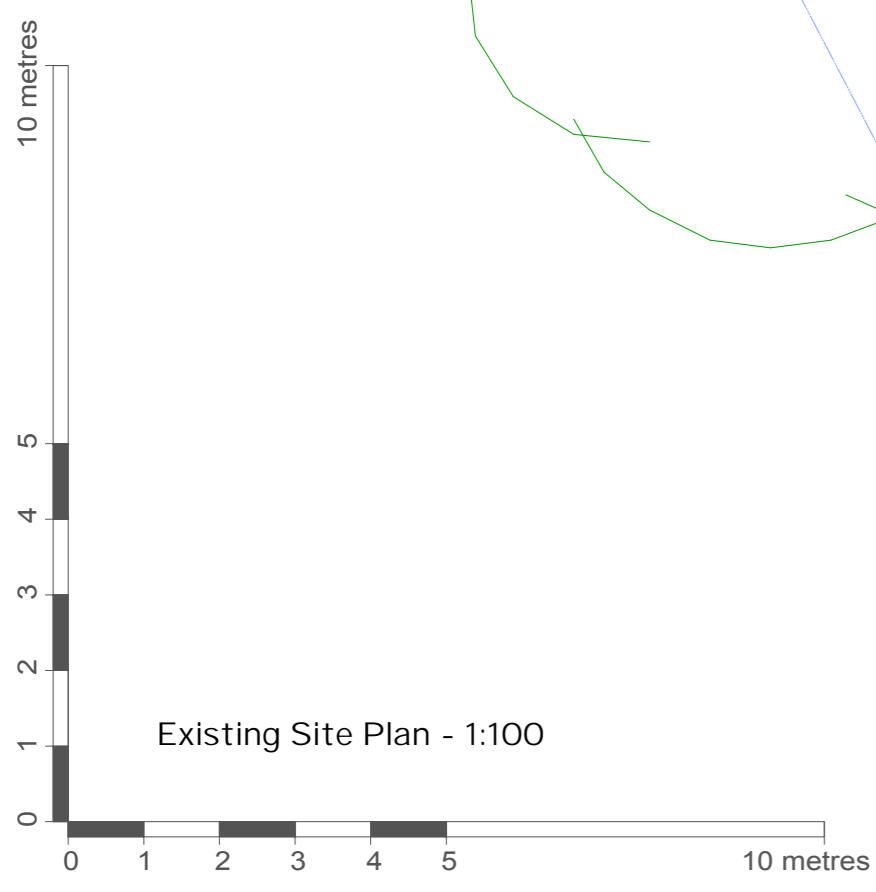


Norwich City Council - Chipperfield Road



Date	Revision	Description	Drawn	Checked
11.06.25	B	Updated for planning application following pre-app	AB	PW
10.04.25	A	Red lines updated	AB	PW

