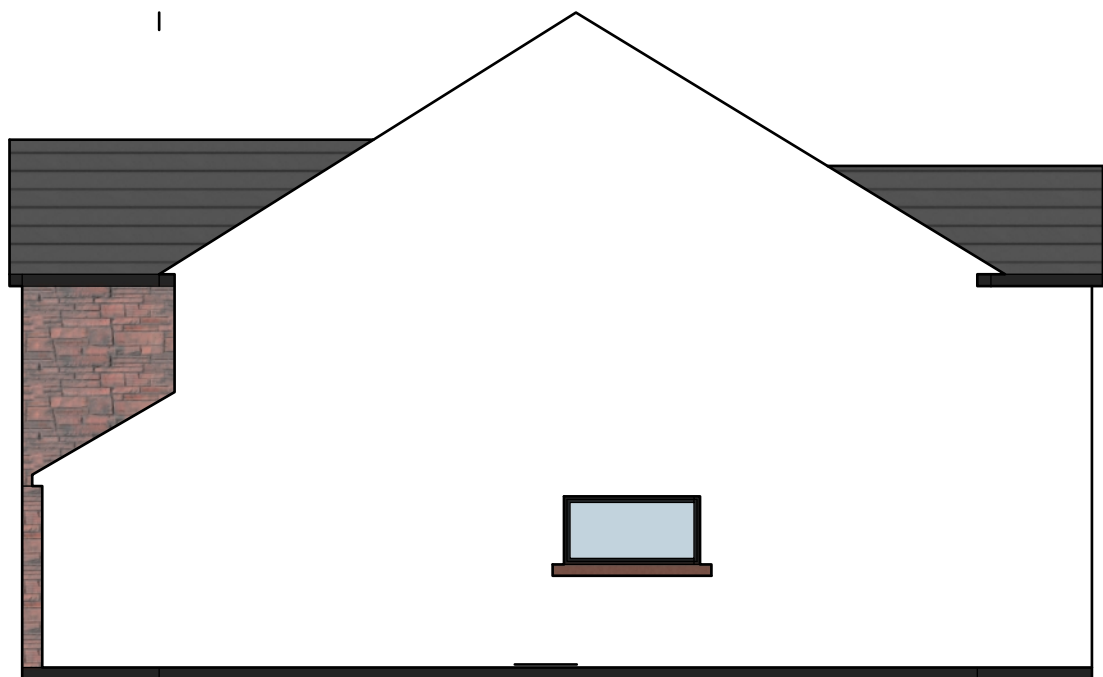




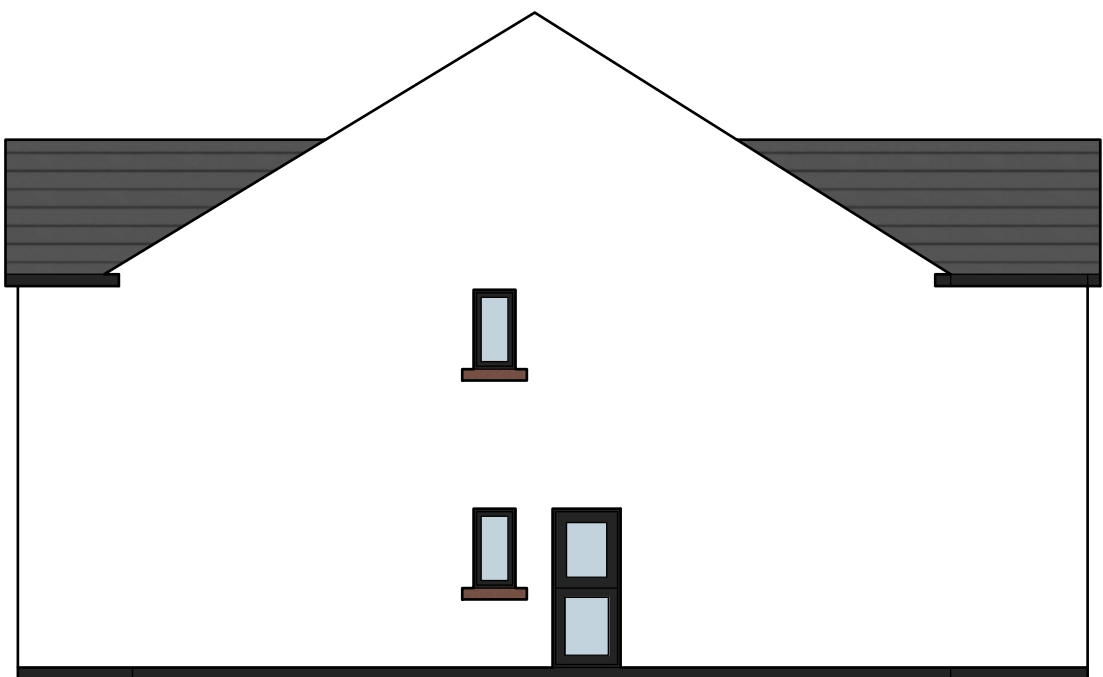
FRONT



REAR



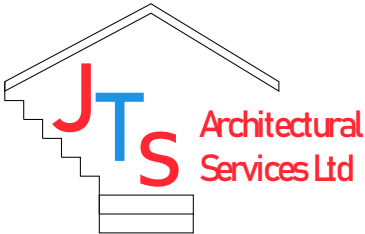
SIDE



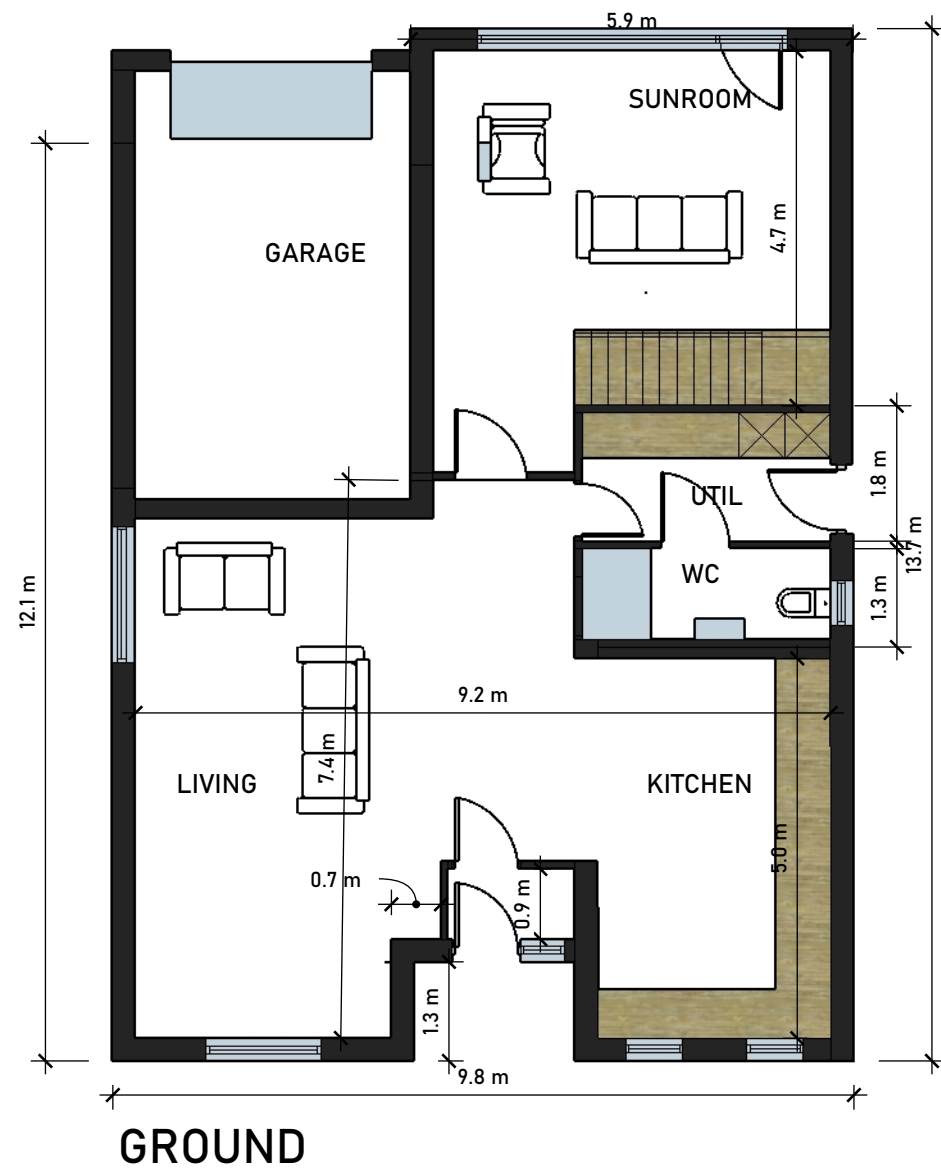
SIDE

PLOT 1

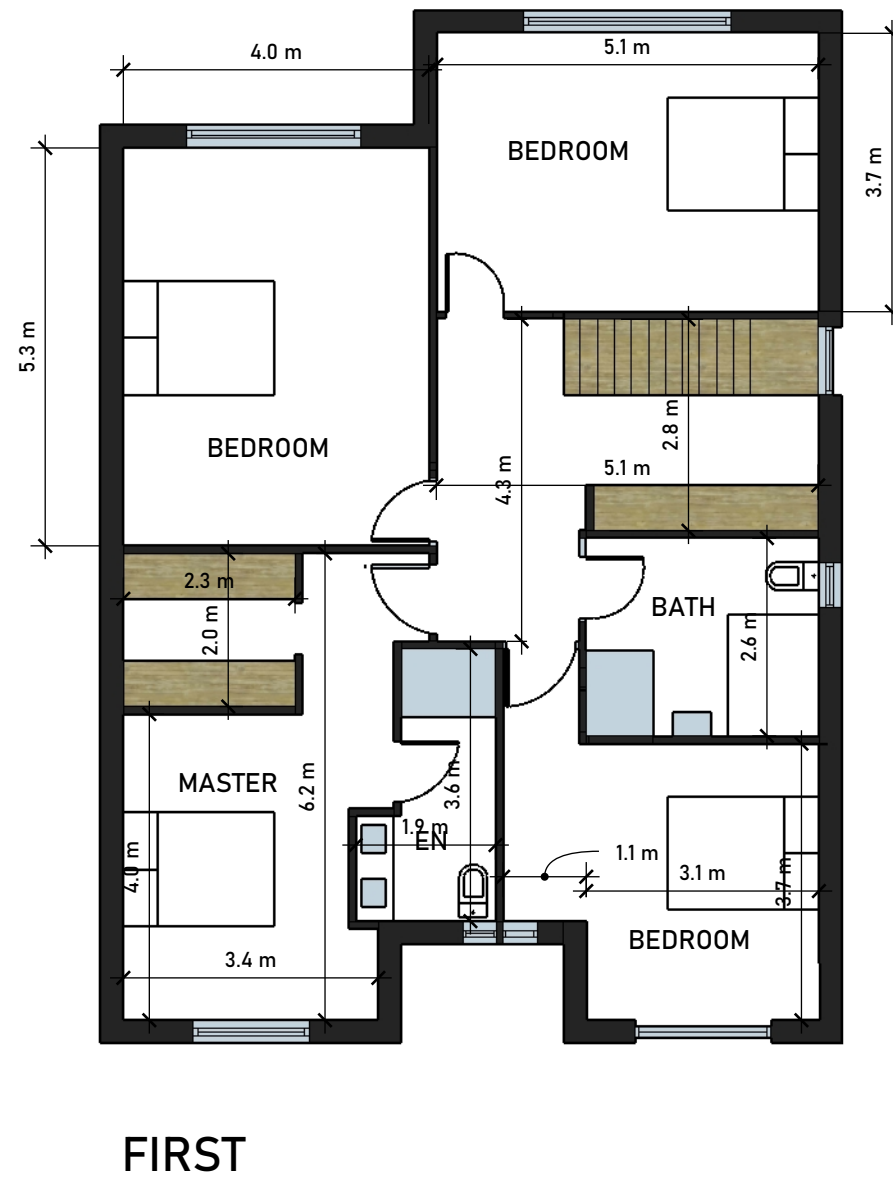
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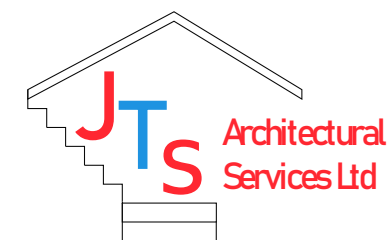
