

*Sevenoaks District Council*  
  
**Buckhurst 2 Residential**

**Employer’s Requirements**

May 2018

**Project Overview**

Sevenoaks District Council (the Employer) has obtained planning permission for a proposed development of a multi-decked car park, ten townhouses and associated landscaping to the adjacent Environmental Park, at a site in Sevenoaks TN13 1JJ.

Willmott Dixon Construction developed the scheme, including the townhouses to RIBA stage 4, and were contracted by the Employer to build the car park, landscaping to the Environmental Park and infrastructure for the townhouses. Practical completion is currently due on 26/04/2019.

The townhouses are to be built to a high quality specification. The Employer is seeking to maximise the return on its capital investment in building the townhouses for sale. The Employer requires a minimum of £4.6 million from the gross sales receipts of the townhouses to contribute to the funding for the adjacent multi-decked car park.

The Employer has already paid the Community Infrastructure Levy and an off-site Affordable Housing Contribution for the townhouses.

The Employer is procuring the townhouses via a restricted competitive tender process. Contractors are required to submit their preferred bid based on either the RIBA stage 4 technical design value engineered or Proposals to develop the RIBA stage 3 planning approved scheme.

The Employer requires that the residential build start on site as soon as possible after the completion of the car park.

**Contracting Parties**

Employer (Client):

Sevenoaks District Council, Argyle Road, Sevenoaks, Kent, TN13 1HG

Principal Contractor:

To be confirmed

Employer’s Agent (EA):

To be confirmed

Principal Designer:

To be confirmed

Quality Control Inspector:

The EA will monitor the construction. The EA is not responsible for the supervision of the works, this function being the responsibility of the Contractor.

The Employer may appoint a Quality Control Inspector who will report to the EA and Employer. The Quality Control Inspector does not have any authority to issue instructions to the Contractor.

**Scope of Works**

The following drawings listed under Architectural in Appendix 2 show the scope outline for the residential site:

* 00499-KSS-Z0-Z0-DR-A-0004\_SCOPE OUTLINE - SITE PLAN\_S4\_P02
* 00499-KSS-Z0-Z0-DR-A-0003\_SCOPE OUTLINE\_S4\_P02

Design and build:

The detailed design, construction, completion and defects rectification of the development of ten townhouses with gardens and vehicular access road having pedestrian access to the Environmental Park.

The extent of Contractor design will be dependent on the approach undertaken by the Contractor preferred bid based on either the RIBA stage 4 technical design value engineered or Proposals to develop the RIBA stage 3 planning approved scheme.

Both the Employer and the Local Planning Authority (LPA) are expecting the high quality contemporary design to be delivered in accordance with the Design and Access statement and approved scheme. Any Proposals to vary the design and high quality specification will need to be dealt with as variations of planning conditions. Whilst the LPA is not able to answer queries from prospective tenderers about any variations prior to tender stage, it will work with the successful Contractor as part of their technical design development.

The Contractor shall accept full design responsibility for the project and all of the Contractor’s Proposals. The Employer shall not be deemed in any way responsible for the design or details of the project proposals, despite any documents which may have been provided by the Employer during the tender process and despite any approval the Employer may give during the tender process or under the contract.

There is no requirement for the consultant design team appointed by Willmott Dixon Construction (listed in the Design and Access Statement) to be novated or switched to the Contractor once the contract has been executed.

Details should be provided of the Contractors proposed design team and consultants, and any proposed sub-Contractors.

One of the townhouses is required to be completed and fully functioning around January 2020 prior to practical completion for use as a Show Home to assist in sale of the townhouses.

Marketing:

The Employer is keen to market the townhouses for sale using the Contractors brand and standing. Details and allowance for this should be included in the Contractor’s Proposal.

The Employer has retained Savills to advise and act on the disposal of the townhouses and they will work with the successful Contractor to advise and support on the specification, the marketing, the fit out of the show home and any practical estate management matters relating to the sale of the properties.

A management company will be set up to maintain the communal parts of the scheme (access road including street lighting, entrance barrier and video entry phone, pedestrian accesses to Environmental Park; and any other communal infrastructure).

Mood boards should be used to offer prospective buyers limited choices from the same level specification eg. lighter/darker palette; options regarding handles.

Employer changes to RIBA stage 4 technical design (relevant documents are listed in Appendix 2):

* Foundations design adjustment to accommodate existing soakaways: During the works on site for the car park a number of existing soakaways have been discovered. ‘Existing soakaway survey’ listed under Structural & Civil in Appendix 2 shows the extent and coordinates of the soakaways as left and backfilled. Contractors should make provision in their proposals for any adjustments needed to the house foundation design to accommodate the existing soakaways eg. to be deepened or designed to span over the soakaways.
* Brickwork: Allow for brickwork external skin to the face of the sheet piling to the house gardens and freestanding brick wall to access road retaining wall per drawings and specification (sections F10 and F30). This has been omitted from the Willmott Dixon Construction works contract:
  + 00499-CTP-Z0-00-GA-S-003-C1-External Works plan
  + 00499-CTP-Z0-00-GA-S-012\_Carpark foundations - Capping Beam Plan\_D3 Suitable for Contractor Design\_C1
  + 00499-CTP-Z0-B1-DR-S-231\_CarPark Retaining wall Elevations\_D3 Suitable for Contractor Design\_C2
  + 00499-CTP-Z0-XX-SP-S-28001\_NBS Specification\_D3 Suitable for Contractor Design\_c1
  + 00499-KSS-XX-XX-SP-A-0001\_TENDER SPECIFICATIONS\_S4 Suitable for Stage Ap...
  + 00499-KSS-Z0-ZZ-DR-A-4601\_RETAINING WALL FENCE SETTING OUT\_S4 Suitable for Stage Approval\_C1\_1
* Staircases: Ground to first floor feature stair - replace open risers with closed risers, exposed wood finish. All other staircases carpeted.
* House garden lawn: change from natural grass/turf to artificial grass.

Testing and commissioning:

The Contractor must properly test and commission all building services and installations forming part of the works obtaining statutory and insurance approvals as necessary. The Contractor shall provide the Employers Agent and Quality Control Inspector demonstrations and test certification.

Statutory approvals:

The Employer obtained planning permission on 02/11/2017 for a proposed development of a multi-decked car park, ten townhouses and associated landscaping to the adjacent Environmental Park. Documents can be accessed on the Employer planning portal reference [17/02149/FUL](https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OSOFBHBKM4S00) including the RIBA stage 3 developed design for the townhouses.

The Contractor is required to obtain all necessary statutory approvals for the residential scheme, including any minor or more significant changes to the existing planning permission, discharge of conditions and building regulations approvals.

CDM requirements:

The Contractor shall perform all duties of the Principal Contractor and as the designer to manage the health and safety of the construction project in compliance with The Construction Design and Management (CDM) Regulations 2015. This includes liaising with the Employer and Principal Designer.

The Contractor will be responsible for compiling the Operation and Maintenance Manual/Health and Safety File.

LABC Warranty:

The Contractor is to arrange and pay for a Local Authority Building Control (LABC) new home 12 year warranty.

Insurances:

The Contractor shall take out and maintain insurance for the duration of the project and present evidence of such insurance on demand as set out in the Contract.

Contract Sum:

There shall be no addition to or deduction from the Contract Sum as a result of compliance with the decisions of the LPA.

Upon acceptance of the tender by the Employer there shall be no alteration or increase to the Contract Sum except where permitted under the Contract.

Payment:

During the Construction, before the end of each established period for interim applications (likely monthly), the Contractor shall submit to the EA details of amounts due under the contract together with all necessary supporting information, and arrange to meet with the EA to agree the application for the period.

