Plot Passport

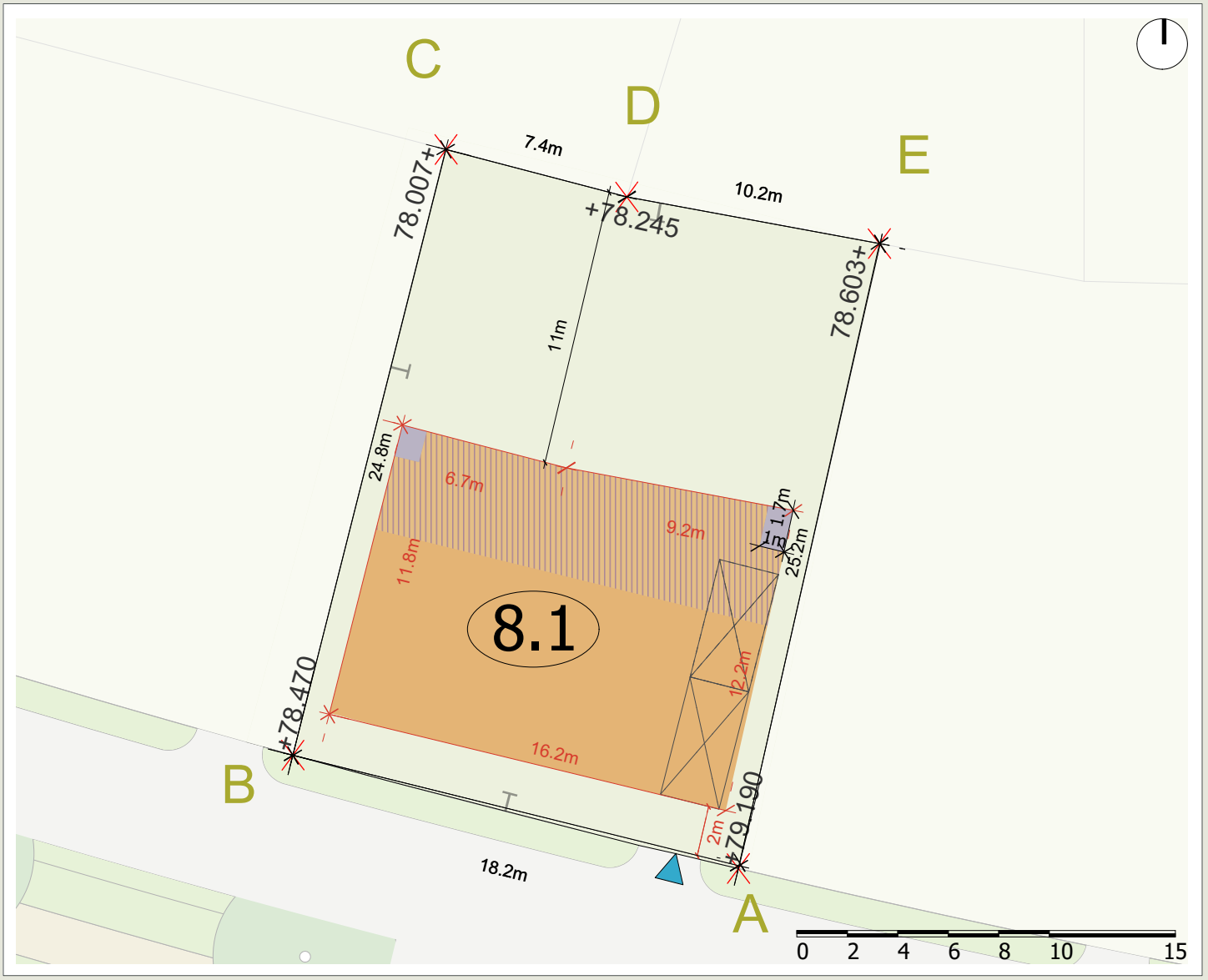
0285

1982-A-P-P-C-0285-180713-22

Main features

Plot Number:	0285
Unit Type:	5 / 6 Bed Detached
Local Character:	Rural Lane
Plot Area:	447 m2 / 0.1104 acre
Max. GIA:	279 m2

- Build zone
- Extent of plot
- On-plot car parking spaces
- Vehicular access
- (XX) Max. building height (metres)
- Rear elevation zone
- Single storey zone
- T Boundary for which the purchaser has the responsibility to maintain



Coordinates - Eastings, Northings (metres)

A: 458500.155, 220553.517 **B:** 458482.495, 220558.014 **C:** 458488.566, 220582.023 D: 458495.734, 220580.143
E: 458505.745, 220578.294

