

RETAINED GRASSED BUND BANKING

NEWLY CREATED OTHER NEUTRAL GRASSLAND

THE COMPANY HAS ALWAYS HAD A LOWER FENCE TO PROTECT ITS OWNERSHIP ON THE SITE. THE FENCE MATCHED THE PLANT 100% SURVEY INDICATED AREA AND IT IS THIS PART OF THE SITE THAT THE COMPANY WISH TO BRING INTO USE FOR A NEW BUILDING AND YARD STORAGE FOR THE RETAINING BLOCKS PART OF THE BUSINESS. THE SITE SLOPS LOWER THAN THE UPPER YARD AND IT IS PART OF THE PROPOSAL TO LEVEL THE SITE TO ONE LEVEL WITH THE EXISTING UPPER YARD. THE PROPOSED BUILDING AND YARD BY YARD BY MIN 300mm AND BUND RETAINED/SCREENED TO THE SURROUNDING AREAS. THIS WILL NOT ONLY MEAN THAT THE PROPOSED BUILDING WILL REMAIN WELL SCREENED FROM THE APPROACH TO THE SITE FROM THE FEEDER ROAD BUT ALSO THE EXISTING UPPER YARD WILL BE PROTECTED FROM THE VIEW OF THE YARD TO DO THE SAME. THE BUND ITSELF WILL BE GRASSED TO REMAIN WITHIN THE SITE, VARYING IN HEIGHT DEPENDING ON THE LEVELS BUT ALWAYS AT A MIN HEIGHT OF 1600mm RELATIVE TO THE YARD. THE GRASSED BUND WILL BE A MIN 400mm WITHIN THE SITE BOUNDARY AND WILL BE A LOW LEVEL SCREEN PLANTING TO FURTHER SOFTEN AND SCREEN THE SITE.

THE VEHICLE ACCESS INTO THE LOWER LEVEL IS FROM WITHIN THE EXISTING YARD SITE AND WILL MAKE USE OF A 7500mm WIDE RAMP THAT WILL FALL AT A VERY USABLE GRADIENT. THE RAMP BEING AT AN INTERNAL DIAMETER OF 30m FROM THE CORNER OF THE NEW BUILDING AND FALLING THE 3200mm OVER ITS TOTAL LENGTH OF APPROX 65M.

THE PROPOSED USE ALLOWS FOR MUCH NEEDED EXPANSION FOR THE COMPANY AND ITS FUTURE OPERATIONS AND SITS WITHIN/ON THE FRINGE OF WHAT HAS NOW BECOME A VERY WELL ESTABLISHED TRADING ESTATE OVER THE DECADES. THE REDUCED LEVELS AND SITE SCREENING ALSO ALLOW FOR THE PROPOSED TO SIT MORE COMFORTABLY WITHIN THE SITE.

THE NEW BUILDING IS TO BE DESIGNED TO LOOK SIMILAR TO THE OTHER MORE RECENT BUILDINGS ON THE SITE WITH A STEEL PORTAL FRAME THAT WILL BE FINISHED EXTERNALLY WITH BRICK PLINTH LINE TO A HEIGHT OF 2100mm (TO AN INSULATED CAVITY STRUCTURE) WITH A VANDYKE BROWN BOX CLAD FRAME ABOVE TO A TOTAL TOTAL GUTTER HEIGHT OF 4600 AND A RIDGE OF APPROX OF 5640mm. THESE HEIGHTS WILL ALLOW THE BUILDING TO SIT MUCH LOWER IN HEIGHT AGAINST THE UPPER GARAGE, THUS FURTHER REDUCING THE VISUAL IMPACT ON THE APPROACH TO THE SITE. THE ROOF SECTION WILL AGAIN BE VANDYKE BROWN BOX PROFILE SHEETING AT A PITCH OF 9-10 DEG TO FURTHER MATCH THE EXISTING BUILDINGS ON SITE

THE BUILDINGS ARE A STEEL PORTAL FRAME. THE FRAME IS TO BE SUPPORTED OFF A CONCRETE RINGBEAM WITH CONC PADS TO THE FRAME. THE RINGBEAM IS TO BE CONSTRUCTED IN ACCORDANCE WITH STRUCTURAL ENGINEER DETAILS WITH THE PORTAL FRAME BOLTED THERETO. THE RINGBEAM DEPTH IS TO RELATE TO STRUCTURAL REQUIREMENTS BUT ALSO THE SECTIONAL DWS HERE-IN AND THE RELEVANT EXTERNAL BASE YARD MAKE-UP OF MIN 150-200mm TAMPED CONCRETE TO DWP MEMBRANE AND MIN 150mm TYPE 1 GRANULAR SUB BASE

THE BASE FLOOR STRUCTURE TO THE BUILDING IS TO BE A MIN 150mm MOT BASE WITH 120qa (MIN) DPM WITH SAND BUNDING TO MIN 125mm XTRATHERM OR SIMILAR APPROVED RIGID FLOORING INSULATION - IF DEEMED A REQUIREMENT BY THE CLIENT RELATIVE TO THE USE, 500q SOLATING MEMBRANE AND MIN 150 REINFORCED CONCRETE COVER WITH 25 PERMETER UPSTAND INSULATION, TAP AND SEAL DPM AND DPC'S. EXTERNAL WALL BELOW DPC LINE IS TO BE EITHER SOLID CONCRETE OR 300 O/A BLOCK CAVITY BLOCK WITH WFAK MIX CONCRETE TO CAVITY WITHIN 225 OF DPC.

[illegible]

ROOF STRUCTURE TO BE AN INSULATED BOX PROFILE SHEET (1200 WIDE) WITH MIN INSULATION THERETO OF 125mm SUPPORTED FROM KINGSPAN FRAMEWORK TO PORTAL OR SIMILAR APPROVED. ALLOW FOR ALL RELEVANT CONNECTION DETAILS AT VERGE AND SOFFIT LINE DEPENDANT ON SPECIFIED MANUFACTURER FOR SHEETS. ALL GUTTERING TO BE 125 sq SECTION BOX PROFILE GUTTERING TO MIN 10% DOWNPipes. ALL GUTTERING IN EITHER ALUMINIUM OR PLASTIC AND TO MATCH THE BUILDING IN APPEARANCE.

ALL EXTERNAL JOINERY IS TO BE IN BROWN ALUMINIUM AND ALL UNITS TO BE MIN 1.2 W/M²K U VALUE.

SCALE: 1:200		CHECKED: AJS
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