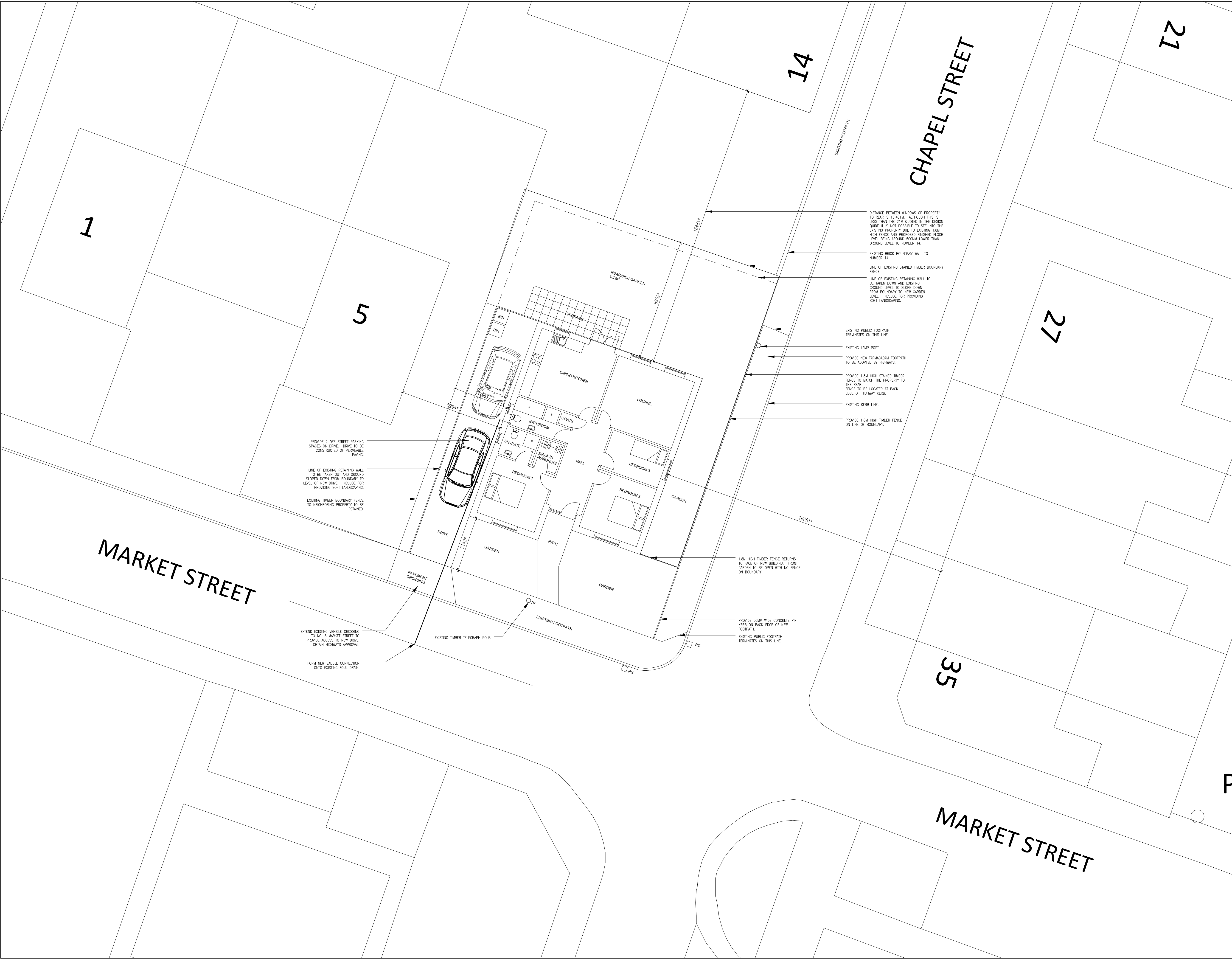




NOTES:

- Do not scale this drawing to ascertain dimensions. In all cases figured dimensions to be followed. All dimensions to be checked on site before work commences
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GENERAL NOTATION:
DIMENSIONS MARKED THUS 00.00* ARE TO BE VERIFIED ON SITE FOLLOWING SITE MEASURE.