Cash Flow:

An anticipated monthly cash flow estimate will be required to be revised and updated to reflect site progress.

Performance Bond:

The Contractor will be required to produce a Performance Bond in line with the Contract.

**Specifications**

The RIBA stage 4 technical design includes National Building Specifications which covers the Car Park and Residential.

It is the responsibility of Contractors to satisfy themselves at their own expense of the relevance of information provided by the Employer and to obtain all information necessary for the preparation of their submissions.

Contractor’s need to make explicit any deviation from the stage 4 technical design in their Proposal.

Acoustic requirements: The SRL Noise Impact Assessment (17\_02149\_FUL-NOISE\_IMPACT\_ASSESSMENT-1652553 part of the planning approved scheme – see Appendix 1) indicates the proposed indoor ambient noise levels.

**Site information**

Address:

Buckhurst 2 Car Park, Buckhurst Lane, Sevenoaks, Kent TN13 1JJ.

The site is currently occupied by Willmott Dixon Construction who are building the adjacent multi-decked car park, landscaping the Environmental Park and infrastructure for the townhouses. Practical completion is currently due on 26/04/2019.

The Contractor is notified that the date for practical completion of the adjacent multi-decked car park is an estimation only and that the Employer may at their own discretion bring forward or defer giving possession of the site and may amend the date of works under the contract accordingly.

Willmott Dixon Construction will be leaving the site residential area footprint at the car park Practical Completion:

* Site offices foundations dug out and removed
* Electric and water supplies and foul drain to site offices removed
* Tarmac, due to be removed, but able to leave upon request if wanted

Site visit:

Before tendering, Contractors should ascertain the nature of the site, access and all local conditions and restrictions likely to affect the execution of the works.

The site will be open for Contractors to attend at 10am on Friday 8th June 2018 when there will be a site visit, short presentation of the scheme and question-answer session. Contractors are required to notify the Employer (via Geoff Golledge [Geoff.Golledge@sevenoaks.gov.uk](mailto:Geoff.Golledge@sevenoaks.gov.uk)) of their attendance and any questions relating to the works, in advance.

Mains services:

The Contractor is required to ensure the existing mains services have sufficient capacity for the proposed scheme, and not rely on the historic RIBA stage 4 Proposal which relates to service provision for that scheme at a specific point in time.

Connections (water, gas, electric and BT) are to be made to the existing multi-service trench and foul drainage (see 00499-CTP-Z0-00-GA-C-0002-C3-A1 and C1022-OKC-ASB-SER-001 REV 01). A section 106 consent has been obtained from Thames Water to discharge the foul drainage for the new houses into the existing system).

**Tender/Contract Requirements**

The Contract Documents will comprise:

1. Form of contract: JCT Design and Build Contract 2016 Edition, including the Employer contract amendments.
2. Employer's Requirements.
3. Contractor's Proposals: Including:
   * Programme of works:

This should include as appropriate for the Contractor Proposal: technical design, planning application submission and approval and related six week judicial review period, Contractor mobilisation, start on site (the Employer is keen that the residential build start on site as soon as possible after the completion of the car park - currently due on 26/04/2019), completion of show home, and practical completion.

* + Logistical site plan and method statement:

This should take into account the available space, hours of work (planning condition 30), site operation facilities and requirement for a show home.

* + Allowances for:
    - Any site investigations considered necessary further to those carried out to date listed in Appendix 1
    - Temporary supplies for the duration of the works
    - Reinstatement to the satisfaction of any Local Authority
    - Provision of all Temporary fire provisions
    - Coordination with the Employer’s team and any adjacent residents, tenants and occupiers

1. Form of Tender: the template provided in the Invitation To Tender must be used.
2. Contract Sum Analysis: the template provided in the Invitation To Tender must be used. This includes preliminaries, elemental breakdown of costs, overheads and profit, and any provisional sums. The Contract Sum Analysis should be supported with priced schedules of works detailing build up to costs.
3. Contract Drawings: The existing RIBA Stage 3 or Stage 4 scheme documents as listed in Appendix X & Y as relied upon by the Contractor, except where explicitly superseded by the Contractor’s Proposals with the agreement of the Employer.

