

EXISTING SERVICES

All existing services (above & below ground) within the carriage of the proposed site are to be established prior to commencement of works.

SURFACE WATER DRAINAGE

All surface water drainage to be in accordance with BS 8301: 1985, together with all relevant current Building Regulations/ manufacturer's instructions, as appropriate. B.I. Gullies (with proposed racks) to discharge into rotatable B.I. Gullies (with standard drains) provided on the site. 4 No. soakways with butts (min. 300 Lit each) with over flow from some to discharge into adjacent B.I. Gullies. S.W. Drainage to discharge into 4 No. Soakways as indicated on the plan, each comprising a min. 10 No. Polyform Lite to be positioned a min. 5.0m away from proposed dwelling. Units to be clipped together, encased and sealed with suitable geotextile layer, bedded & surrounded with a min. 100mm of 10mm aggregate, covered with 100mm of 20mm aggregate to 200mm layers, make good all surfaces as necessary, installation to be in accordance with all relevant manufacturers' instructions. Exact details relating to proposed surface water drainage system to be agreed on site to suit conditions found.

FOUL WATER DRAINAGE

Provide new below ground drainage connections to proposed dwelling. All foul water drainage to be connected to existing foul sewer to the north of the plot. All details to be agreed on site to suit conditions found & comply with current Building Regulations, together with BS 8301: 1985 together with all relevant manufacturer's instructions as appropriate.

DISABLED ACCESS/ FACILITIES

To the principle entrance (front door) of the proposed dwelling, provide a new clear opening of 800 mm (width) to the 90 deg. open position) with a level threshold to provide wheel chair access. External approach to front door to have a max. slope to be 1 in 20. All G.F. internal doors, to provide min. clear opening of 750mm (width) to the 90 deg. open position. Floor level throughout the ground floor of the proposed dwelling is to be level, with the exception of the min. 100mm step down into the Garage to comply with Building Regulations.

WASTE/ RECYCLING BINS

Provide appropriate waste/ recycling bins, provision for the storage of waste/ recycling bins (to be located within the site to be provided as indicated on the proposed plan & thereafter retained. Within the Utility Room of the proposed dwelling, provide within a kitchen base unit, dedicated collection bins for individual sorting & storage of waste/ recycling.

CYCLE STORAGE

Secure cycle storage to be provided for proposed property within the proposed garage. The garage is to be provided with a permanent lock complying with BS 3621: 2004. The cycle storage facility provided shall be thereafter retained for that purpose.

CAR PARKING

Upon completion of the works ample Car Parking, together with turning facilities within the site, will be provided. To prevent the need for reversing out onto the public highway (Spring Gardens) for the duration of the works adequate parking & turning facilities will be provided for both the client & any site operatives, all details to be agreed prior to commencement of works.