Address	Grove Hotel, Cleator
Title Project	Plot 1 Elevations– DWG01 Residential Development
Scale	1:100



PLOT 1



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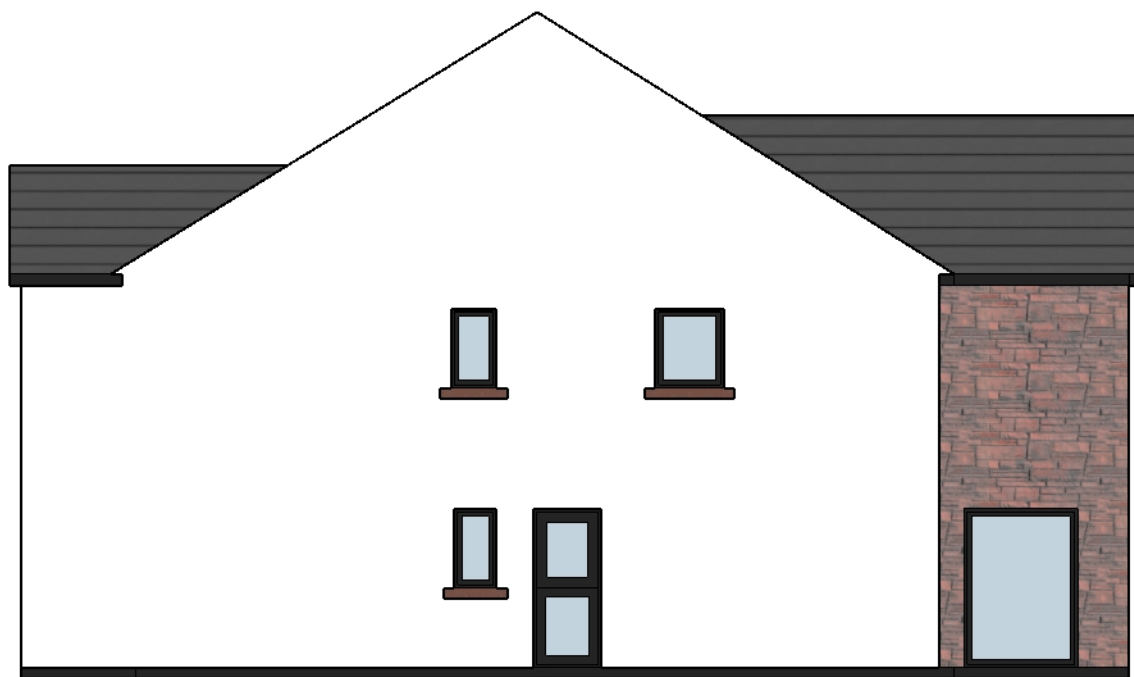
Address	Grove Hotel, Cleator
Title Project	Plot 1 Plans– DWG02 Residential Development
Scale	1:100