Project: NCC Garages Site, Chipperfield Road, Norwich, NR7 9RR

Client: Orwell Housing

Drawing Title: Site Location Plan and Existing Site Plan

Drawing Number: PW1332-PL01revB

Drawing Status: Planning Drawn By: AAB

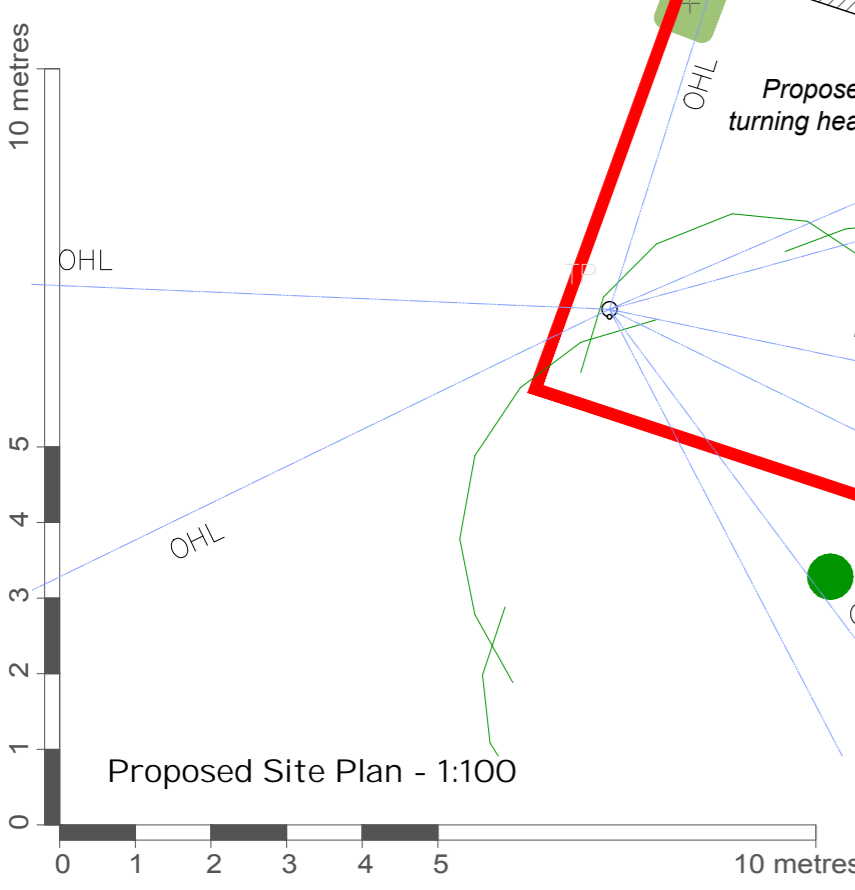
Scale: 1:1250/100 (at A1) Date: Jan 2025

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- SITE SPECIFIC HAZARDS & SIGNIFICANT RISKS**
- Works to an existing building will involve demolition works and retention of altered structure. The contractor should carry out method statements as necessary.
 - Works to an existing building - Asbestos should be considered and investigated / dealt with appropriately.
 - Underground services/cables. The contractor should carry out appropriate checks in order to locate services below ground.
 - Overhead wires are present in the location. Contractor to be aware and plan appropriately.
 - Contractor should be aware of the Structural Engineers details which include excavations and retaining walls. The Structural Engineers details and guidance is to be followed.
 - The contractor should highlight any areas of existing construction that is found to be different.
- General Notes**
- Principal Contractor to provide method statement for the safe working practice for demolition; excavations; cutting of materials; support of adjacent/existing structures; protecting personnel, neighbours and the public; working at height, including crash bags and fall restraint systems.
 - Principal Contractor to ensure Temporary works designer and coordinator appointed for all propping works for structural alterations of existing building, including temporary guardrail and edge protection around voids and stairwells.
 - This designers risk assessment should be passed on to the appointed principal designers and/or principal contractor carrying out the works on the site.
 - Before commencing any work it is vital to identify and familiarise yourself with the identity and responsibilities of the 'Principal Designer' and 'Principal Contractor' as defined in Regulation 11D of the current Building Regulations, The Building Safety Act and the Construction Design & Management Regulations.

LEGEND

- Denotes 2390 x 1790mm timber garden shed for cycle storage etc, to have a permanent lock to BS 3621:2204. Shed to be securely fixed to concrete base.
- Pre-cast concrete paving slab to private garden areas to be 'Edale' by Bradstone, Colour: Grey or 'Dovedale' by Cemex, Colour: Natural.
- Denotes 3 No 240 litre wheellie bins. General domestic waste & Recycling / food waste provided & collected by the Local authority on a weekly rotation basis.
- Provide min 1800mm high impregnated close boarded anti climb fences with concrete gravel boards & concrete posts.
- 750mm high timber bollard - Chamfered - 150mm Square - with reflective band - (BX17 by Broxap or similar)
- Denotes proposed shrub/hedge planting.
- Denotes permeable block pavior to parking bays and turning areas - finish laid in accordance with engineers details. Permeable paving blocks to be Priora by Marshalls, Colour: Red or Ready Flow 80 by Cemex, Colour: Burnt Ember.
- Concrete Paving Slabs to be Marshalls Saxon, Colour: Natural
- Grassed area - to be turfed in accordance with Employers Requirements.
- Denotes Electric Vehicle Charging point. Electrical vehicle charge points should be designed and installed as described in BS EN 61851 and should have a minimum nominal rated output of 7kW.
- Denotes Air Source Heat Pump External Unit. Spec/size/location to be confirmed by specialist contractor.
- Denotes proposed planting of a Sorbus Aucuparia 'Autumn Spire' Tree.