SITE BURNING/ BONFIRES

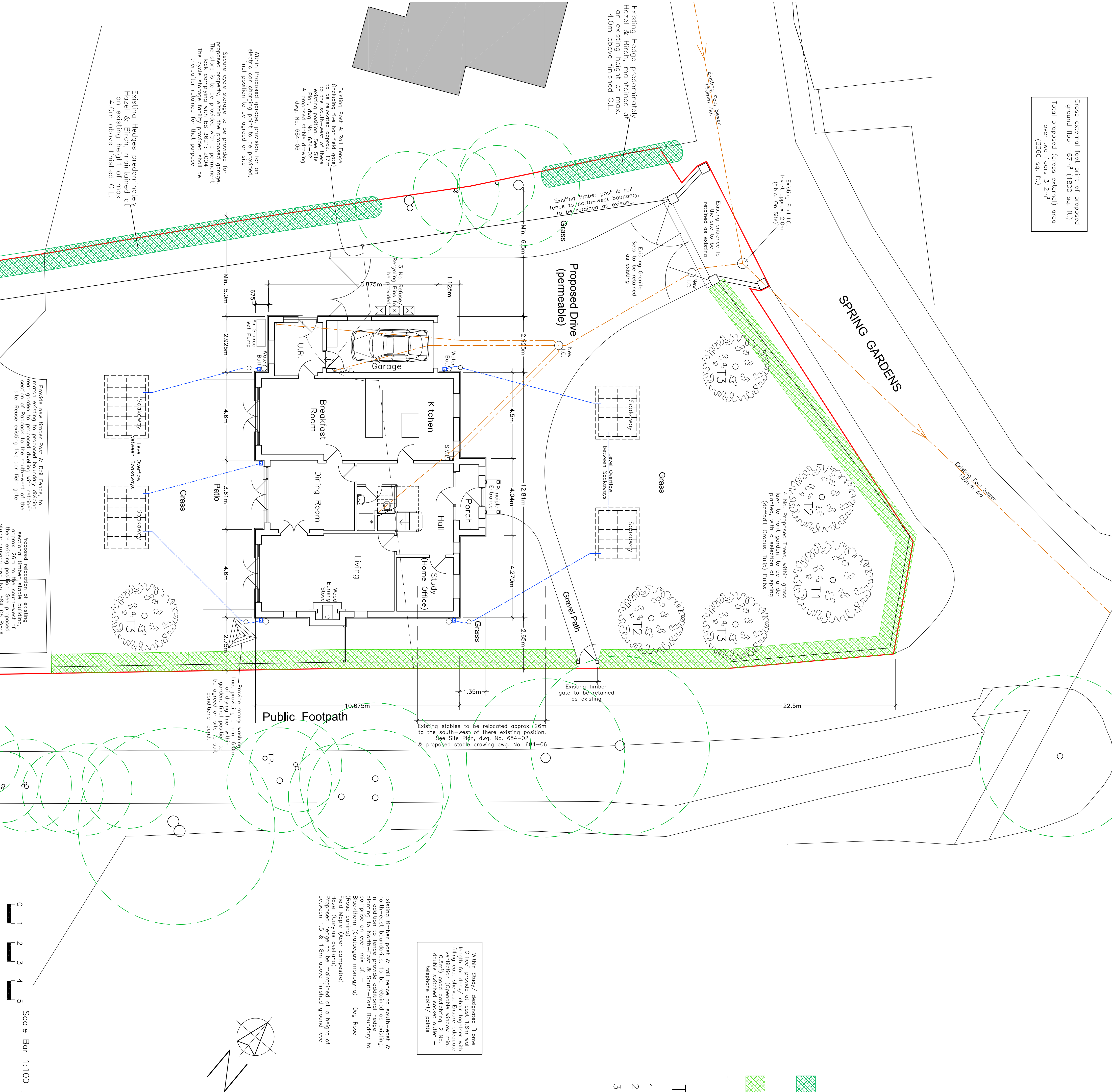
The burning of materials in connection with the development is not to be permitted for the duration of the works

WORKING HOURS

No work for the implementation of the development hereby permitted shall be undertaken on the site except between the hours of 08.00 and 18.00 on Mondays to Fridays inclusive and 08.00 hours and 13.00 hours on Saturdays. No work shall be undertaken on Sundays, Bank & Public Holidays

Gross external foot print of proposed ground floor 167m² (1800 sq. ft.)
Total proposed (gross external) area overhead cover 312m² (3360 sq. ft.)

SPRING GARDENS



U-Values (Proposed Extension)	
G.F. Construction	- 0.15 W/m²K
Walls	- 0.22 W/m²K
Windows	- 1.20 W/m²K
Doors	- 1.20 W/m²K
Roof	- 0.14 W/m²K
Roof Window	- 1.1 W/m²K

Existing Hedge to North-East boundary to be retained as existing

Proposed Hedge to North-East & South-East Boundary to comprise an even mix of: –

- Blackthorn (Crataegus monogyna)
- Dog Rose (Rosa canina)
- Field Maple (Acer campestre)
- Hazel (Corylus avellano)

TREE SCHEDULE

- 1 No. T1 Silver Birch (Betula pendula)
- 2 No. T2 Rowan (Sorbus aucuparia)
- 3 No. T3 Star Magnolia (Magnolia stellata)

This Drawing is to be read in conjunction with dwg. No. 684-01 to 10 Inclusive At all times

Within Study/ designated "Home Office" provide at least 1.8m wall height for desk, chair together with ventilation (Openable window min. 0.5m²) good daylighting, 2 No. double switched socket outlet + telephone point/ points

Existing timber post & rail fence to south-east & north-east boundaries, to be retained as existing, relocated to North-East & South-East Boundary to comprises an even mix of: – Dog Rose (Rosa canina) (Acer campestre) Hazel (Corylus avellano)

The drawings and drawings notes do not purport to constitute any warranty, contract or agreement. The drawings are for information only. The client is advised to verify the full extent of the works with the client. The drawings are not to be used in conjunction with any other drawings.

Project
Land East of Spring Gardens
Washington,
W. Sx.
RH20 3BP

G.F. PLAN AS PROPOSED
Proposed Dwelling

Client	Mr. & Mrs Ripley		
Drawing no.	684-04 (A1)	A	
Scale	1 : 100	Date	Nov. 2025

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