

CAPITAL & INFRASTRUCTURE

BUILDING CONTRACT DIRECTIVE

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LAND USE AND THE DESIGN OF NEW BUILDINGS

This directive applies to the design of all new building works, and fencing and re-fencing of boundaries.

1. NEW BUILDING WORKS

When the preliminary design for any new building or other works is being carried out it is important that the siting of the new building does not impede future developments or prevent the future potential of surrounding or adjacent land being realised. Even a small building badly sited can considerably reduce the value of land that the County Council may wish to sell in the future. Make sure also that the siting of new buildings does not impede access to other areas of the site. Before deciding upon the final position of the building, you should check with a Project Manager at Capital and Infrastructure that a conflict does not exist with any likely future development proposals. These principles also apply to structures erected by "self-help" groups upon which you may be asked to provide design guidance.

2. FENCING WORKS

If you are arranging to erect a new fence or replace an existing one and there is any doubt about the correct boundary line please consult a Project Manager at Capital and Infrastructure. Sometimes the lease or conveyance will specify a particular type of fence ("stockproof" for example) so unless it is proposed to replace like with like, you should always check to see if a specific requirement exists. If, for practical reasons you have to erect a fence which departs from the boundary line (perhaps to avoid obstacles such as trees and ditches) and thereby leaving an area of Council land unfenced, you must make sure that the actual position of the fence is accurately recorded on a plan to ensure that title of the land is not lost, and details forwarded to a Project Manager at Capital and Infrastructure.

CONCLUSION

REFERENCE

NOTE:

THIS DIRECTIVE IS APPLICABLE TO THE MAJORITY OF SCHEMES BUT IT WILL NOT NECESSARILY BE APPROPRIATE TO ALL WORKS AND THEREFORE ON EACH SCHEME IT WILL BE NECESSARY TO CHECK THE SPECIFIC REQUIREMENTS.