Date	Revision	Description	Drawn	Checked
04.09.25	C	Updated to BNG assessors comments	AB	PW
11.06.25	B	Updated for planning application following pre-app	AB	PW
10.04.25	A	Turning head included	AB	PW

Project: NCC Garages Site, Chipperfield Road, Norwich, NR7 9RR
 Client: Orwell Housing
 Drawing Title: Proposed Site Plan
 Drawing Number: PW1332-PL02revC
 Drawing Status: Planning
 Scale: 1:100 (at A1)
 Drawn By: AAB
 Date: Jan 2025

DESIGNERS RISK ASSESSMENT
 HEALTH AND SAFETY
 THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015

This drawing should be read in conjunction with current drawing packages from all Project Consultants and all other project consultants Designer Risk Assessments.

WORK STAGE - PLANNING

Building Products and Construction Execution Hazards

The design team have highlighted unusual and significant risks only that may not be obvious to a competent contractor. They are to assist with risk reduction only and are not necessarily comprehensive. It is assumed that all works will be carried out by a competent contractor following good site management, site practice procedures, to an approved method statement (where appropriate) and in accordance with HSE guidance.

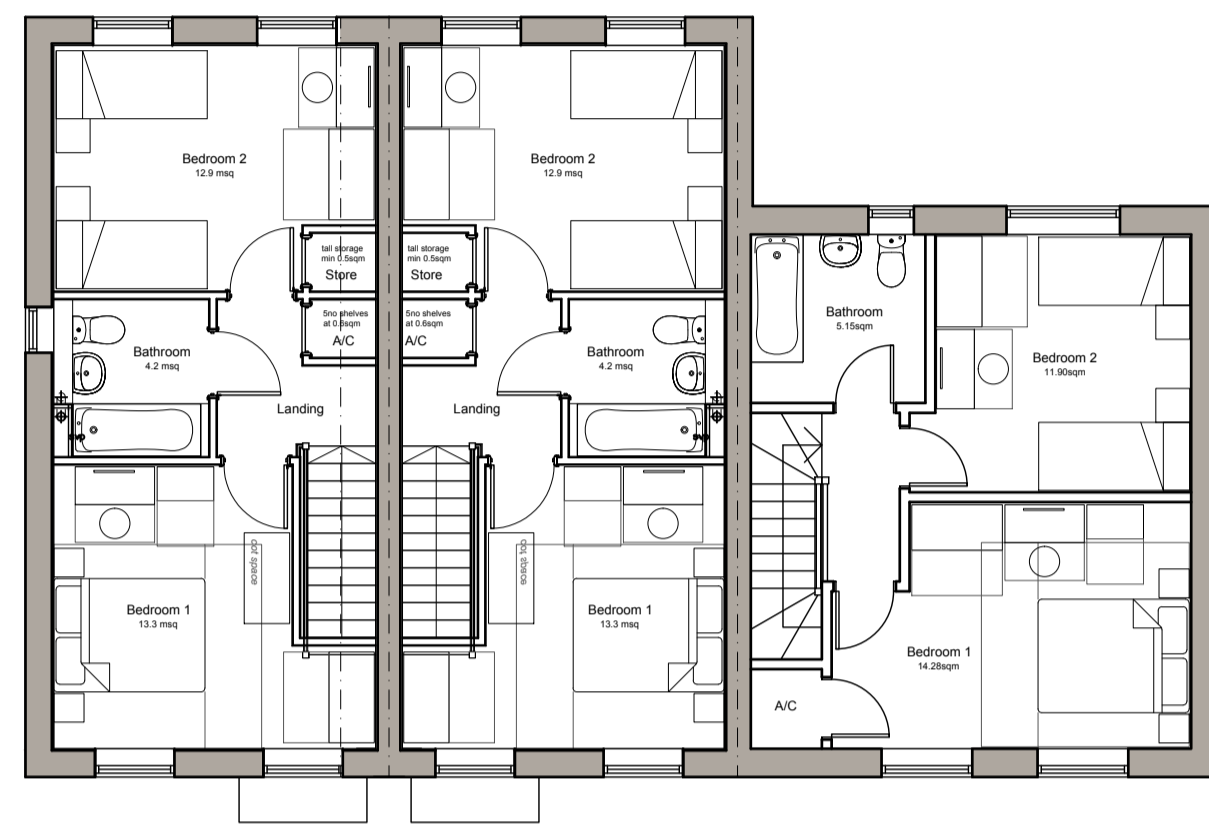
The proposed works are designed on a well established method of construction which can be carried out by a competent contractor. However, should the contractor find any area of concern he must inform the designer in order that appropriate action can be taken.

