



General Notes

01: Dimensions must not be scaled from this drawing. If in doubt, please ask.
02: All dimensions are in millimetres unless noted otherwise.
03: All dimensions should be verified on site before proceeding with the work.
04: TADW Architects shall be notified in writing of any discrepancies.
05: Copyright to remain the property of TADW Architects in accordance with the Copyright, Designs and Patents Act 1988.

Legend

SCHEDULE OF PROPERTIES

HOUSE TYPE A
2no. 4B 8P Houses
205m² plus integral garage and bin store @ 52m²

HOUSE TYPE B
3no. 4B 7P Houses
181m² plus integral garage and bin store @ 57m²

5no. TOTAL

P4	Detached properties shown	28.07.16	AM	GN
P3	Visibility plays updated	19.05.16	AM	GN
P2	Existing section line indicated	18.05.16	AM	GN
P1	Drawn for comments	16.05.16	AM	GN
Issue	Description	Date	Drawn	Checked

Drawing Status
P - Planning | T - Tender | C - Construction | R - As Record

For Approval

tadw|architects

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Client Treville Properties

Job Buxton Road, Bridgemont

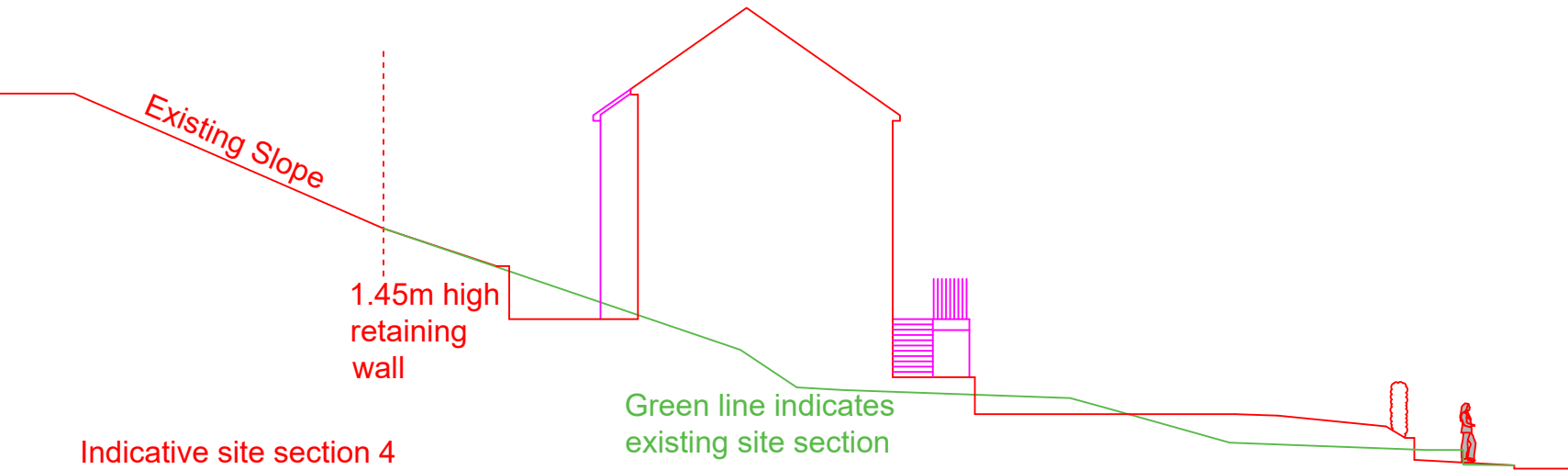
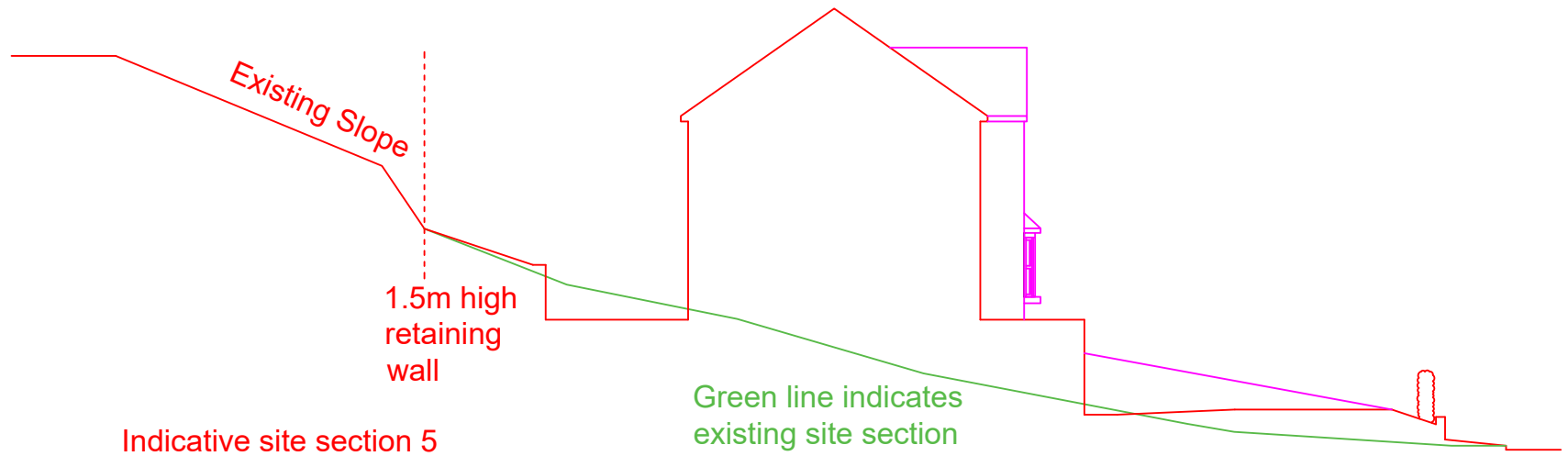
Title Proposed site plan and indicative site sections 1 to 3