Rules of your build

1. Prior to development commencing, you must apply to the Local Planning Authority for a determination as to whether your design complies with the site Masterplan and Design Code. Forms are available from the Local Planning Authority and must be accompanied by a plan showing the site and details of the proposed development. The Local Planning Authority has 28 days to respond.
2. Your home must be built within the 'build zone' and must not exceed the max. permissible Gross Internal Area (GIA) stated above for construction above ground. In addition to the above area, a further 40% of the max. permissible GIA can be constructed below ground for a basement. The footprint of your home does not need to fill the entire 'build zone' & can be positioned anywhere within it. See below for GIA definition.
3. No temporary buildings or caravans are allowed on your plot. Prior to Completion, you shall not occupy your home for residential purposes or allow your home to be occupied for residential purposes.
4. No works or storage of materials may be undertaken outside the curtilage of your plot without permission from the relevant approving authority either GHVDC, Highways authority or the District Council, as applicable.
5. All the rear walls of your building must be positioned within the hatched area of the build zone. All walls (side and rear) within the single storey zone (if shown, does not apply to all plots) of the build zone must be single storey with a ridge height of no more than 4m. Should either neighbouring plot have received either confirmation of compliance or planning permission, then any part of your home that would; i) have more than a single storey; and ii) be within 2m of the boundary with a neighbouring home with confirmation of compliance or planning permission; then that must not extend beyond the rear wall of the neighbouring home by more than 3m.
6. This plot is for one detached unit with a max. of 6 bedrooms. The merging & subdivision of this plot is not permitted.
7. Prior to development the Plot Purchaser (as client) must appoint a Principal Designer as required under the 2015 Construction Design and Management regulations.
8. Any upper-floor window that is on a side elevation and less than 1.7m above the floor and faces onto a neighbouring house must be:-
   (i) obscure-glazed (ii) non-opening
9. A minimum area of 50% of the plot frontage (the area between the highway and your front wall) must be permeable (i.e. grass / shrubs / gravel etc.). On the remaining area any hard surface to be provided on land between a wall forming the principal elevation of the home and the highway must either be made of porous materials, or provision made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the home.
10. Unit Completion must take place within 24 months of the Completion of Sales Contract. See below for Unit Completion definition.
11. Your home must be no more than 8.1m as the maximum building height. This equates to approximately 2 storeys. The maximum building height means the height of your home when measured from the approved ground level of the plot immediately adjacent to your home, to the top of the highest part of the roof excluding any external chimneys, flues, soil or vent pipes or other structures for renewable energy generation.
12. The height of any external chimney, flue, soil or vent pipe, or other structure for renewable energy generation, must not exceed the highest part of the roof of the home by 1 metre or more.
13. A minimum of 2 secure cycle spaces/units must be provided.
14. Storage for 3 no. 240 litre wheelie bins (59w x 107h x 74d (cm)) for recycling, garden and residual waste should also be shown and must not be visible from road. Refuse stores must not be forward of any elevation that faces onto the public realm.
15. 2 car parking spaces (vehicle bays) must be provided on the plot and be a minimum of 2.5m x 5.5m in size. The position of parking bays is to your discretion. However, the position of vehicular access is fixed and must be located as shown on the Plot Plan overleaf. The minimum internal dimensions for a single car garage is 3.0m x 6.0m.
16. Terraces, balconies and raised platforms above ground level are not permitted where they would extend beyond any wall forming a side elevation or any wall forming a rear elevation of your home.
17. The T bars shown on the Plot Plan indicate the boundaries to your plot for which you have the responsibility to maintain.
18. There is no fixed elevation position requirement for your home.
19. Side elevations and boundary treatments are not applicable as they are not facing onto the public realm.
20. Front boundaries to be maximum 1.1m high. Front boundary means any boundary which is or would be forward of the principal elevation of your home. Side/rear boundaries to be maximum 1.8m high. The use of close-board/lap timber fencing along any public facing boundary is not permitted. All public facing boundaries to be a native hedge mix consisting of equal amounts of Common Dogwood, Common Hazel, Guelder Rose, Field Maple & Wild Privet; or a single species hedge of Hornbeam; or a mortared natural limestone wall; or a timber post & rail or post & mesh fence (this can also be used as a secure boundary within a hedgerow boundary). Where hedgerows are installed, these are to be laid as double staggered rows & are to be cut approximately 150mm after 3-4 years of unrestricted growth.
21. The facade and roof materials of your home must comply with the Material Palette shown overleaf.

Performance and Sustainability Requirement:

Thermal element U-values; at least:	Walls: U = 0.15 W/m2K, Ground Floor: U = 0.15 W/m2K, Roofs: U = 0.15 W/m2k
Thermal bridges; meet one of the following standards:	(i) Use Accredited Construction Details, provided by the Government's planning portal website. An overview can be downloaded from www.planningportal.gov.uk. In particular at: http://www.planningportal.gov.uk/buildingregulations/approveddocuments/partl/bcassociateddocuments9/acd (ii) Achieve the Association of Environmentally Conscious Builders (AECB) Gold or Silver Standard details as a minimum to achieve y = 0.08 W/m2K. (iii) Improve on the Accredited Construction Details to achieve a maximum y = 0.08 W/m2K.
Window U-values and g-values (Glazing & Frames combined); at least:	U = 1.4 W/m2K Range for solar gain factor (g-value): g = 0.50 - 0.70
Air Leakage rate	3m3/hr/m2 @ 50 Pa test pressure
Mechanical ventilation with heat recovery where specified:	Electrical efficiency ≤ 1.5 W/l.s Heat recovery efficiency ≥ 70%
Overheating risk	Consider design strategies that minimise the risk of summertime overheating risk. As a minimum comply with Building Regulations Part L Standards Assessment Procedure (SAP) Appendix P, or equivalent assessment method to achieve 'low' or 'medium' risk of overheating.
Electrical lighting	Minimum 75% of fixed lighting to be low energy (such as compact fluorescents or LEDs)

Definitions

Home
Home refers to a dwelling house or building which does not include a building containing 1 or more flats or a flat contained in such a building.