For significant hazards specific to this project, see the following:

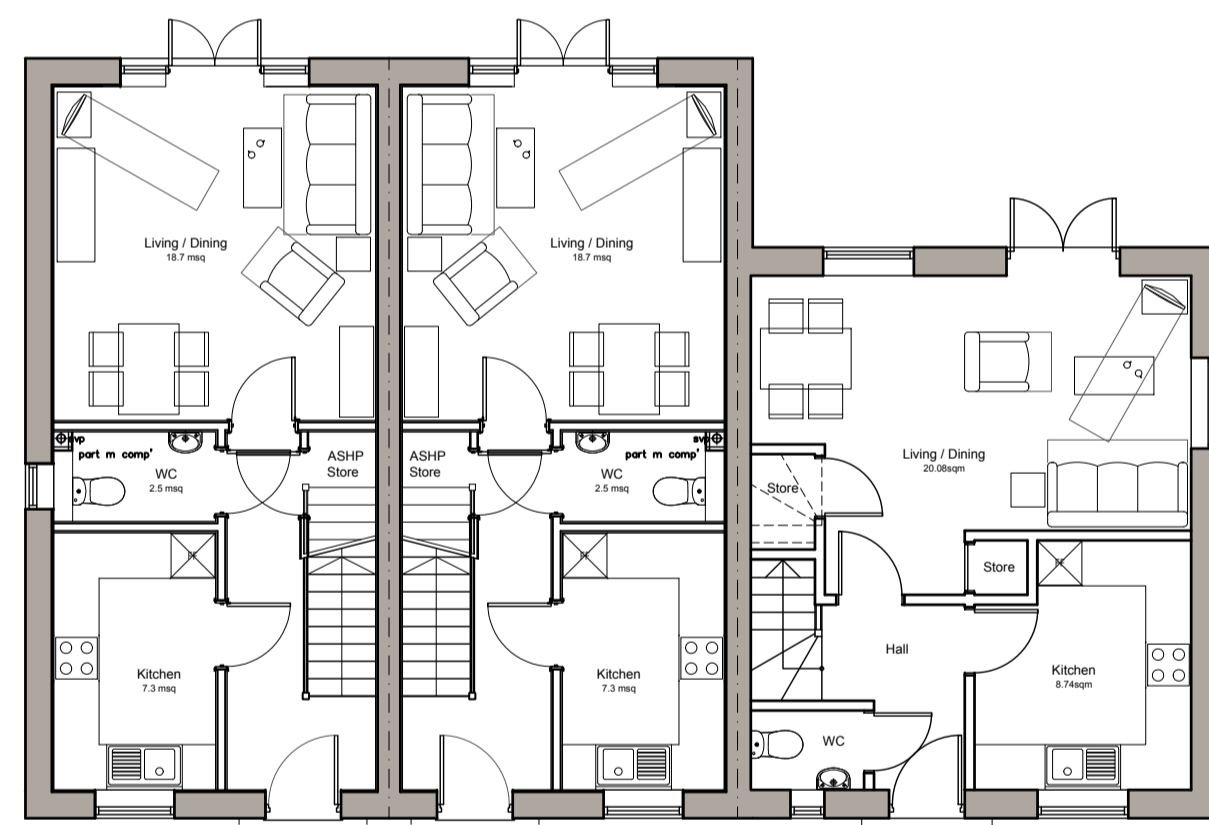
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Proposed First Floor Plan