**APPENDICES**

**Appendix 1: RIBA stage 3 planning scheme documents**

17\_02149\_FUL-AIR\_QUALITY\_ASSESSMENT-1652532

17\_02149\_FUL-PRELIMINARY\_ECOLOGICAL\_APPRAISAL-1652533

17\_02149\_FUL-DAYLIGHT\_OR\_SUNLIGHT\_ASSESSMENT-1652536

17\_02149\_FUL-HERITAGE\_STATEMENT-1652538

17\_02149\_FUL-LAND\_CONTAMINATION\_ASSESSMENT\_-\_\_2\_-1652540

17\_02149\_FUL-LAND\_CONTAMINATION\_ASSESSMENT\_-\_\_3\_-1652541

17\_02149\_FUL-LAND\_CONTAMINATION\_ASSESSMENT\_-\_\_4\_-1652542

17\_02149\_FUL-LAND\_CONTAMINATION\_ASSESSMENT\_-\_\_5\_-1652543

17\_02149\_FUL-LAND\_CONTAMINATION\_ASSESSMENT\_-\_\_6\_-1652544

17\_02149\_FUL-LAND\_CONTAMINATION\_ASSESSMENT\_-\_\_7\_-1652545

17\_02149\_FUL-LANDSCAPE\_\_\_VISUAL\_ASSESSMENT-1652552

17\_02149\_FUL-NOISE\_IMPACT\_ASSESSMENT-1652553

17\_02149\_FUL-PLANNING\_STATEMENT-1652554

17\_02149\_FUL-TRANSPORT\_ASSESSMENT\_-\_\_1\_-1652574

17\_02149\_FUL-TRANSPORT\_ASSESSMENT\_-\_\_2\_-1652575

17\_02149\_FUL-TRANSPORT\_ASSESSMENT\_-\_\_3\_-1652576

17\_02149\_FUL-TRANSPORT\_ASSESSMENT\_\_4\_-1652577

17\_02149\_FUL-ARBORICULTURAL\_SURVEY-1652578

17\_02149\_FUL-OPERATIONAL\_MANAGEMENT\_PLAN-1652579

17\_02149\_FUL-ARCHAEOLOGICAL\_DESK\_BASED\_ASSESSMENT-1652581

17\_02149\_FUL-LIGHTING\_REPORT-1652582

17\_02149\_FUL-STATEMENT\_OF\_COMMUNITY\_ENGAGEMENT-1652583

17\_02149\_FUL-FRAMEWORK\_PARKING\_MANAGEMENT\_PLAN-1652584

17\_02149\_FUL-AREA\_SCHEDULE-1652585

17\_02149\_FUL-CABINET\_AGENDA\_\_6TH\_MARCH\_2014\_-1652587

17\_02149\_FUL-COVERING\_LETTER-1653197

17\_02149\_FUL-DRAINAGE\_STATEMENT-1652593

17\_02149\_FUL-DRAINAGE\_STATEMENT\_\_APPENDIX\_A\_\_\_B\_-\_TOPOGRAPHIC\_SURVEY\_\_\_AREA\_PLANS\_-1652594

17\_02149\_FUL-DRAINAGE\_STATEMENT\_\_APPENDIX\_C\_-\_GROUND\_INVESTIGATION\_-1652595

17\_02149\_FUL-DRAINAGE\_STATEMENT\_\_APPENDIX\_D\_-\_EXISTING\_DRAINAGE\_INFORMATION\_-1652596

17\_02149\_FUL-CCTV\_SURVEY\_PLAN-1652597

17\_02149\_FUL-DRAINAGE\_STATEMENT\_\_APPENDIX\_E\_-ARCHITECTS\_PROPOSALS\_-1652598

17\_02149\_FUL-DRAINAGE\_STATEMENT\_\_APPENDIX\_F\_-\_DRAINAGE\_CALCULATIONS\_-1652600

17\_02149\_FUL-DRAINAGE\_STATEMENT\_\_APPENDIX\_G\_-\_DRAINAGE\_DRAWINGS\_-1652601

17\_02149\_FUL-SCHEDULE\_OF\_APPLICATION\_DOCUMENTS\_AND\_PLANS-1659055

17\_02149\_FUL-CONSTRUCTION\_MANAGEMENT\_PLAN-1659855

17\_02149\_FUL-TRANSPORT\_ASSESSMENT\_ADDENDUM-1673122

17\_02149\_FUL-TRANSPORT\_ASSESSMENT\_ADDENDUM\_APPENDIX\_A-F-1673123

17\_02149\_FUL-TRANSPORT\_ASSESSMENT\_ADDENDUM\_APPENDIX\_G-I-1673124

17\_02149\_FUL-REPTILE\_SURVEY\_AND\_MITIGATION\_REPORT-1688848\_pdf

17\_02149\_FUL-TRANSMITTAL-1688849\_pdf

17\_02149\_FUL-COVER\_LETTER-1688869\_pdf

17\_02149\_FUL-LETTER\_REGARDING\_DAYLIGHT\_FROM\_GVA-1688882

17\_02149\_FUL-SUPPLEMENTARY\_DESIGN\_AND\_ACCESS\_STATEMENT\_ADDENDUM-1690041

17\_02149\_FUL-ARBORICULTURAL\_IMPACT\_ASSESSMENT\_-\_AMENDED-1690086

17\_02149\_FUL-TRANSPORT\_\_\_HIGHWAYS\_MITIGATION\_TECHNICAL\_NOTE\_FROM\_APPLICANT-1694649

17\_02149\_FUL-SITE\_NOTICE\_MEMO-1695763

17\_02149\_FUL-SITE\_NOTICE-1695765

17\_02149\_FUL-SITE\_NOTICE\_MEMO-1695767

17\_02149\_FUL-SITE\_NOTICE-1695769

17\_02149\_FUL-SUPPLEMENTARY\_ECOLOGY\_SURVEY-1698919

17\_02149\_FUL-ADDITIONAL\_ECOLOGY\_REPORT-1704778

17\_02149\_FUL-ADDITIONAL\_ECOLOGY\_REPORT-1704784

17\_02149\_FUL-ADDITIONAL\_ECOLOGY\_REPORT-1704787

17\_02149\_FUL-ADDITIONAL\_ECOLOGY\_REPORT-1706604

17\_02149\_FUL-ADDENDUM\_A\_CONSTRUCTION\_MANAGEMENT\_PLAN-1775234

17\_02149\_FUL-LOGISTICS-1775236

17\_02149\_FUL-DELIVERY\_ARRANGEMENTS-1775238

17\_02149\_FUL-CONSTRUCTION\_MANAGEMENT\_PLAN-1775239

17\_02149\_FUL-APPLICATION\_FORM\_-\_NO\_PERSONAL\_DATA-1658798

17\_02149\_FUL-DECISION-1724417

17\_02149\_FUL-OFFICER\_REPORT\_-\_COMMITTEE-1776080

17\_02149\_FUL-LATE\_OBSERVATIONS\_-\_COMMITTEE-1776092

17\_02149\_FUL-MINUTES\_-\_COMMITTEE-1776139

17\_02149\_FUL-DESIGN\_\_\_ACCESS\_STATEMENT-1652537

17\_02149\_FUL-LIGHTING\_PLAN-1652531

17\_02149\_FUL-SECTIONS\_-\_TOWNHOUSES\_\_GROUP\_A\_-1652557

17\_02149\_FUL-EAST\_ELEVATION\_-\_TOWNHOUSES-1652562

17\_02149\_FUL-WEST\_ELEVATION\_-\_TOWNHOUSES-1652563

17\_02149\_FUL-CAR\_PARK\_STRIP\_SECTIONS\_AND\_ELEVATIONS-1658323

17\_02149\_FUL-TOWNHOUSES\_GROUP\_A\_-\_PLANS-1658324

17\_02149\_FUL-TOWNHOUSES\_GROUP\_B\_-\_PLANS-1658325

17\_02149\_FUL-TOWNHOUSES\_GROUP\_C\_-\_PLANS-1658327

17\_02149\_FUL-TOWNHOUSE\_STRIP\_SECTIONS\_AND\_ELEVATIONS-1658328

17\_02149\_FUL-TOWNHOUSES\_GROUP\_A\_-\_ELEVATIONS-1658329

17\_02149\_FUL-TOWNHOUSES\_GROUP\_B\_-\_ELEVATIONS-1658331

17\_02149\_FUL-TOWNHOUSES\_GROUP\_C\_-\_ELEVATIONS-1658332

17\_02149\_FUL-LOCATION\_PLAN-1658359

17\_02149\_FUL-EXISTING\_SITE\_PLAN-1658360

17\_02149\_FUL-PUBLIC\_BICYCLE\_STORE\_ELEVATIONS-1658362

17\_02149\_FUL-GROUND\_FLOOR\_GA\_PLAN-1688845

17\_02149\_FUL-FIRST\_FLOOR\_GA\_PLAN-1688846

17\_02149\_FUL-PLANTING\_PLAN\_ENVIRONMENTAL\_PARK-1688847

17\_02149\_FUL-SECOND\_FLOOR\_GA\_PLAN-1688851

17\_02149\_FUL-THIRD\_FLOOR\_GA\_PLAN-1688853

17\_02149\_FUL-ROOF\_GA\_PLAN-1688857

17\_02149\_FUL-PROPOSED\_SITE\_PLAN-1688858

17\_02149\_FUL-GA\_SECTIONS-1688860

17\_02149\_FUL-DAYLIGHT\_STUDY\_SECTIONS-1688861

17\_02149\_FUL-GA\_ELEVATIONS-1688863

17\_02149\_FUL-GA\_ELEVATIONS-1688864

17\_02149\_FUL-LANDSCAPE\_MASTERPLAN\_CARPARK\_AND\_RESIDENTIAL-1688883

17\_02149\_FUL-LANDSCAPE\_MASTERPLAN\_ENVIRONMENTAL\_PARK-1688885

17\_02149\_FUL-LANDSCAPE\_MASTERPLAN\_SECTION\_DETAIL-1688886