Gross Internal Area (GIA)
The Gross Internal Area means the total enclosed internal floor area of your home measured within the external walls taking each floor into account and excluding the thickness of the external walls. The GIA of your home also includes integral and detached garages and conservatories.

Principal Elevation
Is the elevation of the dwellinghouse that is being erected or constructed, which fronts the main highway serving the house or your front wall.

Completion
Unit Completion shall be deemed to be achieved on the date of the earliest of the following being issued in respect of your home; i) the date of completion notice for Council Tax purpose in accordance with schedule 4a of the Local Government Finance Act 1988 and section 17 of the Local Government Act 1992 or ii) the date of the building regulations completion certificate in accordance with section 17 of building regulations or if earlier the date on which any latent defects insurer issues the policy cover note in respect of the building works.

Note: In the process of designing your home, you should consider having sufficient width from your dwelling to your plot boundary to accommodate items such as construction access and scaffolding etc, as consent to access neighbouring land from an adjoining owner may not be granted.

Material Palette (Rural Lane)

Facade Options

Limestone

To match local oolitic limestone

Brick Option 1

Deep red/orange to match traditional local brickwork

Brick Option 2

White painted bricks of any type

Brick Option 3

Deep pink/orange with kiln marks to match existing site buildings

Metal Cladding

Any variety of of corrugated cladding of an exposedweathered finish or of a grey colour

Tiles

Any variety of plain clay or smooth red/grey concrete tiles of a slim profile. Double tiles are not permitted

Slate

Any variety of natural slate or medium/dark grey fibre cement slate

Timber

Any variety of a natural finish. This includes charred & natural coloured or dark grey/black stains

Lime Render

Natural Colour

Render Options

Choice of 9 NCS render colours as shown below to match tones found within local oolitic limestone. Where desired, readily available products of a similar tone may be used

0105 Y10R

0505 Y20R

0505 Y30R

1005 Y20R

1010 Y30R

1010 Y20R

1510 Y20R

2010 Y20R

3000N

Minor Options

The following accent materials can be used on up to 30% of your home's total surface area.

The use of a green wall must be applied over one of the permitted facade materials.

White Render

Corten Steel

Structural Members

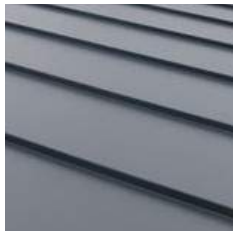
Mirror Finishes

Green Walls

Roof Options

Slate

Any variety of natural slate or medium/dark grey fibre cement slate

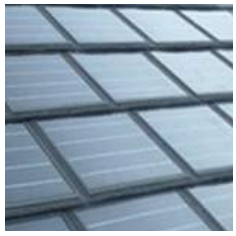


Metal

Any variety of corrugated or standing seam roofing of an exposed weathered finish or of a grey colour

Tiles

Any variety of plain clay or smooth red/grey concrete tiles of a slim profile. Double tiles are not permitted



Solar Tiles

Any variety of roof-integrated solar tiles, shingles or slates

Timber

Any variety of a natural finish. This includes charred & natural coloured stains. Dark grey & black stains are also permitted

Flat Roof Options

Any variety of green roof, felt, EPDM or fibreglass

Ground Conditions Information (GC1)

0285

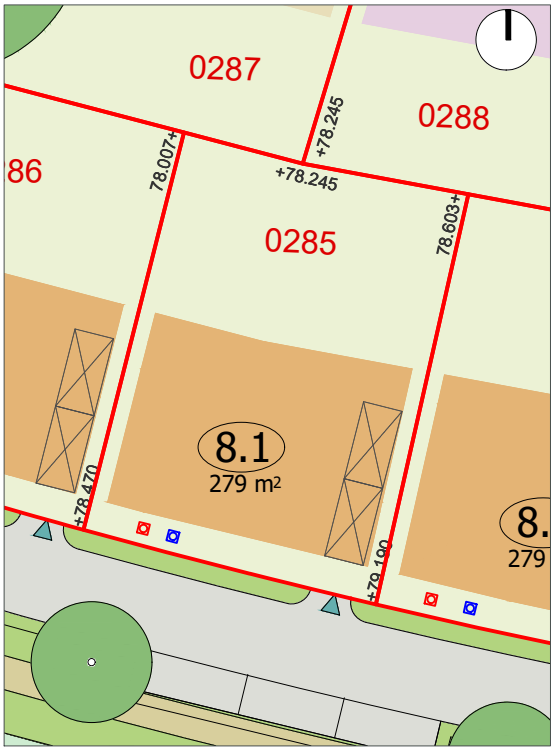
Main features

Foundation Type: Mass Concrete Trench Fill

Approx. 1.50m deep, below finished Plot Passport levels, subject to loadings and a suitable founding stratum and bearing capacity

Foul Water MH: E: 458486.111 N: 220558.100
IL: 77.542

Surface Water MH: E: 458487.894 N: 220557.622
IL 77.699



Key

= Surface Water Disconnecting Manhole

= Foul Water Disconnecting Manhole

MH = Disconnection Manhole

Manhole Coordinates are E-Eastings, N-Northings (metres), IL - Invert Level (m-AOD)

1. **Existing Ground Investigation:** A Ground Investigation (GI) has been undertaken by the Graven Hill Village Development Company Limited (The Company) comprising Boreholes (BH) and Trial Pits (TP) and associated laboratory testing.