PLANNING NOTATION:
THIS DRAWING HAS BEEN PRODUCED FOR THE PURPOSE OF OBTAINING PLANNING APPROVAL.

RESIDENTIAL DEVELOPMENT SHALL COMPRISE:-

- EXTERNAL WALLS SHALL BE CONSTRUCTED OF FACING BRICKWORK TO MATCH SURROUNDING BUILDINGS.
- ROOF SHALL BE CONSTRUCTED OF CONCRETE ROOF TILES. COLOUR TO MATCH SURROUNDING BUILDINGS.
- DWELLING SHALL BE PROVIDED WITH 2 OFF STREET PARKING SPACES AS INDICATED ON THE PLANS. EACH PARKING BAYS TO BE 2.5 X 5.0M.
- DWELLING SHALL BE PROVIDED WITH 1 NO. ELECTRIC VEHICLE CHARGING POINT TO BE 'MODE 3'. MINIMUM 7KW (32 AMP) COMPLIANT WITH BS-EN-61851-1:2019.
- LEVEL ACCESS TO BE PROVIDED TO MAIN ENTRANCE OF DWELLING VIA A SUITABLY DESIGNED RAMP AND LOW PROFILE THRESHOLD COMPLYING WITH PART M OF THE CURRENT BUILDING REGULATIONS.
- PROVIDE 1.8M HIGH STAINED TIMBER FEATHER EDGE BOARDED FENCES TO PERIMETER OF SITE TO MAINTAIN PRIVACY.
- ALL SURFACE WATER SHALL BE DRAINED TO A SUSTAINABLE URBAN DRAINAGE SYSTEM. ROOF DRAINAGE SHALL BE CONNECTED TO EXISTING PUBLIC SEWER. OFF STREET PARKING SHALL BE DRAINED VIA SUDS PERMEABLE PAVING.
- SPACE SHALL BE PROVIDE FOR ON SITE STORAGE OF REFUSE WITHIN THE REAR GARDENS. ACCESS SHALL BE PROVIDED TO ALL REAR GARDENS TO ALLOW BINS TO BE COLLECTED.
- FOUNDATIONS SHALL BE DESIGNED BY STRUCTURAL ENGINEER.
- WINDOWS SHALL BE WHITE UPVC FRAMES WITH THERMALLY BROKEN GLAZING. WINDOWS TO BATHROOMS AND TOILETS SHALL BE PROVIDED WITH OBSCURED GLAZING. WINDOWS SHALL COMPLY WITH THE REQUIREMENTS OF SECURED BY DESIGN AND BUILDING REGULATIONS APPROVED DOCUMENT Q.
- MAIN ENTRANCE DOOR SHALL COMPRISE COMPOSITE CONSTRUCTION AND SHALL COMPLY WITH THE REQUIREMENTS OF SECURED BY DESIGN AND BUILDING REGULATIONS APPROVED DOCUMENT Q.
- FRONT, REAR AND SIDE GARDENS TO BE LANDSCAPED.

B	19.08.22	PROPOSAL AMENDED TO A SINGLE 3 BEDROOM BUNGALOW FOLLOWING INITIAL FEEDBACK FROM PLANNING DEPARTMENT.	GT	CT
A	04.05.21	PLANNING ISSUE.	GT	CT
Rev.	Date	Description	Drawn	Approved



Design Services Limited

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Client: WALLIS HOMES LTD

Project: RESIDENTIAL DEVELOPMENT
LAND OFF MARKET STREET AND CHAPEL STREET

Drawing: SITE LAYOUT
AS PROPOSED

Scale:
1:100 @ A1

Drawn by:
GT

Date:
27.04.21

Checked by:
CT

Drawing no:
L0105/20:01

Revision:
B