17\_02149\_FUL-LANDSCAPE\_MASTERPLAN\_SITE\_SECTIONS-1688887

17\_02149\_FUL-PLANTING\_PLAN\_CAR\_PARK\_AND\_RESIDENTIAL\_SITE-1688889

17\_02149\_FUL-NORTH\_ELEVATION\_-\_CAR\_PARK-1690021

17\_02149\_FUL-SOUTH\_ELEVATION\_-\_CAR\_PARK-1690029

17\_02149\_FUL-UNILATERAL\_UNDERTAKING-1724548

**17/03738/DETAIL Details pursuant to condition 13 (contamination)**

17\_03738\_DETAIL-APPLICATION\_FORM\_-\_WITHOUT\_PERSONAL\_DATA-1740313

17\_03738\_DETAIL-COVERING\_LETTER-1741874

17\_03738\_DETAIL-DECISION-1760856

17\_03738\_DETAIL-ENVIRONMENTAL\_HEALTH\_RESPONSE\_COMMENTS-1760486

17\_03738\_DETAIL-LANDSCAPE\_MASTERPLAN\_SITE\_SECTIONS-1740308

17\_03738\_DETAIL-OFFICER\_REPORT-1760838

17\_03738\_DETAIL-REMEDIATION\_METHOD\_STATEMENT-1740309

**17/03759/DETAIL Details pursuant to condition 14 (watching brief)**

17\_03759\_DETAIL-APP\_FORM\_-\_WITHOUT\_PERSONAL\_DATA-1741865

17\_03759\_DETAIL-ARCHAEOLOGICAL\_WATCHING\_BRIEF-1740304

17\_03759\_DETAIL-ARCHAEOLOGY\_OFFICER-1790085

17\_03759\_DETAIL-COVERING\_LETTER-1741875

17\_03759\_DETAIL-DECISION-1790305

17\_03759\_DETAIL-OFFICER\_REPORT-1790297

**17/03760/DETAIL Details pursuant to condition 32 (ecological mitigation)**

17\_03760\_DETAIL-BAT\_REPORT-1740306

17\_03760\_DETAIL-COVERING\_LETTER-1741872

17\_03760\_DETAIL-DECISION-1760413

17\_03760\_DETAIL-DORMOUSE\_REPORT-1740305

17\_03760\_DETAIL-ECOLOGICAL\_MITIGATION-1740307

17\_03760\_DETAIL-KCC\_ECOLOGY\_RESPONSE-1760299

17\_03760\_DETAIL-OFFICER\_REPORT-1760406

17\_03760\_DET-APP\_FORM\_-\_WITHOUT\_PERS\_DATA-1741866

**17/03943/DETAIL Details pursuant to condition 5 (landscaping)** 17\_03943\_DETAIL-APP\_FORM\_WITHOUT\_PERSONAL\_DATA-1753306

17\_03943\_DETAIL-BOUNDARY\_TREATMENTS-1787423

17\_03943\_DETAIL-COVERING\_LETTER-1755389

17\_03943\_DETAIL-DECISION-1795036

17\_03943\_DETAIL-GA\_CAR\_PARK\_\_\_RESIDENTIAL\_1\_OF\_4-1753273

17\_03943\_DETAIL-GA\_CAR\_PARK\_\_\_RESIDENTIAL\_2\_OF\_4-1753274

17\_03943\_DETAIL-GA\_CAR\_PARK\_\_\_RESIDENTIAL\_3\_OF\_4-1753275

17\_03943\_DETAIL-GA\_CAR\_PARK\_\_\_RESIDENTIAL\_4\_OF\_4-1753276

17\_03943\_DETAIL-GA\_ENVIRONMENTAL\_PARK\_1\_OF\_2-1753277

17\_03943\_DETAIL-GA\_ENVIRONMENTAL\_PARK\_2\_OF\_2-1753278

17\_03943\_DETAIL-GA\_PHASE\_1\_TEMP\_WORKS\_CAR\_PARK-1753279

17\_03943\_DETAIL-GENERAL\_ARRANGEMENT\_SITE\_OVERVIEW-1753272

17\_03943\_DETAIL-LANDSCAPE\_MANAGEMENT\_PLAN-1753271

17\_03943\_DETAIL-OFFICER\_REPORT-1795029

17\_03943\_DETAIL-P1\_CAR\_PARK\_WOUT\_RES-1753292

17\_03943\_DETAIL-PLANT\_PLAN\_CAR\_PARK\_&\_RESI\_\_3OF4-1787424

17\_03943\_DETAIL-PLANT\_PLAN\_CAR\_PARK\_&\_RESI\_\_4OF4\_-1787425

17\_03943\_DETAIL-PLANT\_PLAN\_CAR\_PARK\_RESI\_1OF4-1753281

17\_03943\_DETAIL-PLANT\_PLAN\_CAR\_PARK\_RESI\_2OF4-1753282

17\_03943\_DETAIL-PLANT\_PLAN\_ENV\_PARK\_1OF2-1753285

17\_03943\_DETAIL-PLANT\_PLAN\_ENV\_PARK\_2OF2-1753286

17\_03943\_DETAIL-PLANTING\_PLAN\_SITE\_OVERVIEW-1753280

17\_03943\_DETAIL-TREE\_PROT\_REMOVAL\_PLAN\_CAR\_PARK\_RESI-1753299

17\_03943\_DETAIL-TREE\_PROT\_REMOVAL\_PLAN\_ENV\_PARK\_NOR-1753300

17\_03943\_DETAIL-TREE\_PROT\_REMOVAL\_PLAN\_ENV\_PARK\_SOU-1753301

17\_03943\_DETAIL-TYP\_DET\_FPATH\_STEP\_RAPS\_IN\_ENV\_PARK-1753290

17\_03943\_DETAIL-TYPICAL\_DET\_GAR\_WALL\_TO\_ENV\_PARK-1753289

17\_03943\_DETAIL-TYPICAL\_DETAILS\_TREE\_PIT\_\_\_RESI\_ST-1753287

17\_03943\_DET-TYP\_DET\_AMPHITHEATRE\_IN\_ENV\_PARK-1753291

17\_03943\_DET-TYP\_DET\_TREE\_PIT\_AT\_NORTH\_SITE\_BOU-1753288

**17/03989/DETAIL Details pursuant to condition 9 (construction method statement)**

17\_03989\_DET-ADD\_A\_TO\_CONST\_MAN\_PL-1775139

17\_03989\_DETAIL-COVERING\_LETTER-1755532

17\_03989\_DETAIL-DECISION-1791910

17\_03989\_DETAIL-DEL\_ARR\_REV\_B-1775143

17\_03989\_DETAIL-ENV\_PROTECTION-1787995

17\_03989\_DETAIL-HWAYS\_AND\_TRANS-1764193

17\_03989\_DETAIL-KCC\_HWAYS\_RESPONSE-1788532

17\_03989\_DETAIL-LOGISTICS\_PLAN-1775145

17\_03989\_DETAIL-OFFICER\_REPORT-1791908

17\_03989\_DETAIL-REV.\_B\_CONST\_MGT-1775131

17\_03989\_DET-APP\_FOR\_WOUT\_PERS\_DAT-1755525

17\_03989\_DET-CONS\_MGT\_METHOD\_STAT-1753302

17\_03989\_DET-COV\_EMA\_CONST\_MGT\_PLA-1775128

**17/03990/DETAIL Details pursuant to condition 15 (drainage works)**

17\_03990\_DETAIL-DRAINAGE\_STATEMENT-1782728

17\_03990\_DETAIL-COVERING\_LETTER-1755533

17\_03990\_DETAIL-DRAINAGE\_STATEMENT\_PART\_1-1753259

17\_03990\_DETAIL-DRAINAGE\_STATEMENT\_PART\_2-1753260

17\_03990\_DETAIL-DRAINAGE\_STATEMENT\_PART\_3-1753261

17\_03990\_DETAIL-DRAINAGE\_STATEMENT\_PART\_4-1753262

17\_03990\_DETAIL-DRAINAGE\_STATEMENT\_PART\_5-1753264

17\_03990\_DETAIL-DRAINAGE\_STATEMENT\_PART\_6-1753263

17\_03990\_DETAIL-DRAINAGE\_STATEMENT\_PART\_7-1753265

17\_03990\_DETAIL-DRAINAGE\_STATEMENT\_PART\_8-1753266

17\_03990\_DETAIL-DRAINAGE\_STATEMENT\_PART\_9-1753267

17\_03990\_DETAIL-FLOOD\_AND\_WATER\_MANAGEMENT-1767067

17\_03990\_DETAIL-LIST\_OF\_CONSULTEES\_CONSULTED-1758306

17\_03990\_DETAIL-LIST\_OF\_CONSULTEES\_CONSULTED-1782781

17\_03990\_DETAIL-PROP\_CAR\_PARK\_\_TYP\_DET-1782761

17\_03990\_DETAIL-PROPOSED\_DRAINAGE\_LAYOUT\_2-1782766

17\_03990\_DETAIL-PROPOSED\_DRAINAGE\_LAYOUT-1782762

17\_03990\_DET-APP\_FORM\_WOUT\_PERS\_DATA-1755527

17\_03990\_DET-PROP\_DRAIN\_\_TYPICAL\_DET-1782758

**17/03991/DETAIL Details pursuant to condition 20 (surface water drainage)** 17\_03991\_DETAIL-DRAINAGE\_STATEMENT-1782681