2. **Additional Ground Investigation:** For unconventional; dwelling layouts, designs, loadings or construction, additional Ground Investigation and soil testing may be required for such plots. This will be carried out, if required, by the Company, and the cost incorporated into the purchase price.

3. **Golden Brick:** Each self-builder purchaser is required to arrange for the design and construction of their dwelling, with the exception of the foundations, substructures and drainage, with the land forming the 'Golden Brick' which will be designed and constructed, to suit the self-builder purchaser's dwelling design, by the Company and the cost incorporated into the purchase price. It is recommended that professional advice is obtained for their dwelling design and construction.

4. **Information Required:** The Company will design and construct the 'Golden Brick', as described below. To enable the Company to design and provide a cost for the foundations, substructure and drainage etc. associated with the 'Golden Brick', each self-builder purchaser is required to provide the Company with the following, as a single package of information:

- **Drawings:** All drawings are required as AutoCAD /.dwg and as pdf files.
- **General Arrangement:** Fully dimensioned general arrangement plans.
- **Cross Sections:** Fully dimensioned cross sections.
- **Elevations:** Fully dimensioned elevations.
- **Loads:** Fully dimensioned drawings showing the magnitude and direction of all; load bearing wall loads (kN/m), line loads (kN/m), column loads (kN), point loads (kN) and any other applied loads, bearing onto the ground floor or foundations.
- **Type of Ground Floor Slab:** Unless the Company is advised to the contrary by the self-builder purchaser, it is proposed that the ground floor slab shall be of suspended beam and block construction. The ground floor slabs will need to be suspended to allow for heave and the expansive, shrink / heave of the highly plastic underlying Oxford Clay).
- **Internal Penetrations:** A fully dimensioned ground floor plan, and where appropriate drawing/s or cross sections, showing the locations, alignment, dimensions and details etc., of all services that are required to penetrate through or beneath the ground floor slab, the ground beam/s or under the dwelling so that these may be co-ordinated with the design of the foundations and the 'Golden Brick'.
- **External Services:** A fully dimensioned ground floor plan, and where appropriate drawing/s or cross sections, showing the locations, alignment, dimensions and details etc., of all services that are required outside the dwelling footprint, such as rainwater down pipes, and other surface water drainage, so that these may be co-ordinated with the design of the foundations and the 'Golden Brick'.
- **External Finishes:** Details of proposed external site finishes.
- **External Levels (m AOD):** Proposed finished external surface level(s) around the perimeter of the dwelling. All levels, shall relate to the finished surface levels given on the Plot Passport, generally in the corners of the plot, which are proposed finished plot levels to tie in with roads, pavements and adjacent plots.
- **Ground Floor Slab FFL (m AOD):** Proposed finished floor slab level(s) of the ground floor slab and external levels at corners of the dwelling.
- **Finishes Above Ground Floor Slab:** Details of the make-up of the finishes above the structural floor whether it be precast concrete beam and block, cast in situ reinforced concrete, etc.
- **External Wall Junction Details:** Typical detail at the junction of external walls with the top of the ground beam foundation, the ground floor slab and the external ground level(s).
- **External Dwelling Co-Ordinates:** Co-ordinates to external facade corners of the dwelling to enable the dwelling to be located within the plot. The co-ordinates shall relate to the plot co-ordinates given on the Plot Passport, generally in the corners of the plot.

'Golden Brick'

5 The term 'Golden Brick' refers to the condition in which the individual plots at Graven Hill will be transferred to self-builder purchasers on completion of the sales contract. The Company will provide a lump sum price for the construction of the foundation, substructure and drainage works forming part of the 'Golden Brick' based on the self-builder purchaser's specification, layout and design for their dwelling. This, along with the plot land price, becomes the total purchase price due at completion. Once the purchase price is agreed, exchange of contracts can take place at which point the self-builder purchaser pays a 10% deposit of the total purchase price due.

6 The 'Golden Brick' comprises the foundations (which will be piled foundations, mass concrete trench fill, or other appropriate and approved foundation solution/s, for example, a basement), the substructure, drainage and ground floor slab, constructed to accommodate the self-builder purchaser's dwelling specification, layout and design. Drainage, both foul and surface water, will be extended by the Company from the disconnection / demarcation manholes, located just inside the plot boundary, to termination points through the slab and to suit rainwater pipes, again all to self-builder purchaser's required layout and design.

7 For the avoidance of doubt the 'Golden Brick' does not include the design or construction of any thermal insulation or any other work, unless specifically included as part of the substructure, foundation and drainage design. Where not specifically included these other items will be the responsibility of the self-builder purchaser.