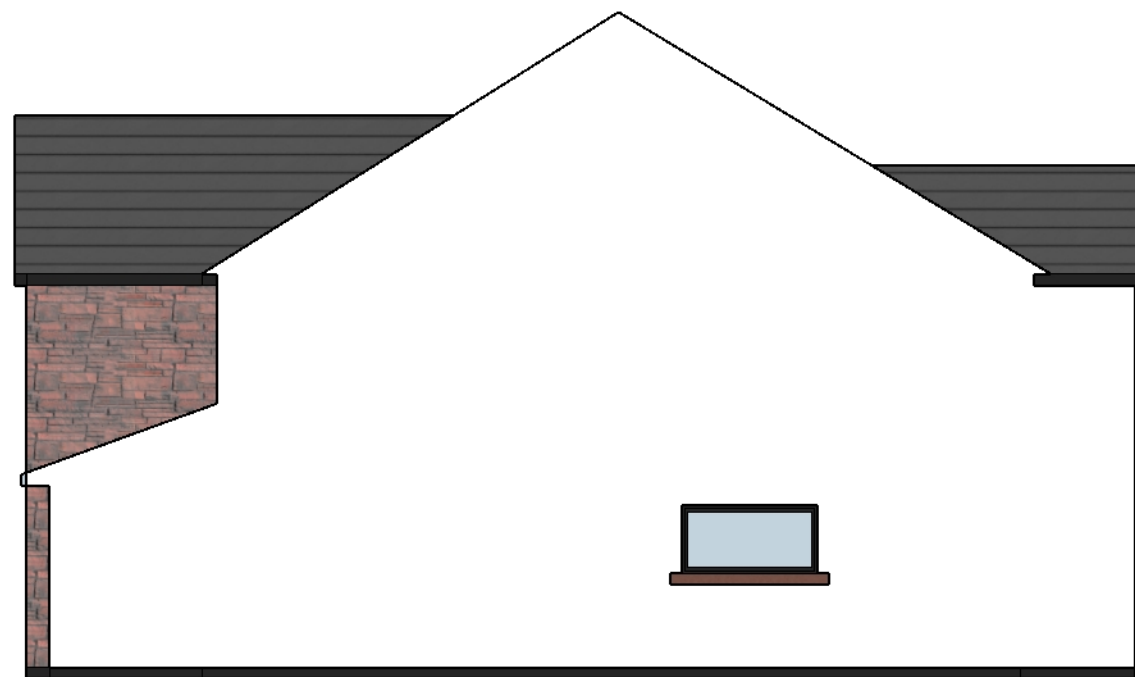
FRONT



REAR



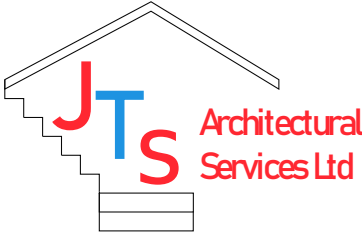
SIDE



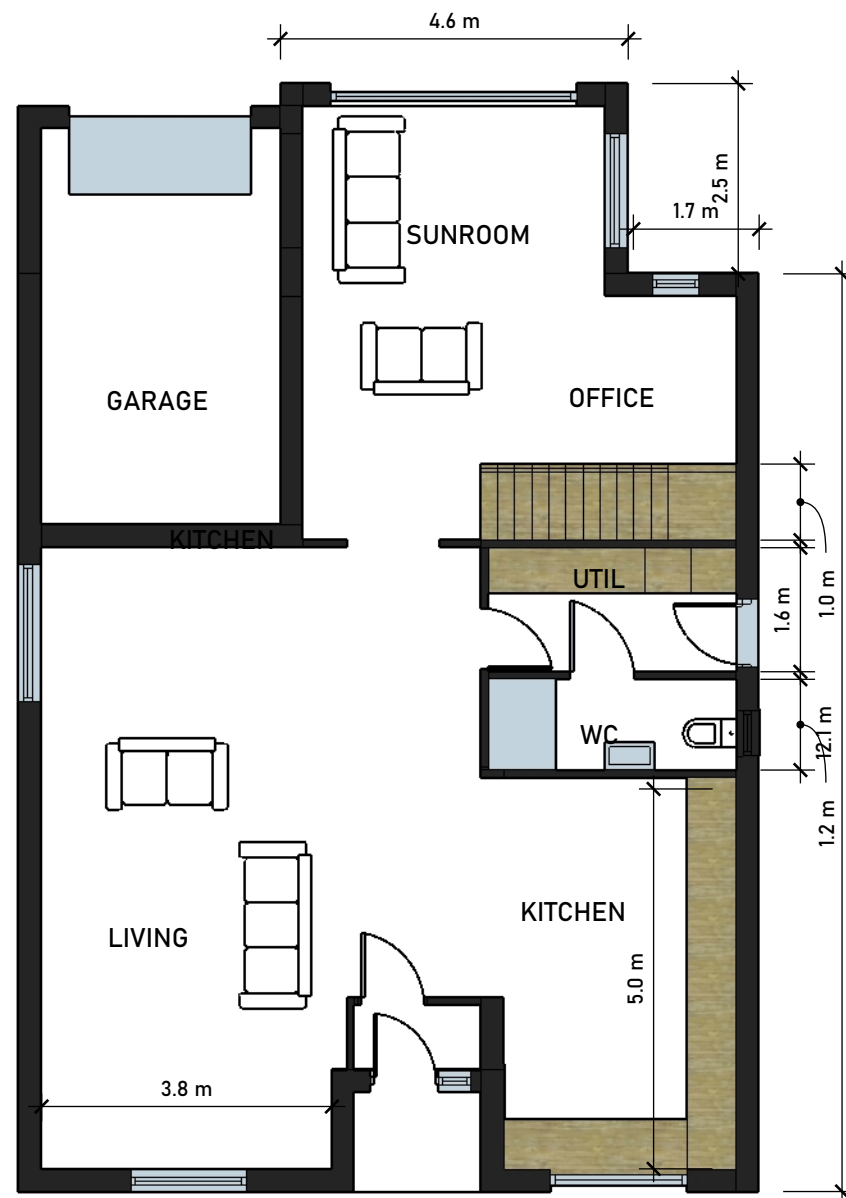
SIDE

PLOT 2

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Address	Grove Hotel, Cleator
Title Project	Plot 2 Elevations– DWG03 Residential Development
Scale	1:100



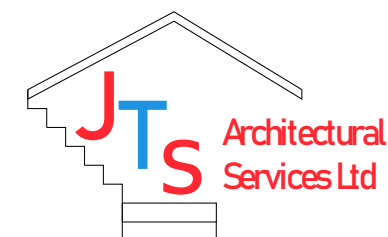
GROUND



FIRST

PLOT 2

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Address	Grove Hotel, Cleator
Title Project	Plot 2 Plans- DWG04 Residential Development
Scale	1:100



FRONT



REAR



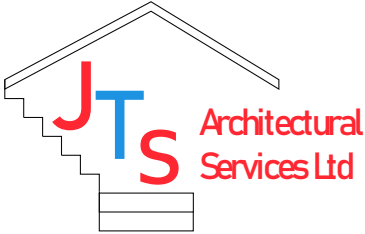
SIDE



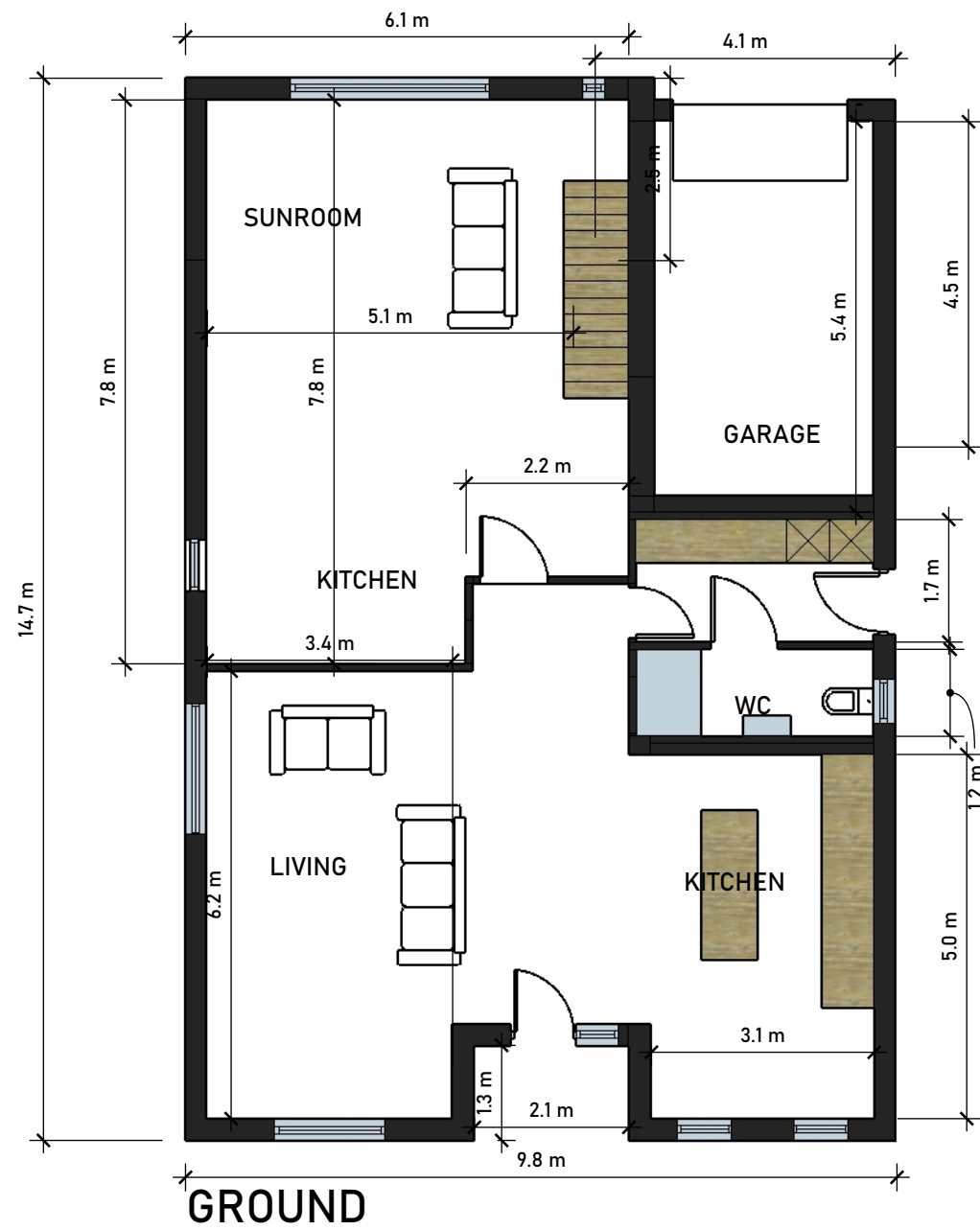
SIDE

PLOT 3

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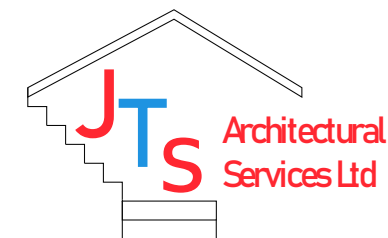


Address	Grove Hotel, Cleator
Title Project	Plot 3 Elevations– DWG05 Residential Development
Scale	1:100