17\_03991\_DETAIL-COVERING\_LETTER-1755534

17\_03991\_DETAIL-FLOOD&WATER\_MGT-1767075

17\_03991\_DETAIL-LIST\_OF\_CONSULT\_CONSULT-1758326

17\_03991\_DETAIL-PROP\_DRAIN\_TYPICAL\_DET-1781889

17\_03991\_DET-APP\_FORM\_WITHOUT\_PERS\_DATA-1755528

17\_03991\_DETL-PROP\_DRAIN\_LAYOUT\_-SHEET\_2-1781894

17\_03991\_DET-PREF\_SURFACE\_WAT\_DRAIN\_INFO-1753269

17\_03991\_DET-PROP\_CAR\_PARK\_TYPICAL\_DET-1781890

17\_03991\_DET-PROP\_DRAINAGE\_-LAYOUT-1781891

**17/03992/DETAIL Details pursuant to condition 21 (temporary signage)**

17\_03992\_DETAIL-COVERING\_LETTER-1755535

17\_03992\_DETAIL-DECISION-1762113

17\_03992\_DETAIL-LOGISTICS\_PLAN-1753298

17\_03992\_DETAIL-OFFICER\_REPORT-1762088

17\_03992\_DETAIL-TEMPORARY\_SIGNAGE-1753297

17\_03992\_DET-APP\_FORM\_-\_WOUT\_PERS\_DATA-1755529

**17/03993/DETAIL Details pursuant to condition 27 (boundary treatment)**

17\_03993\_DETAIL-APP\_FORM\_-\_WITHOUT\_PERS\_DATA-1755530

17\_03993\_DETAIL-COVERING\_LETTER-1755536

17\_03993\_DETAIL-DECISION-1789409

17\_03993\_DETAIL-GA\_BOUNDARY\_TREATMENT-1753293

17\_03993\_DETAIL-LETTER\_BOUNDARY\_TREATMENT-1755499  
17\_03993\_DETAIL-OFFICER\_REPORT-1789403

**17/03994/DETAIL Details pursuant to condition 28 (phasing of development)**

17\_03994\_DETAIL-COVERING\_LETTER-1755537

17\_03994\_DETAIL-DECISION-1763193

17\_03994\_DETAIL-OFFICER\_REPORT-1763181

17\_03994\_DETAIL-PHASING\_PLAN-1753294

17\_03994\_DETAIL-PHASING\_SITE\_PLAN-1753295

17\_03994\_DET-APP\_FORM\_-\_WITHOUT\_PERS\_DATA1755531

**17/03995/DETAIL Details pursuant to condition 19 (construction management plan)**17\_03995\_DET-ADD\_A\_CONSTR\_MGT\_PLAN-1775285