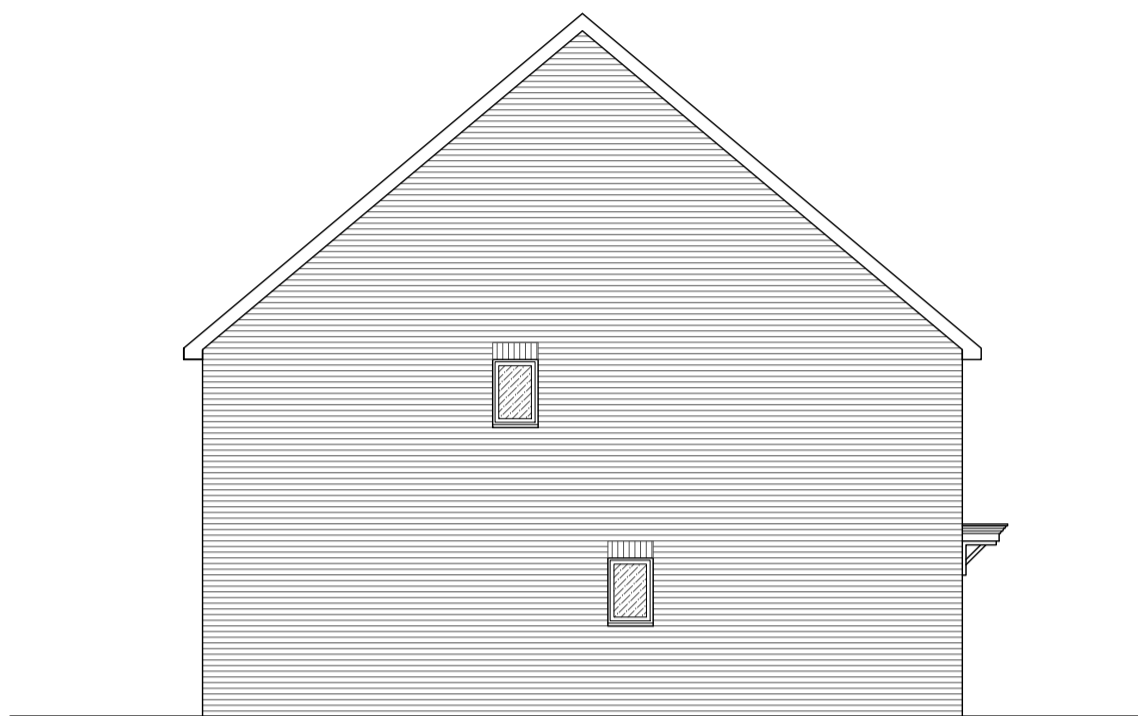


Plot 1
2b4p House
79.22m² GIFA

Plot 2
2b4p House
79.22m² GIFA

Plot 3
2b4p House
79.22m² GIFA

Proposed Ground Floor Plan



Proposed Side (West) Elevation



Proposed Front (South) Elevation



Proposed Side (East) Elevation



Proposed Rear (North) Elevation

Notes on Materials:

- Bricks to external walls: Buff brick
- Roof Tiles: Grey/Brown Concrete pan tiles
- Windows: White uPVC Double Glazed Units.
- Doors: Composite Front Doors and White uPVC Rear Doors.
- Fascias and Soffits: White uPVC.
- Rainwater Goods: Black uPVC.

Obscured Glazing

Date	Revision	Description	Drawn	Checked
11.06.25	A	Updated for planning application following pre-app	AB	PW

Project:	NCC Garages Site, Chipperfield Road, Norwich, NR7 9RR		
Client:	Orwell Housing		
Drawing Title:	Proposed Floor Plans and Elevations		
Drawing Number:	PW1332-PL03revA		
Drawing Status:	Planning	Drawn By:	AAB
Scale:	1:100 (at A1)	Date:	Jan 2025

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