PLOT 3

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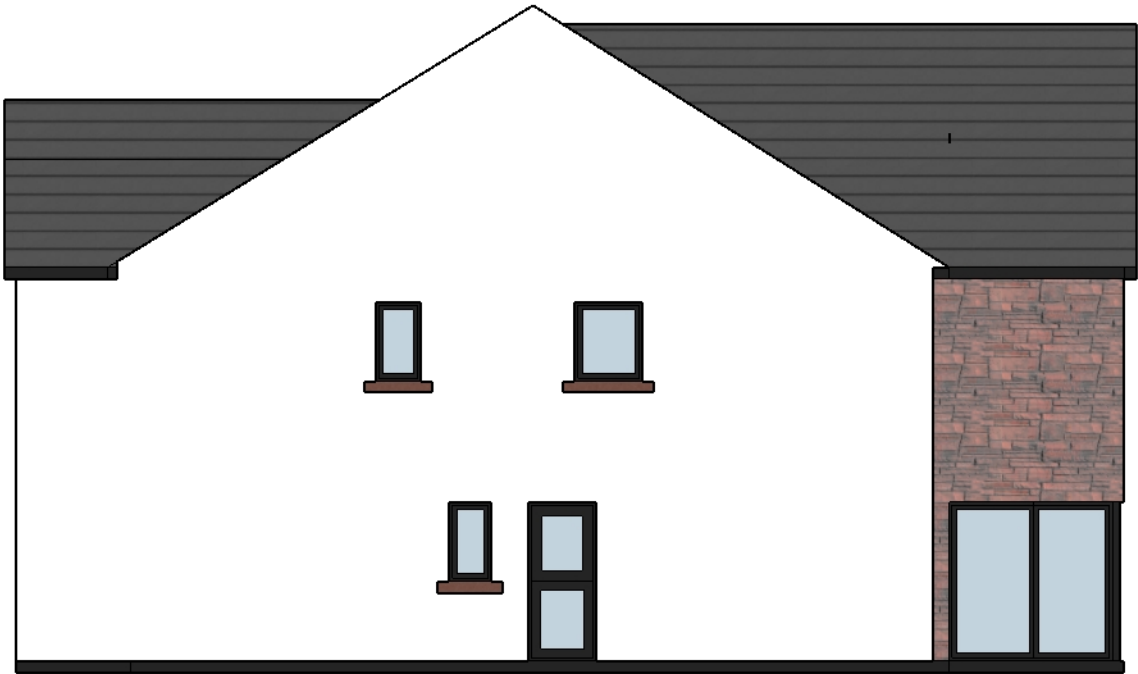
Address	Grove Hotel, Cleator
Title Project	Plot 3 Plans— DWG06 Residential Development
Scale	1:100



FRONT



REAR



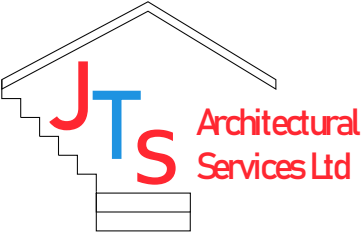
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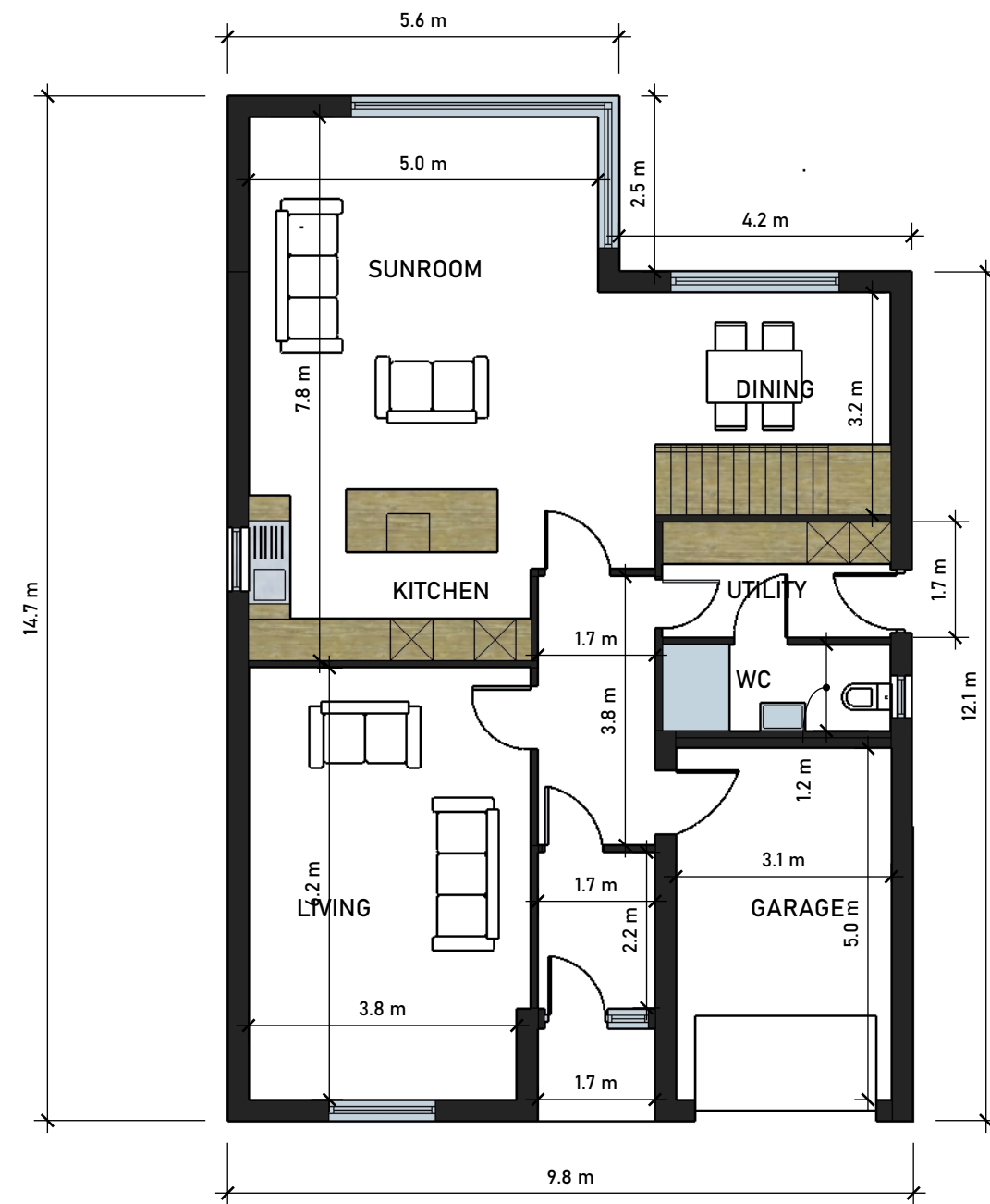
SIDE

PLOT 4

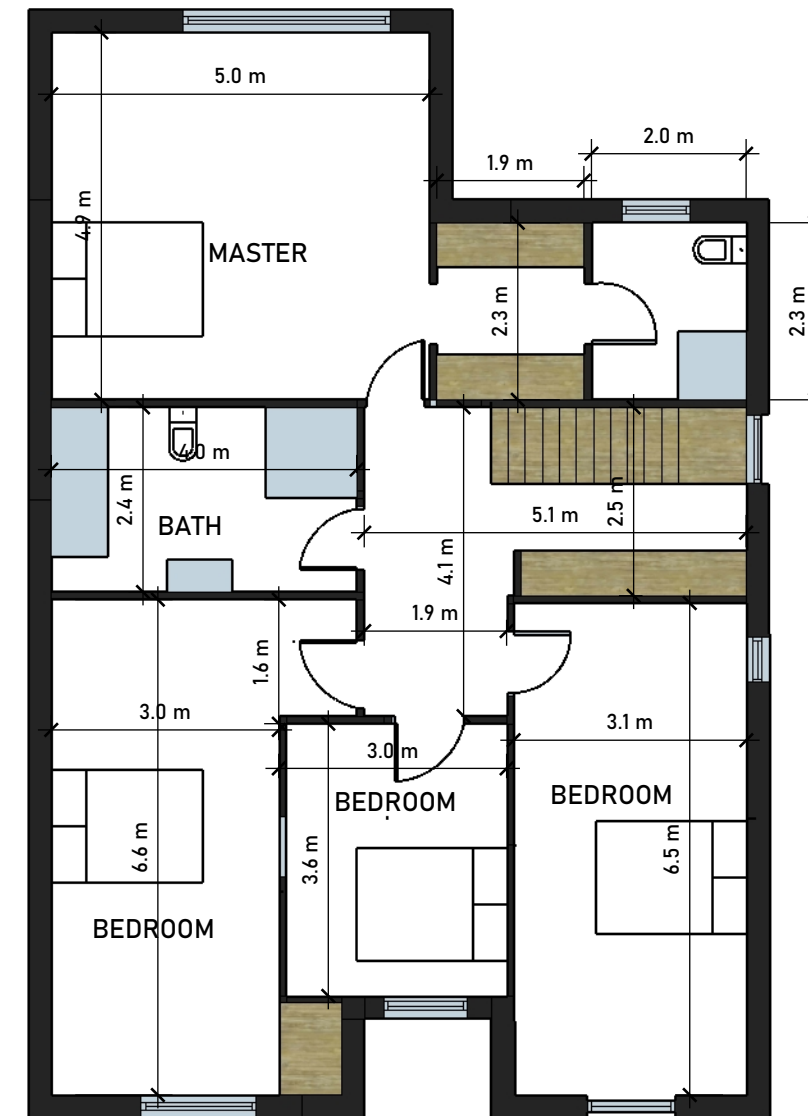
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Address	Grove Hotel, Cleator		
Title Project	Plot 4 Elevations– DWG07 Residential Development		
Scale	1:100	rev b	



