



- Demolitions**
Existing boundary walls, buildings and associated landscape areas etc to be carefully removed, shown dotted
- Access Driveways**
Existing parking, level access and ramps to remain
- Access Paths**
New pathways to each dwelling to consist of existing site area to be cleared and excavated to required depth, install new Woburn Rumbled Infiltra permeable pavers by Bradstone Ltd, www.bradstone.com tel. 01530 254320 laid to 1:60 falls away from the building, allow for 200mm gravel area to the perimeter of the buildings and all as shown
- Raised Garden Area**
Existing raised area to rear to form external amenity space all a shown
- Raised garden Balustrade**
Install new 1100mm height balustrade to form guarding to the paved terrace as shown, balustrade to consist of 50mm x 50mm SHS steel upright posts with 10mm x 25mm steel top and bottom rails, 10mm diameter spindles at centres less than 100mm and 50mm diameter steel handrail, allow for painting matt black
- Boundary Fence**
Existing boundary fencing to be retained on southern and western site perimeters, fencing and gates to northern and eastern to be removed.
- Bin Storage**
Form new bin storage areas to consist of 100mm x 100mm treated sw timber frame with 19mm marine grade plywood board and overlaid with 25mm x 125mm treated softwood shiplap cladding, roof to be 50mm x 100mm treated sw rafters overlaid with profiled metal sheet all as shown, for more details refer to drawing 211
- Cycle Parking**
Install new, powder coated steel, 800mm x 800mm, Sheffield 'D' cycle racks to be resin anchored onto the ground surface, colour to be agreed, include for rain cover to consist of 100mm x 100mm treated sw timber posts fixed to the ground on galvanised steel base posts, roof to be 50mm x 100mm treated sw rafters overlaid with profiled metal sheet all as shown, for more details refer to drawing 210
- Services**
Allow for installing new individual gas, water and electrical supplies to each flat including new meters, pipework throughout and circuit breaker boxes
- Fixed External Lighting**
External light fittings to be fitted as calculated in the DER and in compliance with the Domestic Building Services Compliance Guide.
Light fitting to be either:
a. lamp capacity not greater than 100 lamp-watts per light fitting and provided with automatic movement detecting devices (PIR) and automatic daylight sensors ensuring lights shut off automatically when not required.
Or
b. lamp efficacy greater than 45 lumens per circuit-watt; fitted with manual controls and automatic day light cut-off sensors so that lights switch off when daylight is sufficient.
- Below Ground Drainage**
New below ground drainage to consist of new 110mm uPVC underground drainage pipe laid to min 1:80 falls on min 100mm deep 10mm nominal single sized granular material and all at a depth to suit existing sewer, new inspection chambers to be Marley Inspection Chambers with 600mm x 450mm x 23mm Cast Iron cover laid on min 100mm deep 10mm nominal single sized granular material, location to be confirmed, all to comply with BS EN 12380
- Above Ground Drainage**
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 AAV and soil and vent pipes. All new soil and vent pipes and air admittance valves to be connected to new inspection chamber and complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting
- Level Dwelling Approach**
Provide a level approach to the principal entrance door no steeper than 1:20 and at least 900mm wide, with cross falls no greater than 1:40. Approach surface material to be firm and non-slip, capable of supporting the weight of a wheel chair and its user (loose material such as gravel and shingle would not be suitable).
- Level Thresholds**
Entrance door to have an accessible level threshold provided with a weather bar (maximum height 15mm) with suitable drainage channel. Landings to have a fall of 1:40-1:60 away from the door. Principal entrance door to have a minimum 775mm clear opening between the door leaf and doorstops.

ISSUED FOR PLANNING

B	Nov 2025	ML	Layout, parking and bin/ cycle storage amended		
A	Nov 2024	ML	Do not scale note removed, scale bar added		
REVISION	DATE	DRAWN	CHECKED	DESCRIPTION	
CLIENT	BOSS PROPERTIES			SCALE	DATE
				1:200 @A1	JULY 2024
PROJECT	ADULT EDUCATION CENTRE, NEW MILLS			DRAWN	CHECKED
				MH	
DRAWING TITLE	SITE PLAN AS PROPOSED			JOB NUMBER	REVISION
				240705	201

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