17\_03995\_DET-ADD\_A\_TO\_CONST\_MGT\_PL-1775101

17\_03995\_DET-ADD\_INFO\_FROM\_APP\_1OF2\_1789261

17\_03995\_DET-ADD\_INFO\_FROM\_APP\_2OF2\_1789260

17\_03995\_DETAIL-APPLICATION\_FORM-1755558

17\_03995\_DETAIL-CONS\_MGT\_PLAN-1775288

17\_03995\_DETAIL-COVERING\_LETTER-1755559

17\_03995\_DETAIL-DECISION-1791934

17\_03995\_DETAIL-DEL.\_ARRANGE\_REV\_B-1775066

17\_03995\_DETAIL-DELIVERY\_ARRANG-1775287

17\_03995\_DETAIL-ENV\_PROTECTION-1787990

17\_03995\_DETAIL-HWAYS\_AND\_TRANS-1764197

17\_03995\_DETAIL-HWAYS\_AND\_TRANSP-1786533

17\_03995\_DETAIL-LOGISTICS\_PLAN-1775086

17\_03995\_DETAIL-LOGISTICS-1775286

17\_03995\_DETAIL-OFFICER\_REPORT-1791920

17\_03995\_DETAIL-REV.\_B\_CONSTR\_MGT-1775064

17\_03995\_DET-CONS\_MGT\_METHOD\_STAT-1755561

17\_03995\_DET-COVERING\_EMAIL\_775105

**17/04035/NMMA Non-material amendment application**

17\_04035\_NMA-APP\_FORM\_WOUT\_PERS\_DATA-1757392

17\_04035\_NMA-COVERING\_LETTER-1758636

17\_04035\_NMA-DECISION-1760478

17\_04035\_NMA-OFFICER\_REPORT-1760467

17\_04035\_NMA-SITE\_LOCATION\_PLAN-1757388

**17/04041/DETAIL Details pursuant to condition 31 (piling and foundations)**

17\_04041\_DET-A\_SUM\_OF\_THE\_ATT\_IN\_PROP-1757473

17\_04041\_DETAIL-APP\_FORM\_WOUT\_PERS\_DATA-1757476

17\_04041\_DETAIL-CALCULATIONS\_DOCUMENT-1757472

17\_04041\_DETAIL-COVERING\_LETTER-1759879

17\_04041\_DETAIL-DECISION-1887741

17\_04041\_DETAIL-ENV\_PROTECTION-1787500

17\_04041\_DETAIL-ENVIRONMENT\_AGENCY-1790583

17\_04041\_DETAIL-OFFICER\_REPORT-1887735

17\_04041\_DET-HOW\_THE\_FEE\_WAS\_CALC-1757474

**18/00380/DETAIL Details pursuant to condition 29 (on site treatment, sorting and disposal of excavated materials)**

18\_00380\_DETAIL-COVERING\_LETTER-1780926

18\_00380\_DETAIL-APP\_FORM\_-\_WOUT\_PERS\_DATA-1780434

18\_00380\_DETAIL-SITE\_SECTIONS-1780430

18\_00380\_DETAIL-GROUND\_APP\_REPORT-1780429

18\_00380\_DETAIL-APP\_4\_-\_EXA\_TRACK\_FORMS-1780428

18\_00380\_DETAIL-TREE\_CONSTRAINTS-1780427

18\_00380\_DETAIL-ARBOR\_IMPACT\_ASS-1780426

18\_00380\_DETAIL-REPTILE\_SURVEY\_MIT.REPORT-1780425

18\_00380\_DETAIL-PRELIM\_ECO\_APP-1780424

1800380\_DET.COM\_SITE\_ASS\_COOR\_CONST\_MGT.1780423

18\_00380\_DETAIL-ECOLOGY\_ARBORI\_APP\_3-1780422

18\_00380\_DETAIL-LANDSCAPE\_SPECIFICATION-1780421

18\_00380\_DETAIL-ENVIRONMENTAL\_PARK-1780420

18\_00380\_DETAIL-SITE\_SECTIONS-1780419

18\_00380\_DETAIL-REMEDIATION\_METHOD-1780418

18\_00380\_DETAIL-FIG\_6\_LANSDCAPE\_MPLAN-1780417

18\_00380\_DETAIL-RESULTS\_SUMMARY-1780416

18\_00380\_DETAIL-ANAYLITICAL\_REPORT-1780415

18\_00380\_DETAIL-ORDANCE\_SURVEY\_PLANS\_1975-1780414

18\_00380\_DETAIL-ORDANCE\_SURVEY\_PLANS-1780413

18\_00380\_DETAIL-LARGE\_SCALE\_NATIONAL\_GRID-1780412

18\_00380\_DETAIL-SENSITIVE\_LAND\_USES-1780411

18\_00380\_DETAIL-APPENDIX\_2-1780410

18\_00380\_DETAIL-APPENDIX\_1-1780409

18\_00380\_DETAIL-TREE\_PROT\_REMOVAL\_PLAN-1780408

18\_00380\_DETAIL-SECTION\_PARK-1780407

18\_00380\_DETAIL-LANDSCAPE\_SECTIONS-1780406

18\_00380\_DETAIL-SITE\_SECTIONS-1780405

18\_00380\_DETAIL-SECTIONS\_DETAIL-1780404

18\_00380\_DETAIL-CAR\_PARK\_RESI\_4OF4\_-1780403

18\_00380\_DETAIL-FIGURES-1780402

18\_00380\_DET-WASTE\_CODE\_OF\_PRAC.\_DEC-1780401

18\_00380\_DETAIL-MATERIAL\_MANAGEMENT\_PLAN-1780400

18\_00380\_DETAIL-COVER\_LETTER\_FEE-1781739

18\_00380\_DETAIL-ENVIRONMENT\_AGENCY-1783143

18\_00380\_DETAIL-ENVIRONMENTAL\_PROTECTION-1794657

18\_00380\_DETAIL-DECISION-1800353

18\_00380\_DETAIL-OFFICER\_REPORT-1800350

**Appendix 2: RIBA stage 4 scheme documents**

**Architectural (KSS)**

**PDF FILES:**

Residential Scope

00499-KSS-Z0-Z0-DR-A-0004\_SCOPE OUTLINE - SITE PLAN\_S4\_P02

00499-KSS-Z0-Z0-DR-A-0003\_SCOPE OUTLINE\_S4\_P02

Drawings (DR) - 02 Series - GA Sections

KSS RE ZZ DR A 0201 Residential GA Sections 1:100 P01

Drawings (DR) - 03 Series - GA Elevations

KSS RE ZZ DR A 0301 Residential West and East GA Elevations 1:100 P01

KSS RE ZZ DR A 0302 Residential North and South GA Elevations West 1:100 P01

Drawings (DR) - 08 Series - GA Strategy Plans

KSS RE 00 DR A 0801 Residential Fire Strategy Ground Floor Plan 1:100 P02

KSS RE 01 DR A 0801 Residential Fire Strategy First Floor Plan 1:100 P02

KSS RE 02 DR A 0801 Residential Fire Strategy Second Floor Plan 1:100 P02

KSS RE 03 DR A 0801 Residential Fire Strategy Third Floor Plan 1:100 P02

KSS RE ZZ DR A 0801 Residential Fire Strategy East and West Elevation 1:100 P02

KSS RE ZZ DR A 0810 Residential Access & Maintenance Strategy 1:100 P01

Drawings (DR) - 11 Series - Setting Out Plans

KSS RE 00 DR A 1101 Residential Setting Out Ground Floor Plan 1:100 P03

KSS RE 01 DR A 1101 Residential Setting Out First Floor Plan 1:100 P03

KSS RE 02 DR A 1101 Residential Setting Out Second Floor Plan 1:100 P03

KSS RE 03 DR A 1101 Residential Setting Out Third Floor Plan 1:100 P02

KSS RE R DR A 1101 Residential Setting Out Roof Plan 1:100 P02

KSS RE ZZ DR A 1101 Typical Townhouse Internal Layout Setting Out Plans 1:50 P03

Drawings (DR) - 12 Series - Detailed Sections

KSS RE ZZ DR A 1202 Residential Wall Profile Sections 1:20 P02

Drawings (DR) - 13 Series - Detailed Elevations

KSS RE ZZ DR A 1311 Residential Setting Out Block A Elevations 1:50 P01

KSS RE ZZ DR A 1312 Residential Setting Out Block B Elevations 1:50 P01

KSS-RE-ZZ-DR-A-1303\_RESIDENTIAL SETTING OUT BLOCK C ELEVATIONS\_S4\_P01

Drawings (DR) - 14 Series - Stair Setting Out

KSS RE ZZ DR A 1401 Townhouse Typical Stair Setting Out Plans 1:20 P01

KSS RE ZZ DR A 1402 Townhouse Typical Stair Setting Out Sections 1:20 P01

Drawings (DR) - 15 Series - Detailed Room Layouts

KSS RE ZZ DR A 1501 Kitchen Layout 1:20 P01

KSS RE ZZ DR A 1510 WC Layout (Ground Floor) 1:20 P01

KSS RE ZZ DR A 1511 Shower Layout First Floor) 1:20 P01

SS RE ZZ DR A 1512 Bathroom Layout (Second Floor) 1:20 P01

KSS RE ZZ DR A 1513 Master Bathroom Layout (Third Floor) 1:20 P01

Drawings (DR) - 16 Series - Detailed RCPs

KSS RE ZZ DR A 1601 Typical Townhouse Reflected Ceiling Plans 1:50 P01

Drawings (DR) - 17 Series - Detailed Finishes Layouts

