

SBD NOTES
General:
Accommodation:
BLOCK A - 20 apartments arranged over 5 floors. Access control to communal entrance doors with audio/visual. Secure lobby with communal post boxes.
BLOCK B - 14 apartments arranged over 3 floors. Access control to communal entrance doors with audio/visual. Secure lobby with communal post boxes with access control to lift located in the lobby.
BLOCK M - 6 maisonettes arranged over 2 floors
BLOCK T - 6 semi-detached houses arranged over 3 floors
Communal entrances:
• Audio/visual entry system with 5 hour battery back up
• No tradesman buttons
• Door lock must be tested to PAS 24LPS 1175-SR2
• Fire Brigade access - a single CRESTA or similar approved box with key switch over-ride to be provided linked to all access controlled gates and entrance doors
• Emergency door release - green box with cover panel and alarm (a) if the cover is lifted the alarm sounds
• CCTV coverage of all communal entrances
Mail
• Surface wall mounted TS009 - Block A & B surface wall mounted adjacent front entrance; Block M & T TS008 letter plate to private entrance door
• All communal mail boxes to be covered by CCTV
Lighting
• Location of communal light fittings shown on plan
• Localised lighting to entrances, porches etc are shown on the M & E layouts for each block
• All lighting to be on dusk to dawn sensor

CCTV
CCTV camera monitored from concierge office with recording, to cover the entrance and mail box where appropriate
MAIL
SBD approved mail box to multiple dwellings with CCTV monitoring
NOTE: ground floor flats in Block C will have private letter box
Natural surveillance from multiple floor levels (H.L. high level)
Public Footpaths
Lamp columns - either 5m or 6m high depending on location - refer to lighting design by MMA Lighting Consultancy
Secure cycle stands (Autopa Gold Secure Sheffield Stand with locking point or similar approved) to each house (Block T01)
Secure cycle storage (fitted out with Autopa Gold Secure Sheffield Stand with locking point or similar approved) to Block AM and Block B
Defensive planting below bedroom windows where adjacent to a public area (refer to landscape drawings by Davis Landscape Architecture)

SBD NOTES
Specific notes relating to DOCO comments dated 14.05.24:
1. Play areas/parking/pedestrian routes - located where shown with natural surveillance from adjacent buildings on multiple levels. Lighting as per MMA Lighting Consultancy
2. Perimeter, boundary & divisional fencing - all to be a minimum of 1.8m high, for specific fence types/locations, refer to Davis Landscape Architecture general arrangement drawing. Where pedestrian access gates are provided these to be 1.8m high & lockable from both sides.
3. Traffic calming/speed hump - located where noted on the drawing
4. Parking - cars - parking space allocations to be clearly marked. All spaces are covered by natural surveillance (refer to drawing)
5. Fencing - cycles - secure communal cycle stores are provided adjacent to Blocks A & B. The houses have on plot secure cycle stands where a cycle or motorcycle can be secured.
6. Tree & hedge planting - refer to Davis Landscape Architecture drawings. Generally tall, slender trees should be specified with a crown above 2m; hedges to be maintained at a max height of 1m.
7. Lighting - street/footpaths etc - light columns to be provided where shown - for specific details, refer to MMA Lighting Consultancy designs and drawings. Local amenity lighting to be provided to all entrances.
8. All external doors are to be supplied as a complete doorset, tested to at least PAS24:2022. Communal doors fitted with access control must be tested with the proposed electronic locking system. This will include all balcony doors and entrance doors accessible from an external walkway on upper levels.
9. All windows on the ground floor, balconies and adjacent to external walkways on upper levels to be tested to at least PAS24:2022. Glazing to be laminated.
10. Cycle security - all cycle store areas to be provided with a Gold Secure Sheffield stand with locking point from Autopa or similar approved.
11. Communal mail boxes in blocks A & B to be to SBD TS006. All private letter plates in houses/maisonettes to be to SBD TS008 with the brand.
12. All ground floor bedroom windows to have defensive planting (refer to landscape architects drawings and specifications)
13. All entrance doors to be dual certified from a single, third party UKAS accredited testing body for security (PAS24:2022 min.) and fire (FR30S min.). All private entrances to be well lit with dusk to dawn photo sensors.
14. Communal entrances to Blocks A & B shall have audio/visual door entry systems with battery back-up.
15. All communal entrances and post lobbies to be covered by CCTV monitoring.
16. Corner properties to have well established boundaries to avoid desire lines across private spaces - refer to Davis Landscape Architecture planting plans
17. Blank walls - there are no blank walls in the new development
18. Vehicle mitigation on pedestrian routes - this is very difficult to achieve without impeding prams/mobility scooters etc.
19. Open spaces - layout and design - refer to Davis Landscape Architecture drawings & specification. Lighting as indicated on this drawing and in detail in the MMA Lighting designs.



100mm Scaling Bar

P Issued for planning 08.10.24

Client **OAKWOOD BUILDING CONTRACTORS**

Project: residential development St Columba's Close Gravesend

Title: Site layout GA SECURED BY DESIGN

RDA Architects - Chartered Architects
Evesham Park Barn, Evesham, Warwick, CV4 9JX. Company No. 03503047
Tel: 01350 814405 e-mail: projects@rdaarchitects.co.uk Web: www.rdaarchitects.co.uk
© RDA Consulting Architects (UK) Ltd.

Date: OCT 24 All Scale: 1:125

24.115.03	P	PLANNING
Project	Sheet	Status/Revision
		Drawing Status