This drawing shall be read in conjunction with the latest approved topographical survey. All coordinates are provided for information only and must be checked, verified, and temporarily marked on site prior to commencement of works. No works shall proceed until all setting-out information has been confirmed. In the event of any discrepancy, the topographical survey shall take precedence.

KEY

Proposed Site

Ownership of Applicant

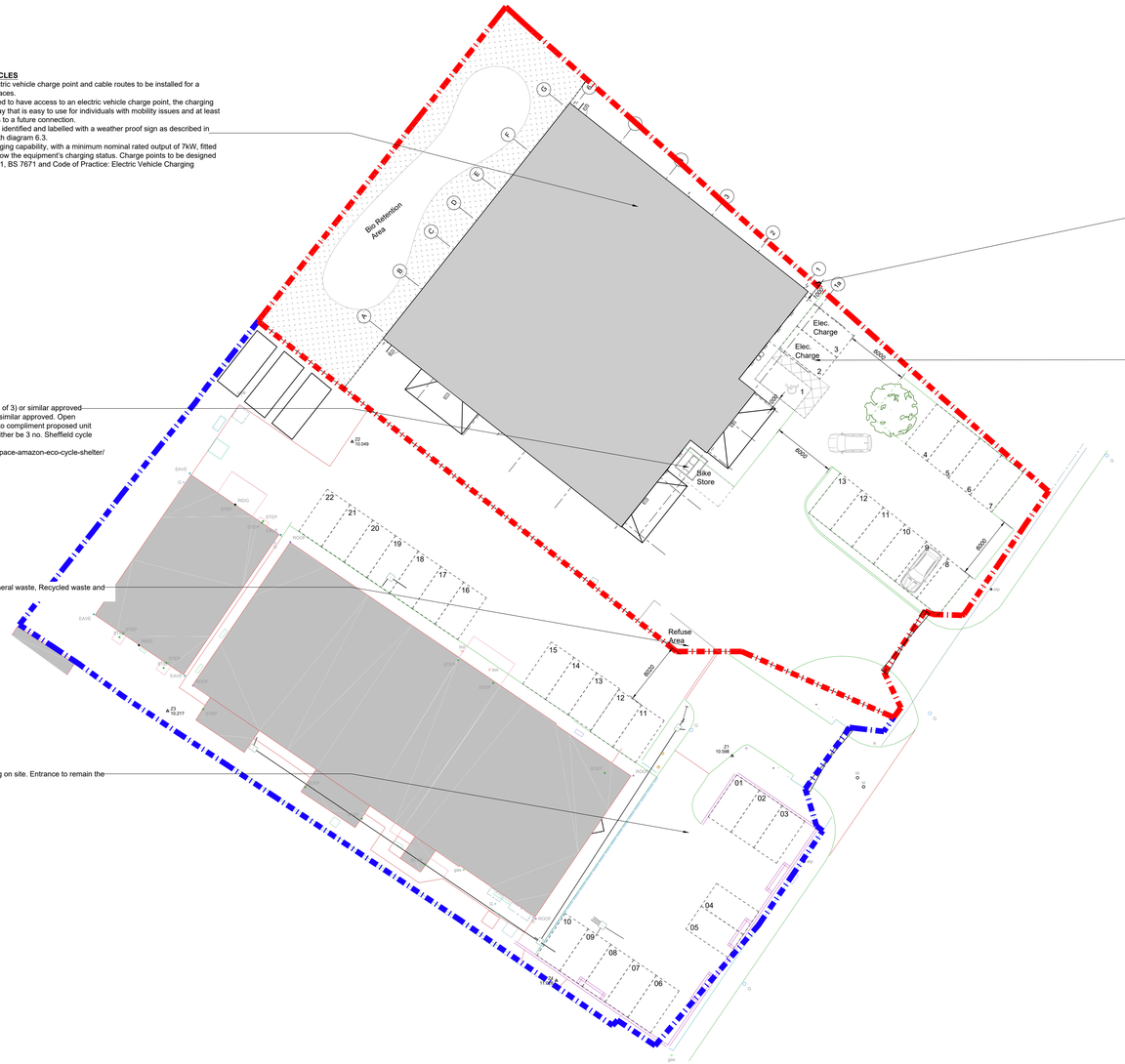
PART S – CHARGING OF ELECTRIC VEHICLES
Car park to be provided with at least one electric vehicle charge point and cable routes to be installed for a minimum of 20% of the remaining parking spaces.
Where an accessible parking space is required to have access to an electric vehicle charge point, the charging point is to be positioned and designed in a way that is easy to use for individuals with mobility issues and at least one accessible parking space to have access to a future connection.
Future connection locations should be clearly identified and labelled with a weather proof sign as described in Approved Document S and in accordance with diagram 6.3.
Charge points to have minimum Mode 3 charging capability, with a minimum nominal rated output of 7kW, fitted with a universal socket and an indicator to show the equipment's charging status. Charge points to be designed and installed in accordance with BS EN 61851, BS 7671 and Code of Practice: Electric Vehicle Charging Equipment Installation.