KSS RE ZZ DR A 1701 Typical Townhouse Finishes Plans 1:50 P01

Drawings (DR) - 20 Series - Substructure Details

KSS RE 00 DR A 2001 External Wall - Ground Section 1:5 P01

KSS RE 00 DR A 2002 Party Wall - Ground Section 1:5 P01

Drawings (DR) - 21 Series - Wall Plan Details

KSS RE XX DR A 2101 Residential External Wall Types Plan Details 1:10 P01

KSS RE 00 DR A 2101 EW01 & PW01 Detail Plan 1:5 P02

KSS RE ZZ DR A 2101 EW01 & PW01 Detail Plan 1:5 P02

Drawings (DR) - 22 Series - Wall Section Details

KSS RE ZZ DR A 2201 External Wall - Floor Section 1:5 P01

KSS RE 01 DR A 2201 External Wall - Soffit Section 1:5 P01

KSS RE 01 DR A 2202 EW01-EW03 Junction 1:5 P01

Drawings (DR) - 23 Series - Window Details

KSS RE XX DR A 2301 Residential Window Elevations 1:20 P01

KSS RE ZZ DR A 2301 WA01 Window Sill & Head Details 1:5 P01

KSS RE ZZ DR A 2302 WA02 Window Sill & Head Details 1:5 P02

KSS RE ZZ DR A 2303 WA05 Window Sill Detail 1:5 P02

KSS RE ZZ DR A 2304 WA05 Window Head Detail 1:5 P01

KSS RE ZZ DR A 2311 WA01 Window Jamb & Mullion Details 1:5 P01

KSS RE ZZ DR A 2312 WA02 Window Jamb & Mullion Details 1:5 P01

Drawings (DR) - 25 Series - Door Details

KSS RE XX DR A 2501 Residential Door Elevations 1:20 P01

KSS RE XX DR A 2502 Residential Door Elevations 1:20 P02

KSS RE 00 DR A 2501 ED01 & ED02 Door Threshold Detail 1:5 P01

KSS RE 00 DR A 2502 ED03 & ED04 Door Threshold Detail 1:5 P01

KSS RE 00 DR A 2511 ED01 & ED02 Door Jamb Detail 1:5 P01

KSS RE 01 DR A 2501 ED05 Door Threshold 1:5 P01

KSS RE M DR A 2501 Patio Door/ Window Wall WW01 Panel Section 1:5 P01

Drawings (DR) - 26 Series - Roof Details

KSS RE XX DR A 2601 Roof Types 1:10 P02

KSS RE R DR A 2601 Roof Eaves Detail 1:5 P01

KSS RE R DR A 2602 Roof Valley Gutter Detail 1:5 P01

KSS RE R DR A 2603 Roof Ridge Detail 1:5 P01

KSS RE R DR A 2604 Roof Hopper Detail 1:5 P01

KSS RE M DR A 2601 Parapet-Glass Balustrade Section 1:5 P02

KSS RE M DR A 2602 External Wall - Balcony Section 1:5 P01

Drawings (DR) - 28 Series - Metalwork Details

KSS RE 01 DR A 2801 Glazed Balconies 1:20 P01

Drawings (DR) - 31 Series - Partition Plan Details

KSS RE XX DR A 3101 Residential Internal Wall Types Plan Details 1:10 P01

Drawings (DR) - 32 Series - Partition Section Details

KSS RE ZZ DR A 3201 Party Wall - Floor Section 1:5 P01

Drawings (DR) - 33 Series - Door & Screen Elevations

KSS RE XX DR A 3301 Residential Internal Door Elevations 1:20 P02

Drawings (DR) - 34 Series - Door & Screen Details

KSS RE ZZ DR A 3401 Residential Door Details 1:5 P01

Drawings (DR) - 36 Series - Finishes Details

KSS RE XX DR A 3601 Ceilings Types 1:10 P01

KSS RE XX DR A 3602 Floor Types 1:10 P01

Drawings (DR) - 37 Series - Joinery Details

KSS RE M DR A 3701 Typical Balustrade Details 1:20 P01

KSS RE 03 DR A 3701 Built-in Joinery 1:20 P01

Drawings (DR) - 43 Series - Street Furniture

KSS RE 00 DR A 4301 A1 Refuse Store 1:20 P01

KSS RE 00 DR A 4302 Typical Refuse Store 1:20 P01

KSS RE 00 DR A 4303 C3 Refuse Store 1:20 P01

Schedules (SH)

KSS RE XX SH A 5301 Residential External Door Schedule P02

KSS RE XX SH A 5302 Residential Internal Door Schedule P02

KSS RE XX SH A 5401 Residential Window Schedule P02

KSS RE XX SH A 5801 Residential Ironmongery Schedule P01

00499-KSS-Z0-XX-SH-A-5201\_MATERIALS SCHEDULE\_S4\_P02

00499-KSS-RE-XX-SH-A-5001\_RESIDENTIAL AREA SCHEDULES\_S0\_P01

NBS Specification

00499-KSS-XX-XX-SP-A-0001\_SPECIFICATIONS\_S4\_C1

DESIGN & ACCESS STATEMENT

00499-KSS-XX-XX-PP-A-0005\_DESIGN AND ACCESS STATEMENT\_S8\_P01

00499-KSS-XX-XX-PP-A-0006\_DESIGN AND ACCESS STATEMENT ADDENDUM\_S8\_P01

GROUP PLANS & ELEVATIONS

00499-KSS-RE-ZZ-DR-A-9101\_TOWNHOUSES GROUP A - PLANS\_S8\_P02

00499-KSS-RE-ZZ-DR-A-9102\_TOWNHOUSES GROUP B - PLANS\_S8\_P01

00499-KSS-RE-ZZ-DR-A-9103\_TOWNHOUSES GROUP C - PLANS\_S8\_P01

00499-K

SS-RE-ZZ-DR-A-9201\_TOWNHOUSES GROUP A - SECTIONS\_S8\_P01

00499-KSS-RE-ZZ-DR-A-9202\_TOWNHOUSE STRIP SECTIONS AND ELEVATIONS\_S8\_P02

00499-KSS-RE-ZZ-DR-A-9301\_TOWNHOUSES GROUP A - ELEVATIONS\_S8\_P02

00499-KSS-RE-ZZ-DR-A-9302\_TOWNHOUSES GROUP B - ELEVATIONS\_S8\_P01

00499-KSS-RE-ZZ-DR-A-9303\_TOWNHOUSES GROUP C - ELEVATIONS\_S8\_P01

00499-KSS-XX-XX-DR-A-9503\_TOWNHOUSES EAST ELEVATION\_S8\_P01\_2

00499-KSS-XX-XX-DR-A-9504\_TOWNHOUSES WEST ELEVATION\_S8\_P01\_2

SITE

00499-KSS-Z0-Z0-DR-A-0001\_EXISTING SITE PLAN\_S4\_P02

00499-KSS-Z0-Z0-DR-A-0002\_PROPOSED SITE PLAN\_S4\_P03

00499-KSS-Z0-Z0-DR-A-9001\_LOCATION PLAN\_S8\_P02

00499-KSS-Z0-Z0-DR-A-9002\_EXISTING SITE PLAN\_S8\_P02

00499-KSS-Z0-Z0-DR-A-9005\_PROPOSED SITE PLAN\_S8\_P03

00499-KSS-Z0-ZZ-DR-A-9201\_GA SECTIONS\_S8\_P02

**DWG FILES:**

**Revit model:**

00499-KSS-CL-ZZ-M3-A-0001\_CONTROL REVIT MODEL\_S1\_P04

00499-KSS-RE-ZZ-M3-A-0001\_RESIDENTIAL REVIT MODEL\_S4\_P12

00499-KSS-SW-ZZ-M3-A-0001\_SITE REVIT MODEL\_S1\_P02

**CDM (KSS)**

00499-XX-XX-HS-A-0001\_CDM SIGNIFICANT DESIGN HAZARD AND RISK RESGISTER\_S2\_P02

171110 Significant Residual Risk Summary Report

**Structural and Civil (CTP)**

A4498 - Structures Register

A4498 - Civil Register

00499-CTP-Z0-ZZ-DR-S-151\_T2

00499-CTP-Z0-ZZ-DR-S-150\_T2

00499-CTP-Z0-ZZ-DR-S-121\_T2

00499-CTP-Z0-ZZ-DR-S-120\_T2

00499-CTP-Z0-XX-SP-S-000\_T2 - General Notes

00499-CTP-Z0-RF-GA-S-024\_T2

00499-CTP-Z0-FN-SE-S-223\_P1

00499-CTP-Z0-FN-SE-S-222\_P1

00499-CTP-Z0-03-GA-S-023\_T2

00499-CTP-Z0-02-GA-S-022\_T2

00499-CTP-Z0-01-GA-S-021\_T2

00499-CTP-Z0-00-GA-S-020\_T2

00499-CTP-Z0-00-GA-S-005-C5 - Sheet piling setting out plan

00499-CTP-Z0-00-GA-S-003-C1-External Works plan

00499-CTP-Z0-00-GA-C-0002-C3-A1

00499-CTP-Z0-00-GA-C-0001-C2-A1

00499-CTP-Z0-00-DR-S-126\_T1

00499-CTP-Z0-00-DR-S-125\_T2

00499-CTP-Z0-00-DR-S-100-C1-External Works details

00499-CTP-Z0-00-DR-C-0250-C1

00499-CTP-Z0-00-DR-C-0200-C1

00499-CTP-RE-ZZ-XX-3D-S-24002 CARPARK REVIT MODEL\_C3.rvt

00499-CTP-RE-ZZ-XX-3D-S-24001 RESIDENTIAL REVIT MODEL\_T2.rvt

Existing soakaway survey

**MEPH (Stanton Consulting)**

E0499-STAN-XX-XX-RG-MEP-0001 (2017-11-14)

