This drawing is to be read in conjunction with all other relevant drawings and specifications.
Do not scale from this drawing (Unless for planning purposes). Use figured dimensions only.
All levels and dimensions to be checked on site prior to commencement of works on site.
All dimensional discrepancies are to be brought to the immediate attention of the originator.
Respons bility cannot be accepted for alteration and/or deviation from this design without prior knowledge.
Copyright reserved.
This drawing may only be used under licence for the client and location specified in the title block. It may not be copied or disclosed to any other third party without prior written consent.

It is the responsibility of the Client to check Legal Boundaries are correctly indicated and that relevant Party Wall Notices (usually served via a Surveyor) where required have been served to adjoining neighbours prior to any commencement of works. No responsibility will be held by Simon Harvey Designs Ltd for any failure in the above.

demolish garage

Remove all driveway & outbuildings as denoted.
Replace driveway with grassed lawn.

Relocate Klargester Kiosk.

Stop-up driveway with single pedestrian access gate.Re-plant Beech hedging. Retain private layby for service vehicle standing only.

SANDGATE LANE

New patio terrace

House extensions and alterations as per Householder Approval ref: DC/24/0593

H2(removed)

Existing panel fencing replaced with 1.8m close boarded fencing

Retaining wall inside fence line

'No-Dig' driveway (minimum extents -hatched green)

T4 Pollarded Beech (removed)

T6 Walnut (removed)

T7 Oak

RPA

Temporary Herras Fencing line

New Garage as per Householder Approval ref: DC/24/0593

Tree group 2 (mixed but primarily Oak)

New electric sliding gate to new graveled driveway. 5m minimum set back to gates.

T5 Pollarded Beech (removed)

Temporary Herras Fencing line

RPA

T3 Sapling

T1 Oak

DRIVEWAY - 'NO DIG' CONSTRUCTION PLAN
1:200

0 1 2 3 4 5
Scale Bar 1:200

Discharge of condition 3 of Householder planning approval ref: DC/24/0593

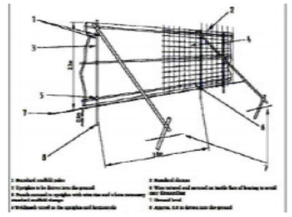
3. Pre-commencement Condition: No development shall commence until a no-dig driveway construction plan has been submitted to and approved in writing by the Local Planning Authority. This plan must use a three-dimensional load spreader filled with uncompacted loose angular stone and edged with pinned timber or sleepers, in accordance with BS5837:2012 standards concerning trees in relation to design, demolition, and construction.

The development must be carried out at all times in strict accordance with the approved details. Any trees or hedges on the site that die or are damaged during construction must be replaced with trees or hedging plants of a type, size, and in positions agreed upon by the Local Planning Authority.

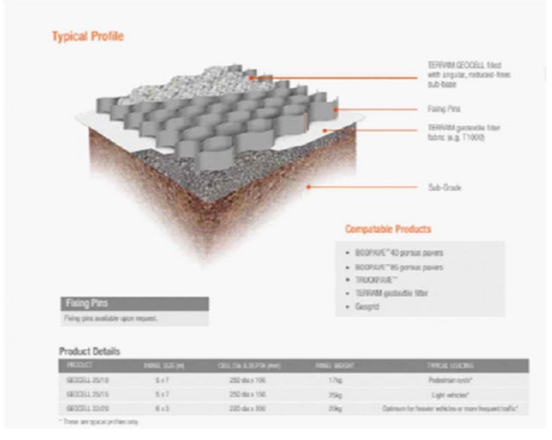
Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Tree Root Protection Area indicated in Blue.

No materials, plant or vehicles are to be stored within RPA at any point and temporary Herras tree protection fencing to BS5837, to be erected prior to commencement of works and positioned, as denoted to retain physical separation from Construction site. Where pedestrian movement isrequired into RPA, temporary ground protection measures to be installed comprising of boards laid over 100mm wood chippings laid over Terram geotextile membrane as in accordance with BS 5937:2012.



Form new entrance driveway onto Sandgate lane with Area of proposed driveway as denoted IN HATCHED GREEN undertaking a No-Dig method. Area to be cleared of vegetation and graded and filled to achieve level base with hand tools / hand digging. Borders applied with 250mm deep treated timber sleepers, pinned into position with steel re-inforcement bars. Area within, levelled with soil and angular free draining and uncompacted material and laid with a 200mm deep Terram GeoCell 22/20 cellular tray with Terram T1000 membrane underlay. Cellular voids fully infilled with 4-20mm clean angular gravel with max. 50mm overfill, reducing to 20mm towards entrance with 500mm wide shallow dig gravel stop, comprising of 100mm granite setts with concrete haunching, hand dug in level (+/- 20mm) with road, and pinned into position, so as to avoid gravel spillage to Sandgate Lane.



PLANNING

A - Issued for Planning Approval - 12.08.2024

Revision

SIMON HARVEY DESIGNS LTD
2 Greenfield Way,
Storrington,
West Sussex.
RH20 4PY
[redacted]
e:office@simonharveydesigns.com

Client: Mr & Mrs Casey

Project: Extensions and refurbishments to;

Address: Harleydene,
Sandgate Lane,
Storrington,
West Sussex.
RH20 3HJ

Drawing Title: DRIVEWAY FORMATION PLAN

Drawing Number: 125-11

Date: AUGUST 2024

Scale: 1:200@A3