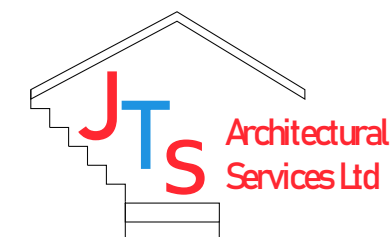
GROUND



FIRST

PLOT 4

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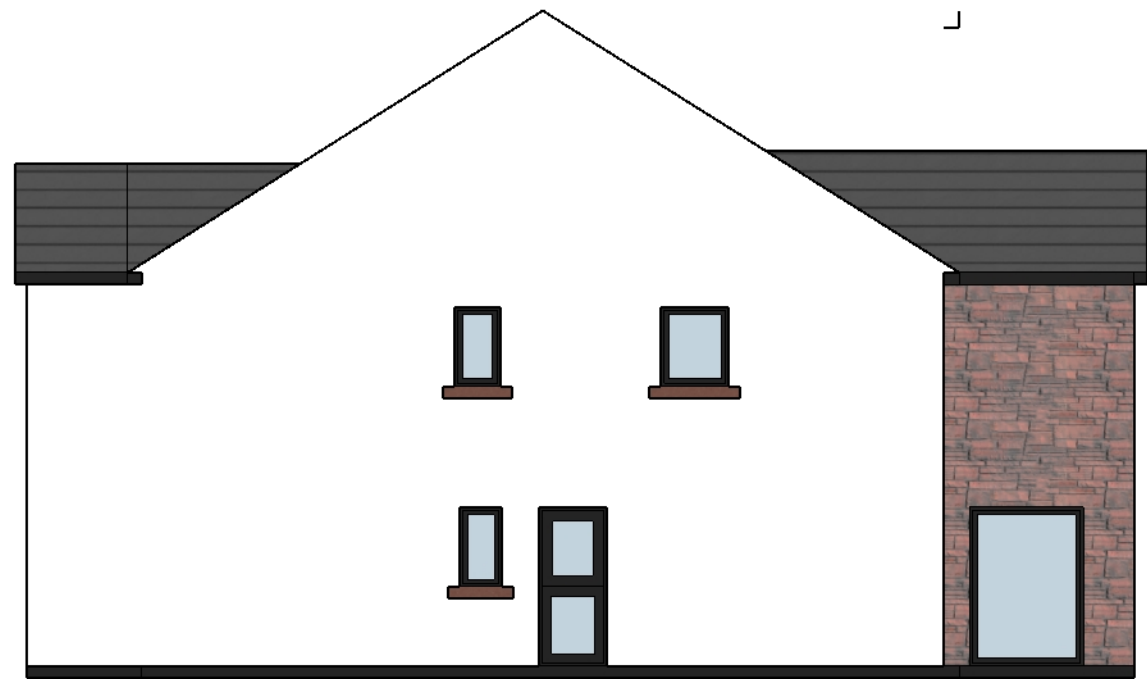
Address	Grove Hotel, Cleator
Title Project	Plot 4 Plans— DWG08 Residential Development
Scale	1:100



FRONT



REAR



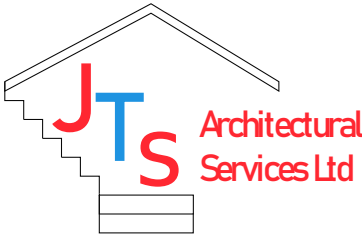
SIDE



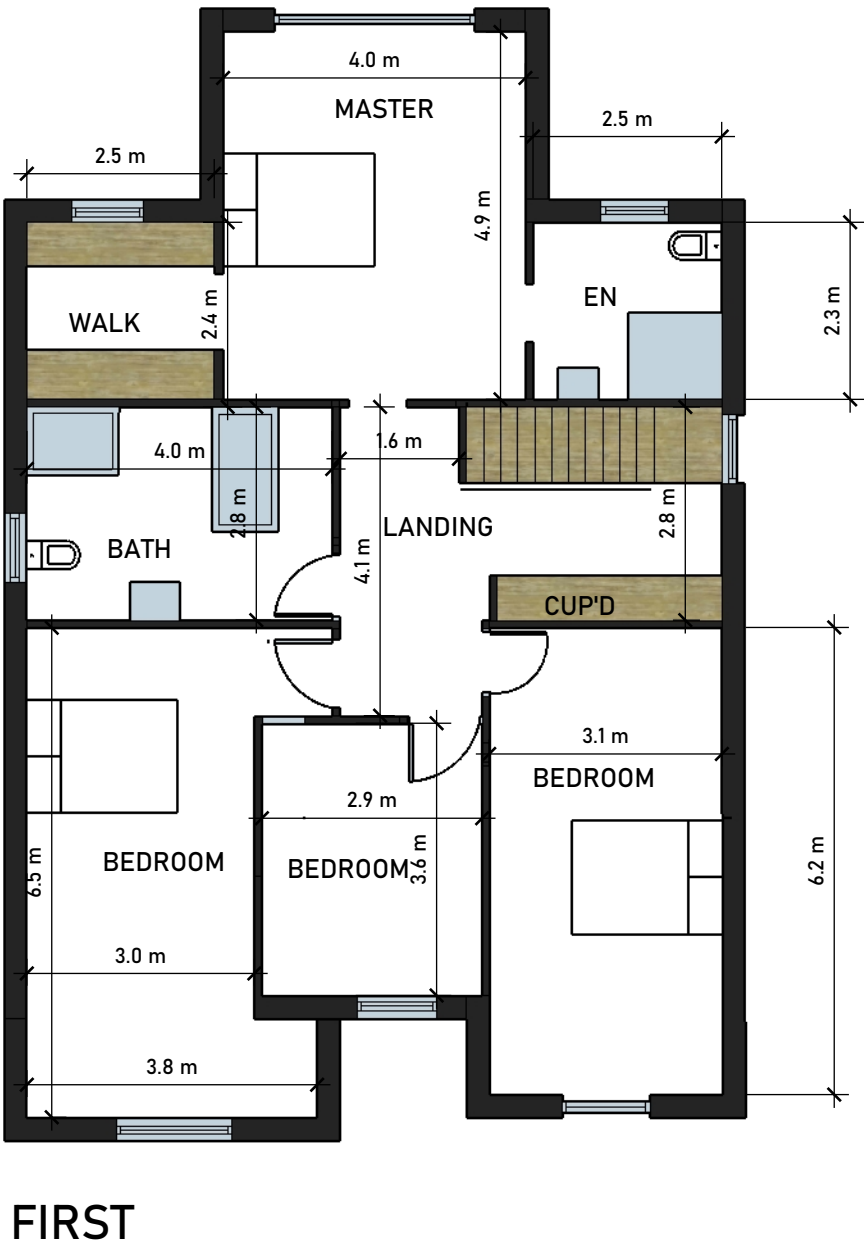
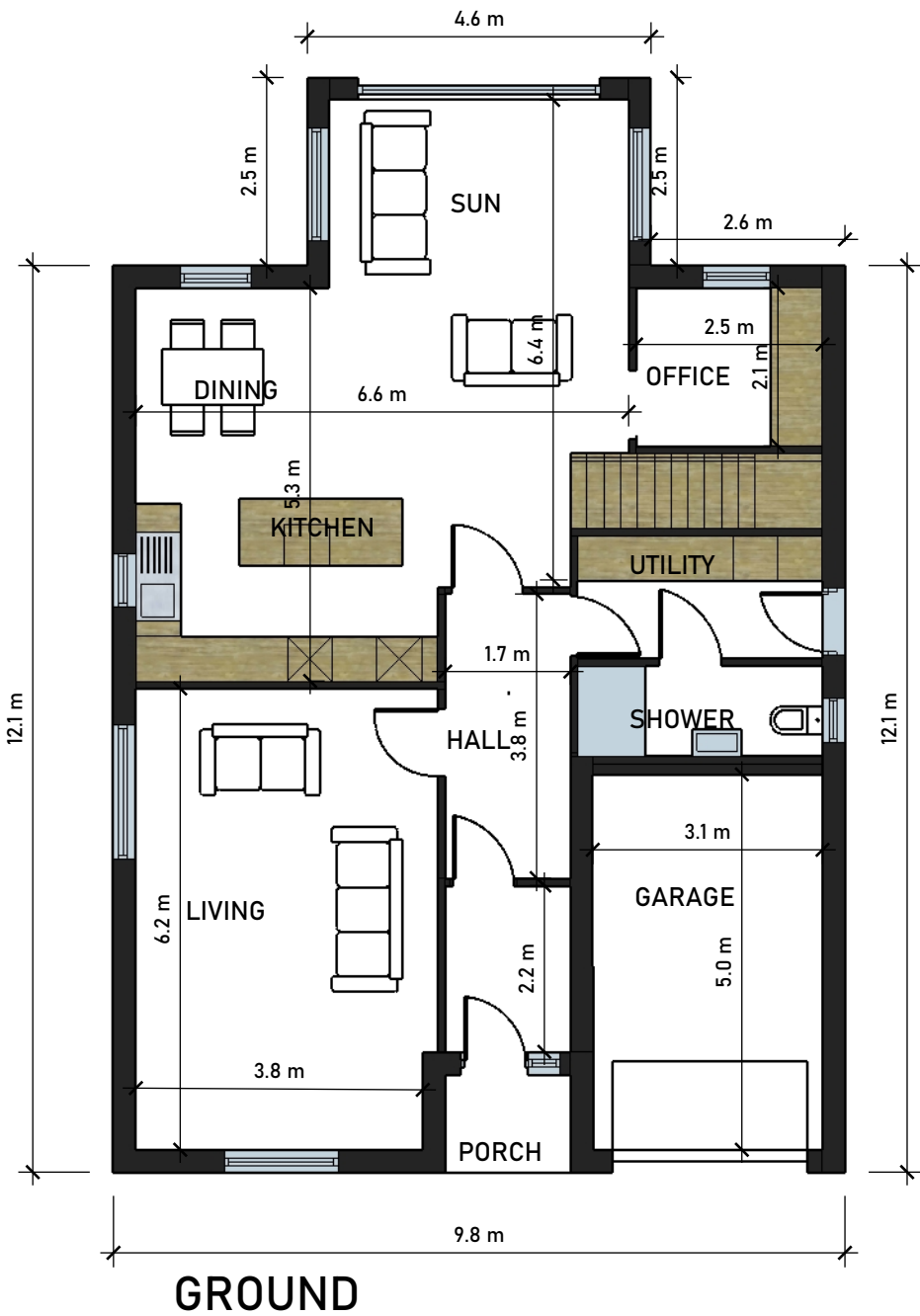
SIDE

