

Malvern – Start Lane, Whaley Bridge.

**Statutory requirements**

Work shall comply with all relevant Building Regulations and other statutory requirements.

**Design requirements**

Design and specification shall provide satisfactory performance.

**Materials requirements**

All materials, products and building systems shall be suitable for their intended purpose.

**Workmanship requirements**

All work shall be carried out in a proper, neat and workmanlike manner.

**Structural design requirements.**

Structural design shall be carried out by suitably qualified person in accordance with British Standards and Code of Practice

**Design standards**

Design shall meet the Technical Requirements

**Provision of access drives and paths**

Access shall be provided for vehicles and pedestrians to the dwelling and garage

Adequate provision shall be made to ensure safe access to, and around the dwelling

**Foundations and construction**

Drives and paths shall be adequate for their intended use: -

**Foundation** Foundations for drives and paths should be provided as necessary and constructed of broken brick, stone, gravel or other suitable material compacted adequately.

Foundation thickness should be appropriate for supporting ground and for the intended load and normally would be 150mm for drives and 75mm for paths subject to pedestrian traffic only.

**Surfaces** Drive surfaces, in conjunction with foundations, should be capable of supporting the weight of an average motor car.

Surfaces of the ground or paths adjacent to the property should:  
be at least 150mm below dpc level (unless some alternative damp-proofing arrangement is provided.

direct water away from building.

not obstruct ventilators and air bricks

**Fencing, Handrails and Balustrading outside the property**

Where providing, fencing, handrails, balustrades shall be adequate in respect of: -

- a) stability
- b) resistance to wind force
- c) durability

Fencing and gates designed to comply with the requirements of BS 1722 and BS 4092 will meet performance standards  
Boundary fences intended to provide security should be designed so that they cannot readily be climbed or damaged

Handrails or balustrades shall be provided, where necessary, to enable safe passage

Handrails or balustrades should be provided where: -  
the total rise of the flight of steps exceeds 600mm, or  
a path is adjacent to a vertical difference in level of more than 600mm

#### Free-standing Walls

Where providing free-standing walls shall be adequate in respect of: -

Stability

Foundations

Resistance to wind force

Durability

#### Vehicular Areas

Appropriate measures shall be taken to prevent damage to fences, handrails and walls adjacent to vehicular areas: -

Design may either be in accordance with BS 6180, which includes impact resistance, or prevent contact by using bollards, curbs or other landscape features

#### Garden Areas

The area immediately surrounding the property (upto 3m max) shall be in a satisfactory condition.

Ground levels – finished ground levels should provide as part of the design, they should be consistent with :- dpc levels, cover levels of drainage access point, depth of underground services (gas, water, electric, drains), drive and path levels

Waterlogging – precautions to include land drainage, soakaways etc.

Trees and shrubs – shall not cause future damage to property

Ground sability – precautions shall be taken on slopes to ensure sability of ground