Planning Drawing

GENERAL
All works shall be carried out strictly in accordance with current British Standards and Codes of Practice. All specialist or named products shall be fitted in strict accordance with the manufacturer's recommendations. Contractor to check all dimensions and conditions prior to commencing work on site. All excavations to be carried out in accordance with the British Standards (BS). All discarded materials to be carted away from site (and recycled where possible). All new formation levels below any new floors or external pavements to be free of top soil, vegetable matter or other organic material.

Allow for building up hardcore below raised paved areas to driveway and parking areas to suit levels. New paving to be provided with a slight fall to drain latent water away from the building (approximately 1:80); no standing water will be acceptable. Contractor to agree levels / falls in paving with the LABCO and CA / Designer prior to installation. Wash down all paving upon completion to make clean.

APPROX. LINE OF SITE BOUNDARY.

All existing trees to be suitably protected. Refer to Arboricultural Report by Crawshaw Arboricare Ltd. (dated 08/10/21 - as revised December 2022).

Carefully excavate by hand digging only (i.e. no mechnical excavators to be used whatsoever) and remove existing gravel to existing patio area and adjacent gravelled surfaces. Prepare existing ground to provide level access, filling all hollows with soil, clean angular stone or sharp sand (where large bolders and rocks removed). Lay new patio comprising provisionally Marshalls Versuro Caramel Cream mixed sized paving flags; on 25mm overfill of clean angular stone; on 75mm Cellweb geotextile membrane (with all cells filled with clean angular stone); on weed suppressant geotextile membrane laid directly to prepared level soil base. Existing sub-base (where flags removed) to be inspected by CA prior to carrying out these works for possible re-use. Flags to be brushed with sharp sand upon completion.

GARDEN RETAINING WALLS
Carefully excavate by hand digging only (i.e. no mechnical excavators to be used whatsoever) and remove existing turf, planting, soil and part sub-strata. Form new timber sleeper type retaining walls (to match existing) secured using a suitable pin system, utilising timber vertical stakes. Walls to be built off suitable piled supports (to minimise excavation into sub-strata) in full consultation with the Local Authority Tree Officer. Cart away all debris and make good disturbed surfaces.

Carefully excavate by hand digging only (i.e. no mechnical excavators to be used whatsoever) and remove existing turf, planting, soil and sub-strata to form extended patio area and ramp where shown hatched and shaded grey. Prepare existing ground to provide level access, filling all hollows with soil, clean angular stone or sharp sand (where large bolders and rocks removed). Lay new patio comprising selected paving flags etc. as described for existing patio areas.

Contractor include for removal from site of all debris and disguarded materials related to new external works and landscaping.

Carefully excavate (hand digging only)and remove existing perimeter garden planting beds and steps adjacent to sleeper walls shown dotted and leave ready to receive new retaining wall and ramp.

PREVIOUS APPROVED EXTENSION PROPOSALS
(REF: AVA/2021/0606) SHOWN IN RED DASHED LINES
EXTERNAL FLOOR AREA = 314.74m2
OVERALL VOLUME = 1,262.35m3 approx..

sleeper retaining wall to match existing

Adapt and extend existing perimeter garden/patio timber sleepers wall and kerbs shown red by hand only. Extent of works to be agreed on site.

LAWNED GARDEN

Supply and fix composite panel pedestrian gate (height 1800mm). Gate to have minimum opening of 1000mm and to include for security locks and keys. Final design/style to be agreed with client prior to order.

All existing gates serving the existing rear patio to be removed.

EXISTING PATIO (REGRADED TO PROVIDE LEVEL ACCESS)

sleeper retaining wall to match existing

sleeper retaining wall to match existing

new pedestrian gate

concrete flat top edging kerb.

Provide and lay 200 x 50 mm concrete flat top edging kerb (to match selected stone set paving) at the entire perimeter of the extended/regraded driveway, and to rear patio areas (where no retaining wall) set in min 250 x 100mm concrete base. Colour to be confirmed with client.

Excavate and remove existing perimeter timber kerb edging. Leave ready to recieve concrete edging kerb etc. as decribed elsewhere.

EXTENDED/REGRADED PARKING AREA

Part of proposed building shaded yellow to be constructed using piled foundations to minimise potential root damage to existing trees in this area.

POSITION OF EXISTING COTTAGE PLUS DETACHED GARAGE SHOWN IN PURPLE DASHED LINES
EXTERNAL FLOOR AREA = 216.515m2
OVERALL VOLUME = 890m3 approx..

POSITION OF PROPOSED NEW BUILD DETACHED DWELLING (REF: AVA/2022/0569) SHOWN HATCHED
EXTERNAL FLOOR AREA = 307m2
OVERALL VOLUME = 1,260.35m3 approx..