PLOT 5

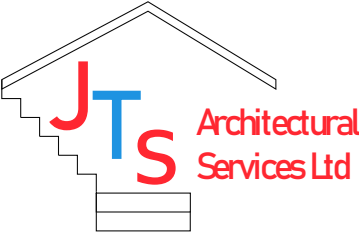
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Address	Grove Hotel, Cleator
Title Project	Plot 5 Elevations– DWG09 Residential Development
Scale	1:100



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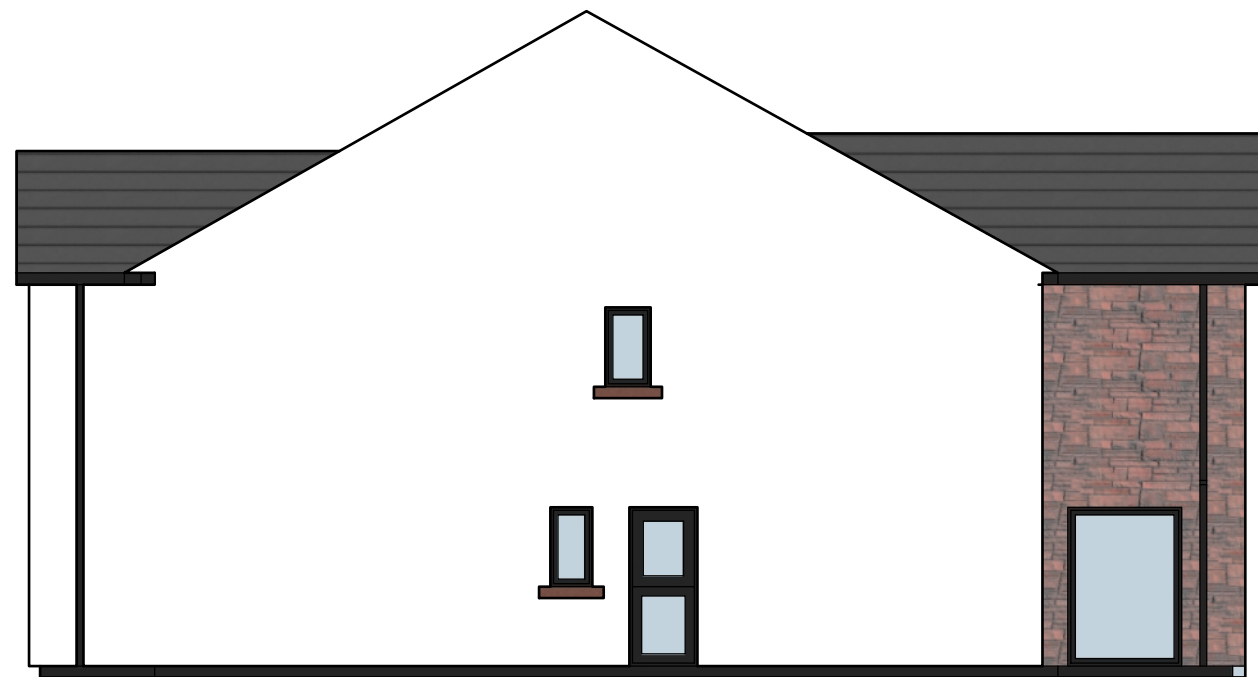


Address	Grove Hotel, Cleator
Title Project	Plot 5 Elevations– DWG10 Residential Development
Scale	1:100

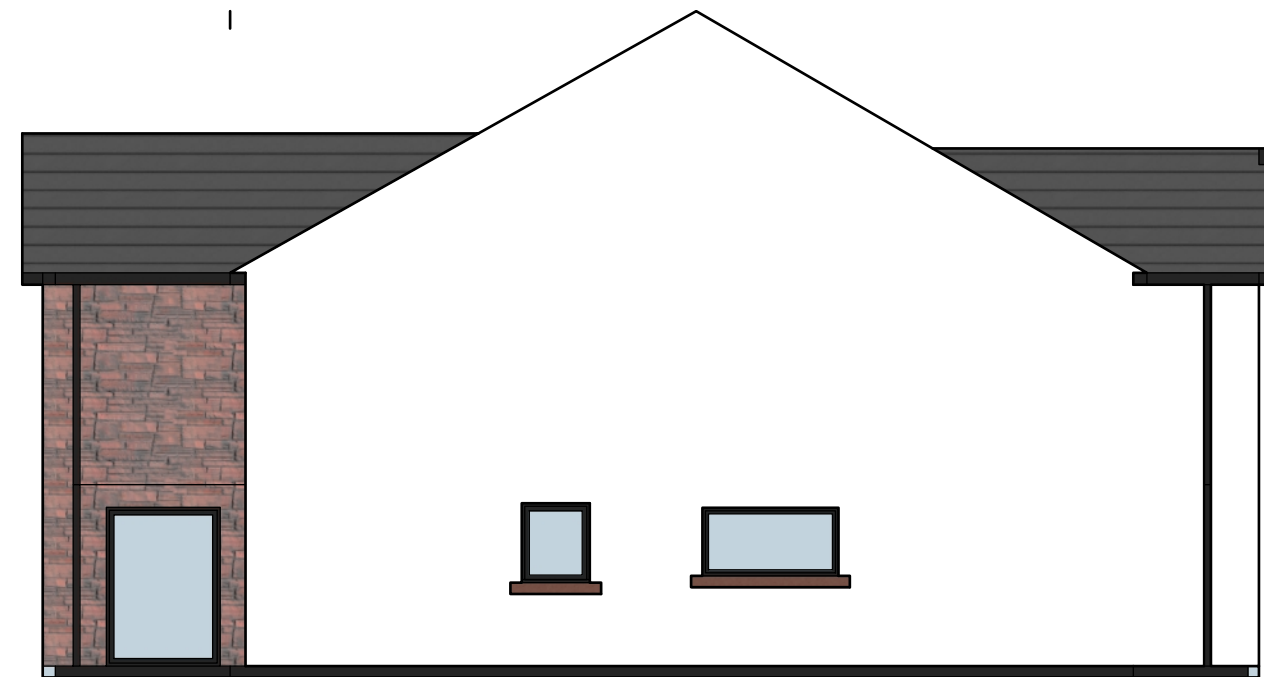


FRONT

REAR



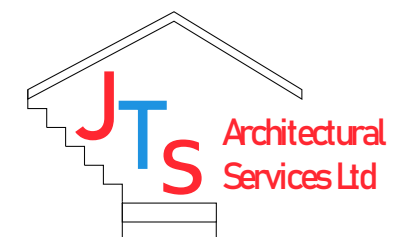
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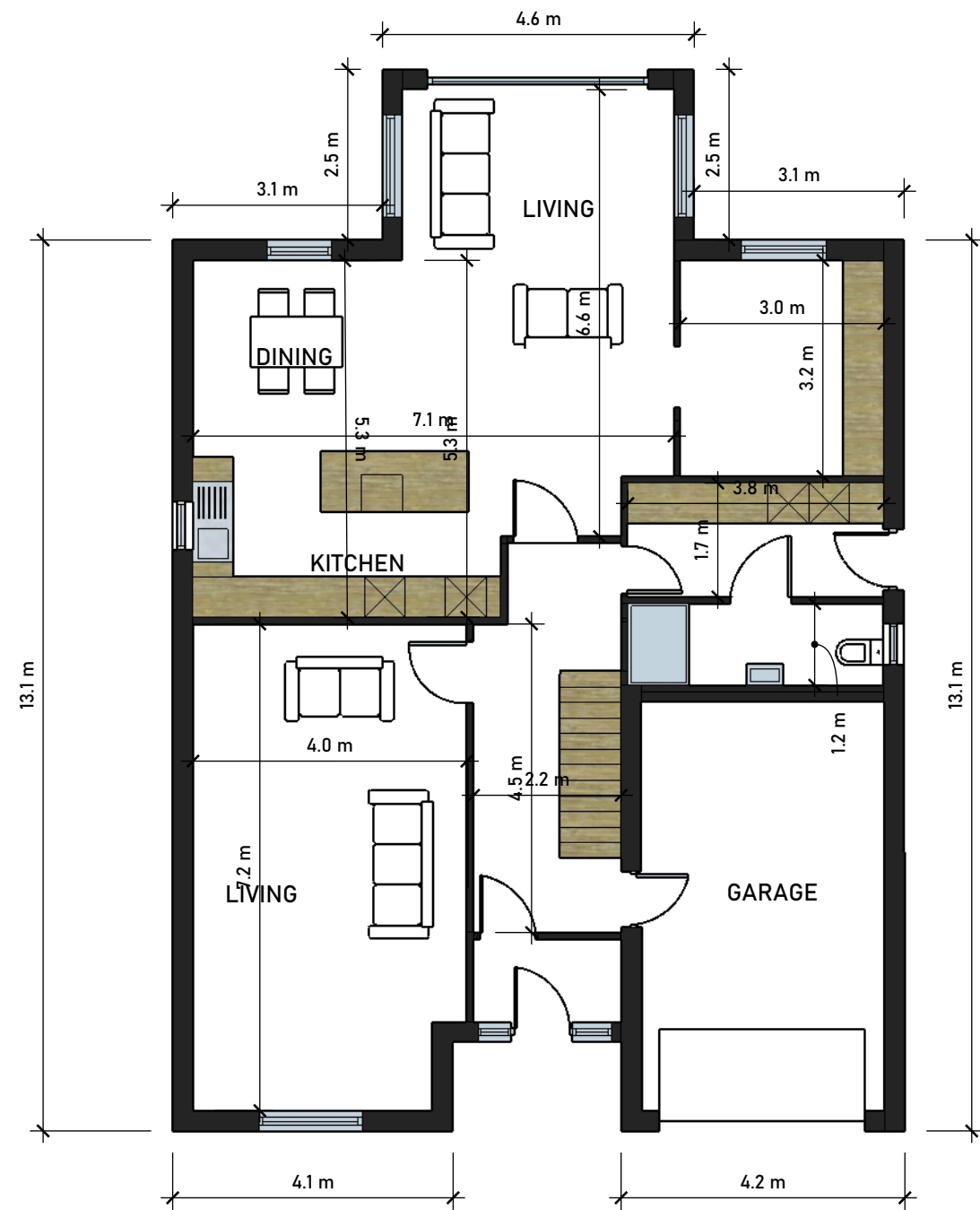
SIDE