8 **Condition at Handover:**

- **Finished Plot Levels:** The plot levels shown on the "Main features" page of the Plot Passport, generally given in the corners of the plot, are proposed finished plot levels to tie in with roads, pavements and adjacent plots. These levels are approximately 150mm higher than the surface soil levels at handover, to allow for final surfacing as chosen by the self-builder purchaser as part of their Build Works.
- **Surface Soil:** Depending on the location of the plot, the surface soil may be one or more of the following:
  - **Cut:** In areas of excavation, cut, where the original ground levels have been lowered, the surface soil shall most likely be the underlying local Oxford Clay or material as described below under "Piled".
  - **Fill:** In areas of fill, where the original ground levels have been raised, the surface soil could be locally won Oxford Clay excavated from elsewhere on the Site, placed and compacted in layers by the infrastructure contractor, or imported either granular material (typically sandy or silty soils, Classes 1A or 1B) or imported cohesive (typically clayey soils, Classes 2A, 2B or 2C) placed and compacted in layers by the infrastructure contractor, or material as described below under "Piled".
  - **Technical Definitions:** Under the infrastructure contract the contractor can use any of the following materials as defined in the "Specification for Highway Works', published by the Stationery Office (formerly HMSO) as Volume 1 of the Manual of Contract Documents for Highway Works":
    -Class 1A Well graded granular material
    -Class 1B Uniformly graded granular material
    -Class 2A Wet cohesive material
    -Class 2B Dry cohesive material
    -Class 2C Stony cohesive material
  - **Piled:** Where piled foundations are required, a "piling mat" is required for health and safety reasons to ensure the stability of the piling rig. Piling mats are typically constructed of coarse granular material. The piling mat material may therefore be the material on part of the plot surface at handover. Generally, the piling mat material will be beneath the building footprint, but some may be outside the building footprint either at the front, sides of back of the dwelling.
  - It is unlikely that the surface soil on the plot at handover will be suitable as a sub-soil for planting or growing.
  - It is assumed that different self-builder purchasers will have different requirements for the use and therefore quality of sub-soil at their plot in their front and back gardens. Some may want decking or patios, others gravel and pot plants, others mainly lawn, etc.
  - In accordance with the Architect's Parameters Plan, a minimum area of 50% of the plot frontage (the area between the highway and your front wall) must be permeable (i.e. grass / shrubs / gravel etc.). On the remaining area, any hard surface must either be made of porous materials, or provision made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling.
- **Topsoil:** If required as part of the Golden Brick, topsoil can be made available by the Company for the self-builder purchaser which will be left stockpiled within the rear garden area of the plot to be spread by the self-builder purchaser on their front or back garden, sufficient for up to a 150mm thickness. Topsoil will either be topsoil excavated from the original Graven Hill site and temporarily stockpiled on Site, Class 5A, or imported topsoil, Class 5B.
- If topsoil is required, the self-builder purchaser will need to advise the Company before the lump sum price for the 'Golden Brick' and the total purchase price due at completion is agreed. If required by the self-build purchaser, topsoil will be provided by the Company, and the cost incorporated into the purchase price.
- Topsoil excavated from the original Graven Hill site, Class 5A, shall only comply with the requirements of the Specification for Highway Works, it is not required by the infrastructure contract to comply with "BS 3882: British Standard specification for topsoil".
- Topsoil imported to the Site, Class 5B, is required by the infrastructure contract to comply with "BS 3882: British Standard specification for topsoil".
- **Technical Definitions:** Under the infrastructure contract the contractor can use any of the following materials as defined in the "Specification for Highway Works', published by the Stationery Office (formerly HMSO) as Volume 1 of the Manual of Contract Documents for Highway Works":
  -Class 5A Topsoil of turf existing on site
  -Class 5B Imported topsoil, shall be in accordance with BS 3882.

Background Information

9 The natural underlying Oxford Clay Formation is typically described as:
- At some locations; initially soft, generally becoming firm and eventually stiff with depth, fissured orangish brown or brownish grey or bluish grey sandy CLAY or sandy silty CLAY or silty CLAY with frequent fine to coarse gravel sized pockets of orangish brown silt and with frequent fine and medium sand sized gypsum crystals. Fissures are randomly orientated undulating smooth.

10 In such circumstances, it is generally recommended that foundations are founded below the Engineered Fill / Made Ground and that a suspended foundation slab is provided due to the shrink / swell properties of the underlying Oxford Clay.

11 Generally, where the depth to a suitable founding stratum is greater than typically 2.0m, piled foundations typically become more cost effective.

12 **Ground Gas Monitoring:** Ground gas and ground water elevation monitoring standpipes were installed as part of the preliminary ground investigation.

13 Ground gas assessment has been undertaken in accordance with CIRIA guidance. Based on the monitoring results carried out during the Ground Investigation in 2015, the Site has been classified as "Characteristic Situation 1". Therefore, no ground gas protection measures are necessary.

14 **Expansive Clay:** The Oxford Clay is highly susceptible to shrink / heave with variations in moisture content and consequently, it is recommended that all foundations extend below the depth of volume change potential and incorporate heave protection measures in accordance with Premier Guidance etc.

