New garage building construction to consist of:

New Foundations
New foundations are to be concrete strip foundations 650mm width, height to be min 150mm and at depth to be min 450mm/ or deeper if ground conditions require, and to be confirmed on site and all as per approved Doc 'A', where ground conditions are not suitable, amended design to be confirmed by Architect and S. Eng. High Alumina concrete must not be used.

New External Walls
External walls to be blockwork/ blockwork cavity external wall construction, 100mm medium density blockwork inner leaf, 50mm cavity and 100mm external leaf medium density blockwork overlaid with coloured through render to match the house

Pitched Roof
New roofs tiles to be to be natural coloured Marley Rivendale fibre cement slates to match those of the house on SW timber battens and counterbattens on Tyvek Supro breathable membrane on SW timber rafters to the size and spec of the S. Eng,

Garage Floor
Solid garage floor to consist of 150mm consolidated hardcore. Blinded with 50mm sand blinding. Provide 150mm ST2 or Gen1 ground bearing slab thickened 300mm at garage entrance, laid over a 1200 gauge polythene DPM as required. DPM to be lapped in with DPC in walls. Ensure a 1:80 fall is provide to floor from back of garage to front garage door.

Demolitions
Existing structures to be carefully removed, shown dotted

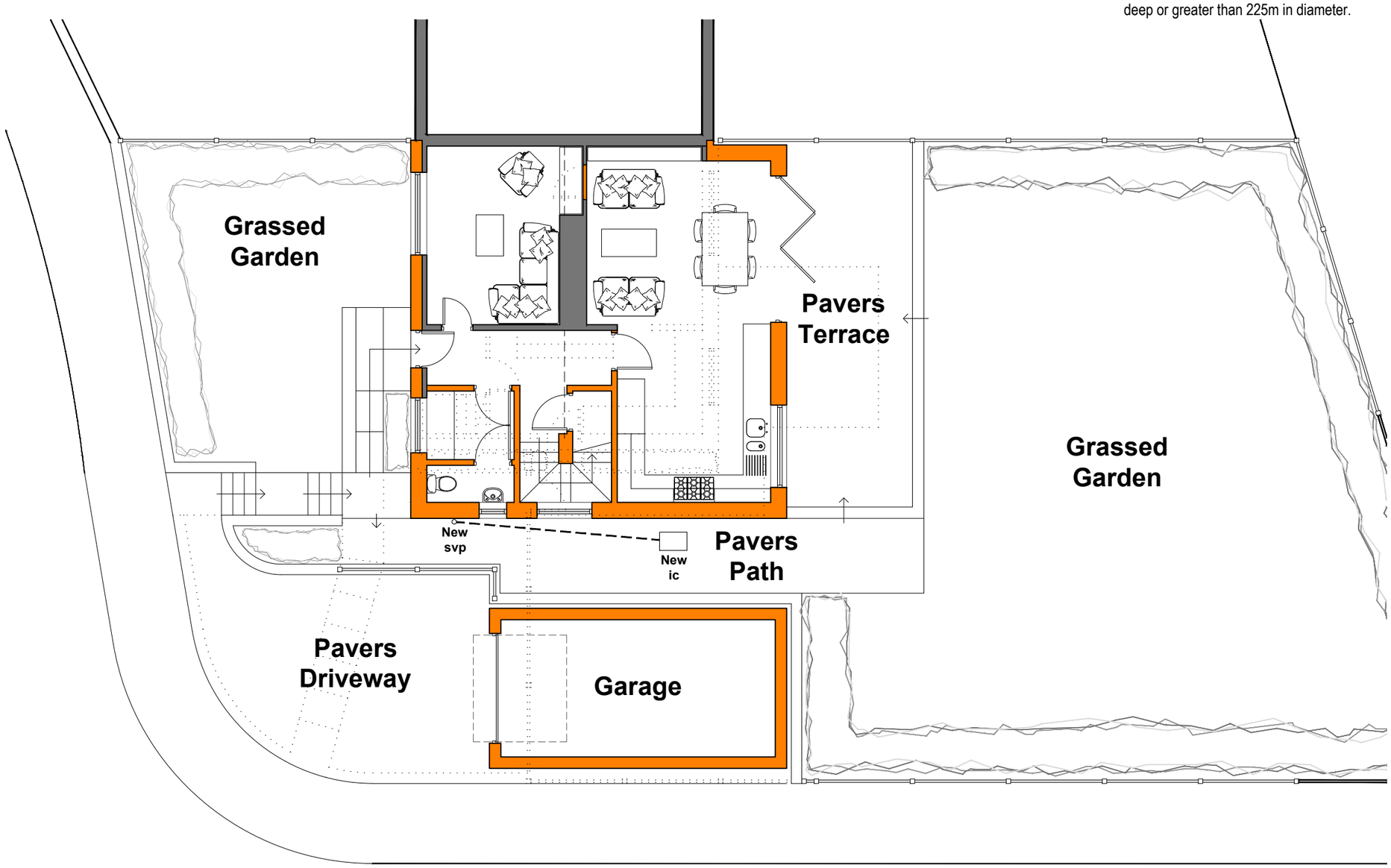
Building Over or Near Public Sewers
The developer is to consult the Local Sewers Undertaker when constructing, extending or underpinning over a sewer or within 3m of the centreline of sewer shown on the sewerage undertakers sewer records and when the following applies:
- The building or extension is to be constructed over a manhole or inspection chamber or other access fitting on a sewer.
- The length of the drain or sewer under the proposed building or extension will exceed 6m.
- The Building or extension is to be constructed over or within 3m of any drain or sewer more than 3m deep or greater than 225m in diameter.