PLOT 6

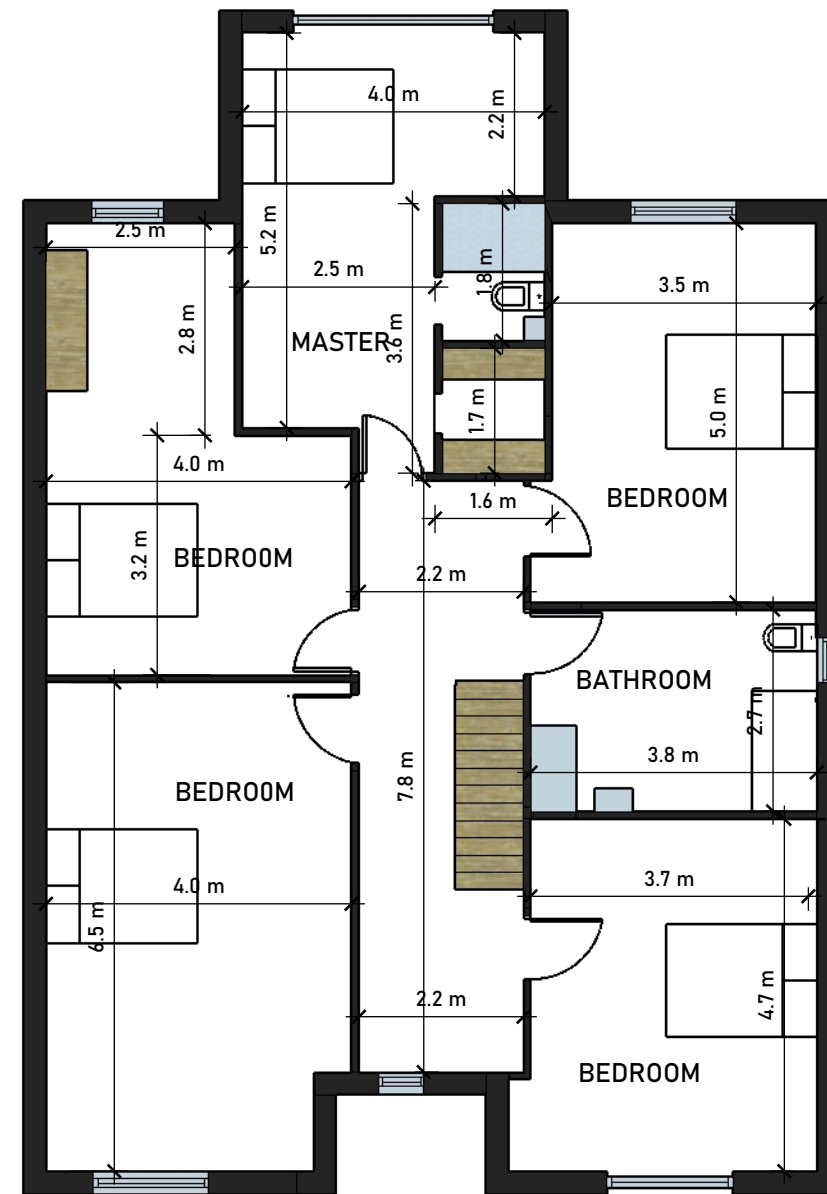
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Address	Grove Hotel, Cleator
Title Project	Plot 6 Elevations– DWG11 Residential Development
Scale	1:100



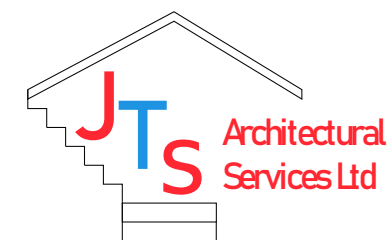
GROUND



FIRST

PLOT 6

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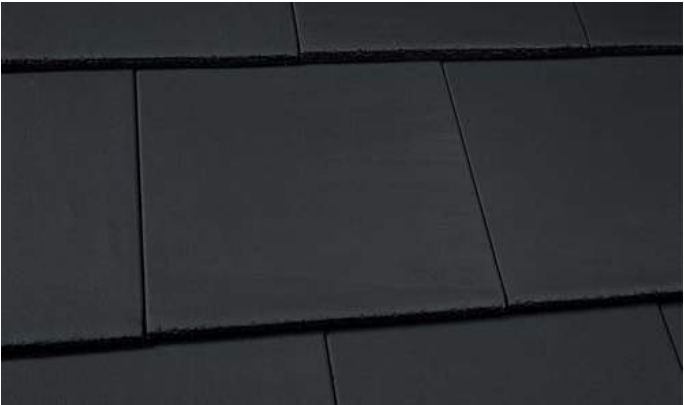
Address	Grove Hotel, Cleator
Title Project	Plot 6 Plans— DWG12 Residential Development
Scale	1:100



900 HIGH WALL, SANDSTONE TO FRONTAGE OF PLOTS 1,2,3,
BRICK ELSE WHERE



SANDSTONE SPLIT FACED WALLS



1. MARLEY EDGEMERE ANTHRACITE TILES



MARSHALLS DRIVELINE PRIORA



IVORY WET DASH WALLS

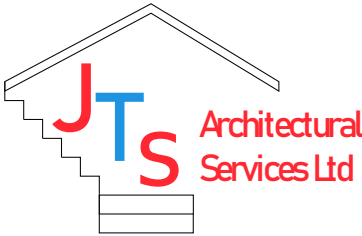


CLOSE BOARDED FENCING FOR HALF FENCE



7 IVORY KREND

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Address	Grove Hotel, Cleator
Title Project	Materials– DWG16 Residential Development
Scale	nts

CDM PLAN
Construction Management Plan
Traffic Management
The construction of the bungalow will be carried out F. Scott Builders Ltd, who have over 30 years of experience of satisfactorily completing similar schemes. As such the construction will be carried out in sequential working with trades from one unit to the next. The practical outcome of this method of construction in relation to traffic management will result in there being a minimum amount of operatives travelling to and from the site on a daily basis.
On site parking of operatives vehicles will be provided for on site as indicated on the plan.
Noise and Vibration
The development of the site will be carried out in accordance with the daily time restrictions as stated within the method statement.
Works carried out on the site will take into account of The party Wall Act 1996 regarding all areas of the works which fall into the scope of the act.
Due to the nature of the work and ground conditions it is not anticipated that any anomalous operations will be required to take place on the site which will affect adjoining properties. In the event that such works are required to carried out the method of measurement of noise will take into account of procedures as described in British standards BS 7445-1:2003 (description and environmental noise Part 1 : Guide to quantities and procedures)
F. Scott Builders Ltd will adhere to Noisy working standards set by the Local Authority Environmental Health Department.
Impact On Adjoining Properties
All site lighting appliances are to be fitted with directional shielding to prevent light pollution affecting adjoining properties.
The control of noise and vibration on site is to be in accordance wit h requirements as stated in Bs 5228-2:2009.
All site equipment such a generators, drills, excavation vehicles etc. will be fitted with sound deadening materials in accordance Health and Safety Guidelines
Impact on Protected Species
An assessment was undertaken on protected species prior to development and was found to be an unsuitable environment. However F. Scott Builders Ltd will ensure that the works are carried out in compliance with Conservation of Habitats and Species Regulations 2010
Natural Environmental and Rural Communities Act 2006
Ragwort control act 2004
Hedgerow Regulations 1997
Protection of Badgers act 1992
Wildlife and Countryside Act 1981
Complaints
F.Scott Builders Ltd will place on site, in view of the site access road a notice board stating:
1. The name of the developer
2. A contact address for the developer
3. A contact telephone number
The site notice board is to remain on site during the whole of the construction works
F. Scott Builders will undertake to reply to any formal written complaint received during the construction work period within seven days of receiving the complaint
Control of Dust and Dirt
During the construction of the development F. Scott Builders Ltd will ensure that within reason the site access to the main highway will be kept free from mud and debris which may, on occasion, be taken from site on the wheels of site delivery vehicles
F. Scott Builders Ltd undertakes to clean the road of any debris by the end of each working day.
It is not anticipated that that the works will generate excessive dust. However F. Scott Builders ltd will undertake to carry out damping down of areas with water if and when a problem of dust pollution occurs or is anticipated
Programme of Works
It is anticipated that the works will be completed with a period of 18 Months.
Working Hours And\Operations
The working hours of the site will be restricted to between 7.30am and 6.30pm Monday to Friday, 8.00am to 1pm Saturdays.
All site deliveries will be restricted to the above times
Lighting
All site flood lighting appliances are to be fitted with directional shielding to prevent light pollution affecting adjoining properties
Lighting of the site will be restricted to within the working hours as stated elsewhere in this statement