15 **Concrete Class:** The required class, quality, of buried concrete will vary from location to location across the site. It is recommended that buried concrete is determined and designed in accordance with "BRE Special Digest 1:2005 Concrete in aggressive ground'. Reference should be made to Geotechnical Engineering's (GEL's) final factual GI report is entitled: "Factual Report on Ground Investigation, Prepared for Graven Hill Village Development Company, Report Ref: 30378, Volume 1, Revision 1-B, dated 27/11/15". Concrete class could be DS-1, AC-1d, DS-3, AC-5m or DS-5, AC-5m depending on the plot location.

0285

Utility supply features

Electricity
230V Single Phase, 50Hz AC
100A/23kVA Supply Rating Max

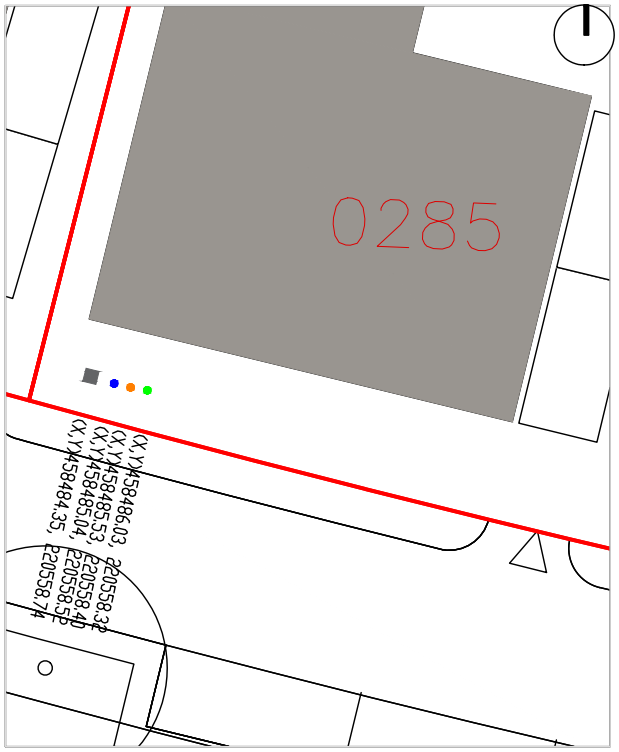
Gas
32/25mm PE LP Pipe, 30kW Supply Rating Max.

Water
25mm ALPE Pipe with Meter, Stop Valve and Double Check Valve Standpipe.
Min Pressure 8m Head, Approx

Telecoms
Fibre Service

Key
Electricity Supply
Gas Supply
Water Supply
Telecoms Supply
Multi Utility Distribution Network

Co-ordinates
Co-ordinates indicate services intake position within site boundary



Plot Boundary Service Connections

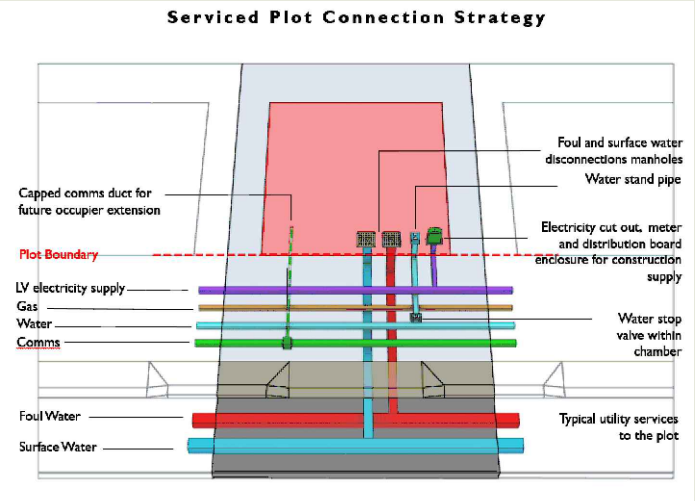
1 Electricity
The electricity supply terminates in a ground mounted enclosure, just inside plot boundary, housing a 100A fuse cut-out, a 100A DP RCBO, with space for the provision of a small distribution board and meter. MPAN number will be supplied to allow the purchaser to arrange for a meter to be installed. (refer to 'Arranging for your meter' section)

2 Gas
The gas supply will require extension directly from the gas main in the road to the meter position in a built in or wall mounted meter box once the meter box has been install on the building. The service pipe must be laid in a straight line between the connection to the main and the meter position. The proposed service pipe location is shown within the diagram above, any changes to this position must be provided to GTC as part of the Golden Brick design. Any subsequent variation to this location may incur additional cost to the self-build purchaser.

3 Water
The water supply terminates at a double check valve and standpipe, just inside plot boundary, with meter and stop valve chamber in footway.