ELECTRICAL

E00499-STAN-V1-00-DR-E-0001

E00499-STAN-V1-00-DR-E-0002

E00499-STAN-V1-00-DR-E-0003

E00499-STAN-V1-00-DR-E-0004

E00499-STAN-V1-01-DR-E-0001

E00499-STAN-V1-01-DR-E-0002

E00499-STAN-V1-01-DR-E-0003

E00499-STAN-V1-01-DR-E-0004

E00499-STAN-V1-02-DR-E-0001

E00499-STAN-V1-02-DR-E-0002

E00499-STAN-V1-02-DR-E-0003

E00499-STAN-V1-02-DR-E-0004

E00499-STAN-V1-03-DR-E-0001

E00499-STAN-V1-03-DR-E-0002

E00499-STAN-V1-03-DR-E-0004

E00499-STAN-V4-00-DR-E-0001 - Electrical External Works

E00499-STAN-V4-00-DR-E-0002

E00499-STAN-ZZ-XX-SP-E-0001

E00499-STAN-ZZ-XX-SP-E-0002

E0499-STAN-V4-00-DR-E-0001 - P01 PROPOSED ELECTRICITY SUPPLY

E0499-STAN-ZZ-ZZ-DR-E-51001 - PROPOSED ELECTRICTY SUPPLY Site Plan Rev P01

MECHANICAL

E00499-STAN-V1-00-DR-M-0001

E00499-STAN-V1-00-DR-M-0002

E00499-STAN-V1-00-DR-M-0003

E00499-STAN-V1-01-DR-M-0001

E00499-STAN-V1-01-DR-M-0002

E00499-STAN-V1-02-DR-M-0001

E00499-STAN-V1-02-DR-M-0002

E00499-STAN-V1-03-DR-M-0001

E00499-STAN-V1-03-DR-M-0002

E00499-STAN-V1-XX-DR-M-0001

E00499-STAN-V1-XX-DR-M-0002

E00499-STAN-V4-ZZ-DR-MEP-0001

E00499-STAN-V4-ZZ-DR-MEP-0002

E00499-STAN-ZZ-XX-SH-M-0001

E00499-STAN-ZZ-XX-SH-M-0002

E00499-STAN-ZZ-XX-SH-M-0003

E00499-STAN-ZZ-XX-SH-M-0004

E00499-STAN-ZZ-XX-SH-M-0005

E00499-STAN-ZZ-XX-SH-M-0006

E00499-STAN-ZZ-XX-SP-M-0001

E00499-STAN-ZZ-XX-SP-M-0002

E00499-STAN-ZZ-ZZ-M3-MEP-001.rvt

E0499-STAN-ZZ-ZZ-DR-M-44001 - Gas Site Plan Rev P01

E0499-STAN-ZZ-ZZ-DR-P-73201 - Water Site Plan Rev

PUBLIC HEALTH

E00499-STAN-V1-00-DR-P-0001 - Domestic Water Service Ground Floor - Group A

E00499-STAN-V1-00-DR-P-0002 - Above Ground Drainage Ground Floor - Group A

E00499-STAN-V1-01-DR-P-0001 - Domestic Water Service First Floor - Group A

E00499-STAN-V1-01-DR-P-0002 - Above Ground Drainage First Floor - Group A

E00499-STAN-V1-02-DR-P-0001 - Domestic Water Service Second Floor - Group A

E00499-STAN-V1-02-DR-P-0002 - Above Ground Drainage Second Floor - Group A

E00499-STAN-V1-03-DR-P-0001 - Domestic Water Service Third Floor - Group A

E00499-STAN-V1-03-DR-P-0002 - Above Ground Drainage Third Floor- Group A

E00499-STAN-V1-XX-DR-P-0001 - DOMESTIC & AGD SCHE

E00499-STAN-ZZ-XX-SH-P-0001 - Public Health - Incoming Water Supplies

E00499-STAN-ZZ-XX-SH-P-0002 - Public Health - Water Conditioner

E00499-STAN-ZZ-XX-SH-P-0003 - Public Health - Water Booster & Storage Tank

E00499-STAN-ZZ-XX-SH-P-0004 - Public Health - Hot Water Heater

E00499-STAN-ZZ-XX-SH-P-0005 - Public Health - Secondary Return Pump

QUOTES

Gas Quote

Water Quote

**Landscaping (HED)**

Site Plans

HED.1278.100 General Arrangement Carpark and Residential A1 1:250 02

HED.1278.100 P General Arrangement Carpark and Residential (Planning Issue) A1 1:250 03

HED.1278.102 General Arrangement - Site Plan A1 1:500 04

HED.1278.103 General Arrangement - Car Park and Residential A1 1:100 04

HED.1278.104 General Arrangement - Car Park and Residential A1 1:100 04

HED.1278.105 General Arrangement - Car Park and Residential A1 1:100 03

HED.1278.106 General Arrangement - Car Park and Residential A1 1:100 03

HED.1278.114 Boundary Treatments A1 1:200 00

Site Sections

HED.1278.202 Sections Detail A1 1:100 02

HED.1278.202 P Sections Detail (Planning Issue) A1 1:100 03

HED.1278.203 Sections Site A1 1:500/200 02

HED.1278.203 P Sections Site (Planning Issue) A1 1:500/250 03

Planting Plans

HED.1278.300 Planting Plan - Overview A1 1:100 02

HED.1278.300 P Planting Plan - Overview (Planning Issue) A1 1:250 03

HED.1278.301 P Planting Plan - Environmental Park A1 1:500 02

HED.1278.302 Planting Plan - Car Park and Residential A1 1:100 03

HED.1278.303 Planting Plan - Car Park and Residential A1 1:100 03

HED.1278.304 Planting Plan - Car Park and Residential A1 1:100 03

HED.1278.305 Planting Plan - Car Park and Residential A1 1:100 03

Details

HED.1278.801 Typical Block Paving Interfaces A3 1:50 01

HED.1278.802 Tree Pit in Hard A3 1:20 01

HED.1278.803 Tree Pit Iin Soft A3 1:20 01

HED.1278.805 Garden Wall to Environmental Park A3 1:20 01

HED.1278.806 Garden Dwarf Walls A3 1:10/20 01

HED.1278.807 Garden Steps A3 1:20 00

HED.1278.808 Access Stairs to Environmental Park A3 1:20 01

HED.1278.809 Garden Steps to Townhouse Unit A1 A3 1:20 01

BIM Model

HED.1278.RM.02 Revit Model Car Park and Residential

Reports and Schedules

HED1278\_ Buckhurst 2 Landscape Specification Stage 4B A3 02

Soft Landscape Schedule Stage 4B A3

**Existing Services**

C1022-OKC-ASB-SER-001 REV 01

C1022-OKC-ASB-SER-001 REV 01.dwg

**Design Standards**

00499-KSS-XX-XX-FN-A-0004\_DESIGN STANDARDS\_S2\_P01

**Outstanding Design Information**

00499-KSS-XX-XX-FN-A-0005\_OUTSTANDING DESIGN INFORMATION\_S2\_P01

**Brickwork (re omission from Willmott Dixon Construction works contract)**

00499-CTP-Z0-00-GA-S-003-C1-External Works plan

00499-CTP-Z0-00-GA-S-012\_Carpark foundations - Capping Beam Plan\_D3 Suitable for Contractor Design\_C1

00499-CTP-Z0-B1-DR-S-231\_CarPark Retaining wall Elevations\_D3 Suitable for Contractor Design\_C2

00499-CTP-Z0-XX-SP-S-28001\_NBS Specification\_D3 Suitable for Contractor Design\_c1

00499-KSS-XX-XX-SP-A-0001\_TENDER SPECIFICATIONS\_S4 Suitable for Stage Ap...

00499-KSS-Z0-ZZ-DR-A-4601\_RETAINING WALL FENCE SETTING OUT\_S4 Suitable for Stage Approval\_C1\_1