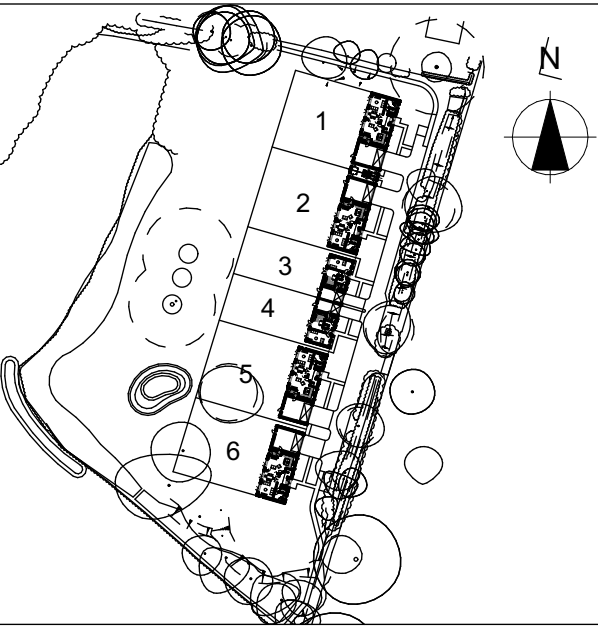




Location Plan

NOTES

In addition to the hazards/risks normally associated with the types of work detailed on this drawing take note of the above. It is assumed that all works on this drawing will be carried out by a competent contractor working, where appropriate, to an appropriate method statement.

CDM Risk Schedule	
▲	Specific health & safety risks associated with this building are highlighted, but not limited to the caution symbol adjacent to the item of risk. Refer to risk schedule on individual drawing.
▲	Injury caused by incorrect handling of large / heavy items.
▲	Potential to fall from height.
▲	Potential to fall from height through voids within floors.
▲	Harm caused by handling lead.
▲	Harm caused by Electrocutation.

The contractor is to ensure that the proposed works will be executed in accordance with any relevant conditions appended to the Local Planning Authority's Decision Notice, the current Building Regulations or warranty providers standards if required, the requirements of the Fire Officer, the Institute of Electrical Engineers handbook (current edition) and the requirements of the local Water Authority where required.

Materials and workmanship should, where applicable, comply with the current British Standards institute specifications and Codes of Practice. Where such guidance does not exist, materials and workmanship should conform to established good practice.

The location of existing services should be established prior to the commencement of any works - if discovered to be at variance with that shown on the drawings or services maps, the design consultants must be notified immediately.

The contractor is to check all dimensions, both internal and external, prior to the commencement of any works, including the ordering of materials - Any errors must be reported to the design team.

Where proprietary materials, fixtures or fittings are used, they must be placed / fitted strictly in accordance with the manufacturers written instructions and published details pertaining to the circumstance in which they are to be used.

The specification must be read in conjunction with all other drawings, schedules and documents which form part of this design package and Building Regulations submission.

Ensure All joints are taped / sealed in walls, floors and ceilings.

Any variations to be carried out on site should be brought to the attention of the design team for verification of compliance with statutory requirements and regulations prior to work commencing on site.

The drawing should be read in conjunction with Structural Engineers drawings and calculations.

All Structural Elements including steel beams, pad stones, all timber joists, lintels and ground floor structure to be carried out in accordance with Structural Engineers details. Any Structural sizes shown on this drawing are indicative only and must be read in conjunction with the Structural Engineers report.

DRAWING REFERENCE	
Drawing	Drawing
200	Construction Notes
201	Construction Types
206	Site Plan
207	Site Plan
209	Drainage Plan

BUILDING REGULATIONS

P1	Preliminary Issue	02.10.25	PR
Revision	Description	Date	Drawn



Project :
Cockpits Farm, Fair oak
Proposed Residential Development

Drawing :
Drainage Plan

Date : Sept 2025	Scale : 1:200 @ A1	Revision : P1
Drawing No. : 25 / 406 / 209	Status : PRELIMINARY	