road based
coursed to provide
turning area for
vehicles

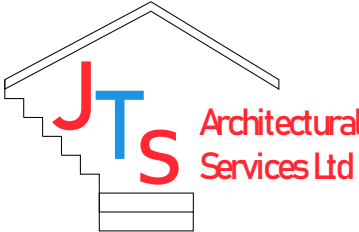
Site welfare/wc area

Wheel wash

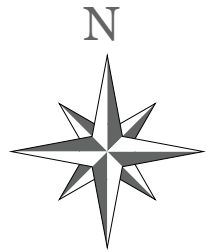
Contactor parking

Materials

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Address	Grove Hotel, Cleator
Title Project	CTMP – DWG17 Residential Development
Scale	nts



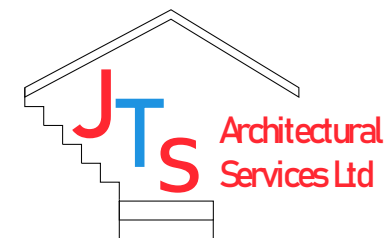
- BRICK WALL 900
- FENCE 1.5M FENCE
- NEW BIRCH TREE
- PERMEABLE PAVERS ALL DRIVE TO ACCOMMODATE 3No. CARS
- PERMEABLE PAVERS ROAD
- GRASSED AREA
- TARMACADAM ROAD
- PAVING SLABS
- ACO DRAIN

WALL TO BE BRICK FROM THIS LOCATION TOWARDS REAR OF SITE

PROPOSED SITE PLAN
1:500

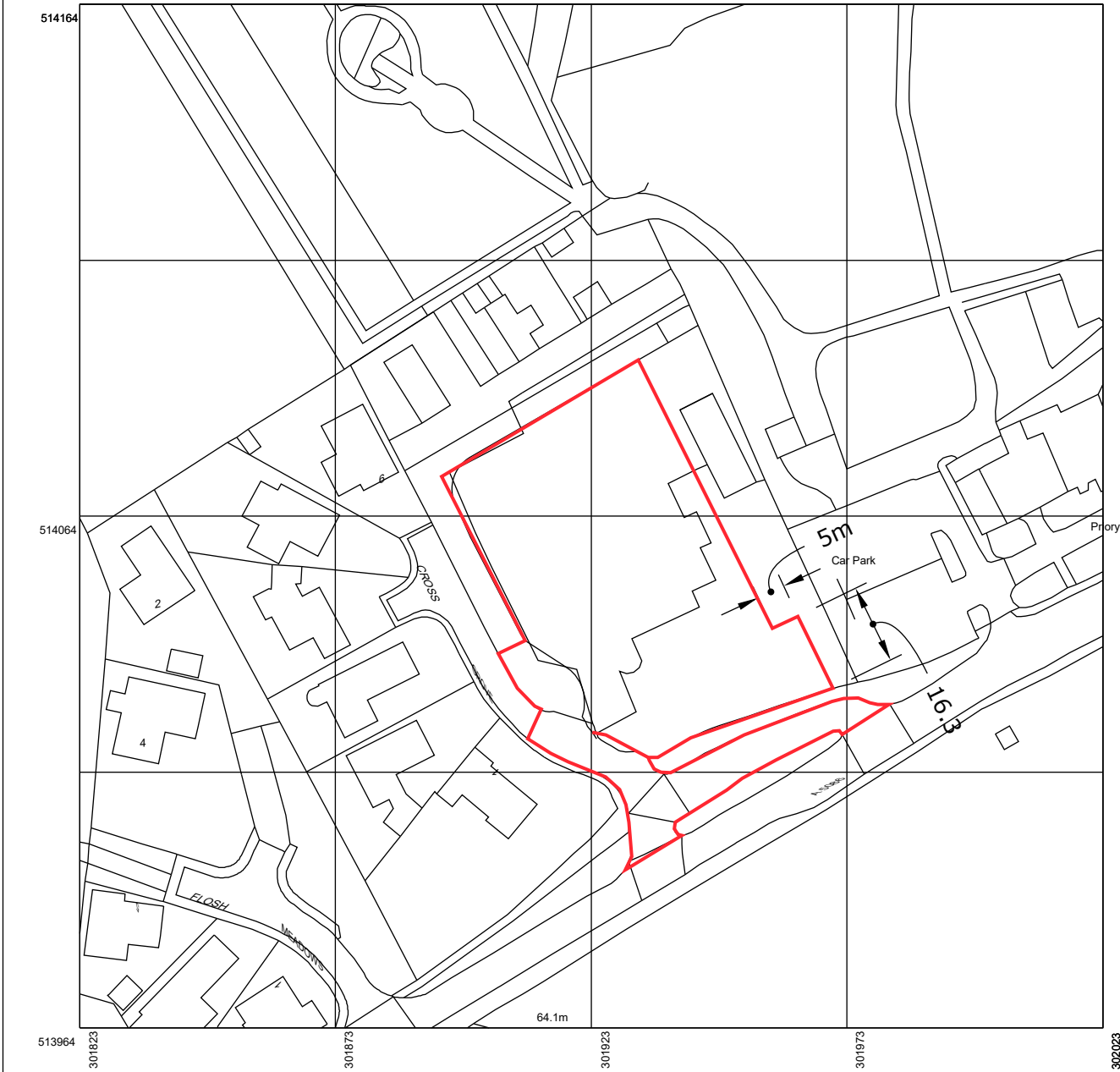
LAUREL HEDGE WITH
SANSTONE DADO WALL TO FRONTAGE
RETURNING TO SIDE ACCESS WITH BRICK

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Address	Grove Hotel, Cleator
Title Project	Site Plan- DWG14 Residential Development
Scale	1:500

revB



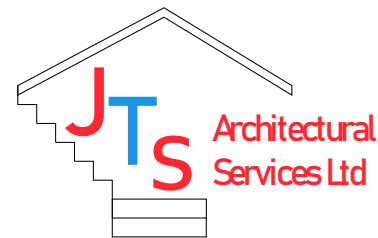
This map shows the area bounded by 301823 513964,302023 513964,302023 514164,301823 514164,301823 513964
Crown copyright and database rights 2024 OS 100054135. Supplied by copla ltd trading as UKPlanningMaps.com a licensed Ordnance Survey partner (OS 100054135).
Data licence expires 03 June 2025. Unique plan reference: v4t/1107117/1490097



 FRANK SCOTT HOMES

LOCATION PLAN 1:1250

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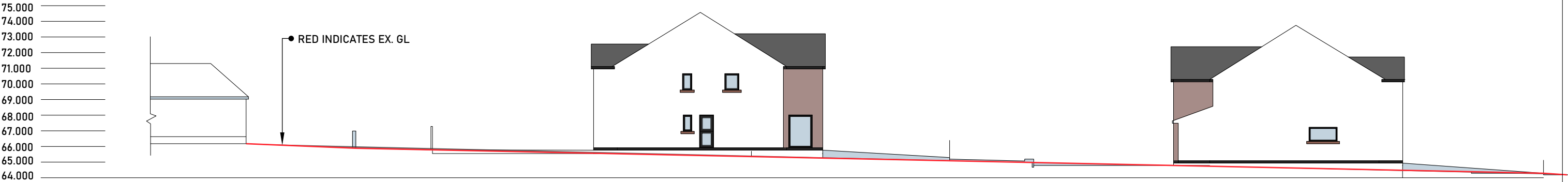
Address	Grove Hotel, Cleator
Title Project	Location Plan– DWG15 Residential Development
Scale	1:1250



ELEVATION B

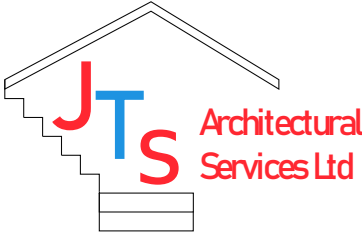


ELEVATION C



SECTION A-A
1:250

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Address	Grove Hotel, Cleator
Title Project	Site Section, Street views DWG018 Residential Development
Scale	1:250