Refer to Elevations

Amazon Eco Cycle Shelter (hold a minimum of 3) or similar approved supplied by 'The Bike Storage Company' or similar approved. Open fronted. Finish to be composite clad, colour to compliment proposed unit (client to confirm). Preferred rack option to either be 3 no. Sheffield cycle stands or 3 hoop toast rack cycle rack.
thebikestoragecompany.co.uk/product/6-8-space-amazon-eco-cycle-shelter/

Refuse area proposed for storage of general waste, Recycled waste and Industrial Waste.

Existing Site to retain existing parking on site. Entrance to remain the same.



The corner of the building shall be set out to provide a minimum clearance of **1000mm** from the site boundary, to allow for the proposed raft foundation as designed by the Structural Engineer. The raft foundation shall be designed as close to the boundary as practicable, subject to structural requirements and site constraints. All setting-out coordinates and clearances shall be confirmed by the Structural Engineer and verified on site prior to commencement of works.

PART S – CHARGING OF ELECTRIC VEHICLES
Car park to be provided with at least one electric vehicle charge point and cable routes to be installed for a minimum of 20% of the remaining parking spaces.
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GENERAL NOTES:

SOLID WASTE STORAGE (REFUSE)
Refuse storage chambers to be sited and constructed in accordance with BS 5906.
Chambers to separated from other parts of the building by fire resisting construction, minimum REI 30 when the buildings has a top storey up to 5m above ground level; otherwise REI 60.
Chambers are not be situated within a protected stairway or protected lobby and the approach to chamber to be directly from the open air or through a protected lobby with a minimum 0.2m² of permanent ventilation.
Access openings to refuse storage chambers not to be sited next to escape routes or final exits.
Waste collection authority to be consulted for guidance volume, nature, capacity of waste and the location of storage and frequency of collection.
Waste storage areas to have an impervious floor and provision for washing down and draining the floor into a suitable system. Gully to incorporate a trap that maintains a seal.
Waste storage areas to be marked with appropriate signage.

EXTERNAL SURFACE WATER DRAINAGE
Drainage of paving areas to be carried out in accordance with BS EN 12056-3:2000 and Approved Document H.
Hard surfaces around the building should be provided with a proprietary non slip permeable surface laid to manufacturer's details and in compliance with BS EN 1338:2003, to allow adequate drainage.
or be provided with a non slip surface and cross fall of 1:40 – 1:60 draining away from the building (for a minimum of 500mm) to a suitable soakaway.
Paths, driveways and other narrow areas of paving should be free draining away from any buildings to a pervious area such as grasslands or to a suitable soakaway.

Drawing No R972–20 A0

NOTES:
THIS DRAWING IS COPYRIGHT.
DO NOT SCALE FROM THIS DRAWING.
WORK TO FIGURED DIMENSIONS ONLY.
CHECK ALL DIMENSIONS ON SITE.
ANY DISCREPANCIES TO BE NOTIFIED TO THE ARCHITECT.

NOTES:
DRAWINGS HAVE BEEN PRODUCED FOR PLANNING AND BUILDING REGULATIONS PURPOSES ONLY. THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015 (CDM) IS THE RESPONSIBILITY OF THE CLIENT/ CONTRACTOR UNLESS OTHERWISE AGREED IN WRITING.

CDM REGULATIONS 2015

The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

Domestic clients

The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor.

The designer can take on the duties, provided there is a written agreement between you and the designer to do so.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:

(a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.

Or:

Exceeds 500 person days.

A	Amended to Planners requests	09/26

REVISIONS

RICHARD ANDREWS ARCHITECTS
SUSTAINABLE MODERN CREATIVE

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Job Kenfig Industrial Estate

Drawing Proposed Site Plan

Number R972–20 A0

Scale	Date	Drawn	Checked
1:200	05/26	RH	DP

15/09/2025 08:08:04 L:\RA Architects\RAA Projects\R972 Kenfig Industrial Estate\CAD\Building Regs\01_Title Sheets\R972-20 A0 Site Plan.dwg – ISO full
DWG AO (841.00 x 1189.00 MM)