Drainage
Allow for installing new drainage to consist of new 100mm diameter PVCu soil and vent pipe, new 110mm PVCu underground drainage pipe laid to min 1:80 falls on min 100mm deep 10mm nominal single sized granular material and connect to new Marley Inspection Chamber with 600mm x 450mm x 23mm Cast Iron cover laid on min 100mm deep 10mm nominal single sized granular material. New above ground drainage runs to be new UPVc waste pipes laid to min 1:80 falls, 50mm diameter generally, 100mm diameter to all WC's, include for boxing out including low level pipework and connected into new soil and vent pipe/ air admittance valve as shown.

Rear Terrace and Paths
Allow for removing the existing side and rear terrace, and paths, all down to original garden level and allow for existing floor brick vents to be exposed and cleared. New terrace finish to consist of new Woburn Rumbled Infilita permeable pavers by Bradstone Ltd, www.bradstone.com tel. 01530 254320 laid to 1:60 falls away from the building, steps to be stone 250mm treads, stone to be agreed with the client, number of risers as shown, all to be constructed off week concrete mix

Retaining Wall
New retaining wall as shown and to the design and spec of the S. Eng. Allow for 100mm gap to the new garage structure, and include for new 'French Drain' against the new retaining wall to consist of 100mm perforated uPVC pipe laid in min 300mm width, 500mm depth trench with geotextile membrane to the outer edges, and filled with 20mm - 50mm, washed angular gravel. Allow for the pipe to be connected to the existing surface water drainage

Boundary Fencing
Allow for the retention of all existing boundary fencing, amended as shown, all new additional/ replacement fencing to match the existing



ISSUED FOR PLANNING

REVISION | DATE | DRAWN | CHECKED | DESCRIPTION

CLIENT	MR PAUL BASS	SCALE	1:100@A3
		DATE	OCT 2026
PROJECT	39 WELLAND CRESCENT, ELSECAR	DRAWN	ML
		CHECKED	
DRAWING TITLE	SITE PLAN AS PROPOSED	JOB NUMBER	261001
		DRAWING NO.	201
		REVISION	

Site Plan As Proposed

Scale 1:100@A3

TIMEARCHITECTS

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