

ERECTION OF SINGLE DWELLING AND ASSOCIATED ACCESS, PARKING AND LANDSCAPING, PROVISION OF A LANDSCAPE BUFFER, AND REFURBISHMENT OF THE GATE HOUSE WITHIN THE CURTILAGE OF THE FORMER AINSWORTH NURSING HOME~



PROPOSED SITE LAYOUT (1:200)

KEY TO EXISTING & PROPOSED LEVELS:	
+70.420	Existing levels from topographical survey.
70.480	Proposed design level.
TC 03 ELEV: 158.517m	Levels relate to national datum (OSGB35(15) using GNS3 data.

KEY TO EXTERNAL BOUNDARIES & EQUIPMENT

Rear garden to dwelling to have an area of amenity grass, and a patio. Perimeter paths & patios to dwelling to be resin bound gravel (golden/buff colour). Refer to landscaping design for hard & soft landscaping details.

Dwelling to have three parking spaces. Drives and parking areas to be surfaced with permeable resin bound gravel.

Bin storage area enclosed within close boarded timber screen fence - 1.6metres high (separate containers for general waste, plastic bottles, glass & paper, & garden waste).

Dwelling to be provided with a single Mode 3 compliant Electric Vehicle Charging Point (EVCP) to be installed to the external wall of dwelling directly adjacent to the parking spaces. The specification for the EVCP's are to be; Rolek Wallpod.EV Type 2 Mode 3 charging socket.

	Electric Vehicle Charging Point
	Cycle Store

EXTERNAL LIGHTING SPECIFICATION

To minimise indirect impacts from lighting it is proposed that artificial lighting is only directed where necessary for safe use of amenity areas. None of the external lighting installed will be greater than 1,800 lumens (15 Watts) and only LED lights will be installed (they do not emit on the UV spectrum, are more easily controllable in terms of direction/spill and can be turned on and off instantly). Lighting to be fitted as low as practical to external walls, and fixed in a steep downward angle with the lighting housing further helping to direct light below the horizontal plane.

	W.M.D.L. - Wall Mounted Down Light Use Saxby Odyssey 7W - wall down lights or similar (630 lumens).
	W.M.B.L. - Wall Mounted Bulkhead Light Use Portchester Hood 15W - LED Bulkhead or similar (1,782 lumens).
	E.L.B. - External Lighting Bollard Use Westminster 10W - LED bollard or similar (1,320 lumens).

TREE WORKS/LANDSCAPING

Refer to tree survey and arboricultural method statement for details of existing trees to be retained, trees to be felled (category U trees only).

Refer to landscaping design for details of compensatory tree planting, and soft landscape planting.

	Category U tree - fell
	Within tree Root Protection Areas drives to be formed with Cellweb TRP cellular confinement system (cross hatched area) with aggregate fill and resin bound gravel wearing course.
	Category A & B trees - retained
	Root Protection Area (RPA) to tree group (refer to tree survey).
	New landscape planting (refer to landscaping design).
	Plot boundary formed with 1.2m high timber post and rail fence.

A	31.08.21	JPE	External lighting details added to plan, and section lines added to plot 1.
B	15.02.22	JPE	Proposal re-designed to show a single dwelling.
C	21.03.22	JPE	Proposed single dwelling re-sited 4metres to the north, and 2metres to the east.
D	20.04.22	JPE	Tree Root Protection Areas to T1 and T6 updated following confirmation received from Arboriculturist.
E	21.06.22	JPE	Tree Root Protection Areas updated following additional site visit and survey data provided by Arboriculturist (site visit June 2022).

Amendments

Title

ERECTION OF ONE DWELLING AND ASSOCIATED ACCESS, PARKING AND LANDSCAPING, PROVISION OF LANDSCAPE BUFFER, AND REFURBISHMENT OF THE GATE HOUSE WITHIN THE CURTILAGE OF THE FORMER AINSWORTH NURSING HOME, KNOWSLEY ROAD, AINSWORTH, BURY~

Client

PEL ELECTRICAL LTD

Dwg. No.

21/1242/200E - PROPOSED SITE LAYOUT

Date	Plot Scale	Drawn by	Status
07.06.2021	A1@1:200	JPE	ISSUE

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