Scale 1:500, 1:200 @ A3

Note - Prints from PDF files may not be to scale, check accuracy against scale

5 10 15 25m
1:500

Job Number 411174	Drawing Number 10	Issue P4
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P3	Detached properties shown	28.07.16	AM	GN
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Title Proposed Site Sections 4 and 5

Scale 1:200 @ A3

Note - Prints from PDF files may not be to scale, check accuracy against scale



Job Number
411174

Drawing Number
11

Issue
P3



APPENDICES



APPENDIX A: LIMITATIONS & EXCEPTIONS OF ASSESSMENT

LIMITATIONS AND EXCEPTIONS OF ASSESSMENT

Treville Properties Limited (the Client) has requested that a Phase 2 Site Investigation (the 'Project') be performed at the site. The report (and any copies of it) have been prepared for the sole use and reliance of the Client. This report s (and any copies of it) shall not be relied upon or transferred to any other parties without the express written authorisation of Peak Environmental Solutions limited. If an unauthorised third party comes into possession of this report, (and any copies of it) they rely on it at their peril and the authors owe them no duty of care and skill. Findings and opinions conveyed in the services should only be used by competent persons acting on the behalf of the Client and the findings and opinions conveyed in the services should only be used for the intended use. Copyright of reports & documents remains with Peak Environmental Solutions Limited. The project and report are subject to Peak Environmental Solutions standard terms & conditions.

Authorised or unauthorised copies of this document may come into the possession of organisations that are designated under the Freedom of Information Act 2000 ("the Act"). Such organisations that are designated in the Act are requested by Peak Environmental Solutions to respect the above statements relating to confidentiality and copyright.

The findings and opinions conveyed via this report are based on information obtained from a variety of sources as detailed within this report, and which Peak Environmental Solutions Limited believes are reliable. Nevertheless, Peak Environmental Solutions Limited cannot and does not guarantee the authenticity or reliability of the information it has relied upon. The report represents the findings and opinions of experienced geo-environmental consultants. Peak Environmental Solutions Limited does not provide legal advice and the advice of lawyers may also be required.

The opinions presented in this report are based on a review of records, available investigation reports and historical sources. Peak Environmental Solutions Limited has found indicators that suggest that geo-environmental hazards may exist at the site and these may warrant mitigation or consideration appropriate to the end use stated by the Client. Not finding such indicators does not mean that geo-environmental hazards do not exist at the site. In addition, the Risk Assessment did not include any enquiry with respect to substances not included within the substances of concern.

The underground utility information provided or referred to in this report should not be relied upon by parties other than PESL. Any location of underground services shown on figures were determined by the specialist contractor using electro-magnetic, ground probing radar techniques, visual observations and utility company records. The limitations of utility drawings should be realised and no guarantee can be given that all services have been identified. Additional services, structures or other below ground obstructions not indicated on figures may be present on site. Any excavations in the vicinity of services should be carried out with due diligence taking into account guidance provided by HSE HSG47.

The Client is advised that the geo-environmental conditions stated within reports supplied to Peak Environmental Solutions Limited are subject to change. Certain indicators of the presence of geo-environmental hazards may have been latent at the time of the most recent site reconnaissance and may subsequently have become observable. It is possible that Peak Environmental Solutions research, while fully appropriate for the Project, failed to indicate the existence of important information sources. Assuming such sources actually exist, their information could not have been considered in the formulation of Peak Environmental Solutions findings and opinions.

Certain indicators or evidence of geo-environmental hazards may have been outside the very limited portion of the subsurface investigated or monitored, latent at the time of this work or only partially intercepted by the works and thus their full significance could not have been appreciated. Groundwater levels are particularly susceptible to variations due to seasonal or other effects. Accordingly, it is possible that Peak Environmental Solutions work, whilst fully appropriate for the Project failed to indicate the presence or significance of geo-environmental hazards. Assuming the presence of a hazard, it could not have been considered in the formulation of Peak Environmental Solutions findings and opinions. The subsurface geological profiles and other descriptions are generalised by necessity and have been based on the information found at the locations of the exploratory holes and depths sampled and tested.

The geotechnical comments given in this report and the opinions expressed are based on the ground conditions encountered during the site work and on the results of geotechnical and analytical tests made in the field and laboratory. However, there may be special geotechnical conditions prevailing at the site which have not been disclosed by the investigation and which have not been taken into account in the report. Accordingly, a careful watch should be maintained in any future groundworks and the geotechnical findings and recommendations of this report reviewed, if necessary as work proceeds.

Any interpretation of the results of the Project have been based on the proposed site usage and the findings are not valid should the proposed land use and/or the regulatory regime/guidance change. Where interpretation is based on public domain guidance/protocols/models/software/code, Peak Environmental Solutions is not liable for errors in the guidance/protocols/models/software/code.

In preparing this report, it has been assumed that all past and present occupants have provided all relevant and other information, especially relating to known or potential geo-environmental hazards. This report is not required to identify insufficiencies or mistakes in the information provided by the user/owner or from any other source, but has sought to compensate for these where obvious in the light of other information.

Peak Environmental Solutions Limited believes that providing information about limitations is essential to help the Client identify & manage their risks. These risks can be mitigated, but they cannot be eliminated, through additional research. Peak Environmental Solutions Limited will on request, advise the client of the additional research opportunities available, their impact on risk, and their cost.



APPENDIX B1: 2019 SITE PHOTOGRAPHS