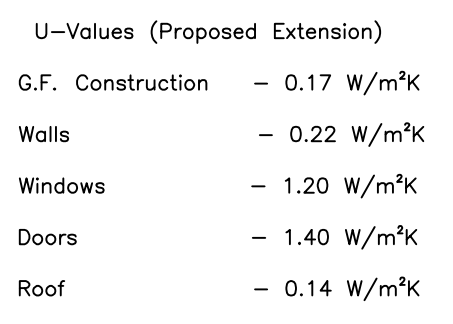


 Hatching indicates area with ceiling height less than 1830mm (6'0")

This Drawing is to be read in conjunction with the latest revision of dwg. No. 589-01 to 08 Inclusive together with Structural Engineers Cal's/ Drawings/ Details at all times

A	Drawing completed for Planning Submission	18/06/26
Rev.	Description	Date

The Client is advised to ascertain and comply with his duties under the C.D.M. Regs 2015 and his obligations under the Party Wall etc. Act 1996 and Equality Act 2010 where applicable.

Contractors must verify all dimensions on site before commencing any work.

The copyright of this drawing is reserved.

The drawing must not be used without written authority.

The drawings and drawing notes do not purport to cover each and every item required to complete the project, the notes are not a specification of works, the contractor is advised to verify the full extent of the works with the client.

Project
Sunnyside
Bentons Lane
Dial Post,
W. Sx. RH13 8NW

Proposed Replacement Dwelling Plans as Proposed

Client Mr. D.C. Wenman & Miss L. Wenman		
Drawing no.	589- 04 (A1)	A
Scale 1 : 100	Date Feb. 2025	

KG DESIGNS

ARCHITECTURAL CONSULTANT

Longacre, Bentons Lane, Dial Post,
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Tel : 01403 711666
E-MAIL : kgd@kgdesigns.com

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

SCHEDULE OF EXTERNAL MATERIALS

Walls :- External walls to be multi coloured, red/ brown stock bricks, provide contrasting brick quoins to all external corners, together with jambs to either side of door & window openings & soldier courses over same where appropriate. provide a brick plinth First floor walls (with the exception of central two storey section to the front elevation) to be clad with oak weatherboarding

Roof :- To be clad with plain clay tiles, Ridges to be covered with half round ridge tiles on mortar bed, hips to be clad with bonnet hip tiles & valleys to be formed with purpose made coursing valley tiles, all to match the colour/ texture of the plain clay tiles.

External Joinery :- Windows/ doors to be u.P.V.C. double glazed units, colour – white
All exposed external timber to be stained.

Rainwater Goods :- To be black u.P.V.C. Gutters to be elliptical, deep flow with
69 mm dia. downpipes.

External Hard landscape :- Proposed in/ out drive, between southern edge of Bentons Lane & proposed entrance gates to be tarmac finish, to match that of Bentons Lane. Proposed Drive/ Parking/ Turning areas within the curtilage of the property to be formed with permeable block paving.

EXISTING SERVICES

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

Note – Existing incoming services supplies Water, Electric, Telecom/ data, etc. are to be retained. Provide appropriate temp connection for the construction phase of the work, adapt as necessary to serve the proposed dwelling. All to be achieved without the need for the introduction of additional / separate incoming services supplies.

WASTE/ RECYCLING BINS

Existing waste/ recycling bins to be retained, provision for the storage of same (for collection by the Local Authority) within the site to be provided as indicated on the plans & 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.

DISABLED ACCESS/ FACILITIES

To the principle entrance (front door) of the proposed dwelling, provide a min. clear opening of 800 mm (when door is in 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 (when door is in the 90 deg. open position)

Floor level throughout the ground floor of the proposed dwelling is to be level,

EXISTING PROPERTY

The existing dwelling & adjacent detached outbuildings on the site (Total Gross External Area 127.5 m²) is to be demolished/ removed from the site prior to commencement of construction work of the proposed dwelling.

Note – Demolished/ removal of the existing dwelling & adjacent detached outbuildings is not to be carried out between the months of March, April, October or November.

To avoid the risk of disturbing any nesting birds within the vicinity & in particular any roosting Bats (see Bat Emergence & Re-Entry Survey, prepared by Arbrech)

EXISTING PROPERTY

The existing dwelling & adjacent detached outbuildings on the site (Total Gross External Area 127.5 m²) is to be demolished/ removed from the site prior to commencement of construction work of the proposed dwelling,
 Note – Demolished/ removal of the existing dwelling & adjacent detached outbuildings is not to be carried out between the months of March, April, October or November.
 To avoid the risk of disturbing any nesting birds within the vicinity & in particular any roosting Bats (see Bat Emergence & Re-Entry Survey, prepared by Artech)

Note – A Bat Licence from Natural England, is to be obtained, once Planning Permission has been granted & within three months of commencement of works. Any bat licence obtained, must be displayed on the building. All workers require sign off from the Planning Dept. of H.D.C. are to be discharged prior to the Bat Licence Submission.

Any additional Material Change Checks, updated 'dusk surveys' or Pre EPSL inspections, if required are to be completed prior to the Bat Licence Submission.

The resulting EPSL is to detail any mitigation & compensation measures required for the proposed development & will be designed to reduce any impact to an acceptable level, or to avoid, prevent or enhance the favourable conservation of the local bat population.

Ensure proposed breathable roofing membranes are installed in strict accordance with all relevant manufacturer's instructions/ recommendations & be replaced if they occur. Any timber that is damaged by the membrane & be a timber treatment product, suitable for use in/ around bat roosts.

In addition a wildlife sensitive lighting strategy is to be adopted as an integral part of the proposed development, to be designed in accordance with Guidance Note AN08/ 23 'Artificial Lighting at night', Parameters. To include avoidance of light spill on to the lined boundaries or features which bats may use for roosting or commuting.