4 Telecoms
The telecoms provision terminates with a cable duct, at the plot boundary.

5 Drainage
Refer to 'Drainage' under separate passport.



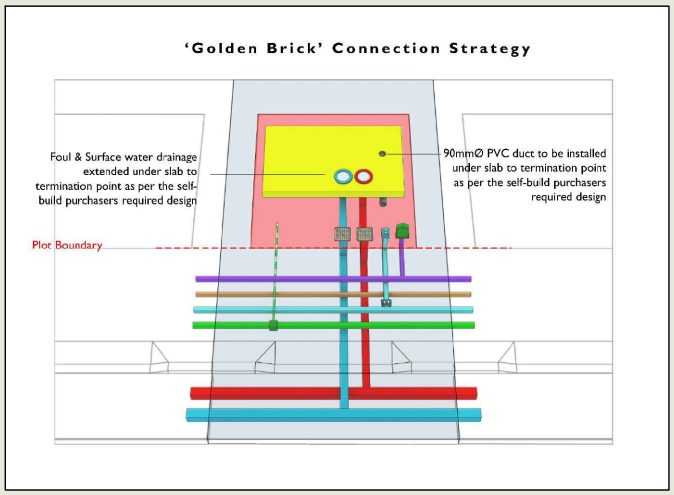
Golden Brick Connection Strategy

1 Water

An under slab PVC duct shall be installed to a termination point through the house foundation slab, to suit the stop cock location specified by the self-builder / purchaser, for the future installation of the incoming water pipe.

2 Drainage

Foul and surface water pipes are indicatively shown. please refer to the separate drainage plot passport for full details.



Getting Connected

1 Electricity

Two options are available:
A - Self-build purchaser arranges with their approved electrical contractor to extend the private service cable to the dwellings consumer unit.

B - Through GTC, obtain quotation and make payments to disconnect service at boundary, extend service cable to dwelling, relocate cut-out and meter (arranged with chosen meter operator), install and connect cable tails to local consumer unit. All in accordance with the given utility provider's requirements.

2 Gas

Self-build purchaser shall appoint GTC to install, in a pre-excavated trench the gas service from the gas main in the road. Footpath and roadway excavation and reinstatement will be by GHVDC contractor. All excavations and backfill within site boundary by self build purchaser. Service will terminate in external wall mounted IP65 meter enclosure c/w new meter, ECV (Emergency Control Valve, provided by the self-build purchaser). All in accordance with the given utility provider's requirements.

3 Water

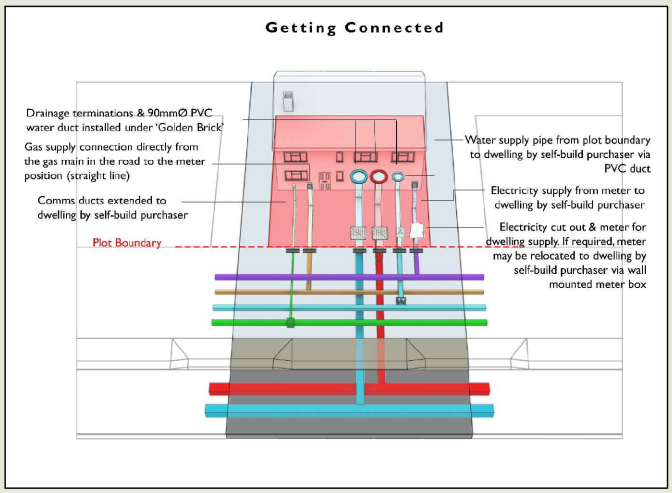
Self-build purchaser shall make all arrangements to extend water service pipe from standpipe position to their building, terminating at an internal stop cock. Water pipe shall enter the dwelling via the under slab duct provided with the Golden Brick. Obtain approvals in accordance with the given utility provider's requirements.

4 Telecoms

Self-build purchaser to extend comms duct from capped position at plot boundary to the building at a depth of 350mm-450mm below finished ground level. Duct to terminate within an external wall mounted IP65 terminal box, vertically by means of a pre-formed 90 degree bend on the external wall. The services duct must be cut level two bricks below the damp proof course.

Self-build purchaser to supply and install a standard 25mm conduit through the cavity wall at the point that is vertically above the end of the service duct. External Capping 25A and Connector Bend 4 should be fitted as required.

Self-build purchaser must install a draw rope (which will be supplied by GTC) in all ducts, and all ducts are to be "brush and mandrel" cleaned, prior to quality checking and handover to GTC. Refer to GTC technical Guidelines - Fibre to the Home, GF-TGI-IG-0016 Rev 04



Arranging for your meter

1 Electricity

The electricity supply point for the construction supply to the dwelling will be identified by a MPAN (Meter Point Administration Number). The purchaser must arrange a supply contract with the Supplier of their choice, register the MPAN with them and they will arrange for their Meter Operator to install the meter and energise the supply. The MPAN number can be obtained from GTC.

2 Gas

The gas supply point to the dwelling will be identified by a MPRN (Meter Point Registration Number). The purchaser must arrange a supply contract with the Supplier of their choice, register the MPRN with them and they will arrange for their Meter Operator to install the meter and energise the supply. The MPRN number can be obtained from GTC.

3 Water

The water supply will be provided with a meter by the service provider and connected as described under 'Getting Connected'.

4 Telecoms

The telecoms provision will be subject to a service agreement with the service provider and connected as described under "getting connected". Broadband speeds of up to 300mbps are available subject to the service agreement with the supplier. For a list of current suppliers go to www.ifnl.net

Additional Notes

1 Payments

It is the self-builder / purchasers responsibility to make all necessary arrangements and payments for extensions, diversions and connections to the utility services, including all civil works within plot.