FINISHED FLOOR LEVEL 99.85m

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EXISTING PATIO (REGRADED TO PROVIDE LEVEL ACCESS)

Existing gate pillar

Remove existing entrance gates and cart away all debris. Existing vehicular site entrance to otherwise remain as existing. Make good to all disturbed surfaces.

Existing gate pillar

Existing overhead cable to be removed.

PROPOSED SITE CABIN (size 6m x 3m)

Approx. location for temporary fully waterproof meter cubicle (internal dimensions 1000 x 500 x 1000mm high) with monopitch roof to Western Power Distribution requirements constructed using 102mm single brick construction off suitable concrete base.

Existing trees (to area of extended parking area) to be removed.

concrete flat top edging kerb.

Provide and fix fully automated electrical powered composite panel vehicular gates (as described elsewhere).

Excavate and remove existing perimeter timber kerb edging. Excvate lawned garden as needed and leave ready to recieve concrete edging kerb etc. as decribed elsewhere.

Excavate and remove existing surface finishes. Regrade and extend then prepare sub-base materials to provide level access into property from frontage to all new and existing external door openings. Lay new fully paved areas shown comprising provisionally Fairstone Magnasett stone sets; on 100mm thick continuous concrete bed; on 175mm min depth well compacted Mot Type 3 granular sub base to SHW clause 805 or 4/40mm to EN12620 binded with 2/6.3mm graded crushed concrete aggregate to EN12640; on suitable weed surpressant geo-textile membrane to naturally occurring substrata. Paving to be laid to falls away from building. Existing sub-base (where concrete/gravel removed) to be inspected by CA prior to carrying out these works for possible re-use

The Contractor is to include for providing all necessary top soil to be positioned alongside all regraded paved areas and retaining walls to provide a minimum graded surface to existing garden levels, include for all necessary good quality garden turf as required.

Note: all excavations and new paving works to be undertaken and constructed in full compliance with Arboricultural Tree Protection Method Statement and Tree Protection Plan Report by Crawshaw Arborcare Ltd dated 8/10/21 (as revised December 2022).

RAISED AND REGRADED PATIO AREA

Concrete flat top edging kerb to match selected stone set paving) at perimeter of raised/regraded patio as described elsewhere.

concrete flat top edging kerb.

APPROX. LINE OF SITE BOUNDARY.

sleeper type retaining wall to match existing and meet with LPA requirments.

ramp up

ramp up

EXTENDED PATIO AREA (SHADED GREY)

sleeper type retaining wall to match existing and to meet with LPA requirments

PREVIOUS APPROVED EXTENSION PROPOSALS
(REF: AVA/2021/0606) INCLUDING COTTAGE, SHOWN IN RED DASHED LINES
EXTERNAL FLOOR AREA = 314.74m2
OVERALL VOLUME = 1,262.35m3 approx..

GARDEN RETAINING WALLS
Carefully excavate by hand digging only (i.e. no mechnical excavators to be used whatsoever) and remove existing turf, planting, soil and part sub-strata. Form new timber sleeper type retaining walls (to match existing) secured using a suitable pin system, utilising timber vertical stakes. Walls to be built off suitable piled supports (to minimise excavation into sub-strata) in full consultation with the Local Authority Tree Officer. Cart away all debris and make good disturbed surfaces.

102.06	Existing finished ground levels shown thus.
99.85	Proposed finished ground levels shown thus.

K 03.01.23 ACJ Notes amended re: garden retaining walls to suit LPA/tree officer requirments.
J 08.12.22 ACJ Notes added re: existing site entrance & retaining walls/kerbs, plus footprint built offf piled foundations. Paving to front right adjusted to suit amended building footprint. Part site boundary shown.
H 14.11.22 ACJ Building volume reduced further - to suit LPA requirments/ex. & proposed levels added..
G 25.10.22 ACJ Location for Contractor's site cabin and temporary electrical meter cubicle shown.
F 14.10.22 ACJ Existing building footprint highlighted in purple dashed lines. Areas and volumes added for each.
E 25.08.22 ACJ Approved previous adaptation/extension footprint shown in red dashed lines.
D 10.06.22 ACJ NEW BUILD OPTION ILLUSTRATED (EXISTING COTTAGE TO BE DEMOLISHED)
C 23.05.22 ACJ 2 no. additional dimensions added to front and rear of new storey extension; notes to ex. retaining walls amended.
B 26.04.22 ACJ CONTRACT ISSUE.
A 01.02.22 ACJ TENDER ISSUE.

Client
Dr Edward Hudson

Address
Barn Farm Cottage, 24 Wood Lane, Horsley Woodhouse, Ilkeston

Drawing
Proposed Site Plan

Drawn by	Checked by	Date
GF	TD	05/06/21
Drawing No	**Rev**	**Scale**
PS3205 - 104 K		1 : 200
		Size A3

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PROPOSED SITE PLAN scale 1:200