NOTES

REV	DESCRIPTION	DATE

STAGE

- ☐ PRE APPLICATION
- ☐ LAWFUL DEVELOPMENT
- ☐ PLANNING APPLICATION
- ☐ CONDITIONS
- ☒ BUILDING CONTROL
- ☐ AS-BUILT

PROJECT

Proposed terrace of three 3-bed dwellings

DRAWING NUMBER	OAK-367-BR0-01
DATE	12/12/2024
SCALE	varies@ A1
SHEET NUMBER	1 of 3
REVISION	B

CLIENT

Land North Of 2 Millers Close, Picknage Road, Barley, Hertfordshire

DRAWING TITLE

Proposed Site Plan, Roof Plan & Elevations

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