2 Electricity

If PV solar panels and / or a heat pump is proposed to be installed, the self build purchaser should liaise directly with the given utility provider for approvals before making connections.

3 Guidance

Homeowner's Guide document to be requested from GTC for connections, contact and cost details.

SUBJECT TO PLANNING APPROVAL

This plot passport relates to the design of your home. There are additional conditions that are statutory (i.e. legislation) & mandatory within your agreement for sale & deed of transfer which you must adhere to. Therefore please ensure that you refer to these before proceeding with design work on or offsite fabrication or constriction. This includes conditions relating to health & safety, site working hours, deadlines for completing your home & consideration of neighbouring properties

Latent Defect Policies

Main Features

- Premier Guarantee are providing 10 year latent defect policies covering the structure and waterproof envelope of your new home, they are also undertaking the statutory Building Control function.
- You must provide Premier with a full set of drawings, before any building works commence, in order that they can check your design and materials comply with the Building Regulations, and other requirements.
- Premier will also provide a Site Surveyor who will inspect the work in progress and their design audit team and technical services will check your submitted design for compliance, a report will be provided and any issues in Section 1 of the report must be addressed. The Site Surveyor will be able to offer advice and will check specific areas to ensure the agreed design is followed on site.
- If you have any specific queries please contact Jake Acton on 0151 650 4343 who will advise of the best person to speak to. For more information on Premier Guarantee, go to **www.premierguarantee.co.uk**.
- To submit your drawings, please include all of the submission requirements listed below and send directly to the following address, **gravenhill@premierguarantee.co.uk**.

Drawing Submission should include

1. Sections, floor plans and elevations
2. Detailed specification: to include, external wall construction and specification, roof construction and covering internal structural components, heating and ventilation systems and energy ratings etc.
3. Drainage layouts and details
4. Any reports, 3rd party assessment and manufacturer details for any innovative forms of construction

Innovative Construction

- There are some types and forms of innovative construction that Premier cannot accept, you must obtain agreement from Premier for the use of any innovative form of construction and / or components.
- Premier consider Innovative construction to include anything other than Brick and Block, or traditional Timber frame construction.
- Premier do not accept any form of green or air dried oak construction, nor do they generally accept monolithic construction.
- Premier will endeavour to advise you of any issues as soon as possible, and usually within 4 weeks of receipt of the above.

Note: Unfortunately, failure to submit necessary information to Premier Guarantee in a timely manner will affect your ability to progress with works on site and have it inspected by their Risk Management Surveyor, and could also require expensive and time consuming changes at a late stage of construction.

Plot Passport

Phase 1B

1982-A-P-P-C-R-R-180713-22

Revision Record

Date	Revision	Plot Passport	Comments	Checked
17.10.13	01	All 92 Golden Brick	Issued	SA
17.12.08	02	Plot 0265	Plot dimensions updated	SA
17.12.12	03	Plot 0287	Buildzone and dimensions updated	SA
18.01.05	04	Plot 0265	Levels added	SA
18.01.23	04 [should have read 05]	Plot 0274	Plot dimension amended	SC
18.01.24	05 [should have read 06]	Plot 0291	Plot dimensions amended	SC
18.01.26	07	Plot 0265, 0274, 0275 0291	Plot dimensions amended, levels added and/or levels amended	SC
18.02.12	08	Plot 0287	Plot dimension amended to 206m2	SC
18.03.09	09	Plots 0075-0080, 0096-0100,0166-0171, 0212,1398	Plot types amended, levels updated	LH
18.03.14	10	Plots 0246, 0258, 0266-0267, 0273, 0275-0276, 0288-0289, 0295, 0313, 0316-0318, 0325-0326, 0368, 0370-0373, 0377, 0379-0380, 0382, 0385	Plot levels & services information amended	SC
18.03.22	11	Plots 0277-0287, 0290-0294, 0324, 0327	Plot levels and/or services information amended	SC
18.03.27	12	Plots 0328, 0329, 0331, 0334, 0335, 0369	Plot levels and/or services information amended	SC
18.03.28	13	Plots 0312, 0251	Plot levels and/or services information amended; Plot 0312 re-issued as part of Phase 1B	SC
18.04.09	14	Plot 0245	Plot levels and/or services information amended	SC
18.04.10	15	Plots 0259-0265, 0268-0272, 0274, 0314, 0315, 0320-0323, 0330, 0332, 0333, 0374-0376, 0378, 0381, 0383, 0384	Plot levels and/or services information amended	SC
18.04.17	16	Plots 0247-0250	Plot levels and/or services information amended	SC
18.04.30	17	Plot 0319	Plot levels and/or services information amended	SC
18.05.11	18	Plot 0273	'Rules of your build' page amended	SC
18.05.21	19	Plots 0258, 0266, 0312	Build zones updated; Plot 0312 Maximum GIA amended	SC
18.05.24	20	Plot 0392	Plot levels and/or services information amended (previously issued in draft form only)	SC
18.06.29	21	Plot 0289	Dimension annotation amended to round to 1 decimal point	SC
18.07.13	22	Plot 0285	Annotation of dimension to rear of plot corrected	SC